

**Dover Select Board
Regular Meeting Minutes
Dover Town Office
Tuesday, October 17, 2017**

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, Tom Baltrus, Sarah Shippee
Also Present: Office Manager, Jeannette Eckert

Public: Adam Levine, Randy Johnson, Bob Holland, Jim & Judy McDevitt, Lauren Harkawik, Marco & Stefan Tallini, Sandy MacDougall, Jim Desrochers, Kevin Stine, Ralph Meima

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

I. Public Comments: Hearing none, the Board moved on to New Business

II. New Business:

A. 2018 Blue Cross/Blue Shield Health Insurance Rates

- Jeannette provided the Board with rate/plan comparison over last year's figures
- Rates for the Silver Plan went up 7.7%; the least increase over the 4 standard plans
- Max out of pocket (plan & prescription) went up to \$8100 for singles; \$16200 for all others
- Employee contributions set at \$1250 for singles; \$2500 for all others
- HRA figures for 2018 would increase to \$6850 for singles; \$13700 for all others
- Currently fund the Silver Plan along with HRA—same plan for the past four years; employees do have a choice of the 4 standard plans; employees seem to be satisfied with the current option
- Specialist visit co-pays went up to \$75.00 from \$60.00
- Compared to MVP plan—MVP rates are lower this year; out of pocket max & co-pays are the same as BC/BS;
 - Vicki pointed out that as a former MVP subscriber the plans are good, but are not portable out of state—only serve New England & NY
 - Josh experienced severe customer service issues with MVP
- Would like to submit renewal by December 1st so employees will receive cards for January 1st start date
- Will put on Nov 7th agenda for a decision on the level of funding
- Marco pointed out that as soon as those figures are confirmed, the budget process can begin
- Will schedule budget meetings accordingly, plan is to complete by Dec. 31st

B. Request for Appointment of New Library Trustee

- Hillary Twining submitted a letter recommending Nancie McLean for the position

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously agreed to appoint Nancie McLean as library trustee until the next election

III. Unfinished Business:

A. Response from Richard & Barbara Powers, 2 Dover Hill Rd

- The Powers sent copies of the documents from the vault that they compiled when researching the spring rights; they are reluctant to engage an attorney due to the expense
- As stated in a prior meeting, the Board affirms that to move forward the Powers need to engage a qualified person to complete a formal title search

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- B. Update on Town Office Renovation Schedule
- a. Hazardous Material Inspection Report: Catamount Environmental completed the inspection—there is no hazardous material in the renovation areas however asbestos was found in the back-storage room which should be addressed
 - Jeannette has reviewed Keith Dewey’s project manual but feels unqualified to oversee the project or act as Clerk of the Works
 - As Mr. Dewey does not perform this task, feel that a Clerk of the Works is needed to oversee all areas of the bidding process & construction
 - With feedback from T.O. employees, Jeannette & Marco suggest that the kitchenette plans be put off and priority given to the ADA bathroom & storage room remodeling—adequate storage space is an increasing issue
 - Replace the flooring, add new shelving, make better use of the storage room space
 - We could also use a better configuration of the microwave, toaster, coffee maker that exist in the Town Clerk’s office
 - Joe Mahon agrees to take a look at the architect plans to determine what the project entails and whether a general contractor could oversee the work
 - Discuss again at next meeting
- C. Revisit WSWMD Withdrawal
- Bob Spencer estimated withdrawal costs at \$4396.58; a final number will not be available until the close of FY18
 - Still unsure of next year’s assessment number; this year is \$12,977.36
 - Seems our assessment should go down as they are no longer providing recycling services
 - We are spending almost as much on the single stream recycling as we do for our yearly assessment
 - Hazardous Waste Collections are a big expense to take on----quoted at \$9000 which could be shared with other towns but requirement is going up to 4 per year in 2018

Board comments:

- Never thought it was to our benefit to withdraw
- But if the assessment rate was going to change per Grand List that would jeopardize us
- There are unknowns: impact of lease payment; how is it going to affect their budget? They don’t know yet but it has to go down
- We could withdraw another year if something changed; play each year and see how it goes
- Winhall & Whitingham are the only other towns withdrawing this year
- Town Meeting vote on October 27 at 9am at Dover Town Office
- A meeting had to be scheduled in order to get this far
- We don’t know what is down the road; what the State may change in its requirements; let the experts handle it—for us it is just a fee to keep us in compliance and without liability; that alone is worth it

Kevin Stine: There is quite a lot of work involved in the SWIP as well as the education portions; can only team with a town within 15 miles to hold HWC events; WSWM rec’d grants to hold those, not sure how a town on its own would fund it

