



**SELECTBOARD MEETING MINUTES
OF DECEMBER 2, 2024**

Members: Christopher Palermo, Laura Streets, Richard Craig, George Cormier

Absent: Don McDowell

ADMINISTRATION and STAFF: Brent Raymond, Town Manager; Judi Alberi, Executive Assistant; Sara Haskins, Town Clerk/Treasurer; Todd Thomas, Zoning/Planning Director

PARTICIPANTS/GUESTS: Laura & Martin Green, Evelyn & Jerry Throne, Jamie Brewster, Tom Cloutier, Jamie Jaret, Tasha Wallis, Hilary Warner, Ron Stancliff, Brent Teillon, Gunnar Nurme, Stephen Hilfiker, Bob Bortree, Judy Bickford*, Alex Cyr

**participating via Zoom*

5:30PM - CALL SELECTBOARD MEETING TO ORDER

Chris Palermo called the Selectboard Meeting to order at 5:34 PM at the Tegu Building.

5:31PM - AGENDA CHANGES/ADDITIONS

None

5:32PM - JOINT MEETING SB & MDF BOARD

1. Consideration to approve and sign MDF Documents

The directors of Morristown Development Fund Inc. consent and agree that Morristown Development Fund Inc. shall be dissolved in accordance with the provisions of Title 11B, Chapter 14, of the Vermont Statutes Annotated. The MDF started in 1987 and has operated in various configurations until today, with the agreement entered into by and between the Town of Morristown and the Morristown Development Fund, Inc. All assets of the MDF will be transferred to the Town of Morristown. The motions addressing the legal agreements follow:

MORRISTOWN DEVELOPMENT FUND ASSET TRANSFER AGREEMENT – EXHIBIT A- MDF Motion and SB Motion

Motion made by Mary Ann Wilson to approve the Morristown Development Fund Asset Transfer Agreement as presented, and authorize the chair, Steve Leach, to sign. Motion seconded by Sam Guy. Motion carried. (4/0)

Motion made by George Cormier to approve the Morristown Development Fund Asset Transfer Agreement as presented, and authorize the Vice-Chair, Christopher Palermo, to sign. Motion seconded by Richard Craig. Motion carried. (4/0)

TOWN OF MORRISTOWN SELECTBOARD RESOLUTION REGARDING THE ESTABLISHMENT OF THE

MORRISTOWN DEVELOPMENT FUND LOAN ADVISORY COMMITTEE – EXHIBIT B - SB Motion

Motion made by Richard Craig to approve and sign the Town of Morristown Selectboard Resolution Regarding the Establishment of the Morristown Development Fund Loan Advisory Committee as presented with the members being appointed as follows:

Steve Leach for a one-year term expiring 3/2025 to the MDF loan advisory committee.

Sam Guy for a two-year term expiring 3/2026 to the MDF loan advisory committee.

Mary Ann Wilson for a three-year term expiring 3/2027 to the MDF loan advisory committee.

Peter Merrill for a four-year term expiring 3/2028 to the MDF loan advisory committee.

Laura Streets as the Selectboard Representation for a one-year term expiring 3/2025 to the MDF loan advisory committee.

Motion seconded by George Cormier. Motion carried. (4/0)

MORRISTOWN DEVELOPMENT FUND INC. CORPORATE RESOLUTION – EXHIBIT C- MDF Motion

Motion made by Sam Guy to approve and sign the Morristown Development Fund, Inc Corporate Resolution as presented. Motion seconded by Laura Streets. Motion carried. (4/0)

MORRISTOWN DEVELOPMENT FUND LOAN PROGRAM GUIDELINES – EXHIBIT D - SB Motion

Motion made by Richard Craig to approve and sign the Morristown Development Fund Loan Program Guidelines as presented. Motion seconded by George Cormier. Motion carried. (4/0)

TOWN OF MORRISTOWN – REQUEST FOR PROPOSALS – EXHIBIT E - SB Motion

Motion made by George Cormier to approve the Town of Morristown Request for Proposals as presented. Motion seconded by Richard Craig. Motion carried. (4/0)

5:55PM - APPROVE MINUTES

1. Approve minutes of 11-18-24

Motion made by Richard Craig to approve the minutes of 11/18/2024. Motion seconded by George Cormier. Motion carried (4/0) with amendments.

Correct the spelling of Brent Raymond's name in section New Business Item #3.

5:58PM - NEW BUSINESS

1. Consider application for ROW permit - Eurofins Environment Testing

After a review of the details entailed in the right-of-way changes requested by Eurofins Environment Testing, all parties involved were in agreement to grant the request.

