

Town of Eden
71 Old Schoolhouse Rd
Eden Mills, VT 05653

July 27, 2021 Selectboard Meeting

The Eden Selectboard met at the Town Office on July 27, 2021. Present: Ricky Morin, Clayton Whittemore, Jubal Durivage, Candace Vear, Freeda Powers. Also present: Anne Ford (resident). Joining by phone: Kristi Ehlers (Assessor's Office), Katie Belval (Animal Control Officer), Paige Cheney (Access Permit Applicant).

1. Open Meeting: Ricky opened the meeting at 6:00pm.
2. Additions and Deletions to the Agenda:
 - a.) Under #13d: Permit Application East Hill Rd.
 - b.) Under #13e: Permit Application Tree Farm Rd. (ct'd)
 - c.) Under #15c: Job Application/Handy Man
 - d.) Under #15d: Continue Zoom platform?

To accommodate those present, the Board skipped to Agenda Item #8.

8. Community Ideas: Anne Ford, Eden resident, came before the Board to bolster a previously presented idea for a community focused area or Town green in Eden. The 11.5 acre Town owned property by the Eden Central School, she suggested, could be improved, designating a town green and planning for buildings, a gazebo etc. Structures could include a community meeting space that would act as a town anchor so to speak for events and meetings. She doesn't want this project to cost taxpayers a fortune and is happy to pursue grants and other funding sources, but she did ask if the town has accounts it could look towards. Ricky said not at this time.

The first step of this planning process would be to have the parcel of land surveyed. Ricky said he believes that a survey has been done. Additionally, Ricky noted that access would not be permitted by the State from Rte. 100; Knowles Flat Road would be an alternative for access.

The Board asked Anne to put together a presentation to offer at the next Town Meeting Day; they feel it would be prudent to solicit local input and allow tax payers to have a say.

3. Citizens Input: None.
4. Sign orders: Five (5) orders were reviewed and signed.
5. Minutes: The Board reviewed the minutes of 7/13. Jubal made a motion to approve the minutes of 7/13/21 as written. Ricky seconded the motion. The Board voted 3-0.
6. Assessor's Office Update: Kristi Ehlers joined by phone for this update. Kristi reports that Russ, the Town Assessor, has visited approximately 100 homes this year, resulting in only two grievance hearing requests. The Grand List will be closed next week. Kristi went on to say that given the current market sales, Eden will be prompted to do a full reappraisal in the near future. If the State does not indicate that we are at that point this year, she feels it is likely to come next year or soon after. She relayed that frustration locally is growing as lots of missing or incomplete data means that structures and additions that in some cases have been in place for a handful of years are only now being added and assessed. Property owners do not understand why this is happening. Kristi said that the Town last had a full reappraisal in 2007—a significant number of years ago. In 2014 a statistical reappraisal took place and she feels there may be a local misperception that this was actually a full reappraisal which it was not.

The Board voiced their opposition to initiating a full town-wide reappraisal at this time, cautioning that the market is continuing to shift as the COVID-19 pandemic impacts the real estate market. Instead, the Board would like to carry out the previously discussed rolling

reappraisal. In this approach, the Assessor can reappraise a third of the properties in Eden per year over the course of three years. Kristi indicated that a rolling reappraisal may be a good approach, but said it is unrealistic to expect that Russ will be able to accomplish that without hiring additional assistance. The Board will meet with Russ at their next meeting, August 10th to continue this discussion. Kristi suggested that the Town consider a town-wide property visit prior to a reappraisal; this will allow the Assessor's office to have current building data, but using the 2014 values, acknowledging the concern about COVID-19 impacts on the current market. It was agreed that this would be a good use of the slower time in the Assessor's office, the months of July-March.

7. Dog Officer Update: Katie Belval joined by phone for this update. Katie inquired on the procedure for ticketing. She is unauthorized to issue tickets, so if she issues a 7 day warning to register a dog, what is the follow through on the part of the Town Constable? The Board indicated it is the duty of the Constable to follow up and issue the ticket if the dog in question is not registered after the seven days have passed. Katie said she sometimes cannot reach the Constable and wondered what the follow-through process is regarding a ticket. The Board asked Candace to contact the Town Attorney to confirm the process and penalty regarding receiving and paying municipal violation fines.

