

**Select Board Meeting, Monday, August 14th, 2017 in the Cavendish Town Office
Meeting Room at 6:30 pm**

Present: Bob Glidden (Chairman), George Timko, Mike Ripley, Brendan McNamara (Town Manager), Bruce McEnaney (Assistant Town Manager), Jen Leak (Recording Secretary), Ed McEneaney from LPCTV and citizens as listed on the attached sheet.

Absent: Mark Huntley, Jill Flinn

1. Call the meeting to order

Bob Glidden, Chairman, called the meeting to order at 6:30 p.m.

2. Act upon minutes of the meeting of July 10th, 2017

Mike Ripley moved/George Timko seconded a motion to accept the minutes of the meeting of July 10th, 2017, as written. All voted in favor.

3. Sign Orders

Bob Glidden, Chairman, informed the Board there were no orders to sign.

4. Adjust agenda

Brendan said that he had one item to add to tonight's agenda. Item # 7.a. Consider approval for a 1st and 2nd class liquor & tobacco license for Neal's, LLC, doing business at the property that was formerly Table 19.

5. Hear Citizens

Kasey Mann, secretary for Northcountry Condos, phase 1, was present. She said that the residents of Northcountry Condos would like the Select Board to discuss the abandoned structure owned by the late Dean Kauppinen. This building is located on Pie Alley in Proctorsville, between the Northcountry Condos phases 1 and 2 buildings, and has been discussed at previous Select Board meetings over many years. Kasey informed the Board that the Condo owners had recently hired a pest control company, who confirmed that there is a rat infestation in that building. She requested that the Board ask the Town Health Officer to investigate and have this building condemned and removed.

Brendan said that he would review the past discussions that the Board has had about this building, and request that Doris Eddy, the Town Health Officer, inspect the building. Kasey thanked the Select Board for their consideration of this matter.

6. Select Board to review and act upon Request to Cater permits for the Inn at Glimmerstone Mansion, LLC for the dates of September 9th, 16th, 23rd, 30th and October 14th, 2017.

Chris Blanchard, attorney for the owner of the Inn at Glimmerstone Mansion, was present. He reminded the Board that 10 permits were initially submitted for approval at the May Select Board meeting. That night the Board opted to approve only 5 of those permits, and decided to consider the remaining 5 permits tonight. Chris added that he and the owner were distressed to hear that, during the May meeting, a Select Board member commented that he would like to see this business "shut down." Chris said that the owner is holding the remaining events already scheduled for this season but declining events for next year and listing her property for sale due to the difficulties and uncertainties of working with the Town. He requested that these final 5 permits be approved tonight.

George Timko moved/Bob Glidden seconded a motion to approve the Request to Cater permits for the Inn at Glimmerstone Mansion, LLC for the dates of September 9th, 16th, 23rd, 30th and October 14th, 2017. Mike Ripley asked if there have been any complaints about any of the events held at the Inn earlier this year. Brendan said there have been no complaints. All voted in favor.

7.a. Consider approval for a 1st and 2nd Class Liquor & Tobacco License for Neal's, LLC, doing business at the property that was formerly Table 19.

Neal Baron was present. He said that they hope to open in early September. He added that they have no plans to sell tobacco, but will serve family, comfort foods and hope to cater to the local market.

Bob Glidden moved/Mike Ripley seconded a motion to approve a 1st and 2nd Class Liquor & Tobacco License for Neal's LLC. All voted in favor.

7. Review and act upon Application for Special Event Permit for Caledonia Spirits Inc for the Vermont Golden Honey Festival on September 9th, 2017. Permit will allow for 1 day sale of alcoholic beverage during the festival.

George Timko moved/Mike Ripley seconded a motion to approve the Application for Special Event Permit for Caledonia Spirits Inc for the Vermont Golden Honey Festival on September 9th, 2017. All voted in favor.

8. Consider Letter of Interest from Doris Eddy regarding Justice of the Peace vacancy.

Brendan said that he spoke with Diane McNamara, Cavendish Town Clerk, to clarify how Justices of the Peace are appointed. She said that the Governor needs to make the appointment and she would find out what whether the Select Board or Doris needed to request him to do so.

