

**TOWN OF LUDLOW
BOARD OF SELECTMEN**

REGULAR MEETING

September 19, 2011

BOARD MEMBERS PRESENT:

Howard Barton, Jr., Chairman Brett Sanderson Bruce Schmidt
Douglas Ficken

BOARD MEMBERS ABSENT:

John Neal

STAFF PRESENT:

Frank Heald

OTHERS PRESENT:

Ted Reeves KP Whaley (LPC-TV)

1. **Call to Order**

- A. Chairman Howard Barton called the meeting to order at 7:01 p.m.
- B. All members present, except John Neal.

2. **Approve Minutes of Previous Meetings**

- A. Howard Barton advised that the minutes to be approved are from the regular meeting and public hearing of August 15, 2011.
- B. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to approve the minutes of August 15, 2011 as presented. Motion passed unanimously.**

3. **Comments from Citizens**

- A. There were none.

4. **Approve & Sign Municipal Planning Grant**

- A. Frank Heald said that every year the town applies for a grant and sometimes receives one.
- B. Bruce Schmidt said this one is pretty much the same as in the past, work on the town plan and zoning.
- C. Frank Heald said that it also includes compensation for continuing work from Jason Rasmussen of the Regional Planning Commission.
- D. **MOTION by Bruce Schmidt and seconded by Brett Sanderson to approve and sign the Municipal Planning Grant. Motion passed unanimously.**

5. **Sign Resolution for Village Center Designation Application**

- A. Frank Heald said that the paperwork involved with the Village Center Designation application is very interesting. We had done all of the paperwork and sent it in and it was returned because it requires signatures of the legislative body. This board needs to sign in support of the application in coordination with the Village Trustees. It will not cost the town anything.
- B. Howard Barton asked what it will do.
- C. Frank Heald said that it allows the town to apply for grants for revitalization and also will allow tax credits for building owners also revitalizing their buildings. The town worked on the Downtown Designation for 5 years and gave up. Rose Goings and the Regional Planning Commission have been working on the Village Center designation.
- D. **MOTION by Doug Ficken and seconded by Brett Sanderson to approve and sign the Village Center designation application. Motion passed unanimously.**

6. **Receive and Act on Errors & Omissions from the Ludlow Board of Listers**

- A. Howard Barton advised that there are two properties on the list, the American Legion and a property on South Hill.
- B. **MOTION by Bruce Schmidt and seconded by Doug Ficken to accept the Errors and Omissions report from the listers correcting the American Legion (tax exempt status was inadvertently omitted from Grand List) and property located at 17 South Hill Street (property was inadvertently omitted from the Village portion of taxes.) Motion passed unanimously.**
- C. Frank Heald said that this board will be seeing cases from the Board of Civil Authority of properties affected by flood damage. Ulla Cook is the starting point for the process.

7. **Sign Reappraisal Contract**

- A. Frank Heald said that this is basically the same as the previous contract and the listers are all in favor of the contract.
- B. Howard Barton noted that the contract price is \$63,000.00
- C. **Motion by Doug Ficken and seconded by Brett Sanderson to approve and sign the contract for the reappraisal. Motion passed unanimously.**
- D. Howard Barton said he would like the listers to research the bids as they are more familiar with them than Frank Heald.
- E. Frank Heald suggested they defer awarding the bids until the next meeting.

8. **Flood Update (Roads & Bridges, FEMA and Funding Issues)**

- A. Frank Heald advised that the systems in town functioned as they should have. There will be a debriefing meeting on Friday at 8:00 a.m. and board members are invited. We will discuss how things went and all interested parties are also invited. He would like to see this as a chance for constructive criticism. He said that he was impressed with the team response and community response. He said that the systems worked well and added that they also received assistance from Black River Good Neighbors, the Red Cross, the Salvation Army and many others. He advised that he was pleased to have the EPA representative here on the 2nd or 3rd day after the storm. He advised that today they were working to connect Pentinor Hill and the culvert for Trailside was due today, but did not arrive. There are 2 bridges that need work, upper East Lake Road and Pleasant Street Extension. The work for most of East Lake Road will be put out to bid within the next week. The balance of the work is being managed by our highway department (FEMA rules.) The town has hired people, trucks and heavy machinery. He met last Thursday with a woman from FEMA and was told that the individual who is responsible for public assistance will be here in 7 to 10 days. The engineers have taken pictures and inventories of damages. There is a FEMA funding issue. The town must front everything we do. The roads are passable and we have started some top coating and paving over on Andover and part of Mountain Road. The town and village must do the funding and we are currently working out of the cash account. We will have to do a resolution to borrow money as the funds we are using are for other things. FEMA will pay 75% of the flood damages and the state will pay 15% if you have a Road Standards in place and Ludlow passed on in the spring of 2011. The balance of the funds must be dealt with locally. We will have to ask the voters for a long term bond. There is a concern regarding payment from FEMA. The payments for the flood damage in the northern part of the state, last spring, have not been funded by FEMA yet. FEMA requires free space to set up their residential office and we found space at Okemo Marketplace. They also could not fund their utilities and we will do that. They will pay for security service 11 hours per day for 60 days. They will pay \$55.63 per hour and we will provide that service. We need to look at emergency repairs, final costs to fix things back to original condition and getting mitigation funding from the state for Commonwealth Avenue. That needs work fast. The brook goes over fast and it can no longer handle the water. It will be an interesting project, it needs a deeper culvert, but the roads are narrow at the base. The federal government will fund 100% of pieces of Andover and Main Streets.
- B. Bruce Schmidt asked if there is a set rate for the additional contractors hired for the cleanup work.
- C. Frank Heald said that 4 of the 6 contractors have rate sheets and through the emergency we paid the proposed rates.
- D. Howard Barton asked if they would start to negotiate now.
- E. Frank Heald said yes, they worked off the sheets for the first 3 weeks.

