

TOWN OF PEACHAM
MINUTES OF THE SELECTBOARD MEETING
Wednesday, August 21, 2019
APPROVED

Selectboard Members Present: Mike Heath, Beatrice Ring, Peter Craig
Public: Town Clerk Thomas Galinat, Road Foreman Jeremy Withers, Selectboard Clerk Rebecca Washington,
Mary Daly, Paul Evans, Ron Craig, Barbara Grey, Dori Wolfe

1. The meeting was called to order by Chair of the Selectboard Mike Heath at 6:30pm.
2. Additions to the agenda
 - a. Tennis Court-Thomas Galinat
 - i. Moved to after old business.
 - b. Planned renovations-Thomas Galinat
 - i. Discussed during Town Hall ADA improvements/stair lifts.
 - c. Trees on Ewell Mill Road-Barbara Grey
 - i. Moved to after old business.
3. Town solar energy presentation-Dori Wolfe
 - a. Dori Wolfe, of Wolfe Energy, presented the Selectboard with ways for non-profits and municipalities to go solar.
 - i. One option would be to bond and own the array outright. However, the town would not be able to take advantage of the federal tax credit.
 - ii. Another option would be to allow an investor, who could take advantage of the tax credit, to invest in an array and lease it from the town. The town would get the benefit of the net metering credits. 90% of the net metering credits would be paid to the entity that owned the array which would then pay the investor, state taxes, insurance, and maintenance.
 - a) The Peacham School District chose this option as a way for the school to go solar. The lease is for 25 years with an option for the school to buy the array at fair-market value after the first 7 years.
 - iii. Galinat asked what the cost of the array would be if it was bought outright.
 - a) Wolfe said that she has not put the numbers together and would work on that if/when the Selectboard signs a non-binding letter of intent. If the array gets built, Wolfe Energy would be paid by the installer.
 - iv. Galinat asked what the estimated fair-market value percentage after 7 years would be.
 - a) Wolfe explained that fair-market value after 7 years is difficult to estimate and that she would be hesitant to do so.
 - v. Galinat asked how binding the letter of intent would be.
 - a) Wolfe answered that it would be both non-binding and non-financial.
 - vi. Daly asked how long the arrays are good for.
 - a) Wolfe answered that they are warrantied for 25 years. There are no moving parts and so, although they do degrade over time, they keep on producing. After 25 years, they are still producing at 80%.
 - vii. Daly expressed concerns about the problems with recycling solar panels and recycling programs being inundated with used panels.
 - a) Wolfe said that the panels are made of glass, aluminum, and silicone which can all be recycled.
 - b. **Ring moved to provide Wolfe Energy with a letter of intent to take the next step in examining solar energy for the town. P. Craig seconded. All in favor. So moved.**
4. Old business
 - a. Worcester Road-Ken Danielson
 - i. Withers met with Danielson to discuss the possibility of the town's current equipment being used to maintain Worcester Road up to Danielson's house. Although the town used to maintain the road up to Danielson's house, the town trucks were smaller at the time. With the town's current equipment, the road crew would have to be very precise when operating the equipment in such a tight space, there couldn't be any vehicles in the way, some trees would have to be trimmed, and ditches may have to be put in.
 - ii. Ring said it would be helpful to have class 3 road standards available for residents.
 - iii. Heath asked if Withers had an inventory of class 3 roads that may be better off being downgraded to class 4 roads.
 - a) Galinat cautioned that class 4 roads would still require maintenance in the event of large storms, but that the town would no longer receive state funding.

