

**TOWN OF CASTLETON  
SELECT BOARD MEETING  
MINUTES OF MARCH 28, 2016  
TOWN OFFICES**

**MEMBERS PRESENT:** J. Bruno, R. Combs, J. Leamy, W. Potter

**MEMBERS ABSENT:** R. Spaulding

**OTHERS PRESENT:** M. Shea, Town Manager, see attached listing

Meeting was called to order by Chairman Bruno at 7:01 pm with the Pledge of Allegiance

**Approval for Agenda**

**MOTION:** J. Leamy made a motion to approve the Agenda as presented. R. Combs seconded. All in favor. Motion carried.

**Minutes for Approval –March 14, 2016 (2 sets)**

**MOTION:** R. Combs made a motion to approve the 2 sets of minutes of March 14, 2016. J. Leamy seconded. All in favor. Motion carried.

**Police Department Update - Chief Mantello**

Chief Mantello reviewed the February report and noted that there were a few minor changes from the January report.

He continued stating that the building was almost complete inside, the sprinkler system is in and the alarm & camera will be in by the end of the week and hopefully we will be in by mid-April.

**Appointments - FHUHS Board - Jennifer Jones & Z. Fred Lewis**

**- Green Up Coordinator - Julie Finnegan**

J. Bruno stated that there was a letter of interest from Jennifer Jones to be appointed to the high school board.

**MOTION:** R. Combs made a motion to appoint Jennifer Jones to the Fair Haven Union High School board until the next election. J. Leamy seconded. All in favor. Motion carried.

**MOTION:** R. Combs made a motion to appoint Z. Fred Lewis to the Fair Haven Union High School board. J. Leamy seconded for discussion.

J. Bruno stated that he felt that those wanting to be on the school boards they should petition.

R. Combs stated that he did receive a call from Fred and he didn't petition because of an issue and they have been resolved and would like to continue serving.

**MOTION:** J. Leamy made a motion to table the appointment until next meeting and have him submit a letter. R. Combs seconded. All in favor. Motion carried.

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**GREEN UP COORDINATOR - JULIE FINNEGAN**

**MOTION:** R. Combs made a motion to appoint Julie Finnegan Green Up Coordinator. J. Leamy seconded. All in favor. Motion carried.

**Request for Liquor License with Outside Consumption -  
- The Palms at Prospect Bay, Inc.**

**MOTION:** J. Leamy made a motion to approve the Liquor License for the Palms at Prospect Bay, Inc. R. Combs seconded. All in favor. Motion carried.

**MOTION:** W. Potter made a motion to approve the Outside Consumption request for the Palms at Prospect Bay, Inc. J. Leamy seconded. All in favor. Motion carried.

**Fire Station for Sale Purchase Offer & Consideration**

J. Bruno stated that any sale of Town property has been done in executive session.

M. Shea stated the he had an offer for the Elm Street property.

J. Bruno stated that this is would create a bidding war. We have an asking price and no one has met that price and still willing to take offers. But not willing to make the offer public.

J. Leamy suggested that we take up this issue in Executive Session at the end of the meeting

J. Rehlen asked that wouldn't it be in the Town's best interest to have a bidding war, and the board's responsibility to bring everybody to the table and raise the price any way we can. I have an interest in this property.

J. Hale stated that we ought to let people know that they are bidding against.

W. Pike asked what the appraisal price is on the Fire Station. J. Bruno responded that it was about \$370,000. R. Combs also stated that a 2 realtor gave a price considerably less.

J. Rehlen asked if the Mason's had the first rights of refusal. J. Bruno stated that yes they do.

**MOTION:** J. Leamy made a motion to table this item until later in the meeting. W. Potter seconded. All in favor. Motion carried.

**CITIZEN'S COMMENTS**

S. Loomis asked if the Town could have a street light put up at the Blissville 4 corners for safety. There is a light at the corner of Tanya & Blissville Rds that was installed many years ago because of an accident.

J. Bruno asked the Town Manager to look into the cost and funding. M. Shea stated there is a possibility that may be some funding.

**Manager's Update**

**Tax Title:** This process has been progressing. The next tax sale is scheduled for 4/18/16 at 10:30am. At this point we have eight (8) properties on the list.

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**Tree work at beach:** Just as a FYI, the highway department will be assisting at Crystal Beach in the near future with some tree work and ditching to bring electric and communication to the gate house in preparation for the summer season.

**RFP:** Concession Stand Services at Crystal Beach: In working with the Chair of the Recreation Committee we hope to have an RFP out to solicit a qualified vender to operate the concession stand at the beach.

**FLOAT BRIDGE:** The next step is to put the RFP out for construction within the next week.

**Safety Committee:** The Safety Committee has been able to meet on 3/21/16. The Committee will be meeting quarterly to be part of communicating needs and actions consistent to OSHA standards.

