

**PRELIMINARY MINUTES**

**TOWN OF LUDLOW  
BOARD OF SELECTMEN**

**SPECIAL MEETING**

January 21, 2009

**BOARD MEMBERS PRESENT:**

Howard Barton, Jr., Chairman      Brett Sanderson      Earl Washburn  
John Neal, Vice Chairman      Bruce Schmidt

**STAFF:**

Frank Heald

**OTHERS PRESENT:**

Doug Flicker      Josh O’Gorman      Michelle Stinson  
Leo Graham

**1. Call to Order**

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

**2. Review and Act on Ludlow Armory Proposal**

- A. Frank Heald referred to his memo dated regarding an offer from the State for the Armory to be sold to the town. For about 4-5 years, the town has been pursuing the Armory. By law, the state must sell its properties at fair market value. The town had the property appraised and it was valued at \$275,000 and the state’s appraisal came in at \$400,000. The state appraisal was based on 2.9 acres and the building would be demolished and the property developed. The Ludlow appraisal was arrived at by looking at comparable properties in Windsor and Brandon. The compromise value was set at \$337,500. Frank Heald asked the estimator from Wright Construction to look at the buildings and give a rough estimate on rehabilitation to current codes and use. The buildings may be used by the schools, Recreation Department and Community. Frank Heald talked with Chittenden Bank and Paul Giuliani regarding borrowing a short-term loan for the purchase of the property and architectural work, followed by a long-term bond to pay off the short-term loan and complete the rehabilitation of the buildings. Frank Heald included \$90,000 as the Architectural estimate, so the short-term loan would be for \$427,500. Bonds are only executed once a year in July, so the long-term loan would probably roll over in July of 2010. He would like to get this to the voters, with board approval, by Town meeting. He believes that there are opportunities for funding for this project. As soon as the property is purchased, he would like to put out an RFP for the Architectural estimate. He would also begin contacting the 3 local Congressional offices regarding funds for the project. The facility would be used by the Schools, town and would house the Veteran’s Museum. He has no direct knowledge of available funding, but would begin looking while the Architectural work was being done.
- B. Howard Barton said that he is in favor of the purchase of the property. It makes sense to wait for the bond vote at this time. The school is looking for a bond now for needed work. He added that the armory has been tax exempt since the town gave them the property. He does not understand why the town would not be exempt from Campbell’s law and be able to get the property for \$1.00. He asked what the impact the \$427,000 would have on the tax rate?
- C. Frank Heald said it would be over a five year period, so about \$85, 000 per year or about 2/3¢.
- D. John Neal asked about balloon notes.
- E. Frank Heald said that might be possible. It would be a wash in 2010 with expense being borrowed money. In the 12-month period following the purchase, they could decide what they want to do with the property – demolish or rehabilitate.
- F. Howard Barton said that the town should not let the property go.
- G. John Neal agreed that they should purchase the property.
- H. Bruce Schmidt asked about conversations with the schools.

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- I. Frank Heald said that the Superintendent of Schools has been in the loop for the last 6 months. He does not know what the school boards have to say on the matter. The work that they need to do now cannot be fixed with the armory building. The Elementary School needs ventilation work; the High School has issues with bathroom accessibility and science labs. This building would alleviate the need for future classrooms or office space. It could also take pressure off the gym and the cafeteria could move there. This is conceptual only. The tank building has many potential uses, including sand shed and indoor tennis.
- J. Bruce Schmidt said this would be a potential savings for the schools. They can share the costs. The Recreation program could also benefit.
- K. Frank Heald said that the Recreation program would be able to use the building in the summer, since they currently do not have access to the schools in the summer. It would be another whole space for new programs.
- L. Bruce Schmidt said it would give the town the ability to have a better place for the kids in the summer. The walk to West Hill is not good. This would be more accessible.
- M. John Neal suggested that once the building is obtained, they might form a committee of community members to come up with plans and ideas for the use of the building.
- N. Bruce Schmidt added that a member of the Recreation Committee should be on that committee.
- O. John Neal agreed. He added that the committee would have plenty of time to meet and come up with a plan.
- P. Frank Heald said that if the board were able to do this in a timely manner, they would be able to start construction next winter and be able to include the heating and operational costs in the construction costs.
- Q. John Neal suggested bringing in Efficiency Vermont.
- R. Frank Heald said that Efficiency Vermont had worked on the lighting in the Town Hall restoration.
- S. Bruce Schmidt asked if it would be possible to use the building as soon as the purchase went through, so that it would not be sitting unoccupied.
- T. Frank Heald said it was a qualified yes.
- U. Bruce Schmidt said if the town proceeds with this, it would be 6-8 weeks, at least, until the purchase was completed. Maybe they would be able to use it for baseball and softball.
- V. Frank Heald said that it would be a couple of months to even get the paperwork together. The rest rooms are grossly inadequate by today's standards, the doors are what they are and the floor needs to be refinished.
- W. Howard Barton asked what the board needs to do now.
- X. Frank Heald said if the board is comfortable with borrowing the \$427,500, they need to give him the authority to proceed.
- Y. **MOTION by Brett Sanderson and seconded by Earl Washburn to authorize Frank Heald to proceed with the \$337,500 for the purchase of the armory property and \$90,000 for Architectural engineering. Motion passed unanimously.**
- Z. Frank Heald advised that the superintendent of school would have been here tonight, but had a previously scheduled school board meeting.
- AA. Michelle Stinson advised that she is on the board of the Veterans' Museum at the armory. She said that at one time, many people were involved with trying to procure the armory for the town. Maybe these people would get involved with the planning committee.
- BB. John Neal said that once the building is acquired, the committee will look into possible uses.
- CC. Bruce Schmidt said that Frank Heald should contact the legislators to get them to craft a bill regarding this property. He does not think that Campbell was thinking about towns purchasing and using state properties. He thinks it really was intended for private sector development. The town forefathers gave the property to the state for the armory on a handshake in good faith. It would be worth a try to see if something could be done about this. The state did not pay Ludlow for the land and have not paid taxes on it since.
- DD. Frank Heald said that he would contact Alice Nitka and Dennis Devereaux.
- EE. Bruce Schmidt suggested that Frank Heald contact all of the representatives, including Devereaux and make them tell us no and vote on it. The public municipality should have a right to purchase the property at different rates than developers.
- FF. Earl Washburn said if the situation were flip-flopped, the state would have the right of eminent domain.
- GG. Bruce Schmidt said they should try to get people to call their legislators. Ludlow gave the property to the state for nothing.
- HH. It was generally agreed that Frank Heald should pursue all available avenues to try to get the state to do something about the Campbell law and decrease the pricing to municipalities.
- II. Leo Graham suggested that if the town keeps the building and uses it, it should be free, but if the town demolishes the buildings and develops, they should pay for the property.

