

PRELIMINARY MINUTES

**VILLAGE OF LUDLOW
BOARD OF TRUSTEES**

REGULAR MEETING

6:00 PM

Tuesday, September 01, 2009

BOARD MEMBERS PRESENT:

Bob Gilmore, Chairman

Jim Fuller

David Rose

STAFF:

Frank Heald

OTHERS PRESENT:

Duncan Love – LPCTV

1. **Call to Order**

A. Chairman Bob Gilmore called the meeting to order at 6:00 p.m. All members present.

NOTE: Frank Heald requested that that agenda for this meeting be amended to include Executive Session for Contracts. Board members agreed to this change.

2. **Approve Minutes from Previous Meetings**

A. Bob Gilmore advised the minutes to be approved are from the regular meeting of August 4, 2009.

B. **MOTION by Jim Fuller and seconded by David Rose to approve minutes from the regular meeting of August 4, 2009 as submitted. Motion passed unanimously.**

3. **Comments From Citizens**

A. There were none.

4. **Sign and Execute Water General Obligation Bond**

A. Bob Gilmore advised that this is a note for \$2,000,000.00 to finance the water system improvements.

B. Frank Heald explained that of this \$2,000,000, \$1,140,000 will be covered by a grant, for a net result of \$860,000 at the end of the project. He added that the total for the entire project will be about \$3.4 million and that balance after this \$2,000,000 will be financed by a 40-year loan from Rural Development at the rate of 2.75%. The paperwork for that loan should be coming soon.

C. Loan documents were signed as needed by board members.

5. **Consider Vacant & Dangerous Buildings Ordinance**

A. Bob Gilmore advised that at the last meeting, Jim Fuller had distributed a copy of the Barre City ordinance to be reviewed as a possible model for the Village. Frank Heald prepared a draft to fit the village.

B. Frank Heald said he also corrected the statutory references.

C. David Rose asked that if the ordinance were not passed, would any problems with buildings fall back to the statute (Title 24, Chapter 83.)

D. Frank Heald said that the statute enables a municipality to adopt an ordinance.

- E. Jim Fuller said that he likes the idea of having such an ordinance.
- F. David Rose noted that on page 2, Article 3 Definitions, 3.03, he feels that 90 days is too short a period to necessitate a permit for a vacant building. He would prefer to see 6 months or one year. He cited vacation or seasonal homes.
- G. Bob Gilmore said that seasonal or vacation homes would be exempt.
- H. Jim Fuller said that the ordinance would be a tool to help keep buildings in good repair.
- I. Frank Heald said that David Rose makes a good point. In this town, people may leave at the end of ski season and not return until late fall.
- J. It was agreed to change 90 days to 180 days.
- K. David Rose referred to Article 3, 3.04 – saying that dangerous buildings or structures may be declared unsafe by a duly constituted authority. He asked who that would be.
- L. Frank Heald said the manager or director might delegate someone. He referred to the Junkyard Ordinance, saying that he waits until he receives a written complaint. When he does, he contacts the person responsible for the property and tries to work out the issues. In the case of this proposed ordinance, he would also wait for a written complaint then would contact the owner and try to work out the issues. He noted that the Jewel Brook Mill is vacant and he has concerns if there were a fire. He is not sure that the fire department would be able to do anything other than surround the building and hose it down. He is not sure of the structural integrity of the building. They only received the Act 250 permit for demolition recently.
- M. David Rose referred to Article 5 on page 3. He does not have a problem with requiring owners of dangerous buildings to be responsible for repairs or demolition, but he does have a problem with some of the requirements under Article 6 – Vacant or Abandoned Buildings. He thinks that it may put too much of a burden on some property owners.
- N. Jim Fuller said that one of the points of enacting this ordinance is to keep buildings from becoming hazardous.
- O. David Rose said that in Section 7.04 on page 7, he feels that 90 days for duration of the permit should be a year.
- P. Frank Heald said that Section 7.03 establishes time of 90 days for minimum safety standards to be met. Section 7.04 sets 90 days for a vacant building permit.
- Q. There was general consensus to make Section 7.03 ninety days and Section 7.04 one year.
- R. David Rose referred to Section 7.05 that requires that broken or missing windows be replaced with glass or other rigid transparent materials. He objects to transparent because it would be more costly than plywood.
- S. There was a general consensus to remove the word “transparent.”
- T. David Rose referred to Section 7.06 and asked who would be the inspector of the buildings. Would that person be required to have credentials?
- U. Frank Heald said that he would use common sense. He would seek a competent local contractor and ask their advice. The property owner would have the right to appeal a decision.
- V. David Rose referred to references to painting exposed metal, wood or other surfaces. He thought it was a bit much to expect of people and be very costly for people.
- W. Jim Fuller said that it could be viewed as a preventative measure to keep buildings from further decay.
- X. Bob Gilmore said that David Rose makes a good point.
- Y. David Rose said that he does not want to tell people that they have to paint a building after they have secured it.
- Z. Frank Heald said that this is a mixture of structure and aesthetics.
- AA. David Rose said that he is in favor of making a building structurally sound, but does not feel it is necessary to go to the aesthetics.
- BB. Jim Fuller said that an unsightly building also ruins neighbors’ property values.
- CC. Bob Gilmore said that people also would not be required to fix decorative fixtures.
- DD. Frank Heald added that they would have to make sure the fixtures were properly anchored. He suggested that in Article 7, Section 7.06, items d, e, f, and g – the board consider removing wording from “Exposed metal...”
- EE. There was agreement to that suggestion.
- FF. Jim Fuller referred to page 10, Section 9.02 and references to imprisonment.
- GG. The board agreed to remove references to imprisonment.
- HH. David Rose said that he would like to see a draft, at their next meeting, of all of the changes they discussed tonight.
- II. Frank Heald said he would have the document revised for their next meeting.