- b) Withers asked if Heath was concerned with class 3 roads that go up to single houses and Ring asked what those roads were.
 - 1) Heath said that by identifying areas that would need significant rehabbing, they would have a better idea of what it would cost and whether or not it would be worth keeping them as class 3s.
 - 2) P. Craig and Withers listed Lamprecht Lane, Worcester Road, Still Run Road, Jake Nunn's Road, and Deweysburg Road.
 - c) Heath asked about any class 4 roads that could be downgraded to legal trails and Galinat pointed out that there's more liability going from a class 3 to a class 4 than going from a class 3 to a legal trail with a maintenance policy.
 - d) Galinat suggested starting with meeting with landowners at the ends of all class 3 and class 4 roads to discuss turnarounds.
 - e) Heath expressed concern about the cost of repairing roads after the large storms that have been occurring more frequently.
 - iv. Galinat said that the current Selectboard would have to overrule a previous Selectboard's decision in order to have Worcester Road maintained up to the Danielson house and that all logic says the old road went up to the house.
 - v. Ring said that she wants to make sure Danielson understands what the town needs to do to Worcester Road to meet the qualifications and would like him to have a copy of the standards for class 3 roads.
 - vi. The Selectboard didn't want to make a decision without Danielson present.
 - vii. Galinat said that another factor to consider would be that, because the town would be adding mileage to the class 3 roads, a survey would have to be done which would be an added expense for the town.
- b. 3-D crosswalks
 - i. Ring said that an alternative would be to paint the crosswalks a bright green instead of 3-D.
 - ii. Withers recommended waiting until spring to have them painted because of the ongoing Fire District project. The Selectboard agreed.
 - iii. Daly expressed concerns about the 3-D crosswalks causing people to slam on their breaks and get into accidents.
- c. Town Hall ADA improvements/stair lifts
 - i. Daly met with Chuck Putnam from Keene Medical and learned that there's not enough room at the base of the stairs for a stair lift. Daly also looked at the bathroom and said that the lavatory needs to be moved several feet to make it ADA compliant. She also offered to gather information on metal ramps.
 - ii. If the roof over the doorway was extended, there might be enough space at the bottom of the stairs for a stair lift and that the lift would cost about \$15,000.
 - iii. Galinat said that the rough quote for rebuilding the ramp was similar to the price of the lift. The driveway idea came up because it would be less expensive than rebuilding the entire ramp and would solve both the ADA access issues and the drainage issues.
 - a) Heath said that it would have to go out to bid.
 - b) Ring asked if it could be done before snowfall.
 - 1) Galinat will call Greg Schoolcraft and get him going on the roof extension that was already budgeted for and get a quote for the carpentry aspect of the driveway plan. The drainage issues will be addressed by the contractor who puts in the driveway.
 - iv. Ring summarized that there will not be a stair lift and that they are back to the driveway plan which includes 2 parking spots, the ability to turn around, ramp improvements, and fixing the drainage.
 - v. Heath wondered if improvements to the front walkway would fall under this project as an ADA improvement and if it made sense to get it done at the same time while the contractors are there.
 - a) Galinat said that Rusty Barber has drawings for the front as part of the planned 2020 renovations.
 - b) Evans said that the condition of the front walkway is a lawsuit waiting to happen.
 - vi. The Selectboard agreed to put out an RFP to put in a driveway and improve the ramp. Ring will ask Rusty Barber if the front walkway is part of the planned 2020 renovation.
- d. Soccer field
 - i. Heath said the Selectboard should budget to finish the soccer field in 2020.
- e. Post Office lease
 - i. No update.
- f. Outdoor Club

- i. Ring said that the Outdoor Club met and decided not to have an official committee with regular meetings and minutes. Organizers of events or outdoor activities will use social media such as the town website or Facebook to get the word out. The Outdoor Club thought it would be helpful to have a list of every property that is public and available, as well as who owns it, the rules of the property, and any facilities it has.
5. Trees on Ewell Mill Road-Barbara Grey
 - a. Grey asked if Withers had sent someone out to look at the 2 poplar trees across the road from her that she's worried about falling on her house.
 - i. Withers answered that he has someone coming on Thursday, August 29th.
 - b. Grey had an engineer look at them and the engineer said that he thought that they could be climbed this year and taken down but that, if they were left until next year, it would be a major expense.
 - c. Withers said that the question came up of the town's willingness to pay to have any trees taken down that residents are concerned about that are in the right-of-way.
 - i. Grey said that the damage to these trees was caused by the widening of the road.
 - d. Galinat will email VLCT to find out what the town's liability is for trees in the right-of-way. The town doesn't own the land of the right-of-way but has a right-of-way to use it. The town does take a responsibility to clean up trees that are falling over the roadway and are a hazard to motor vehicles. The initial concern in this case is for personal property.
6. Tennis Court-Thomas Galinat
 - a. Galinat said that Shane Stevenson has time on September 10th to pull up the tennis court asphalt and put down staymat. Stevenson will be paid out of Fall Fondo funds.
 - b. Galinat explained that, if the road crew did the trucking for the project, the money that was saved could be used for further improvements such as stumping and putting in a set of steps.
 - i. Withers said that they could do it but that it would be difficult if they were in the middle of a grant project or trying to repair washouts.
 - ii. Evans stated that there's a lot the road crew could be doing on the roads instead of other projects.
 - iii. Ring and P. Craig agreed that the town should only use Fall Fondo money for the work and leave the road crew out of it.
 - iv. Heath would like to use the Fall Fondo money for the project but also have the town crew to do the trucking so that the town will end up with a nicer area.
 - c. **Ring moved to accept the Fall Fondo funds to take down the tennis court asphalt and replace it with staymat. Craig seconded. Ring and Craig in favor. Heath opposed because he wants to use town trucking in addition to Fall Fondo funds. Majority in favor. So moved.**
7. ADA walkway-Charlie Browne
 - a. Browne explained that Peacham Community Housing is planning on building an ADA walkway from the senior housing apartments to Town Hall. PCH would like to tie it in with the town's planned improvements and the combination of the town and a non-profit might open up grant opportunities. PCH does not have a preliminary plan yet.
 - b. PCH is working with Allen Thresher to work on the water problem at the senior housing parking lot. Browne is letting the town know because of the town's right-of-way on the lower end of the driveway.
8. Road closure noticing
 - a. R. Craig was concerned about having road closures noticed far enough ahead of time and Galinat said that there could be a procedure in place for road closures.
 - b. Withers currently puts signs out 3 days ahead of time.
 - c. Discussion ensued and the Selectboard agreed that the town should do a better job noticing road closures.
9. Town-wide trash
 - a. Galinat explained that the town has always given free trash to PCH for the farmer's market and recently there has been a misunderstanding about who is responsible for removing the trash. PCH's trash can started overflowing because it wasn't being taken away regularly and it was removed. Two weeks later the Post Office's outdoor trash can was filled with trash and Patrice McDonough kindly took it to the Transfer Station.
 - b. Galinat would like the Selectboard to think about whether there should be public trash and, if so, how it should be handled.
 - i. Ring and Craig said that they didn't want public trash and Heath said that it's a good idea to have a trash can there.
 - ii. Browne said that the farmer's market could take it.
 - c. Town-wide trash will be added to the agenda under old business.
10. Highway Department update
 - a. The new truck arrived at Clark's Truck Center on Monday and it will now go to the body shop to have the body put on.