Motion made by George Cormier to approve the Right-of-Way permit for Eurofins Environment Testing as presented and authorized Vice-Chair Chris Palermo to sign. Motion seconded by Richard Craig. Motion carried. (4/0)

2. Discuss Housing Committee letter to the Selectboard

Todd Thomas, representing the Morristown Housing Committee spoke about the key points of the letter sent to the Selectboard. The Committee requests the Selectboard agree to offer Tax Stabilization to all commercial (multiple-family) housing developments that contain a percentage of affordable housing that is deed restricted per 24 VSA . The Committee recommends that any municipal Tax Stabilization granted be fixed and maintained at the property values at the time of the request for 5 years. The Committee believes this is the best means of creating more affordable housing. The

Committee chose the first option of Statute 2741, "1. Fixing and maintaining the valuation of such property in the grand list."

Chris Palermo read the statute that lists 4 options under 2741. "Municipal corporation; property values fixed by contract". Chris stated that he did not feel that option #1. would provide enough incentive for contractors. He suggested examining how the Selectboard can assist in increasing affordable housing, rather than just agreeing with the Housing Committee's letter. George Cormier is concerned about year six after the tax reduction is completed. He prefers option 4 over option 1. Chris Palermo would like to learn what actions other communities have taken. After discussion by the board members, Option number 4. "Fixing the tax applicable to such property at a percentage of the annual tax" was regarded as a better alternative. The Selectboard agreed that further information was needed. Judy Bickford of the Housing Committee agreed with the Selectboard members and stated that the proposal initiated the conversation about the need for affordable housing. Bob Bortree appreciated the Selectboard discussing this at tonight's meeting.

3. Lamoille County Planning Commission - Tasha Wallis

Tasha Wallis of the Lamoille County Planning Commission addressed the Selectboard explaining the scope of services offered by the LCPC. Now that Morristown has an approved Town Plan, the next step is the Downtown Designation. After this has been achieved, Morristown has access to many advantageous financial opportunities. Tasha suggested the town plan include an enhanced energy plan. She offered LCPC's resources to help Morristown as much as possible. Brent Raymond informed the committee that he is on several LCPC committees and thanked them for their help with the town's sidewalks. Chris Palermo verbalized the committee's appreciation and that the Selectboard looks forward to future endeavors.

4. Considering the Appointment of Hilary Warner to the MCC

Ron Standcliff, Chair of the Conservation Committee, introduced Hilary Warner to the Selectboard. Hilary is interested in joining the Conservation Committee to fill a vacancy until the end of the term.

Motion made by Richard Craig to appoint Hilary Warner to the Conservation Committee. Motion seconded by George Cormier. Motion carried. (4/0)

5. Consideration to offer support for VT Dept of Forests, Parks, & Recreation acquisition of the Elmore Mountain parcel in the Town of Morristown.

Discussion ensued after a presentation by Gunnar Nurme, regarding the parcel of Elmore Mountain that the Department of FPR would acquire. It was deemed an excellent way to protect the land and enhance the state park.

Motion made by Richard Craig to approve a letter of support for VT Department of Forests, Parks and Recreation's acquisition of the Elmore Mountain parcel in the Town of Morristown and authorize Vice-Chair Chris Palermo to sign. Motion seconded by George Cormier. Motion carried. (4/0)

6. Consideration of Morristown Conservation Commission article for the Town Meeting March 2025

Jerry Throne, Vice-Chair of MCC, explained that the article for the Town Meeting March 2025 asks the voters to authorize raising taxes equal to one-half (1/2) cent on the Grand List to be dedicated to the Morristown Conservation Commission Fund. However, this article was previously brought to the town and the voters did not approve of the article to raise money. Brent Raymond said in his explanation of budget planning that conservation funds would be addressed.

6:40PM - OLD BUSINESS

None

6:42PM - APPROVE WARRANTS

Motion made by George Cormier to approve the warrants. Motion seconded by Richard Craig. Motion carried. (4/0)

6:45PM - COMMUNITY COMMENTS

Evelyn Thorne repeated her concern about the speeding of Maple and Congress Streets cars. Richard Craig noted that the Turkey Trot event was well attended and thanked Gail Beck, Community Development for her successful endeavors.

6:55PM - SCHEDULE

- 1. Wednesday, December 4, 2024 - SB Workshop - 4:00PM - 9:00PM**
Monday, December 16, 2024 - SB Meeting - 5:30PM
Saturday, January 4, 2025 - SB Community Meeting Day - PIE FOR BREAKFAST - PA Gym 8:00AM - Noon

Executive Assistant, Judi Alberi, reminded the community of the PIE FOR BREAKFAST event and is looking for 20 pies to be donated to the event.

6:56PM - OTHER BUSINESS

None

7:00PM - ADJOURN

Motion made by George Cormier to adjourn. Motion seconded by Richard Craig. Motion carried. (4/0)

Meeting adjourned at 7:35pm
Submitted and filed this 12/4/24.
Bonnie McDermott, Scribe

Please note all minutes are in Draft form and are subject to approval at the next Selectboard meeting.