

**Dover Select Board
Meeting Minutes
Dover Town Office
Tuesday, Sept 17, 2019**

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 member absent: Dan Baliotti

Also, present: Jeannette Eckert

Public: Lauren Harkawik, Bob Holland, Steve Neratko, Shannon Wheeler, Randy Johnson, Rich Werner, Linda Sherman

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

I. Public Comments:

Bob Holland reported that Taft Brook Rd culvert is finished; will proceed with the FEMA paperwork to get the reimbursement funds

Rec'd a call today from the fog lines painters, will be coming tomorrow to do Dover Hill, Handle Rd, if the Board wants to proceed or put it out to bid

Comments:

- Same price as last year
- Budgeted for last year and they never came
- Funds are in this year's budget also
- Safety issue, don't think we should wait
- Have them come and then affirm expenditure at next meeting

Vicki suggested eliminating the Exec Session and placing the item in open session as it doesn't contain any confidential information; will add *Agreement for Appraiser's Contract* under Assessor and discuss in open session

Sarah offered thanks to Jeannette for a job well done on the Employee Appreciation Party

II. Unfinished Business: Steve Neratko

A. Adopt Tax Stabilization Policy

- Rec'd two comments with changes that are believed to be worthwhile
- Reporting on what is being done: Add *"Approved applicants will be required to complete annual reporting forms."*
- Won't know whether these businesses are being successful unless there is some sort of reporting being done; needs to be in the application
- This paragraph includes the *"failure to meet objectives outlined in the application,"* which would be a reason for non-compliance and termination
- If the objective includes creating 10 jobs and after a year or more, no jobs are created, there should be a review of the plan on a regular basis
- Another comment was the amount of the fee; should it be a percentage of the project or a set amount of \$500?

Board comments:

- How do we measure their failure to meet objectives?
- Application fee is to cover the cost to ascertain seriousness of commitment as well as time & effort to process the applications
- Are we making more work for Steve?
- Summary every year that gives us a progression is okay

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- When does tax stabilization take place?
- Stabilization is meant to be post construction
- At “percentage complete” while under construction
- Not just for construction, it may be creating a new business
- Assessed value needs to increase, it really depends on the project

Rich Werner: We invest a lot of money every year. How are we going to track the return on investment? It’s easy to promise the world, shouldn’t the application fee be more for a million-dollar project than a \$100,000 project? Every application fee in town is based on the value of the project

Linda Sherman: I have looked at this; we are going into a commercial re-appraisal here soon; This is all very new to me.

For example, I buy the Silo for \$200,000 on March 15 and it needs to be gutted. As of April 1 the value is assessed at \$500,000; whatever is done as of April 1 the next year goes toward % complete; Once it’s complete say in 2 years, the buyer is still getting that discounted tax rate for 10 years? That’s pretty decent. Commercial value is based on income *and* cost approaches

Rich: The policy is based on increased value from improvements—percentage of the improvement that year; Benefit needs to be when the project is completed; Want it to be an asset to the town quicker

Josh: How many people are being hired for an unfinished project? Only way to evaluate that is when the project is completed

Sarah: Projection would include when you feel you will be hiring

Steve: See last sentence of page 1: The tax stabilization contract will become effective at the beginning (April 1) of the next fiscal year after voter approval and completion of construction. It’s confusing. We may not have that many applications because of that

Vicki: Wilmington has had only one application

Rich: Encouraging people to build benefits the taxpayer; it’s the value of the building, not the number of people hired

Sarah: Its one factor of economic development, creating more jobs is one way to measure it

Joe: Its one of the criteria, doesn’t have to include it

Linda: Its always the hope that it will increase homeowners, kids in school, eating out etc.

Rich: Consider the application fee again—shouldn’t it be a sliding fee? All other fees are based on sliding fees. \$500 is a high fee for a smaller project; 5-million-dollar project is a huger benefit and spending more money in town; \$500 is nothing to them

Joe: Keep it \$500; nothing is going to be approved until it goes before the taxpayers

On a motion by Joe Mahon, seconded by Sarah Shippee, the Board unanimously agreed to adopt the most recent Tax Stabilization Policy dated September 17, 2019

III. Assessor:

A. Errors and Omissions

- Regarding Someday Road property owned by Richard Meduski SG002
 - One of the lots that was sold once had a tennis court; now there is a house on it; value of tennis court was not removed
 - 5.64-acre parcel that was purchased by an abutting owner; tax bill acreage was correct, but value was not changed
- Tax bill rec’d was for the full value of the land and the tennis court
- \$1,639,850.00 current value

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- \$1,531,140.00 corrected value
- Tax difference of \$2119.85
- Corrected bill would be issued for the new amount
- Basically, double dipped, charged for a tennis court that is not there

On a motion by Victoria Capitani, seconded Sarah Shippee, the Board unanimously agreed to adjust the value downward on SG002 by \$2119.85 due to errors and omissions