- b. Jacob Davis got his CDL permit on August 20th.
 - c. Withers has received a lot of complaints about East Peacham Road, from one individual in particular. Withers knows the road is awful, but the town didn't get a paving grant this year and the road crew will keep patching it until the budget allows for repaving. East Peacham Road will not be repaved this year and the town is waiting to receive grant money or for the town to vote to spend the \$300,000 to repave it without grant money.
 - i. Withers has been encouraging the individual to come to Selectboard meetings and is frustrated with the frequent complaints.
 - ii. Galinat said that the town is saving \$40,000 per year for repaving and is on a plan to repave sections of roads in line with grant eligibility.
 - iii. Heath would like the town to have a long-term treatment plan for the roads.
 - iv. Heath wondered if it makes sense to bond it.
 - v. Heath stated that Withers is doing the best he can with the budget that he has.
 - vi. Ring would like to put the individual on the next Selectboard meeting agenda.
 - vii. Evans expressed concern about the really deep holes and mentioned the idea of turning East Peacham Road into a gravel road.
 - d. The job opening was posted in the paper and Withers has had a few applicants.
 - e. Withers explained that there are some line items in the highway budget that are pushing going over budget and that he is working with other line items to offset them.
 - f. P. Craig asked about the status of the oil burner and Withers said he's planning on having it installed soon.
 - g. Heath asked about the water line at the garage and Withers responded that he's talked to Allen Thresher about digging from the spring down to the road in order to find it. Thresher is willing to do it but is busy. Galinat mentioned that Alfred Dedam or Greg Schoolcraft could also do it.
11. Town Clerk update
- a. Galinat said that tax bills went out on August 20th.
 - i. The 411 used for the tax rate calculations on August 7th was inaccurate and so the tax rate the Selectboard signed off on was inaccurate. Galinat had the listers produce an accurate 411 and he corrected the tax rate before the tax bills went out. [The 411 form is a summary of the information contained in the grand list.]
 - ii. The tax rate needs to be approved at the next Selectboard meeting. If the corrected rate is not approved, revised tax bills will be sent to the whole town.
 - iii. Galinat had to get the tax bills out sooner rather than later because the town has already had to borrow \$150,000 this year and needs tax payments to start coming in. The school's delayed budget approval hurt the town because it caused tax bills to come out later than usual and the town now has to pay interest on the \$150,000.
 - b. As part of a multi-year project, Catamount Electric came to Town Hall and replaced more of the lights with LEDs.
 - c. The process is underway to bring power to the Roller Barn.
12. Executive session for personnel
- a. **P. Craig moved to enter executive session for personnel at 8:30pm. Heath seconded. All in favor. So moved.**
 - b. **The Selectboard came out of executive session at 8:45pm.**
 - c. No action taken.
13. Executive session for personnel-Ron Craig
- a. **P. Craig moved to enter executive session for personnel at 8:48pm. Heath seconded. All in favor. So moved.**
 - b. **The Selectboard came out of executive session at 9:10pm.**
 - c. Discussion ensued on the roles of the Cemetery Preservation Committee and the cemetery sextons. The subject will be put on the agenda for the next Selectboard meeting.
14. Approve minutes
- a. The Selectboard approved minutes from August 7, 2019.
15. Review and approve bills
- a. The Selectboard reviewed and approved bills with the exception of the bills from Myers Container Service. Heath will call Myers to follow up.
16. Review correspondence
- a. The Selectboard reviewed correspondence.
17. Adjourn
- a. **P. Craig moved to adjourn. Heath seconded. All in favor. Meeting adjourned at 9:29pm.**

Peacham Selectboard:





