

JOHNSON VILLAGE TRUSTEE BOARD MEETING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, MAY 13, 2013

Present:

Trustees: Gordon Smith, George Pearlman, Ellis O'Hear, Walter Pomroy, Chris Parker

Others: Rosemary Audibert (Clerk), Steve Towne, Tom Elwood, Lea Kilvadyova, Eve Gagne, Kim Dunkley

Note: All votes taken are unanimous unless otherwise noted.

1. *Call to Order*

Gordy called the meeting to order at 4:02.

2. *Wastewater Treatment Facility & Water System Operator's Report*

Tom said last week sewers were cleaned from upper Main to the siphon and there were a lot of stones in the line on Upper Main St. A lot of stones had also been found in a manhole in that area. He had Hartigan vactor the pipe and today he had it checked with a camera and there is no break. The only explanation he can think of is that Kingsbury's grounds crew might have opened a sewer cover and put in fill they raked off. Steve said Kingsbury was opening manhole covers without permission during the whole Main St. project. (*Chris arrived at 4:04.*) Tom said Kingsbury came back multiple times after the final inspection and they weren't happy about it. The stones weren't there during the final inspection. We haven't had a problem with rocks in there before. Today Tom had the sewer main on School St. checked with a camera. He is looking for a break but didn't find anything wrong except that the pitch is very gradual.

There are 11 manholes on Clay Hill that have been paved under. The town is planning to pave Clay Hill this fall. Before that happens, we should excavate the manholes and raise them up so we will have access to them. Tom said the work will necessitate traffic control or possible road closure. There is also one on School St. that needs to be uncovered and a couple on Sinclair. We might as well do them all at the same time. Steve said we will need a traffic plan in place to do the site work on these. Tom said he thinks we could do one of them and see how long it takes and what is involved in getting it raised up to the current grade. Steve said other village crew members will be needed besides the two water/sewer employees.

Steve said 3 more water breaks need to be fixed. The work will probably start the first part of next week.

The board agreed that Tom should proceed with work on the buried manholes.

Tom said the wastewater facility won a facility excellence award from the Green Mountain Water Environment Association. Tom and Steve will go to receive the award. GMWEA is a group we belong to that is similar to the Rural Water Association. They provide training related to wastewater for Tom and Steve. (*Tom left at 4:34.*)

3. *Treasurer's Report & Review and Approve Bills and Warrants*

General labor is at 64% of budget. Rosemary will send the town a bill for sweeping for about \$1300. JSC has paid the 2012 fire donation.

On this set of orders, the electric department is paying rent so we can get through the year until taxes come in. Ellis asked if that amount (\$41K) will be reimbursed to the electric department when taxes come in. Rosemary said no.

Walter asked why expenses for sludge have gotten so high so fast. Steve said this year we tried something different when the pipes were cleaned – dumping the sludge in the dumpster instead of having it hauled to Coventry. He won't do that again; the smell was too bad. (*Lea arrived at 4:43.*)

Walter moved and Chris seconded to authorize Gordy to sign a release of lien on Nicholas Caporaso's property, and the motion was passed.

Walter moved to authorize Gordy to sign a placement of water and sewer lien on Valerie Koval's property, and the motion was seconded and passed.

Rosemary said she is estimating we will have about \$1K in the Main St. account after all the state reimbursements and the settlement from Kingsbury.

4. *Review and Approve Minutes*

Walter said the minutes for the annual meeting should be changed to show that the current rate of compensation for trustees other than the chair is \$1000, not \$700. **Walter moved to approve the 2013 annual meeting minutes as amended, George seconded, and the motion was passed.**

Duncan had suggested some minor edits to the minutes of April 8.

Walter moved to approve the minutes of April 8 as amended and the minutes of April 15, and the motion was seconded and passed.

5. *Public Works Superintendent Report*

Walter asked if VTel is continuing to go forward with their Pearl St. plan. Steve said yes; they finally have their paperwork in. Steve will start transferring on Wednesday. He will be bringing in Morrisville Water & Light's 55 ft. bucket and 3 men to help. We still don't know what their route is across the Pearl St Bridge. They haven't applied for a dig permit. It has been made clear to Fairpoint that AOT requires an 18-month warranty on any repairs on Route 15 work. They have to have a traffic plan and a pedestrian plan. They can't start work on Pearl St. until they get a dig permit and give information to Steve and Duncan about what they want to do. The selectboard will probably want to hold some money in case repairs are needed.

The cheapest proposal for the necessary work on the 1-ton pickup body was from Norm's Detailing. **Walter moved to accept the \$1000 bid from Norm's Detailing for work on the 2006 Chevy P.U., George seconded, and the motion was passed.**

The board gave Steve authorization to replace the Colorado pickup and to put electric brakes on the existing 2006 Chevy..