Separately, the Board inquired on the previously purchased equipment including a catch pole and bite-proof gloves which were not returned to the Town by the former Animal Control Officer. Freeda reported that no response was received to email and mail sent to the previous ACO regarding the equipment. The Board requested a certified letter be sent to the last known address of the previous ACO.

9. Beach Update:

a.) Lifeguard Update: This item was tabled to the 8/10/21 meeting as the Beach Manager was not present for an update at this time.

b.) Water Test Results: Freeda reported that drinking water tests taken 7/15/21 came back positive for Total Coliform. This is not a public health emergency nor a trigger for a boil water notice. However, it did trigger us to take repeat tests. Those repeat tests also showed positive for Total Coliform. This triggers us to complete a Level 1 Assessment within 30 days of notification from the State which was received on 7/26/21. The Level 1 Assessment is an inspection of the system along with additional treatment if needed. Follow up testing until tests come back clear of Total Coliform will be required. Freeda has contacted John Campagna of Plumbing Solutions to come address this issue. He will be available 8/4/21 to complete the required assessment and system clearing. Campers have been notified that water will not be available on that day while the water system is worked on.

10. G1 Holdings: The Board discussed projects that can qualify for the remaining funds. These projects already include: Square Road stone-lined ditching, South Pond Road crowning, berm removal and culvert replacement and Albany Road culvert replacement. Additional work that may qualify for the remaining funds include hydrologically connected segments listed in the recently completed Road Erosion Inventory report. The Board asked that Freeda confirm that those projects would qualify.

The Board questioned the 50/50 breakdown proposed by John Schmeltzer for the spending of the remaining funds. At the 6/22/21 meeting, John mentioned that the remaining funds, approximating \$240,930.00, will be split 50/50 to be spent on projects around Lake Eden and on projects relating to the Town's road erosion priority segments. The Board feels that this should be reevaluated and a larger share should go to the Town's road erosion priority segments.

11. FEMA:

a.) Stone Environmental bids: The Board reviewed the draft contracts submitted by Stone Environmental for the upcoming FEMA funded projects on Blakeville Road Bridge #13 and Paronto Road's culvert replacement. Cost quotes at this time include soil borings, site visits, mileage, preliminary designs, permitting, construction ready design and over sight of procurement of construction contractor. The Board requested Freeda get confirmation from Stone Environmental that the budgets for both projects as outlined in their respective contracts are firm and that no additional cost increases should be expected. The Board will await the response from Stone Environmental at their next meeting before signing either contract.

12. Grants:

a.) 2019NRD-04 Knowles Flat/Twin Culverts: We have received word back from John Schmeltzer that we are ok to continue submitting for reimbursements. Freeda has submitted invoices totaling \$246.98 for April-May. Candace indicates a new invoice has come in for \$338.93; Freeda will submit that for reimbursement as well.

b.) FY22 Grant In Aid Awarded \$9,400. The Board was asked to consider a project to complete by this grant work deadline of Sept. 30, 2022.

c.) RFP's for Blakeville Road BR15 and Boy Scout Camp Road engineering. The Board selected three engineering consultants and three construction companies to receive upcoming RFP's for engineering on Boy Scout Camp Road and work on Blakeville Road Bridge #15. Freeda has sent drafts of these RFP's to Rob Moore for final review and will send them out to the selected firms when finalized. Both of these projects will be 80% funded with Agency of Transportation (AOT) Structures Grants.

13. Road Commissioner's Report:

a.) Albany Rd. Culvert: Discuss Cement contractors & review Project Registration.

b.) Access Permit on Knowles Flat Rd. (ct'd): The Board received and reviewed the approved ACT250 Permit 5L1568-2, which is the subdivision of Lot 5 of the Harvey land off Knowles Flat Road. The pending driveway permit application from Paige Cheney, future parcel owner, cannot be legally signed by the Selectboard until the deed in her name is recorded in the Town Office. The approved ACT250 permit states *access will be provided off an existing private drive via a new curbcut off Knowles Flat Road*. If the parcel Paige is purchasing will be its own separate lot, not part of the subdivision, it can receive its own driveway access; otherwise this application would result in multiple accesses to the subdivision, which is not permitted. Paige has a closing date with the bank of July 30th. This application will be reviewed as a single access cut to her property once the deed is in the Town Office.

