

MINUTES

**TOWN OF LUDLOW
BOARD OF SELECTMEN**

REGULAR MEETING

January 5, 2015

BOARD MEMBERS PRESENT:

Howard Barton, Jr., Chairman Logan Nicoll Bruce Schmidt
John Neal Brett Sanderson

STAFF PRESENT:

Frank Heald

OTHERS PRESENT:

Joanna Bombadil Patrick Cody (LPC-TV)
Ted Reeves Larry Wilfong

1. **Call to Order**

A. Howard Barton called the meeting to order at 7:00 p.m. All other members present.

2. **Approve Minutes of Previous Meetings**

A. Howard Barton advised that the minutes to be approved are from the regular meeting of December 1, 2014.

B. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to approve the minutes of December 1, 2014 as presented. Motion passed unanimously.**

3. **Comments from Citizens**

A. There were none

4. **Consider Request from Sprint RE: Additional Backhaul Antenna**

A. Frank Heald advised that this is a minor revision to the mid-mountain tower and nothing will be visible from more than 10 feet away.

B. **MOTION by Brett Sanderson and seconded by John Neal to approve the request from Sprint for revisions to the mid-mountain tower at Okemo.**

C. Bruce Schmidt, noting that he works for Okemo, abstained from the vote.

D. **Motion passed four (4) in favor, one abstention.**

5. **Review Annual PVR Report – 100%**

A. Frank Heald advised that the COD is out of whack, noting that property sales have been wild on both sides. Referring to the CLA, he said that it is more significant and at 100%, close to perfect. That will make an offset on the state property tax. He said that the work that Terry Thayne and the consultants have been doing is paying off.

B. Howard Barton asked about the COD.

C. Frank Heald said that it should be less than 10 and we are a little high. He said he is not terribly concerned.

6. **Continue FY 2016 Budget Workshop**

A. Frank Heald said that there was an adjustment on the last page to County Budget, the net went down. While the cover says draft, with the changes to county and cemetery and estimates of exemptions, the budget increase will be 1.78%. He said that he has concerns about the contract with the service station to purchase gas. The station price is higher than prices in

surrounding towns. He said that he considered purchasing a tank and the price to do it was about \$17,000, much higher than he expected. With that price, the ROI would be about 10 years. The station is the only one in town with 24 hour service.

- B. Brett Sanderson noted that was only in the winter.
- C. Frank Heald said they may want to consider going out to bid.
- D. Bruce Schmidt asked how often they need to fill up between 12 AM and 6 AM.
- E. Frank Heald said maybe occasionally for a police cruiser.
- F. Bruce Schmidt asked if they really need 24 hour service.
- G. Frank Heald said they buy about 3,500 gallons of gas and that does not justify purchasing their own tank. He advised the board that they really can't approve the draft budget until after the 20th, the date all petitions have to be filed.
- H. Bruce Schmidt suggested approving the budget and if something has to be added, it would be added.
- I. Frank Heald said they would still have to have another meeting to sign the warning.
- J. There was general consensus from the board that staff had done a good job on the budget.

7. **Review & Comments – Select Board Annual Report**

- A. Frank Heald said that, without objections, they will put an abbreviated financial report in the town report, like they had done last year. His concern is that the fund balance shows over \$400,000 and that is explained in the Select Board Report, not in the abbreviated report in the town report. That money may not be used to buy down the budget. He added that, for the last several years, the budgets have been very tight. He asked board members to look over the report and call him with any comments or suggestions.
- B. Bruce Schmidt suggested that at the end of the report, where the Select Board members are listed, they should indicate "Chairman" for Howard Barton.

8. **Update on Dr. Carey Camp Road**

- A. Frank Heald advised that every year, there is a conversation with the current owners of the properties on Dr. Carey Camp Road regarding transferring the road. The adjoining property owner and the camp owner need to resolve ownership issues. Normally, if there are 2 owners, the road is split down the middle. Frank Heald said he would be happy to throw up the road if the issues are resolved.
- B. Howard Barton asked how long the road is.
- C. Frank Heald said 1,200 to 1,400 feet. There are only 2 owners.
- D. Howard Barton asked why they want us to give up the road.
- E. Frank Heald said the camp owner wants to block it off. It is a maintenance and plowing issue for the town.