Steve said he feels the trustees need to look at the areas Kingsbury seeded. There wasn't as much oversight on the topsoil as Steve wishes there had been. The topsoil that was used is not good enough to grow grass. Scratching it and putting more seed down won't fix it. Duncan wanted to know if the board would be interested in having a contractor look at it and give us a price. George suggested asking Robert & Sons to look at it. Ellis suggested maybe the Boy Scouts would take it as a project. Steve suggested taking a soil sample and having it analyzed. Board members agreed we should get advice and estimates from multiple people. Steve said he will talk to Duncan about it. Walter said any work we do will probably be done in the fall; until then we can just gather information.

Chris asked about a low spot in the sidewalk near the book store that floods when it rains. Steve said he could drill holes in the seam between two panels so water will drain through. The only other way to fix the problem would mean excavating the sidewalk. Chris and Gordy said they thought drilling holes would be a good idea.

Walter, George, and Chris all said they would be willing to do some work on the grass strips near their properties. Steve said he can provide topsoil to them if Duncan and Rosemary okay it.

Walter mentioned a grass area near his property that gets torn up by the plow in the winter. He thinks it should be turned into parking lot. (*Steve left at 5:11.*)

6. *Public Hearing on Proposed Village Plan*

Lea explained that this public hearing is required by statute. Hopefully it is the last stage before the village can adopt the proposed Village Plan for 2013-2018.

Walter suggested several minor changes. He said he also had some more significant concerns. On p. 30, he would like to strike or rewrite several of the bullet points. One of them indicates we will facilitate extraction of earth resources. He doesn't feel that should be in the plan. He said we are not required to have it in the plan as long as we say why we don't have it. It is incompatible with the first goal. Kim said resources are being extracted and including that in the plan ensures appropriate restoration. She mentioned Nadeau's as a place where extraction is happening, but Walter said this is not in the village. Walter said he doesn't want mining in the village. The first goal is to encourage dense development in village centers. Mining is incompatible with that.

Walter said he also feels the bullet point about preserving undeveloped spaces needs to be reworded. The village is where development should happen so the town can protect undeveloped areas. He feels this bullet point is also incompatible with the village being a center of dense development.

Kim said these bullet points were not in the original version of the plan. Lea reviewed with the committee what was needed in order to have the plan approved by the Regional Planning

Commission and the minimum they needed to see was added. She agrees with Walter, but felt the additions were necessary in order to get the plan approved.

Lea said if we want to change the language she would recommend the route of saying why it doesn't make sense to include it rather than just striking it out.

Regarding the bullet point on supporting efforts to preserve long term viability of agriculture and forest land, Walter said developers could face consequences when taking prime agricultural land out of use – for instance, on the Jewett property. If we start saying we value agricultural land, since the whole village is on land appropriate for agriculture, we are stymieing development to a certain extent. Development should be in the village and we don't want to put road blocks in front of that.

Lea said she feels the proposed changes are substantial enough that the plan may need to go back to the Planning Commission for them to rework it and perhaps hold their own public meeting.

George said there had been discussion about having all of Pearl St. be part of the Main St. district, but the map has not been changed to match the discussed changes that the Planning Commission agreed to.

Gordy said he feels we could just change a few words or sentences in the plan. Ellis said he thinks the Planning Commission needs to go back to the drawing board. Kim asked why. Ellis said he would ask why we even have to do this. Kim said the state wants us to. Ellis said he feels the state is trying to push for zoning, which he is against. He asked what they will do to us if we don't have this plan. Kim said we might not qualify for certain grants. Walter said not having an approved Village Plan would have affected our ability to get grants for the Main St. and School St. projects.

Lea said if the plan goes back to the Planning Commission it will mean we are without a plan, because the current one expires in June. The board agreed the plan should go back to the Planning Commission.

Gordy moved not to accept the proposed Village Plan and to ask the Planning Commission to rework it, Walter seconded, and the motion was passed.

Gordy thanked the Planning Commission for their work on the plan. (*Kim and Eve left at 5:54.*)

Lea said she thinks it will take 2 or 3 months to complete the Village Plan process now. She recommended that those who made comments come to the next Planning Commission meeting to make sure their thoughts are incorporated.

7. *School Street Project*

Lea said she is trying to set up an onsite meeting with the school board to discuss the School St./College Hill sidewalk layout. She will email board members about potential dates this week or next week.

8. Manager's Report

Lovin Cup has submitted a CIG application. They are asking for \$6000 for porch furniture and a sign repair. After the initial submission Duncan asked for more information, which they provided. Rosemary said we have about \$50K in the fund. Mike Comeau has already gotten his money.