c.) Other activity of Hwy Dept.: Roadside mowing will begin August 9th. Ricky reports that the Town grader has blown manifold gaskets; parts are on order and it is scheduled for repair Friday. Valve seals may also need to be replaced. Cooper Hill was graded before the machine was taken out of commission. The Lamoille County Sheriff will be meeting with Ricky later this week to discuss what Eden is looking for in the way of patrolling, speed control. We will follow up on this discussion at the next meeting.

d.) Access Permit on East Hill Rd.: The Board received and reviewed a driveway access permit application for property located on East Hill Road. Ricky indicated there was adequate sight distance at the location. Noting the property lies at the bottom of a hill/slope, Ricky said a requirement to install a minimum 24" culvert will be a condition in the approval. Ricky made a motion to approve the application for permit access on East Hill Road, property owned by Errol Tabacco, to town specs and with a minimum 24" culvert installed. Clayton seconded the motion. The Board voted 3-0.

e.) Sap Lines Permits on Tree Farm Rd (ct'd): Glenn Goodrich, Applicant, submitted an application to relocate existing overhead sap lines on Tree Farm Road and an application to bury sap lines in two locations, also on Tree Farm Road. The Applicant indicated to Ricky that he will be using a schedule 40 culvert for burial of lines, opposed to the schedule 80 outlined in the Town standards. The Board did not object to this, providing that the Applicant has agreed to take on the responsibility should the culvert ever fail. Jubal made a motion to approve the application for both excavations across Tree Farm Road, property owned by Greatwoods LLC, with the use of schedule 40 steel being the applicants' responsibility in event of failure. Clayton seconded the motion. The Board voted 3-0. Ricky made a motion to approve the application for relocation of existing overhead sap lines across Tree Farm Road, property owned by Greatwoods LLC, to town specs. Clayton seconded the motion. The Board voted 3-0.

14. Ratify Additions and Deletions of 7/13/21: None.

15. Other Business:

a.) VLCT Board nominations: The VT League of Cities & Towns are seeking to fill two Board vacancies. Nominations are due 7/30/2021. No names were offered by the Board at this time.

b.) Camp Road follow up: The Board received an email update from VSP Lt. Bob Lucas regarding concerns on Camp Road, brought to light at the Selectboard Meeting of 5/11/21. Lt. Lucas indicates that he has been unable to meet with both residents of the Camp Road residence since the meeting held with the Selectboard on 5/11/21. They continue to work towards trust-based open communication in order to rationally discuss issues presented to and come to a more effective and lasting understanding. Lt. Lucas indicates he will follow up in the coming week or two. An update will be shared with the Board when received.

c.) Highway Department application received. The Board reviewed an application received from Mr. Bret Barup. Ricky acknowledged that Mr. Barup does not have a CDL.

d.) Zoom for public meetings: The Board discussed the cost to the Town and acknowledged that there has been minimal public use of the Zoom audio platform being offered. In light of the fact that COVID-19 restrictions have been lifted state-wide and the VT State of Emergency has expired, public meetings are once again open to the public (as are the Town Offices). For these reasons, the Board agreed to discontinue the use of the Zoom platform for public meetings. Meetings will continue to be tape recorded by the Town Clerk per usual.

e.) Candace reported that the Town Auditors will now be taking over the tasks of monthly statement reconciliation and the financial portion of the Town Report. The Board voiced no objection. Candace advocated for a pay rate increase for the Town Auditors at this time. The Town Auditors pay rate of \$13.57 was voted and approved at the 7/13/21 meeting; Candace suggests that now be raised. Discussion commenced regarding the new rate of pay for the Town Auditors. The Board agreed to increase the rate of pay for the Town Auditors to \$17.00/hr.

Jubal stated that he felt that the rate of pay for Donna should also be raised. Discussion commenced regarding the rate of pay for Donna. The Board agreed to increase the rate of pay for Donna Whitcomb to \$18.50/hr.

16. FYI: The Board received a copy of the approved Act 250 Application 5L1568-2 for subdivided property owned by K. Harvey on Knowles Flat Road.

17. Adjourn: Jubal made a motion to adjourn. Clayton seconded the motion. The meeting adjourned at 10:18pm.

Minutes Approved as amended on 8/10/21 by Ricky Morin, Clayton Whittemore, Jubal Durivage.
Freedra Powers, Town Administrative Assistant