**VTALERT:** This is a free service to the community. The public should go to the web site at [www.vtalert.gov](http://www.vtalert.gov) which is a notification system where you can review the information and where you can sign up for notification of any alerts. This information will be on the town's website and those using Comcast will have to sign up.

#### **OTHER BUSINESS**

S. Loomis informed the board that there is garbage, etc. in the breezeway at Crystal Beach. There was a vehicle in the parking lot but disappeared before he could see who it was. The breezeway will have to be cleaned.

J. Bruno asked that Martha Clifford be informed.

#### **SELECT BOARD COMMENTS**

J. Bruno asked about the status of Creek Road ledge that appears to be moving and what the status is on contacting the owner of the property. M. Shea stated that the owner is not interested in removing the driveway. The landowner is responsible to insure that runoff does not go into the public right of way. The land owner has been sent a bill but has not responded.

J. Bruno asked about the ledge issue on Creek Rd and if the property owner has been notified. M. Shea responded that a letter was sent about 2 weeks ago, but have not heard from them. He continued saying that it is being monitored and if there is an immediate problem then we will act.

J. Bruno asked that there be continual followup.

J. Bruno stated that he was contacted by the new owners of the Lake House about the parking and told them that years ago there was an agreement with the Recreation Committee for use of the parking lot and we were paid a small fee for the use. He continued saying that this is a safety issue and we should continue to allow parking provided that they show proof of insurance and have the police monitor the area. Rather seeing vehicles parked along Rte. 30 it would be better to have parking at the beach.

M. Shea stated that Martha Clifford said that the owners were very responsible for the parking lot and it was always cleaned up by them.

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S. Loomis stated that there were no parking signs along the road for many years. Maybe the state should put up some caution lights.

J. Bruno asked the Police Chief & Town Manager to follow up with the state about putting cautionary signage or lights from the Trak Inn to the beach.

J. Leamy asked that before we do anything, we should check out our liability, secondly that is a state highway and they should be responsible for all signage.

J. Bruno stated that we have a radar cart that needs repair. S. Loomis stated that the repairs estimated at \$1700. P. Mantello stated the radar cart will be put back out after April 1 when the parking ban ends.

J. Bruno stated he was approached about paving Corey Lane and it has been before the voters. We may need to look at it again.

S. Day stated she notice that the state was working by Cliff Dwellers and wondered if they were coming back. J. Bruno responded that it was a state project and they would need to be contacted.

**WARRANTS FOR APPROVAL**

**MOTION:** R. Combs made a motion to approve the warrants as follows: #0328 for \$126,485.59; #0324 for \$1,607,481.42; #0317 for \$5,816.98; #0324P for \$13,565.70 and #0317P for \$12,380.46. J. Leamy seconded. All in favor. Motion carried.

**MOTION:** R. Combs made a motion to approve warrant #0325P for \$336.70 and #0318P for \$336.70. J. Leamy seconded. W. Potter abstained. All others in favor. Motion carried.

**MOTION:** W. Potter made a motion to approve warrant # 0326P for \$547.75 and #0319P for \$547.75. J. Leamy seconded. R. Combs abstained. All others in favor. Motion carried.

**ANY OTHER COMMENTS**

NONE

**EXECUTIVE SESSIONS - LABOR RELATIONS 1VSA § 313(A)(1)**

I move to find that premature general public knowledge of the Labor Relations will clearly place the town at a disadvantage by disclosing it negotiation strategy.

**MOTION:** R. Combs made a motion to enter Executive Session for Labor Relations with the Town Manager at 8:10 pm under the provision of Title 1, Section 313 (a)(1) of Vermont Statutes. J. Leamy seconded. All in favor. Motion carried.

**MOTION:** J. Leamy made a motion to exit Executive Session at 8:35 pm with no action taken. W. Potter seconded. All in favor. Motion carried.

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I move to find that premature general public knowledge of the Labor Relations will clearly place the town at a disadvantage by disclosing its negotiation strategy.

**MOTION:** R. Combs made a motion to enter Executive Session for Contracts under the provision of Title 1, Section 313(a)(1) of Vermont Statutes. J. Leamy seconded. All in favor. Motion carried.

**MOTION:** J. Leamy made a motion to exit Executive Session at 8:55 pm with no action taken. R. Combs seconded. All in favor. Motion carried.

**MOTION:** R. Combs made a motion to enter Executive Session for Real Estate at 8:56 pm. J. Leamy seconded. All in favor. Motion carried.

**MOTION:** J. Leamy made a motion to exit Executive Session at 9:17 pm with no action taken. R. Combs seconded. All in favor. Motion carried.

**MOTION:** R. Combs made a motion to accept for consideration the offer for the former Fire Station on Elm Street. J. Leamy seconded. All in favor. Motion carried.

**ADJOURN**

**MOTION:** R. Combs made a motion to adjourn at 9:20 pm. J. Leamy seconded. All in favor. Motion carried.

Respectfully

J. Potter

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Date of Approval