9. **Department Head Reports**

- A. Howard Barton advised that all reports are in.

10. **Other Business**

- A. **Planning Commission**
 - i. Logan Nicoll advised that the Planning Commission has been focused on village zoning and is now moving on to town zoning regulations. They will be starting with the shore land issues. It may be working having the state be in control. We have to decide if we want that to continue or if we want town control. At first, we wanted to have control, but the state seems to be doing a good job. He said he does not know how he feels about it, but we will have to make a decision soon. He advised that they would also have to change the zoning for the West Hill Dam. He asked board members to think about the town zoning and let him know if they have any suggestions for changes.
 - ii. Bruce Schmidt asked about signs.
 - iii. Logan Nicoll said that it would be basically the same as the village regulations concerning signs. We may be able to increase the allowances in the town.
- B. **Energy Committee**

- i. Logan Nicoll said that he would like to have the town start an Energy Committee. He would like to see if there is any interest in the town to do this. He said that the town needs a board to deal with energy related matters.
 - ii. Frank Heald asked what the committee would do.
 - iii. Logan Nicoll said it would look at energy use in the town and improve cost savings.
 - iv. Howard Barton asked if this would be for town or private properties.
 - v. Logan Nicoll said it could be both. It would be an advisory committee.
 - vi. Larry Wilfong said that Cavendish has an Energy Committee and they have gotten grants for improvements at the water treatment facility.
 - vii. Howard Barton said we already have Efficiency Vermont.
 - viii. Logan Nicoll said that if no one is interested, he may try to get an article at town meeting.
 - ix. Bruce Schmidt said he is intrigued, but is concerned that it would end up being “just another committee.” He suggested that maybe we should just get some ideas and discuss it amongst ourselves. He said there is fear about solar and wind farms. He said maybe this would be for lighting, heating and appliances.
 - x. Logan Nicoll said it is not his intent to bring solar or wind farms to Ludlow. We could explore hydroelectric and lighting in town could be improved. He would like to see the town get off fuel oil. We should start a committee to start discussions.
 - xi. John Neal said that it is a great idea, but he is concerned and does not understand the focus of the committee. It would need focus, structure, goals, direction and a solid plan. He would like to have more information before starting anything.
 - xii. Bruce Schmidt said that he would like to see the board discuss it more at this level. We still are the ones that would have to fund the committee. He would like to see more information from Logan Nicoll. It has the potential to make an impact, if done right. He suggests taking the first steps in this board. He would like Logan Nicoll to come back to this board with more information and we will put it on the agenda for a meeting.
 - xiii. Logan Nicoll said he would like to do this, but does not have the time for another board.
 - xiv. Howard Barton said that a lot of energy improvements are being discussed between the town manager and the electric department.
 - xv. John Neal said the initiative is good, but needs focus.
 - xvi. Larry Wilfong said that if people are interested, maybe they will step up to the plate.
 - xvii. John Neal said it really needs focus and we need more information.
- C. Roads
- i. Frank Heald advised that staff will start measuring up all of the roads for the next meeting. The GPS technology works well and we need to update all miles. He added that some roads have been paved since the last report and that also needs to be reported to the state.
- D. VTEL Tower
- i. Howard Barton noted that the state also overrode the Select Boards in Quechee and Westmore regarding the VTEL Towers, as they had done in Ludlow.

11. Set Date for Next Meeting

- A. Frank Heald asked the board when they want to schedule the special meeting to warn town meeting.
- B. Special Meeting will be held on Thursday, January 22, 2015 at 8:00 AM.
- C. Howard Barton advised that the next regular meeting would be February 2, 2015 at 7:00 p.m.

12. Sign Warrant Orders

- A. Warrant orders have been signed.

13. Possible Executive Session/Personnel/Contracts/Legal

- A. Frank Heald advised that an Executive Session is not needed.

14. Adjourn

- A. **MOTION by Brett Sanderson and seconded by John Neal to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Lisha Klaiber

Howard Barton, Jr., Chairman

Brett Sanderson

John Neal

Bruce Schmidt

Logan Nicoll