

**TOWN OF CASTLETON
INFORMATIONAL MEETING
MINUTES OF FEBRUARY 15, 2016
CASTLETON VOLUNTEER FIRE STATION**

J. Bruno opened the meeting with the Pledge of Allegiance at 7:00pm.

J. Bruno explained that this was the second of 3 meetings that the Board will be holding to get the public input and suggestions on the building of a new Town Office.

He stated that they are presenting draft drawings and that the floor plan will be finalized after the town approves the building of the town offices. The Board is looking for input from citizens for the final plan if it is approved.

This will be Article 55 on the ballot. The \$255,341.00 is money that is from sale of town property, left over from Fire Station and reserve funds. This amount could increase with more sales of town properties and assets, which would decrease the total cost of the project. He continued that they are looking to purchase the property next to the Fire Dept. It is already subdivided and is 3.3 acres. At the present time the Fire and Police Dept. have to share the driveway with the medical center due to Act 250. This plan would allow us to have our own access to all three buildings.

M. Shea stated that they had received some great ideas from the citizens that attended the meeting.

J. Bruno said it was nice to see the returning citizens and really nice to see some new faces at the meeting.

M. Shea reported that the addition of a new town office will increase the quality considerations of the town:

- 1) Infrastructure – essential for growth
- 2) Eliminate further spending on inadequate facility (saving money)
- 3) Centralized municipal services
- 4) Community investing in itself for many years
- 5) Community working together just
- 6) Attract new business
- 7) Attract new families
- 8) Attract new recreational opportunities
- 9) Community that cares about providing relevant services to its citizens

The quantitative considerations include:

- | | |
|---------------------------------|-----------------------------------|
| 1) Total costs | 3) length of loan |
| 2) Less any revenues (reserves) | 4) less cost of the trailer lease |

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J. Leamy informed the citizens how and why this location was chosen. Each Board member was asked to pick 3 locations. They went thru each list and decided on this location. It was not the least nor the most expensive. It does have sewer and water. It does not require an Act 250 permit, has access to Rt 30. It is an easy building site; the Board has been informed that it is sand and not ledge. The other locations would cost well over 1 million dollars.

R. Spaulding would like M. Shea to stress the monetary changes that would take place for the specific loan time frames.

The worst case would be if the total cost would be \$650,000.00 to the taxpayers: A \$100,000.00 assessment and a 3 yr loan would be approximately \$47.27/ year. The average assessed value of a home in Castleton is \$204,000.00, this home owners increase in taxes would be approximately \$94.44/yr for 3 years only. After 3 years this cost goes away and we have a new town office.

R. Combs explained that Article 54 is about having the town use the surplus to reduce the cost of the town office for the next budget year only.

J. Bruno explained that if both Article 54 and 55 pass, construction of the building would begin in the spring and be finished by September.

C. Hanners asked about the square footage of the building. J. Bruno replied it is 3,496 square feet which includes the 8 X 46 front porch. The building itself is 3,128 square feet.

M. Clifford asked about storage. J. Bruno stated there would be storage upstairs and closet space.

L. Elwood asked about overseeing the construction on our town and reducing the cost by \$68,000.00. J. Bruno stated that the Board is looking into that.

M. Brown stated that it is an ideal location, as Castleton Corners is the 2nd busiest intersection in Rutland County. People move to a community that can provide them with great services. We will have the convenience of having municipal services in one place. This will attract more citizens and businesses, when that happens taxes will go down. Also, our property values will go up.

B. McIntyre asked how the Board was planning on getting this information out to the voters.

J. Bruno asked M. Shea to out this information on a pamphlet and leave at the Community Center and other locations this week.

J. Henske suggested putting information at Prunier's Market.

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C. Immel stated to make sure that the information regarding the costs and how it will affect the taxes of the citizens.

L. Ellwood suggested getting the information into the Lakes Region paper.

M. Combs asked how the square footage of the new building compares to that of 556 Main Street. J. Leamy replied that it is approximately the same size when the 800 sq ft of the Police Dept. at 556 Main St is subtracted from the total square footage.

P. Keller asked about the property on Sand Hill Rd.

J. Bruno stated that there is no sewer there, water is across the street and it would need approval from Act 250. It was donated with terms to be used for economic development. It would be over 1 million dollars to build there.

MOTION: R. Combs made a motion to adjourn the meeting. Seconded by j. Leamy All in favor. Motion Carried.

Respectfully

V. Waldron

Date of Approval