State of Vermont — Chartered in 1781

MORRISTOWN

SELECTBOARD MINUTES DECEMBER 22, 2003

Members Present: Brian Greenia, James Paige, Shaun Bryer and Brian Kellogg

Department Heads: Paul D. McGinley, TA; Mary Ann Wilson, TC/TT; and Mark Leonard, ZA

Guests: Gloria Wing, Sr. Center; Sondra & David Sanborn, Chris Ransom, Rep. Shap Smith, Barb Adams, Sue Sargent, Ellen Koier, Steve & Judith Harris

Chair Brian Greenia called the meeting to order at 6:00 PM at the Morrisville Water & Light Facility.

GUESTS

The first guest on the agenda cancelled.

GLORIA WING – SENIOR CENTER ROOF:

The roof at the Center has been experiencing leaks over the past six weeks. As the clock tower that is owned by the Town will be involved, they are requesting the Board consider monetary assistance. Gloria Wing has discussed costs with Davis Construction and an approximate $3,500 estimate has been given. They would like to schedule the work for April. They are asking for donations and have received about $450 already.

OLD BUSINESS

MINUTES:

On a motion by Shaun Bryer, seconded by James Paige, the Selectboard approved the minutes of December 8, 2003 as presented.

VLCT CONTRACT:

Dominic Cloud, at the last Selectboard meeting presented the Board with a contract for services to establish a pay plan classification for the Town of Morristown's employees.

On a motion by James Paige, seconded by Shaun Bryer, the Selectboard agreed to enter into a contract with VLCT for the purpose of a pay plan classification and authorized the Chair to sign on behalf of the Board.

range the State requires. Changes in how Homesteads are handled were discussed. It was suggested that Public Service spots on the radio or an ad in the paper to remind people. It was questioned if the Town should send in an appeal. Tom Vickery and Lynn will be consulted.

BROAD VISTA, INC.:

The Board acknowledged receiving *A Petition to Lay Out A Public Highway* from Broad Vista, Inc. Town regulations pertaining to taking over a private road were reviewed. Such requirements included: a minimum of three residents on such a road; road brought up to Town standards with a timeframe of next spring.

On a motion by James Paige, seconded by Brian Kellogg, the Board voted to accept the letter as received and directed the AA to notify Raymond Cabral, Declarant for Broad Vista, Inc. with a copy to Stevens Law Office.

BROOKLYN STREET STP WALK (4) S:

The TA explained that per an email from Bob Merchant, Project Manager the amendment to Lamoureux & Dickinson's Contract that was on the agenda has been put on hold. Discussion included the dollar constraints in grant work and the need to urge our Legislators to help walk this project through. Representative Smith said he would talk with the TA on the matter. Barb Adams arrived at this time.

OTHER BUSINESS:

JERSEY HEIGHTS:

The Board discussed the December 16, 2003 letter to Richard Sargent regarding Jersey Heights streets. If an agreement can be reached, the Board is considering signing at the January 5th meeting with the work to be completed in the spring.

SAND & SALT STORAGE PRACTICES:

Towns received notice from the Vermont Local Roads Program that they should begin talking about how they plan to cover salted sand piles and keep them away from streams and water supplies. March of 2004 and possibly later is when they are looking for towns to come into compliance. Discussion included only storing salt and sand at the Town's Highway Department facility on Cochran Road and eliminating storage at the Village Garage. The Board directed the TA to implement.

The TA reported that letters regarding Maple Street have been written. The TA has met and talked with Bill Moulton and Ned Houston regarding the Duhamel Pit Act 250 permit pertaining to Phase II.

The Pie Social scheduled for January 27th was discussed. Also that evening will be the formal recognition of receiving ***Downtown Designation*** and it will also be a time to discuss the new Municipal Facilities with the public. Steve & Judith Harris and Wally Reeve arrived at this time.

GUESTS

HARRIS & HARRIS – MUNICIPAL FACILITY BUDGET PROPOSAL:

Judith Harris of Harris & Harris presented an overall project budget for a Bond vote for the Municipal Facilities Building. With it were projections if the Library Project was constructed alone, if the Town Hall was constructed alone and as a combined project for the two of them. Overall total project cost of the Library alone project was projected at $1,433,000 with a net project costs of $1,249,000 after subtracting funds expended and anticipated offsets.

The Town Hall project by itself was estimated at $2,716,000 with $2,556,000 as the net costs after subtracting sale of the current Town office property. Market value is expected to be higher than her estimate.

The combined Library Town Hall total project cost is estimated at $3,362,000 with a net cost of $2,638,000. Proposed scope diagrams were presented with Judith giving a brief review of each floor. (See Attached)

Mary Ann Wilson reported having discussions with Michele Boomhower on possible funding the Town can look at to help offset costs. Luce Hill Appraisal Company can do appraisals of the Town Hall building, as well as the two Richmond Street properties if the Board so chooses.

The January 19th Selectboard meeting was chosen as the target date to fine tune matters and prepare for a Bond vote for Town Meeting.

Discussion also included the intersection at Copley Avenue and incorporating costs into this project to make any necessary changes to design a better intersection. Judith Harris thought this was good planning and the recommended that the Board get the School on board with this. Upgrading of the sewer lines and possible change of grade to the public

Chief Reeve will get the statistics and report back to the Town Administrator on his findings. Other topics discussed included the entrances and exits to buildings being shoveled and fire hydrants in Town that needed to be flagged.

ADJOURN

On a motion by James Paige, seconded by Shaun Bryer, the Board adjourned at 8:37 PM.

Minutes respectfully submitted and filed this 31st day of December 2003.

Barbara Cochran, Administrative Assistant

Minutes are to be presented at the next regular meeting.

Minutes Approved **Date**

#1

MORRISTOWN TOWN HALL/LIBRARY

	LIBRARY ALONE	TOWN HALL ALONE	COMBINED PROJECT
DESIGN & CONSTR	**$1,218,000**	**$2,272,000**	**$3,013,000**
OWNER COSTS	**$215,000**	**$444,000**	**$349,000**
TOTAL PROJECT COST	**$1,433,000**	**$2,716,000**	**$3,362,000** (1)
- FUNDS EXPENDED (2)	**-$64,000**		**-$64,000**
- ANTICIPATED OFFSETS	**-$120,000** (3)	**-$160,000** (4)	**-$660,000** (5)
NET PROJECT COST	**$1,249,000**	**$2,556,000**	**$2,638,000** (6)

NOTES:

1: Net savings = $787,000 (15-19% of cost for two separate projects)
2: Library expenditures to date: architect $24K, window replacements $39K, survey $1K = $64K
3: Copley Trust grant for community room
4: Assessed value of current town office property; market value expected to be higher
5: Copley Trust grant ($120K), sale of current town office property ($160K), library fundraising ($380K)
6: **Net taxpayer cost. Initial bond amount = $3,298,000 (total project cost – funds expended)**