- D. Revisit Green Lantern Solar Proposal
- Proposal was presented in July to do a feasibility study on the landfill for solar array

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- If it turns out to be feasible, to enter into a lease option agreement
- Landfill would make a good site—stable, well managed
 - Capped landfills are specified as one of the forms of preferred sites
- Why Green Lantern? This is what we do; built up a base of doing these projects with over 60 solar arrays around the State: 27 mega watts
- Built up a base of experience; customer oriented; good value for investors
- 150 kilo watt project on Brown's Road landfill in Newfane in underway; notice of intention for certificate of public good has been filed; similar projects in other towns in the State
- Why lease option agreement? Basically, a letter of intent; Simply to make sure that however many months it may take to do the study, the land is not sold, leased to another party during the term of the agreement which would make the project impossible
- We would then act in good faith to negotiate a lease agreement with the Town
- Green Lantern is trying to build *community* solar business alongside our more traditional solar business (projects that are investor financed)
 - Community: panels are sold to individual households or businesses
- Net metering credits could satisfy 40-50 households
- Would request that the Board vote on the agreement & move forward with the study

Board comments:

- Net metering equals 18 or 19 cents
- Security of our landfill, access needed to be granted are concerns
- Concerns about the viability of this whole movement
- Concern the last time you came at the high cost for residents to invest at \$20,000; not sure that's a practical investment
- Why not put out an RFP to other competitors?
- Pay for our own feasibility study—there is risk in that
 - Place the risk ourselves or place it with you
- Last time we had concerns with what is "good faith" negotiations and that's why we stepped back
- Has everyone reviewed the changes that Chris Dugan suggested?
- Green Lantern is making a commitment to the town with this project
- Many ways this is like the decision for WSWM; do we want someone who is professional who can do the study with no money out of our pocket or do we want to spend taxpayer money?

Kevin Stine: believe it is a good site; only talking about 1.5 acres; not many areas available in Dover; would like to see 10 acres or more of this land used if it could be

Ralph Meima: WRC spreadsheet—new generating capacity for Wilmington is 2.5 million KWH per year; annual output proposed in Dover is about a 1/10 of that; other sites would need to be looked at

- For a 90-day period, Dover residents and businesses would have first dibs; then given out to others in the area, anyone with Green Mountain Power service is eligible
- No question it is a big investment; Pays back the investor in about 12 years; 8% rate of return; generate positive cash flow; loans specifically available for this purpose
- If the feasibility study comes up positive and we apply and successfully get the permit; the next phase of the project could go out to bid but a chunk of value we have created is the permit; we could sell the permit to whomever picks up the project

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- Typically, we don't apply for the permit until the lease negotiations are in process

Jim McDevitt: Is the size of the array expandable? *150 KW array would fit at that site; other parcels on the site may open up the possibility for expansion with another array*

On a motion by Joe Mahon, seconded by Victoria Capitani, the Board voted 4-0-1 to enter into a lease option agreement with Green Lantern (Baltrus abstained)

- Attorney Chris Dugan suggested some changes to the agreement which will be sent to Ralph for review
- Our intent is to move forward; sign agreement at next meeting

IV. Economic Development:

A. FYI: Valley Trail B & B+: Funding Not Granted

- Steve unable to attend but emailed copies of the letters to the Board
- Funding not granted for either project—Steve will continue to reach out to VTrans on future applications

B. Resignation Letter from Ken Black

- Ken's letter was read into the record by Josh Cohen
- The Board accepted it with many thanks and well wishes for his retirement

V. Consent Agenda:

A. Approve Minutes of October 3, 2017

On a motion by Victoria Capitani, seconded by Tom Baltrus, the Board unanimously approved the minutes of October 3, 2017

B. Approve Warrants of Oct 7, 2017 for \$238,614.90

On a motion by Tom Baltrus, seconded by Sarah Shippee, the Board unanimously approved the warrants of October 7, 2017

VI. FYI:

A. BDCC Annual Meeting, Oct 25th at 4:30-6:30pm in Brattleboro

B. Special Town Meeting, Oct 27th at 9am, Dover Town Office; Josh calling in, Vicki & Sarah present; Rich Werner will moderate

C. Invitation to Valley Cares 10th Anniversary Celebration, Oct 29, 2-4pm in Townshend

D. Sullivan, Powers Review Report –believe next year will be a full audit

E. November 7th Meeting: Appointment of Select Board Member

VII. Liaison Reports:

- November 29 at 1pm budget meeting with dept. heads at Town Office
- Sarah rec'd a response to the Successful Aging Award nomination. Sonny Brown has been selected to be recognized at their annual meeting on October 25th. Congratulations to Sonny!

VIII. Executive Session, as needed: none

IX. Adjournment at 7:31pm

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