B. Agreement for Appraiser's Contract

- Amendment to current contract, Not signing a brand-new agreement
- Already under contract until Feb 2020
- Attach separate sheet for amendment to original contract
 - Need to amend it with the same dates with signature lines for both Jeremiah and Select board
 - Language has been approved by town attorney
- Provide clean copy for next SB meeting

IV. Police:

A. Update on Traffic Concerns--Dover Hill Road

- Back on July 16 gave numbers for the speed signs near Sonny Brown's
- 2nd speed sign was put up by Jan Whitney/Pat Bowen property
- Average speed in July by Sonny's was 40.27mph
 - 40.39mph in August
- 38.65mph during same ten-day period in August by Pat Bowen & Jan Whitney's
- Cars traveling 35 mph and below going by Sonny's: 20%
 - Jan & Pat's: 26%
- Cars traveling 36-45 mph: 59% by Sonny's
 - 61% by Jan & Pat's
- Cars traveling 46-55 mph: 18.9% by Sonny's
 - 10.5% by Jan & Pat's
- Only 1% of cars were going 56 mph or over in both areas
- 7-day car count reading: 3155 cars by Sonny's
 - 3610 cars by Jan & Pat's
- 36 mph and faster: only 100 cars; all others were going lesser amounts
- Slopes are different at Sonny's than at Jan & Pat's
- Angle of the signs to the road is another factor in the difference to the car count
- Overall speeds have not changed

Reminder that traffic needs to **stop in both directions when the school bus stops

V. Economic Development: Steve Neratko

Before beginning, Steve introduced Shannon Wheeler who was hired at the last meeting as his assistant & she was welcomed by the Board

A. Year-Round Concert Series and Open Mic Night Updates

- a. Keys—Kevin Parry has asked to have a set of keys so that he doesn't have to come and go from Brattleboro
 - How to handle this?

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- Install key code? But that could be problematic
- A lock box could be installed at the town hall in which to deposit the keys
 - Not a big expense---~\$30.00
 - There is already a lock box there for the fire dept.

b. Costs—booking fees were not figured, \$100 per concert

- Sound system came in \$550 cheaper than expected; will need a few extra items
- Advertising is \$134.00 per event and \$25.00 on FB ads
- Need a total of \$9569.00 to operate this concert series which is less than summer series cost

Comments:

- Leave sound system there?
 - Propose to lock in front utility closet; move those items elsewhere
- Cleaning fee included?
 - Jeanette Lee's cost is \$80.00 per week which was not factored in
- Attendance and security are key
 - Organizer, Kevin Parry will be present at all the concerts
 - Linda will be at open mic nights
 - Attendance should be taken
- Winter months—a lot of restaurants have specials on Wednesdays
 - Concerts are from 6-8pm; other events usually start at 9pm
- Demographics of the concert goers are older people
- Already 65 people expressed interest from social media ads
- Need to let it have a chance; Can't base it on one season
- Think it could be very successful but there is a lot of stuff going on
- Booking bands in stages may be an option
- Updates will be given regularly

On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously approved the additional concert funding in the amount of \$9889.00 to come from 1% funds

- Make refreshments available?
- Open it up to non-profit organizations to sell baked goods, non-alcoholic drinks
- This came up at the Park—thought it would interfere with businesses
- Don't have a problem with it at the Town Hall
- Food can be available for purchase in the kitchen only
 - Must bring their own serving items; clean up afterwards

B. Valley Trail A-

- Exact amount of funding is \$292,000
- Original documents were signed by David Greenwald, although Winifred Lee is named as the trustee
- According to Chris Dugan, the process can vary—and take an extended period of time for eminent domain

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- Recommends we should take every chance to avoid it
- Recommends using Bob Fisher
- Sarah spoke with one of the family members that owns the house on Bogle Rd
 - He is coming up Columbus Day weekend and will meet with Steve & Sarah
- Possible monetary compensation for property owners
 - Shrubs or fences or driveways
- Read the plan and measure out stakes—Bob Holland can help out
- Anything we can do to reduce the costs
- Safety in terms of crossing Route 100—making sure cross walk is in a place to maximize safety, minimize risk
- Trees that block view will be gone—proposed in this project's plans

VI. Consent Agenda:

- A. Approve Minutes of Sept 3, 2019
On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously approved the minutes of Sept 3, 2019

- B. Approve Warrants of Sept 7, 2019 for \$204,197.53
On a motion by Victoria Capitani, seconded by Sarah Shippee, the Board unanimously approved the warrants of Sept 7, 2019

VII. FYI:

- A. Fall/Winter Concert Series begins Sept 18 with The Miles Band, 6-8pm, Town Hall
- B. Jazz Concert to benefit The Gathering Place, Sept 21 at 8pm, Memorial Hall
- C. Q&A about Vermont's Apportionment and Redistricting Processes, September 25 at 6 pm at the Dover Town Hall
- D. Housing Master Plan Open House, Sept 26, 5:30pm at Old School, Wilmington
- E. Town Fair, Oct 2-3 in Killington

VIII. Liaison Reports: none

IX. Executive Session for Personnel (Linda Sherman)—moved to regular session above

X. Adjournment at 7:54pm

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