- F. Bruce Schmidt said everyone stepped up and it was amazing to watch it all. He commended Frank Heald, Pam Cruickshank and everyone on the staff for the great jobs they did.
- G. Frank Heald said they can't pick just one person, everyone did a great job.
- H. Bruce Schmidt agreed that they really need to fix Commonwealth.
- I. Frank Heald said this was the first time the dams were put to the test and they performed exactly as they should.

9. **Department Head Reports**

- A. Howard Barton advised that all reports are in and contain lots of flood information.
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10. **Other Business**

- A. Stearns Pit Lease
 - 1. Ted Reeves said that Okemo would like to start working on the contract for Stearns Pit. He asked if the board would consider a 3-year lease with increases based on the CPI. He also would like the board to consider doing two separate contracts for the lease of the pit and for maintenance of roads that Okemo is responsible for. The lease runs from December to March, but the maintenance starts earlier and ends later.
 - 2. Howard Barton said the lease used to be for 3 years. He thinks that it was shortened when someone suggested that possibly parties other than Okemo may be interested in the property. He asked if that property comes up for reappraisal.
 - 3. Frank Heald said the town owns it and it was privately appraised about 6-7 years ago.
 - 4. Ted Reeves said he would get together with Frank Heald and bring two contracts for the next meeting.
- B. 250th Anniversary Celebration
 - 1. Frank Heald said that the 250th Celebration went off without a hitch. Friday night was cool and Saturday had a large crowd and was a lot of fun. Ralph Pace and the committee did a great job.
- C. Transfer Station Related Items
 - 1. Frank Heald said that they have been taking storm related C&D at no charge and continued through the 18th. He has had 2 requests to extend this for one more week.
 - 2. Bruce Schmidt asked how much the costs are so far.
 - 3. Frank Heald said it is about \$1,000 per container and they have filled about 20 containers.
 - 4. Bruce Schmidt said they have to draw the line at some point.
 - 5. Brett Sanderson suggested continuing it through Sunday, the 25th.
 - 6. Howard Barton said that he heard that other towns are bringing their household garbage to Ludlow. He saw on TV that a local neighboring town manager was telling his residents to take it to Ludlow.
 - 7. Frank Heald said that there has been nothing approved by this town for that. He said that there were dumpsters in town that were supposed to be just for Ludlow.
 - 8. Howard Barton said that he has seen a lot of stuff coming from up north (Plymouth). He said that people are saying they are borrowing other peoples' trucks. He said it is too bad when people take advantage of Ludlow.
- D. Town Plan
 - 1. Bruce Schmidt said that with budget season coming in November and December, he wanted to know if board members want to start looking at the town plan drafts that the Planning Commission has been sending. We need to review and ask questions and it can get frustrating.
 - 2. Frank Heald said the Select Board has been getting chapters as the Planning Commission completes them. He said they could have a joint meeting.
 - 3. Bruce Schmidt said it will be frustrating for the Planning Commission members if this board sends it back with lots of comments and questions. He would like to see a printout of a complete draft that includes marking for changes. He would like to support the plc.
 - 4. Howard Barton asked when the Planning Commission is planning to adopt the Town Plan.
 - 5. Frank Heald said he is not sure. He said he would ask Jason Rasmussen to send drafts with tracked changes and would ask Fred Glover to come in for about a half hour to discuss changes before they hold a public hearing.

11. **Sign Warrant Orders**

- A. Warrant orders have been signed.

12. **Set Date for Next Meeting**

- A. Howard Barton advised that the next meeting would be held on October 3, 2011, getting back on the regular schedule.

13. **Possible Executive Session/Personnel**

- A. Frank Heald advised that no Executive session is required.

14. **Adjourn**

- A. **MOTION by Doug Ficken and seconded by Bruce Schmidt to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 7:46 p.m.

Respectfully submitted,

Lisha Klaiber

Howard Barton, Jr., Chairman

Brett Sanderson

Doug Ficken

Bruce Schmidt

John Neal