



SELECTBOARD MEETING OF OCTOBER 25, 2014

Members Present: Bob Beeman, Brian Kellogg; Steve Rae, Min Cote and Mickey Smith.

Department Heads: Dan Lindley, Town Administrator; Richard Keith, Chief of Police; Mary Ann Wilson, Town Clerk.

Guests: Andrea Beeman, Bob Budliger, James Brewstor, Julia Compagna, Ruth Brown, Ed Wilson, Dave Polow.

Meeting was called to order at 10:00AM by Bob Beeman

I. AGENDA CHANGES OR ADDITIONS

None

II. BOND VOTE DISCUSSION

1. PUBLIC HEARING FOR SPEICAL TOWN MEETING NOV 4, 2014(BOND VOTE FOR TEGU BUILDING)- Dan Lindley, Town Administrator gave presentation on Article I which is for the Town of Morristown to bond or borrow an amount not to exceed \$600,000 to be borrowed for a period not to exceed Thirty Years be authorized for the purpose of financing the cost to purchase the Tegu Building and make improvements. The Town has \$471,000 in reserve funds towards the purchase and construction of new Town Offices. The purchase price of the Tegu Building is \$900,000. The Selectboard has signed a Purchase and Sale Agreement that is contingent upon voter approval. The costs for energy upgrades are about \$38,000 this would save about \$3,000 per year. The building's HVAC system needs to be upgraded and we will need to have an engineer design a system for the building. The cost for the system is estimated at \$70,000. We would also need to upgrade the windows which would cost about \$33,400. The total cost to purchase the building and to do the upgrades necessary would be approximately \$1,050,400. The building is appraised for \$615,000 and the replacement cost is \$1,575, 0000. The cost to lease the building and pay the taxes is \$46,217. If we were to buy the building and take out a note for 20 years the loan payment would be between \$38,000 and \$40,000 depending on interest rate. If we were to finance it over 30years the loan payment would be between \$28,500 and \$30,500. If we were to build a new building in either the vacant lot on Hutchins Street or the one on Richmond Street the cost would be about \$1.2 Million. Some questions from the audience were, if we buy the building would we need to add an elevator and a sprinkler system ? What is the 5 year Capital Budget plan? Are there any big bond issues coming up between the Town and the School? Dan Lindley, Town Administrator stated that we had an engineer and Donnie Blake of Blake Construction look at the building. The building is structurally sound and unless we were to expand the building into the attic space we would not need to add an elevator or a sprinkler system at this time. Dan also stated that we work hard to keep the budget level. We do buy equipment every year, this helps to keep the budget leveled out. But buying this building would be cheaper for the Town than continuing to lease and pay taxes. As far as bond issues that the school is thinking of putting out to vote in the future, they had talked about a new gym but we cannot speak for the school. Other questions asked were, why is the appraised value so much lower than the purchase price? And because we are a government agency, is there a limit that we can pay

above the appraised value? Mickey Smith answered the appraisal question saying that the building is more valuable to the Town with the vault already installed and not having to bear the cost of moving. These are things that an appraiser doesn't work into his appraised value. Dan answered the question on the limit of appraised value vs. purchase price saying that there is no limit but we cannot borrow more than the expected life of the building. The audience thanked the Board for doing a great job on this project and felt that they had done the best they could do with negotiating the price of the building.

III. NEW BUSINESS

1.DISCUSS BICYCLES ON THE BYPASS / ALTERNATE TRUCK ROUTE- There have been a flurry of comments regarding non motorized access on the Truck Route mainly bicycles. The bypass has been in the making for about 40 years and the final permitting was done about 10-15 years ago and when this was done it was designated as a Limited Access Highway. This mean that all non motorized modes of transportation are prohibited. It also prohibits curb cuts along the road. Dan Lindley, Town Administrator has talked with VTRANS and it seems that is possible to lift the non motorized restriction and still prohibit curb cuts. The Selectboard and the Regional Planning Commission would need to make the recommendation to VTRANS for their consideration. Ultimately VTRANS is the decision maker. Members of the audience felt that riding bikes on the bypass would be safer than riding on old RT. 100 and in the village. There is much more room on the bypass. Dan stated that the decision by VTRANS is not likely to happen before the bypass opens next week. There is a process that they have to conduct such as receiving the recommendation from the Selectboard and the Regional Planning Commission and they will need to convene their safety board to review the recommendation as well as review the safety issue of allowing non motorized transportation since the road was designed to be a limited access highway.

Motion made by Steve Rae, seconded by Brian Kellogg to recommend to VTRANS that they lift the non motorized restriction from the Bypass under the premise that the curb cut restriction will remain in place and it will remain a State Highway. Motion carried (5/0)

IX. ADJOURN

**Motion made by Min Cote, seconded by Steve Rae to adjourn the meeting at 10:45AM
Motion carried. (5/0)**

Respectfully submitted and filed this 25th day of October, 2014
Erica Allen, Scribe

Please note all minutes are in draft form unless otherwise stated and are approved at the next meeting.