6. **Other Business**

- A. Radar Speed Signs and Crosswalk Signs
 - i. Frank Heald said the sign has come in and it will be installed at the village line.

- ii. David Rose asked if they would move the speed limit sign by the school.
 - iii. Frank Heald yes. He added that they want to get one of the yellow signs with the arrow indicating 30 MPH ahead.
 - iv. Jim Fuller asked if they had downloaded the data from the existing radar signs, yet.
 - v. Frank Heald said he would check with Pam Cruickshank to find out if the cord had come it.
 - vi. Bob Gilmore asked about crosswalk signs that are getting thrown in the water by his house.
 - vii. Frank Heald said no one has been able to identify the people responsible. He said they would need to install a camera to catch the people.
 - viii. Bob Gilmore suggested contacting Okemo to ask if cameras could be installed at 2 Pleasant Street.
 - ix. Frank Heald said that vandalism has stopped at Dorsey Park since they installed cameras there.
 - B. Fire Hydrant By Petty's House on Main Street.
 - i. Jim Fuller noted that the fire hydrant is almost totally obscured by weeds and they should be removed.
 - C. Sidewalk Replacement on Upper Depot Street
 - i. Bob Gilmore noted that the project appears to be almost done and looks good. He asked about runoff.
 - ii. Frank Heald said there was no evidence of runoff.
7. **Set Date for October Meeting**
- A. October meeting will be held on October 6, 2009 at 6:00 p.m.
8. **Executive Session – Contracts**
- A. Frank Heald said that an Executive Session was needed.
 - B. **MOTION by David Rose and seconded by Jim Fuller to enter into Executive Session for contracts. Motion passed unanimously.**
 - C. Board entered into Executive Session at 6:55 p.m.
 - D. Board exited Executive Session at 7:15 p.m.
 - E. **Motion by Jim Fuller and seconded by David Rose to authorize Frank Heald to execute a lease agreement between the Village of Ludlow and the Estate of Anthony J. Costa leasing a portion of the parking at 209 Main Street to the Village for a period of 10 months (9/1/09 - 5/31/10), in exchange the Village will provide maintenance to the lot. Motion passed unanimously.**
9. **Adjourn**
- A. **MOTION to adjourn by David Rose and seconded by Jim Fuller. Motion passed unanimously.**
 - B. Meeting adjourned at 7:20 p.m.

Respectfully submitted,

Lisha Klaiber

Robert Gilmore, Chairman

David Rose

Jim Fuller