Walter moved that we make a loan to Megan Harris in the amount of \$6000 from the CIG revolving loan fund, payable over 5 years at an interest rate of prime minus 2% with a floor of 0.5%, secured by assets of the business and real estate of Megan Harris, Chris seconded, and the motion was passed.

Gordy said he appreciates all the work Lea, Duncan, and others have done to get a grocery store in town. Other board members agreed.

The board discussed Brad Moore's excess water usage application. **Walter moved to adjust Brad Moore's water bill to \$129.47, which is the average of the last 3 months, and since there is no conclusive and indisputable evidence the water did not end up in the sewer system, to make no adjustment to his sewer bill, Chris seconded, and the motion was passed.**

Lance Purnell of Cabin Cove Rd. is requesting reimbursement of \$680.55 for work done in November to find a leak we erroneously believed existed. Steve said he feels the reimbursement is justified, with the exception of \$47.00 for sewer pipe that was replaced. **Ellis moved to reimburse Lance Purnell \$633.55 for water line work, Chris seconded, and the motion was passed.**

Steve said a lot of the line striping that was done by Kingsbury was done with heated plastic and is wearing off and needs to be repainted. Duncan looked into having the same company that did it for Kingsbury do it again. (The number of contractors that do this is limited.) It would cost about \$7500. Our line painter is old and doesn't run well. Duncan and Steve recommend buying a new one, at a cost of about \$2500. The town has agreed to pay half the cost. Doing the line striping will add to general department labor. The town will pay for striping on the crosswalks on town streets. Municipal Building parking lot striping will be split 50-50.

George moved to spend up to \$3000 to purchase a TrueLine Striper with extra parts from Trusco, Chris seconded, and the motion was passed.

Duncan has a quote of \$1300 (to be split with the town) from Alliance Mechanical for preventative maintenance of the heating and cooling units in the Municipal Building. This hasn't been discussed with the town yet. **Gordy moved to accept the proposal from Alliance Mechanical for maintenance of the heating and cooling units in the Municipal Building, Walter seconded, and the motion was passed.**

Walter moved to authorize Duncan to approve the Facility Use Application for the Johnson Farmer's Market to use the Village Green, Chris seconded.

The town and village will have to decide by October 1 whether to offer health insurance, whether to select the vendor or let employees pick a plan, and what is the maximum amount that will be contributed to any plan. Board members agreed that a joint meeting with the selectboard should be scheduled to discuss this.

The selectboard will be meeting to discuss setting up a policy on tax stabilization agreements. Duncan suggested the village would want to participate in this at some point. Walter asked why the village would get involved. The village has no control over the Grand List. Board members agreed that the town can do what it wants as the village has no control.

The loan documents for Johnson Market have been signed and Mike Comeau has his money.

A newspaper clipping was mailed to the village by an anonymous individual. The newspaper clipping opposes the use of jake brakes in the Village of Derby. It seems the intent is to ask that Johnson not allow jake brakes. Steve said if we were to mandate no use of jake brakes we would get into legal issues. We could get signs asking drivers to use them sparingly but we would need a permit from AOT to put the signs up.

The deadline for dental plan enrollment is June 5. The board does not need to do anything unless we want to change plans. The board agreed to stay with the current plan.

Steve and Duncan met with Andre Nadeau on May 8. Based on information provided by Andre, Duncan is going to revise a section of the Source Protection Plan.

Routine hazard surveys of the town and village were conducted on March 27. The findings and recommendations have been addressed and an action plan has been returned to VLCT. Steve said one issue was a fire extinguisher in the village garage that was blocked; it has been relocated. At the wastewater plant there are two open trenches that need to have railings or grating. Tom will put in removable grating.

A letter was sent to Eric Law at the Water Supply Division requesting forgiveness of the \$11,000 planning loan.

The Osgoods had no interest in allowing us to put a solar installation in their meadow.

Paperwork has been executed related to the Kingsbury Construction issues.

Steve told George Lague he will have to wait until he takes care of some other priorities before meeting further with him.

The Recreation Committee has scheduled a fun run for May 27 at 8:30.

Chris said he feels we need a couple more trash receptacles on Main St. Steve asked if he would want them to match the existing trash cans. Chris said he would think so. It was agreed that Steve would bring this as an agenda item for a work session meeting.

Steve said there was some recent vandalism on Main Street. Someone pulled up the grating around the trees in front of the Hub, pulled a trash can up and dumped the trash, and uprooted a sign and threw it out into the road. AOT has since replaced the sign.

A work session was tentatively planned for May 22.

9. *Adjourn*

It was moved and seconded to adjourn at 6:37 and the motion was passed.

Minutes submitted by Donna Griffiths