

**Dover Select Board
Meeting Minutes
Dover Town Office
Tuesday, Nov 5, 2019**

THESE MINUTES ARE NOT OFFICIAL UNTIL THEY HAVE BEEN APPROVED BY THE DOVER SELECT BOARD

Select Board members present: Josh Cohen, Victoria Capitani, Joe Mahon, Sarah Shippee

Select Board members absent: Dan Baliotti

Also, present: Office Manager, Jeannette Eckert

Public: Lauren Harkawik, Shannon Wheeler, Randy Johnson, Marco Tallini, Maggie Lewis, Steve Neratko, Tabi Freedman, Jim McDevitt, Paul Fisher, Mike Garber, Linda Sherman, Jeremiah Sund, Michelle Mann, Travis Briggs, Laura Sibilis, Steve Petrik

Regular Meeting Called to Order at 6:30pm by Chair Josh Cohen

I. **Public Comments:** hearing none, the Board moved on to item II

II. **Assessor:** Linda Sherman & Jeremiah Sund

A. Recommendation for Commercial/Mt Snow Appraisal Firm

Three bids for reassessing Mt Snow Resort

Two bids for the rest of the commercial properties in town

- **SnoValuation** (Brandon Hawks): \$50,000 (\$43,000-Mt Snow Resort + \$7000 Grand Summit)
- **Appraisal Resource Group Inc:** \$14,500 (from Essex, VT; analysis not as in depth as the others—Mt Snow & Grand Summit--\$3000 + commercial \$11,500)
- **Ken Voss and Associates:** \$ 139,000 (resort and whole commercial piece-- \$46,500 + \$92,500) (discount at \$111,200 if both are awarded)

Discussion points:

- During recent Vail purchase of Mt Snow; investors held up the process by about a month; during a pending sale process, commercial properties may be hesitant to disclose financial figures and put the sale in jeopardy
- SnoValuation has assessed Mt Snow in the past; very experienced; but does not do the residential portion of the Grand Summit
- Appraisal Resource Group Inc. (ARGI) has a very different approach
- Recommend Ken Voss & Associates for Mt Snow and Grand Summit
 - More detail; in-depth field sketches, property inventory; clear about his purpose although not a local contractor (Georgia)
- Recommend ARGI for the rest of commercial properties
- Difference in price over the three bids is due to level of analysis to be performed
- Reappraisal fund for Town of Dover is currently at \$413,000
 - These are funds that come to us from the State
- Learning process for Assessors; realize this is outside our expertise; it is important to look to outside counsel to develop a creditable valuation
- Priced out using Ken Voss for Mt Snow & Grand Summit & ARGI for the rest of commercial properties (93):
 - \$64,063 for commercial properties
 - \$332,700 with residential properties (332@\$100/parcel)
 - \$396,736 total if full reassessment is completed
- This reappraisal will be applied to the 2021 'as billed' Grand List
- 6-month time period to complete
- Have reference letters for Voss; spoke directly with Killington Assessor about ARGI (works directly with Wilmington as well)

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- We want the town and select board behind us on this
- Grand Summit is not straight residential property; Two different entities pay the tax bills

Board comments:

- Unsure why using two different companies to evaluate in two different ways—really need to understand this
- Would like to interview these bidders
- Confused by the thought process
- Would like to see the responses to the RFP
- Income approach—cautious about using this approach; not mandatory for businesses to give these numbers
- It is a really big deal, need to know what we are getting into
- Would like to see more information about how this works
- Are we treating everyone equally?

Linda & Jeremiah will provide more information for the Board to move forward on this

B. Errors & Omissions

RT048 Veronique Czechorowski

- Inspected 4 apartments that were damaged by fire February 3, 2018
 - After the fire, heat was off, and pipes burst
- Value per apt: \$14,934
- Apts. 1 & 2 were most damaged from the fire
 - 40% complete at a value of \$5,974.00 each
- Apts. 3 & 4 at 75% complete for \$11,200 value each
- Total for all 4: \$34,348
- Current value is \$288,390
- Adjusted value is \$243,088 for a difference of \$45,302
- Did not inspect the owner's quarters, that is a separate issue; these values are primarily based on the fire

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously agreed to have the Chair sign the E&O for RT048 in the amount of \$45,302

III. Unfinished Business:

A. Schedule Budget Meetings

- Dept. Heads have started working on their budgets
- Schedule for Thursday, Nov 21 at 1pm for Dept. Heads to review budgets

B. Review Town Owned Parcels for Possible Auction/Tax Sale

- Recommend proceeding with sale of 4 Properties:
 - AM030—283 Blue Brook Rd
 - CP013—72 Capt. Copeland Rd
 - DW009—50 Ellis Brook Rd
 - DW111—22 Buckboard Drive
- No one bid on these properties at Tax Sale and the Town took them over

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Comments:

- Should proceed with a sealed bid, no reserve; people can look at the property card and determine what they feel its worth and make a bid
- Setting a reserve creates subjectivity on what the property is worth; gets into the town profiting or not profiting, makes it more complicated
- Consider usability and buildability of some of the properties
- Bid process includes a legal notice invitation to bid (template provided by Fisher & Fisher from last auction)
- Appropriate to push it off until after budget season
- 30-day time frame between accepting/publishing the invitation to bid and the opening of the bids
- Address bids to Jeannette's attention at the Town Office

