

**Town of St. Albans
Selectboard Meeting Minutes
Wednesday, July 5th, 2023
6:30 p.m.**

On Wednesday, July 5th, 2023 at 6:30 p.m., the Town of St. Albans Selectboard met at Town Hall.

Officials and Staff: Chair Bryan DesLauriers, Vice Chair Jack Brigham, Jonathan Giroux, Brendan Deso, Jeff Sanders, Town Manager Sean Adkins, Interim Director of Operations Al Voegelé, Director of Public Works Dave Allerton, and Town Clerk Anna Bourdon.

Staff Participation via Zoom: Executive Assistant Jenn Gray.

Public in Attendance: Paul and Sarah Lerner, Pat Vincent, Jim Murphy, and Donna Deslauriers.

Public Participation via Zoom: Northwest Access TV and St. Albans Messenger Reporter Josh Ellerbrock.

Chair B. DesLauriers called the meeting to order at 6:32 p.m. The Pledge of Allegiance was recited.

Payroll

MOTION: J. Sanders made a motion to approve the payroll warrant dated June 23rd, 2023 in the amount of \$27,441.61 and payroll warrant dated June 30th, 2023 in the amount of \$47,961.06. Seconded by J. Giroux. All in favor, none opposed, motion carried.

General Warrant

MOTION: J. Giroux made a motion to approve the amended general warrant dated July 3rd, 2023 in the amount of \$103,066.50. Seconded by J. Brigham. All in favor, none opposed, motion carried.

Stormwater Utility Warrant

MOTION: B. Deso made a motion to approve the Stone House warrant dated July 3rd, 2023 in the amount of \$449.00. Seconded by J. Brigham. All in favor, none opposed, motion carried.

Impact Fee Warrant

MOTION: B. Deso made a motion to approve the Impact Fee warrant dated July 3rd, 2023 in the amount of \$2,442.69. Seconded by J. Giroux. All in favor, none opposed, motion carried.

Stone House Warrant

MOTION: B. Deso made a motion to approve the Stone House warrant dated July 3rd, 2023 in the amount of \$2,800.00. Seconded by J. Giroux. All in favor, none opposed, motion carried.

Minutes

MOTION: J. Brigham made a motion to approve the Selectboard meeting minutes from Wednesday, June 21st, 2023 as presented. Seconded by J. Sanders. All in favor, none opposed, motion carried.

Warrants & Minutes = 5 mins.

Public Comment

Town resident Jim Murphy, lives on South Main Street and came before the Board to express his concerns regarding a road that had been proposed to be built for a new plant near the Magnan Farm that would run by his house on South Main Street bringing a lot of truck traffic to

that area. J. Brigham said there is a new road through Ben and Jerry's property with a cul-de-sac, fire hydrants, and water and sewer services that is going to service that new plant. The plant is going in less than 100 yards from the Ben and Jerry's property line.

Donna DesLauriers came before the Board asking what is going to happen with the former Public Works garage. B. DesLauriers explained that an environmental assessment was done that came back better than expected. We were also looking to work with the State to turn the property into a boat launch. B. Deso stated that there were a couple phases of the environmental assessments done. There was a plume that was monitored and once the State was satisfied with the results, we were able to cap it. The biggest issue with that site for redevelopment is the lack of soils that would support a septic system. To take some pressure off the Hathaway Point Boat Launch, the thought was to work with the State to get funding to put a boat launch on the site. Maybe a canoe and kayak launch before having a full blown boat launch built. There is some dredging that needs to occur as well as the removal of a sunken barge. The barge removal would cost \$25,000.

Ms. DesLauriers asked about a \$40,000 grant to do a water quality study? B. Deso said it's for \$50,000 (\$40,000 plus a \$10,000 match). Ms. DesLauriers explained that in the area of Black Bridge where all the algae forms, you can trace it back to a farm in that area. She wondered if the funds could be used to help the farmer enclose his manure pits. It's a major pollutant.

J. Brigham stated that the City's wastewater line empties behind that farm. J. Sanders stated the manure pit is certified by several engineers. The farm is inspected every year. The State of Vermont is working with that farm on a treatment plan to pull phosphorus out of the stormwater.