George Timko moved/Bob Glidden seconded a motion to support Doris Eddy for the position of Justice of the Peace. All voted in favor.

9. Board to discuss continued progress regarding the Town Garage Project and review bids for demolition of existing building and fabrication of new steel structure.

Brendan handed out copies of two proposals for the demolition of the existing garage to the Board members. He said that he would like the Board to approve one of these demolition proposals tonight so that demolition can begin this week. The proposal from Stearns Excavating is for \$22,000, and from Hammond Grinding and Solid Waste is for \$23,500. Both proposals include tear down and removal of all materials and site clean up. Bruce added that PACIF insurance will pay this expense. The insurance also paid for the asbestos and oil removal which has already been done. Brendan said that he recommended accepting the proposal from Stearns Excavating.

Bob Glidden moved/George Timko seconded a motion to accept the Town Garage demolition proposal from Stearns Excavating in the amount of \$22,000. All voted in favor.

Brendan handed out copies of two proposals for construction of a new, pre-fabricated metal garage to be erected on the cleared site. He said that he and Diane have discussed whether the monies for the new building needed to be approved by the voters. George said that he thought a special election should be held to allow the voters to approve that expense. Brendan said that, due to the time constraints of the construction season, he and Diane would like to warn a Special Town Meeting and vote as soon as possible. He added that it would expedite the process if the Board would consider using money from the Capital Equipment Fund for the site prep and slab/foundation work, which would be repaid when the voters approve borrowing funds for this project. The vote cannot be held until mid-September at the earliest, as there is a required 30-day warning period. Bruce said that Weston & Sampson Engineers will do the engineering design for the site and foundation/slab. He said that our insurance will cover those engineering costs.

George Timko moved/Mike Ripley seconded a motion to approve the warning of a public informational meeting on a Monday night, followed by a vote by Australian ballot on Tuesday, regarding obtaining funding for the construction of a new town garage, to be held by the end of September or early October. All voted in favor.

Brendan asked the Board if they could meet early next week to discuss the bids for the construction of a new garage building. The Board agreed to meet on Monday, August 21, 2017 at 4 p.m. Mike asked for clarification on the difference in price of the two proposals. Brendan said that, although he requested bids for the same specifications, these two proposals do not include the same materials. The proposal from Armstrong Steel for \$102,628 includes better insulation and greater snow/wind loading than the proposal from Heritage Building Systems for \$44,545.90. The Armstrong proposal also includes overhead doors and motors, which the Heritage proposal does not. Brendan said that he has requested Heritage to provide their pricing for the doors and insulation in order to make a better comparison between these two bids.

George suggested that the voters should also know the prices for installation of the electrical, plumbing and heating systems, and any final site work such as paving. Brendan agreed that the voters would need a total amount to vote on, which would include those costs. He said that he would have those figures for the Board to consider at Mondays meeting. Bruce added that some of the finish site work could be done by the Town and at a later date if needed.

10. **Other Business.**

Brendan McNamara – none.

Bruce McEnaney – Bruce said that the new electronics shed will be placed at the transfer station in September. He said there will be a 2 week period during construction when electronics cannot be accepted. Mike suggested that information should be advertised ahead of time.

Mike Ripley – none.

George Timko – none.

Bob Glidden – Bob said that Hartford Dispatch will be handling all the 911 calls for Cavendish soon, which he thought would make things run smoother between the different agencies responding.

11. **Executive Session pertaining to: Employee Matter, Health Issue and Hardship Assistance Request.**

Mike Ripley moved/George Timko seconded a motion to enter executive session to discuss matters relating to an employee, a health issue and a hardship assistance request at 7: 09 p.m. All voted in favor. The Select Board moved into the Town Clerk's office.

Mike Ripley moved/George Timko seconded a motion to exit executive session at 7:38 p.m. All voted in favor.

12. **Adjourn.**

George Timko moved/Bob Glidden seconded a motion to adjourn at 7:39 p.m. All voted in favor.

Minutes Approved: _____

Date: _____