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously agreed to list the above 4 properties up for sale at a town owned property auction with sealed bids, at the Treasurer's earliest convenience

IV. New Business:

- A. Consider Increase to Appropriation for The Gathering Place (Maggie Lewis, director)
- Seeking a significant increase in appropriation to \$10,000
 - Served 109 families in 2019, 25 of these were from the Deerfield Valley
 - Dover residents make up 32% of those participants at West Dover location (8 people)
 - 88% are low income and receive Medicare
 - In 2018, provided 3940 hours of service to Dover residents
 - Currently have 6 staff members
 - It costs \$20/hr. to serve a participant
 - Asking to increase funding from other towns as well
 - Advocating for Medicare increase also
 - Wilmington provided \$50,000 over two years in lieu of town funding
 - Not all towns are being asked the same thing
 - Now have a facility in Dover whereas in year's past did not
 - Costs/staffing are based on participant needs; there is room to grow

Board comments:

- Will come up for discussion in budget sessions
- Believe it should be a warned article at Town Meeting since it is a substantial increase
- Should it be a petition with 5% of voters' signatures? *No, Appropriate \$10,000 as an article*
- There will most likely be a lively discussion; amount of funding can be amended from the floor
- The Gathering Place has been budgeted for many years at \$500
- Economic Development funded at \$30,000 to bring it to Dover
- Be prepared to present flyers and speak at Pre-Town & Town Meeting

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B. Review 2020 Health Insurance Rates

- Jeannette reworked the BC/BS numbers to reflect the two part time employees & their contributions which brought the totals down some
- Current Silver Plan increased by 12.92% over last year
- Thankfully, we have a healthy group of employees. Of the 22 employees covered, 19 have balances greater than \$5000 in their HRA accounts; all have greater than \$2500
- Marco pointed out that over the past few years, our budgets have created large surpluses; on a dollar for dollar basis, looking at a \$50,000 increase which doesn't move the needle at all; last year bought down the tax rate by \$400,000; \$700,000 surplus the year before. This is not a fiscal emergency
- HRA is currently funded at \$7350 for singles and \$14,700 for all others; this would increase to \$7750 & \$15,500 respectively with the same Silver plan based on out of pocket max of \$1500 for singles and \$3000 for all others

Board comments:

- Would really like to see all the options including all MVP plans
- It is a great concern for this whole country, many are struggling to maintain coverage
- Want to give the employees the best coverage but we are responsible to look at all the options
- Very sensitive, people will not be able to afford insurance because costs are so high
- Want to offer the best but be able to defend it at Town Meeting and justify it to the voters
- On a collision course and something has to give
- Place first thing on the next agenda; everyone needs to spend time looking at this

C. Consider Opioids Class Action Litigation Suit

- Don't see any reason to opt out
- Don't need to do anything but stay the course
- We may see something come back to us if and when it settles

D. Laura Sibilia: Update on Consolidated Communications Service Quality Investigation

- Asked to come speak to towns regarding the public comment submitted
- Want to make sure my concerns are understood
- With copper networks—many have experienced a decline in service
- Concerned about longer repair times since this service quality investigation began
- Staffing issues have been sited
- According to FCC, the State can regulate copper land line telephone service
- Can't regulate internet, wireless, cell phone, cable, fiber—very limited means
- CVG permit is pretty much all we can do
- Looking at creating CUD's (communication union districts) mechanisms for towns to potentially collaborate
 - Encourage Dover to give them a good solid look; puts strength in numbers; puts towns in the driver's seats
- FCC continues to roll back regulations, it has moved the goal post back—Consolidated Communications offers a very expensive copper network; they

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could offer a cheaper solution & instead of giving 180 days' notice, service can be shut off in 30 days

- Dangerous situation; not a luxury but critical infrastructure; people need to be able to call for help
- Need to at least give towns the tools to help themselves
- Please do not wait, participate fully with the conversations
- Windham Regional is working with EC Fiber and Center for Rural Innovation
 - Rural VT and NH; Carolyn Row from EC Fiber—goal is to help determine the best opportunities for CUD's
- Dover and Readsboro are ahead in knowing what are needed
- Steve supplied a letter of support to WRC on behalf of ED
- First Light ran a publicly subsidized project which is now under private control; interested in introducing new technology group
- Meeting in Burlington in December with vendors that would potentially run the networks; new technology coming out
- Company called Matrix has approached Readsboro and Whitingham
- CUD would need two towns to vote at Town Meeting; after that additional towns SB's can vote to join
 - CV Fiber & Kingdom Fiber are two of the groups formed
- As an East Dover resident, the telephone lines are not great, and neither are the electrical lines; real infrastructure problem

V. Zoning: Tabi Freedman

A. Sign Ordinance Language Update for Temporary Signage/Banners - Charity Events

- Do we really need to launch into the whole sign ordinance at this time?
- Can just go and change the sign ordinance without warning it
- Clarifying the language, not changing the ordinance; this unifies it
- Will review the whole sign ordinance as there are other pieces that need to be addressed
- Tabi will prepare comments and present to the Board at a later date