Pat Vincent came before the Board to suggest that the grass at the former Town Hall building be mowed more often than is currently happening. It really needs to be mowed more than once every two weeks. D. Allerton will pass Ms. Vincent's concerns along to the mowing crew.

Public Comment = 22 mins.

Town Manager's Report Investment Policy

A. Bourdon stated that this policy is modeled after VLCT's policy. It was last reviewed by the Selectboard in 2011. B. DesLauriers explained that this policy allows the treasurer and Selectboard to make investments with Town funds.

MOTION: J. Brigham made a motion to approve the Investment Policy as presented. Secoded by J. Sanders. All in favor, none opposed, motion carried.

Investment = 4 mins.

Former Town Hall Update

S. Adkins explained that instead of using a Request for Proposal format, he is going with a business opportunity type of format. This allows the Town to have more control over the Town's entities by advertising in this way. There has been some interests, the building has been shown to a few people, and he has spoken to developers. The deadline for proposals is September 1st.

Paul Lerner asked if there old school records still remained in the basement at the old Town Hall and suggested that they be moved out safely and preserved per the Secretary of State's Office. S. Adkin stated he's going to Montpelier next week and he would have that conversation with the appropriate people then.

TH Update = 4 mins.

Stormwater Update

D. Allerton explained that he and S. Adkins attended a meeting for MS4 communities (15 in the state) regarding funding. Initially, the Town was told it would receive \$200,000. D. Allerton explained that he reviewed the formula the State used to come up with that number and came up with a different number. He presented that to the State. The State had made a miscalculation. The Town will now be receiving \$459,000. In order to receive the funds, we need to receive the grant agreement, which should be here by the end of month. D. Allerton explained that the funds do not need to go to a specific project, but we do have projects in our

Phosphorus control plan that need to be done. These funds are a onetime thing for now. S. Adkins stated these funds are left over ARPA funds, needing to be spent by 2026.

B. DesLauriers asked if it was possible for the Town to change our utility budget to reflect the extra money. B. Deso stated that wouldn't be good policy. Cutting the budget in half for one year doesn't make sense just to raise the budget the following year. J. Sanders asked if we could change the policy to use the money partnered with other funds.

B. DesLauriers asked if there was a formula used to determine how much we spend on a stormwater project. D. Allerton stated that Emmalee (Cherington, former Stormwater Coordinator) used the percent of impervious between the Town and the HOA to determine how much each entity would spend on a project. B. DesLauriers asked if D. Allerton could come up with some language or formula to use to revise the Stormwater Utility Ordinance. D. Allerton stated he'd need some time in order to do this.

The Board asked D. Allerton and S. Adkins to coordinate with the contact at the State stormwater office to attend a special meeting just to discuss stormwater. D. Allerton will work on this.

Stormwater = 21 mins.

Financial Officer

S. Adkins stated that there will be a posting for a Chief Financial Officer/Assistant Town Manager in a couple of days.

Financial Officer = 1 mins.

Schedule

The next regular Selectboard meetings are Monday, July 17th and Monday, August 7th at 6:30 p.m.

Schedule = 1 min.

Chair's Report

B. DesLauriers asked about Bay Day. It was stated that this year's fireworks display was the best in years.

Chair = 2 mins.

Other Business

Executive Session

MOTION: B. Deso made a motion to go into executive session at 7:39 p.m. to discuss a contractual and personal matter where premature general public knowledge of the subject matter would place the Town (or person involved) at a substantial disadvantage. It was further moved to enter into executive session to discuss a contractual and personal matter under the provisions of Title 1, section 313(a)(1) of Vermont Statutes and to invite in Town Manager Sean Adkins and Interim Director of Operations Al Voegelé. Seconded by J. Brigham. All in favor, none opposed, motion carried.

MOTION: J. Brigham made a motion to come out of executive session at 8:23 p.m. Seconded by B. Deso. All in favor, none opposed, motion carried.

No motions came out of executive session.

Adjournment

MOTION: J. Giroux made a motion to adjourn the Selectboard meeting at 8:24 p.m. Seconded by J. Sanders. All in favor, none opposed, motion carried.

Respectfully submitted,
Jenn Gray Executive Assistant