

**Dover Select Board  
Regular Meeting Minutes  
Dover Town Office  
Tuesday, January 16, 2018**

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

Select Board Members Present: Josh Cohen, Victoria Capitani, Sarah Shippee, Joe Mahon\*\*

Select Board Members Absent: Dan Baliotti\*\*

Also Present: Office Manager, Jeannette Eckert

Public: Lauren Harkawik, Randy Johnson, Bob Holland, Adam Levine, Jim McDevitt, Jim Desrochers, Marco Tallini, Ralph Meima

**Regular Meeting Call to Order at 6:30pm**

**I. Public Comments:**

Randy Johnson: reminder that Rich Werner's retirement party is on Wed Jan 24<sup>th</sup> from 4-7pm at West Dover Inn

**II. Unfinished Business:**

A. Consider/Approve Town Meeting Warning

- Two petitioners still seeking signatures for Articles: WinDART & SASH
- WinDART is seeking appropriation of \$250 & SASH is seeking \$15,000
- Also note Auditor's pay increase by 3% to \$17.53/hour

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously approved the warning pending the receipt of finished petitions for Articles 12 & 13

B. Consider/Approve Green Lantern Lease Agreement (Ralph Meima)

- Public comment by ZA Wayne Estey via email was read into the record by Chair Josh Cohen indicating Mr. Estey's prior experience with public utility policy & his concerns regarding the *"unprecedented rush to approve this agreement"* & *"ask the Board to table this agreement's approval until competitive bids are sought"*

Board comments:

- Wayne's comments were passed on to Attorney Chris Dugan who is currently out of town
  - Would like to hear his comments
- Where did the lease rate schedule come from? Can you share what other towns are being paid for a similar array?
- Would like to see a full Board present before making a decision

Ralph Meima:

- Lease rate is typical of what is paid for a 150-kilowatt array; to be considered an offer
  - Public information: Newfane's negotiation ended at \$5000 for years 1-10
  - There is room to negotiate
  - Newfane's was posted publicly for 30 days prior to the lease agreement
- Suggest contacting Shannon Meckle in Newfane & Scott Tucker in Wilmington—similar projects in size to Dover's
  - Guilford's is slightly larger

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Public comments:

- Does the land not have any other purpose? What are the limitations to its use?
- Seems like a small amount of revenue to lease the land

Board comments:

- Capped landfills are limited as to what can be done with them
- Other solar companies may be interested in this site
- What is the true value of this land? It should be explored
- Is the landfill site smaller or larger than the school site?
- Would like to see what the lease payments are for the school array
- Residents versus outsiders buying into the array—is there information available on that?
- It is expensive to buy into; as we discussed before—around \$25,000 investment; not sure how many locals will buy into it
- Before a lease agreement is signed, public information is unstructured? If we want to find out how much the community wants to invest in this, how detailed and specific can you be prior to signing?

Ralph Meima:

- Total yearly revenue is legally capped by the State mandate net metering credit value at \$50,000
- A 150kw array in its first year generates 260,000 KWH
  - Each is worth 18.84 cents per kilowatt hour
- Landfill site is about 1/3 the size of school solar array
- Guilford project—marketed for 4-5 months and came up with 10 households to sign up—equals 1/10 of the whole array
  - Have not started marketing Newfane yet—won't know what the demand will be for a few months
- Also wondering what the demand is for community solar

Public comments:

- Public informational meetings were held when the school project was being proposed—are those being proposed for this project?
- Might be helpful to see what an average ratepayer could achieve
- Public informational meetings—when would those take place? Before or after the lease agreement is signed?
- Benefit to someone who doesn't buy in is minimal; every building will save a dollar or two

Ralph:

- There is an online calculator at [www.GreenLanternDevelopment.com/community](http://www.GreenLanternDevelopment.com/community)
- Comes down to whether the town wants to be a landlord or not
- If a taxpayer buys into the array, he receives 100% of the net metering credits & tax credits—about an 8% return on investment
- Newfane is being sold at \$3.85 per watt; don't see any reason why Dover would be any different
- Public meetings can be done any time; typically, after the lease agreement is signed

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- A lot of personal outreach took place in both Newfane & Guilford
- It is up to the town whether it is a community array or dedicated to one or two institutional off takers; any GMP customer can own watts; if Dover considers it high priority for community investors, that is the approach we will take
- We have a whole package we can promote to people and are willing to do so

\*\*Joe Mahon arrived at 6:57pm during the close of the Green Lantern discussion due to an appointment that ran later than expected

**Discussion tabled until Feb 6th**

- C. Town Office Renovation--Possible RFP Proposal
  - John Guminak prepared an RFP along with updated drawings for review by the Board
  - Jeannette will move forward on placing the project out to bid and review proposals at March 7, 2018 meeting
  - Looking towards a start date for construction in April 2018
  - Funds for the project are coming from Capital Building—already in the budget

**III. New Business:**

- A. Consider/Approve Certificate of Highway Mileage
  - No changes from the 2017 certificate
  - Request all Board members to sign

On a motion by Sarah Shippee, seconded by Victoria Capitani, the Board unanimously approved the certificate of highway mileage as presented

- B. Consider/Approve 2019 Tax Map Maintenance Proposal
  - Annual agreement—no changes from 2018 agreement
  - Request all Board members to sign

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously approved the 2019 tax map maintenance proposal as presented

**IV. Highway: Bob Holland**

- A. Permission to Obtain Drawings/Plans for Box Culvert on Taft Brook Rd
  - 75% funding will come from FEMA
  - Only one bid was obtained so far from Holden Engineering which included design, bidding, construction and closeout costs
  - Calls to Bell Engineering have not been returned
  - Board requests more bids for comparison; Jeannette & Bob will create an ad requesting bid proposals
  - Will revisit at Feb 6<sup>th</sup> meeting; need it by then or it won't get done this summer

**V. Police: Randy Johnson**

- A. FYI- Advertised Bid Proposals for Bathroom Project at PD
  - Will follow the same payment schedule as recent projects have done

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**VI. Consent Agenda:**

- A. Approve Minutes of January 2, 2018  
On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously approved the minutes of January 2, 2018
  
- B. Approve Warrants of January 13, 2018 for \$1073.82 and \$169,234.29  
On a motion by Sarah Shippee, seconded by Victoria Capitani, the Board unanimously approved the warrants of January 13, 2018

**VII. FYI: Upcoming Workshops/Events**

- A. Small Business Resource Wkshp, Jan 23<sup>rd</sup> in Wilmington
- B. Town Meeting Tune Up, Feb 7<sup>th</sup> in Montpelier
- C. Local Government Day, Feb 15<sup>th</sup> in Montpelier
- D. Pre-Town Meeting, Feb 27<sup>th</sup> Town Hall at 7pm
- E. Dog Licensing & Rabies Shots Clinic, Mar 3<sup>rd</sup>, 10am-Noon, EDFD
- F. Town Meeting, March 6<sup>th</sup> Town Hall at 10am
- G. Spring Select Board Institute, March 24<sup>th</sup> at Lake Morey

**VIII. Liaison Reports:** none

**IX. Executive Session, as needed:** none

**X. Adjournment at 7:10pm**

\*\*Dan Baliotti arrived just after adjournment due to car trouble

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](http://www.doververmont.com)