VI. Economic Development: Steve Neratko

A. Trails

1. Unanimous recommendation to name newly purchased parcel Horace Hill
 - Unanimous recommendation to name newly purchased parcel Horace Hill - After much discussion, DART recommended naming the property Horace Hill, in honor of Horace Earle, the last person who sugared the site
 - Did we ever think of someone donating money & having the park named after them?
 - Would like to see it named for an historic part of town and to maintain that

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board voted 3-0-1 to name the 40-acre parcel Horace Hill (Mahon abstained)

2. Request for \$590.00 for use in the Dover Town Forest
 - Request for \$590.00 for use in the Dover Town Forest - As was discussed at the last meeting, this \$590.00 would be utilized for signage at the Town Forest. The total project cost is \$5,724.80, with the Town of Dover being asked for only the \$590.00 portion

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On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously agreed to fund \$590.00 for signage at the Town Forest from ED

3. Landowner Agreement between Town and Southern Vermont Trails Association
 - This would acknowledge the relationship between SoVTA and the Town and would allow SoVTA to begin building the trails on the 50-acre site. I have attached the agreement and have also sent it to Chris Dugan for his quick review.
 - Two agreements, one for the 50-acre parcel and one for Town Forest

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously agreed to have the Chair sign both agreements

4. Landowner Agreement between Town and Mount Snow
 - Have not received the agreement as of yet from Mount Snow. Due to this, this item will be pushed back to a future meeting. It would allow a small section of rock wall to be removed along the border of the Town's newly purchased property and property owned by Mount Snow, so that a trail can be placed through it
5. Landowner Agreement between Town and Deerfield Valley Stump Jumpers
 - Have not received the agreement as of yet from the Deerfield Valley Stump Jumpers. This would acknowledge the relationship between DVSJ and the Town, and would allow DVSJ to do trail work, including on the property we recently purchased
 - Will defer to the next meeting when the Attorney can review
6. Update on Valley Trail A-
 - Sarah & Steve met with owners of the property, still concerned, not interested in moving forward; trail is pushed into his lawn but not that much
 - Talked through some ideas that may offer a compromise
 - The owners are not interested in moving forward with the trail but may be open to a sidewalk that remained within the right of way. Have reached out to the state, Ross Gouin from VTrans, and the engineers on the project to see if that is feasible. Hope to hear something more soon
 - Property owner knows that if push comes to shove, the State can force the issue but we are all trying to come up with a compromise so that doesn't happen
7. Request for Community Meeting with Weston & Sampson, December 3 at 6:00, at the Town Hall (during a normal Select Board meeting)
 - To review the progress of the Trails and Venue Plan and hear recommendations. After internal discussion, it was thought that the best day for a meeting would be during/after a Select Board meeting, but since we were hoping for a bigger crowd, possibly holding it at the Town Hall
 - Perhaps provide refreshments
 - Allow an hour for this presentation plus time for feedback session
 - Regular meeting will immediately follow the presentation

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B. Housing

1. Request for Dover/Wilmington Joint Select Board Meeting, November 18 6:30, at the Old School Enrichment Center
 - would update the progress by Camoin Associates and have discussion regarding the Housing Master Plan
 - Jeannette will warn the meeting

VII. Liquor Control:

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board recessed and convened as local Liquor Control

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously approved the following:

- A. 1st Class License for TAC Associates, Inc. d/b/a TC's Tavern
- B. 1ST Class License for TWG Hospitality d/b/a Lodge at Mt Snow

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board adjourned as local Liquor Control and reconvened as Dover Select board

VIII. Consent Agenda:

- A. Approve Minutes of October 15, 2019
On a motion by Victoria Capitani, seconded by Joe Mahon, the Board voted 3-0-1 to approve the minutes of Oct 15, 2019 (Shippee abstained)
- B. Approve Warrants of Oct 19, 2019 for \$168,319.78 & Nov 2, 2019 for \$822,038.44
On a motion by Sarah Shippee, seconded by Victoria Capitani, the Board unanimously approved the warrants of Oct 19 and Nov 2, 2019

IX. FYI:

- A. Thank You Letters from Grace Cottage & The Bartlett's for the donations made in Phil's memory, Mountaineer Inn for the DO-IT program
- B. SeVEDS Late Fall Bulletin
- C. Next Events at Town Hall:
 - Nov 6, Jacksonville Blues Band, 6-8pm
 - Nov 13, Open Mic Night, 6-8pm
- D. Ordinance Enforcement Training, Dec 4 in Montpelier—Tabi is attending

X. Liaison Reports: Sarah attended the Fire Dept appreciation dinner

XI. Executive Session, as needed: none

XII. Adjournment at 8:22pm

Respectfully submitted by Jeannette Eckert

Public notices of these minutes have been posted at the following locations:
Dover Town Clerk's Bulletin Board, Dover Town Meeting Bulletin Board, Dover School
Dover Free Library, East Dover Post Office, Town of Dover Website: www.doververmont.com