

Wolcott Selectboard Meeting

Minutes

October 4, 2017

All minutes are draft until approved by the Selectboard;
Please see future minutes for approval of these minutes.

Members Present: Belinda Clegg, Richard Lee, Eric Furs, Michael Davison
Members Absent: Kim Gravel
Town Employees: Bernard Earle
Public: Harvey Reed, Lucien Gravel, Payne from Encore Renewable Energy
Reporter: None

Eric called the meeting to order at 6:05 p.m.

Amendments to the Agenda:

- **Sign Order to Pay for New Truck:** Signed.
- **Resignation of Janitor:** Tori Coolum left a message on the town's answering machine resigning from her position of janitor.

Approve Minutes of September 20th: Motion by Eric to accept the minutes as read with the correction of a pre-existing culvert is changed to pre-existing road on page 1, under Richard and Lee Anne Lee – Culvert Issue, line 2. Seconded by Richard. Voting: 4 in favor, 0 against.

Comments from the Community: None.

Review Insurance Renewal: Tabled.

Budget Hearings

Cemetery Association: Two members from the cemetery association presented their budget. They requested an increase in their budget from \$7000 to \$11000. They explained that this is due to the increase in mowing bids that they have received. The members reminded the Board that they have not requested an increase in their budget for three years. Discussion. Motion by Mike to accept the presented budget. Seconded by Richard. Voting: 4 in favor, 0 against.

Health Officer: Bernard presented his budget to the Board. He asked that his salary remain the same at \$850 but he requested an increase in mileage from \$300 to \$500. Discussion.

Constable: Bernard requested that his budget be kept the same at \$2,500 and mileage of \$900.

Fire Warden: Arlo Sterner, Fire Warden submitted his budget request in writing. He asked that it remain the same at \$800. He stated in his letter that he issued 252 permits. Motion by Eric to accept the Fire Warden's presented budget. Seconded by Mike. Voting: 4 in favor, 0 against.

New Business:

- **Permission to Change Grand List:** Eric read a letter submitted to the Board from the Listers asking they be allowed to change the Grand List because of an error they made in listing a property twice. They asked that the second listing be removed. Motion by Belinda to grant permission to the listers to correct this error on the grand list. Seconded by Richard. Voting: 4 in favor, 0 against.
- **Town Hall Permit:** Tiffany VonJourdane requested use of the town hall for October 15, 2017 from 8:00 a.m. until 6:00 p.m. No alcohol will be permitted. Motion by Belinda to accept this permit. Seconded by Richard. Voting: 4 in favor, 0 against.
- **Discussion on Town Report:** The Board discussed the dedication for the upcoming town report. Motion by Belinda to dedicate it to Mary Jane Dexter. Seconded by Mike. Voting: 4 in favor, 0 against.
- **Progress on Gutters at Town Garage – Ecosystem Grant:** Belinda explained that Skip decided not to put gutters top on. It was not necessary because there were no tree around to clog the gutters. This has decreased the estimate from Worth’s Seamless Rain Gutters Incorporated to \$3272. The work is to begin October 9th and as much work will be done as possible with weather permitting.
- **Notes from Linda – Re: Municipal Road General Permit:** Eric read Linda’s notes to the Board regarding the Municipal Road General Permit. She informed the Board that there is an informational meeting on October 11th and that the date for public comment ends on October 27th. She stated that Skip has been participating in some of the discussions through Transportation Advisory Committee and that the initial notice of intent and the application fee of \$2000 must be filed by July 31, 2018. She also mentioned that the annual report is due by February 2, 2018. Elmore is figuring an increase in their highway budget to incorporate this. Discussion. The Board would like to invite Linda along with Jim Ryan and Skip to a Board meeting to provide more information.
- **Wolcott Project Readiness Workbook Revisions:** The Board received the State’s comments on the Project Readiness Workbook that they along with LCPC submitted. Belinda will email copies to each Board member for review. The Board will invite Meghan from LCPC in to a future Board meeting to discuss further.
- **Sign Approved Payroll Orders:** Signed.

Old Business:

1. **Solar Discussion for Landfill – Michael:** Payne, a project analyst for Encore Renewable Energy was present to review and answer questions on the town’s landfill site lease proposal. This includes a firm annual lease payment pricing schedule for a 450-500 KW AC solar PV array to be located on the town’s closed municipal landfill located at 142 Dump Road. He explained that the lease pricing is based on their extensive experience developing solar projects on underutilized properties in Vermont, and incorporated current pricing of equipment and quotes from their local subcontractors. He stated that the results from this project will be beneficial not only from a social and environmental standpoint, but also from an economic standpoint for the town’s annual budget. Under the proposal’s contracted terms, the expected project size will be 600 KW DC/450 KW AC with a term of 25 years. The annual lease payment to the town will be \$6000 and the estimated

property tax revenue from the project in year 1 will be \$4130. They provided a Project Value over Time from year 1 until year 25 which results in total lease revenues of \$150000, property tax revenues totaling \$69,098 equaling \$219,098 for the total revenue to the town. In the proposal Encore provided their qualifications and information about their leadership team as well as project samples and references. Also in the proposal, Encore provides a project summary and scope of services which includes the design, development, permitting, construction and commission for the project. For the timeline included in the proposal, it states that if an agreement is executed by October 15th of this year, Encore expects a completion date of the project by the 4th quarter of 2018. It also states that upon execution of the lease option agreement, Encore will work to procure adequate and qualified offtake customers within Hardwick Electric Department to package the project for financing with one of Encore's qualified tax equity financial partners. Encore or its partners will provide operations and maintenance service on the project site for the lifetime of the project. This includes production reporting to the town, troubleshooting, warranty work and mowing. A picture of the preliminary project design is included. The Board discussed the proposal in its entirety with Payne. The Board being in agreement with the proposal gave permission for Encore to have a "soft" talk with the Hardwick Electric Department. A copy of the lease will be emailed to Mike and he will forward to the rest of the Board. Belinda will then send it to the town's attorney for review. Belinda will contact Dana Gravel, owner of Gravel's gravel pit, which is the adjacent landowner to the landfill to discuss interconnection and Payne will contact Tom Stearns owner of High Mowing Seeds.

Review Correspondence/Sign:

- **Thank you from the Lamoille Area Cancer Network:** Eric read the thank you that the town received for the donation that they sent to the cancer network in Nancy Drew's memory.
- **Town and Wolcott Transfer Station:** Belinda handed out copies of the Town and the Transfer Station Profit and Loss Budget versus Actual for July through September 2017, which now includes graphs.
- **Fothergill, Segale & Valley, CPAs:** Belinda handed out copies of the audit that was completed by CPAs Fothergill, Segale & Valley to be reviewed prior to the next Selectboard meeting.

Motion to Adjourn: Motion by Belinda to adjourn the meeting at 7:19 p.m. Seconded by Richard. Voting: 4 in favor, 0 against. The next Selectboard meeting is scheduled for October 18, 2017.

Respectfully submitted by Val Mason.