

Town of Mendon

Selectboard

September 9, 2013

Members of Selectboard present: Greg Smith, Larry Courcelle

Town Officers and employees present: Sara Tully, Town Administrator, Bill Ellis, Road Commissioner, Nancy Gondella Office Manager/Bookkeeper, Steve Cosgrove, Zoning Administrator

Planning Commission: Teri Corsones, Phil Douglas, Bill Godair, Neil Langer, Justin Lindholm

Residents and visitors present: Ted Pratt

The Selectboard Meeting was called to order at 5:30 PM at the Town Office.

Selectboard and Planning Commission Joint Meeting The Selectboard requested to meet with the Planning Commission to discuss economic outlook of Mendon and how it effects the tax structure. The Selectboard provided a general overview of business property in Mendon which have experienced numerous bank auctions or properties out of business with unmaintained appearance. Many or most properties are based on tourism and hospitality business. Area skier visits are down and room inventory is declining from struggling or failed properties. A list of business properties were reviewed showing a decline of assessed property values from 2005 to 2013. This shifts the tax burden onto residential properties. There has been an increase in our late payment penalties over past few years. This demonstrates that people are struggling to pay on time. The Mendon 2015 survey was done pre-recession and could not have addressed what has occurred since. The Selectboard invited the town start looking at these issues and asked the PC if they have any suggestions or ideas about attracting other businesses to Mendon. If so, what types of businesses could function in Mendon, and what hurdles exist? What can Mendon do moving forward to identify common themes of agreement, any research needed, develop an economic development committee, and future meetings to hold. T. Corsones commented that state policies do not attract business and she does not think our local regulation hinder businesses from locating here except big box stores. B. Gondair commented that infrastructure is necessary for businesses to locate in Mendon. The lack of water and sewer will not attract new business to Mendon. P. Douglas expressed concern over the lack of business experience which could be limiting our businesses from excelling. J. Lindholm discussed that businesses will fail with huge overhead costs. N. Langer noted the appearance of the businesses that are not in operation. Would the town be willing to cut the lawns or improve the property's appearance. In conclusion, the topic was brought up to start discussions about what Mendon can do to help our commercial properties. The Selectboard welcomes other feedback and hopes that Mendon can come up with ideas to help better the situation.

Administrative Matters

Selectmen's Orders were reviewed and signed.

L. Courcelle moved to approve the minutes of 8/26/13. Seconded by G. Smith. The motion passed unanimously.

Public Comment

Neil Langer issued a complaint about septic regulations of seasonal camps. In most of the camps in Wheelerville, there is no running water or septic. He has a personal concern that there can be 8-10 guys in these camps and that our zoning administrator or the health officer should look into the issue. S. Tully responded that the State of Vermont regulated septic issues and that is not handled on a local level.

Ted Pratt asked the Selectboard to purchase eight feet of town property to adjust his rear property line. He needs to meet a setback for a shed and would prefer to adjust his property line. G. Smith advised T. Pratt that in order for the Selectboard to move forward he needed to define exactly what he is requesting and submit it to the town in writing.

New Business

Town Clerk Resignation On September 3, 2013, the Selectboard received a letter of resignation from Gail Buck effective September 12, 2013. S. Tully advised the Selectboard about the posting requirements of the position. The Selectboard drafted the notice for posting the position. The Selectboard requested a sentence from G. Buck authorizing Nancy Gondella remain the Assist Clerk beyond August 28, 2013. Letters of interest stating qualifications for the job can be submitted to the Selectboard. The Selectboard will review letters of interest upon receipt.

Old Business

Health Insurance 2014 S. Tully provided an overview of Vermont Health Connect and the decision making steps required to either offer health insurance to the employees through the Exchange or not to offer health insurance in 2014. The Selectboard requested a breakdown of the current insurance plan.

Disaster DR 4140 The project worksheet for \$11,500 is available for review.

FEMA Irene Project Status-

1. Wheelerville Double Culvert –construction should be completed this week.
2. Wright Rd- culvert on order, construction timeline late Sept/early October
3. Woodward Rd: Bid 8/29/13, site visit 9/5/13, bids due 9/12/13, need temp. easement from Rutland City 15' from existing ROW.
4. Bridge 22- SRIA application to be prepared
5. Upper Notch Slide- SRIA application to be prepared
6. Medway Bridge –FEMA approved time extension for temporary bridge, bids opened 8/27/13 Casella lowest bidder \$413,115

Bridge 11 Bids opened 8/27/13 Casella lowest bidder \$176,804. Construction timeline to be

determined.

Townline Road Culvert C-02-01 B. Ellis and S. Tully are preparing bid documents, the Stream Alteration permit and Army Corps permit have been submitted.

Generator Grant for Barstow School The Town of Chittenden is applying for a grant to purchase and install a generator at Barstow School to power the school for a Red Cross Shelter. Chittenden has requested a letter of support requested for 9/23/13. The Selectboard supports the generator at the school, but can not financially support the project.

There being no further business, G. Smith moved to adjourn at 8:50 PM. Motion carried.

Date Approved _____

Greg Smith

Sara Tully –Clerk of the Board

Larry Courcelle