3. **FY 2010 Budget Workshop**

- A. Frank Heald advised that the budget is complete. At this point, they will put the armory acquisition in as a Capital acquisition. The tax rate will increase by 2.9%.
- B. Bruce Schmidt said that the voters would still have questions. He added that the town manager and department heads and this board did a good job. There are realistic expectations of what the voters/taxpayers want to see. He feels comfortable with the budget.
- C. John Neal suggested that Frank Heald include a cover page that summarizes how the board arrived at the figures and how they reached the 2.9%. It would add to the transparency.
- D. Frank Heald asked if that would replace the notes on each page.
- E. John Neal said he would like to see both.
- F. Frank Heald said this board would need to meet next Thursday or Friday to sign the warning. He will let them know which day. It would be first thing in the morning.

4. **Adjourn**

- A. **MOTION by John Neal and seconded by Earl Washburn to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 7:38 p.m.

Respectfully submitted,

Lisha Klaiber

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Howard Barton, Jr., Chairman

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John Neal

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Brett Sanderson

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Earl Washburn

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Bruce Schmidt

**RESOLUTION**  
**TOWN OF LUDLOW, VERMONT**  
**BLACK RIVER HIGH SCHOOL**  
**GIRLS & BOYS SOCCER TEAMS**  
**DIVISION IV VT STATE CHAMPIONS**

**WHEREAS:** The 2008 Black River High School Girls & Boys Soccer Teams won the Division IV Vermont State Championships on Saturday, November 1, 2008; and

**WHEREAS:** The Black River High School Girls Soccer Team remains undefeated in 2007 & 2008; and

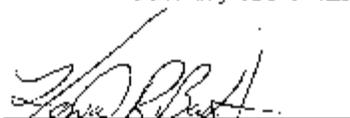
**WHEREAS:** The 2008 Black River High School Girls & Boys Soccer Teams have established a tradition of success and achievement in athletics; and

**WHEREAS:** The 2008 Black River High School Girls & Boys Soccer Teams displayed outstanding excellence in sportsmanship and preparation; and

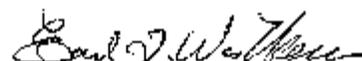
**WHEREAS:** The 2008 Black River High School Athletes and Coaching Staff and their accomplishments are a true credit to the school and community.

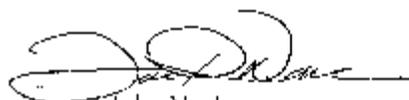
**NOW, THEREFORE:** The Select Board for the Town of Ludlow do hereby congratulate the 2008 Black River High School Girls & Boys Soccer Teams for their outstanding victories and the acknowledge the season-long support from the citizens of the Town of Ludlow, Vermont.

**IN WITNESS WHEREOF, WE** have signed this **RESOLUTION** officially and caused the Executive Seal of the Ludlow Select Board to be affixed this 3rd day of November, 2008.

  
Howard Barton, Jr., Chair

  
Bruce Schmidt

  
Earl Washburn

  
John Neal

  
Brett Sanderson