

Selectboard members present: Peter Marsh, Mathew Norris, Susan Jefferies (Chair)
Others present: Tom Estey, Robert Turner, Bill Coon, Dennis Hysko, Marjorie Dickstein, Rick Burroughs and Kate Coffey (Black River Design), Kerry Kurt, Adam Piper (Vermont Land Trust), Jim Geier

S. Jefferies called meeting to order at 5:35 p.m.

Minutes: P. Marsh moved to approve the minutes of the January 6, 2014 and the January 12, 2014 Selectboard meetings. S. Jefferies seconded. Voted and approved.

Bills: There were no orders for approval.

Mail: There was no mail that required action.

Town Garage Advisory Committee: Kate Coffey presented revised cost estimates totaling \$1,894,599. There was much discussion about the estimates. Comments included:

- Several items were removed that would be difficult to add later
- The overall cost is still very high
- We could consider dividing the project into two phases and only proceed with phase 1 until we have more information on the garage pricing
- The Committee should consider the cost/benefit of any changes, and of significant cost items in the estimates
- It may be useful to visit more town garages or similar buildings and get their actual costs

The Committee also discussed possible changes to the method of construction (stick build vs steel) and how the changes would affect the building code requirements.

The Committee decided that there was not enough information to put this item on the Australian ballot for March 2015. A plan will be developed for a vote later in the year.

Visitor's Business: **Kerry Kurt** provided an update on her farm, which adjoins the Starksboro gravel pit. Her goal is to support her ongoing work with children who have home, behavioral and other issues. She discussed some of her recent challenges and successes.

K. Kurt noted that she has been working with Soil and Conservation Resources to develop a grazing plan. She will be using the right of way across town property to move her herd between pastures. She would like to use part of the gravel pit for feeding and also to store her trailer. (The trailer has been stored there on and off for quite a while.)

Adam Piper reviewed the Vermont Land Trust covenants related to municipal use of the gravel pit area, and noted that it is VLT's opinion that the town and the owners of the farm should work together on any plans. He asked that the town provide VLT with a map showing the proposed building envelope. We should make sure the building envelope is large enough to include outside storage areas, and any future plans for development. Covenants have been sent to the town attorney for review.

P. Marsh asked that K. Kurt provide the Selectboard with a proposed rental agreement. The agreement should include a reasonable rental amount, with a term long enough to be useful to the farm, but not so long as to tie up town land in perpetuity.

Robert Turner discussed possible themes for the town report.

Old Business:

- **Park & Ride Shelter** – It has been too cold to work on the shelter.
- **Village Center** – An Empire wall furnace was installed, but it did not meet the specs we required. There is no blower. P. Marsh will work with Jackman's to resolve the issue. The heat pump should be installed next Tuesday. More trash and scrap metal have been removed from the building.
- **Jerusalem Schoolhouse** – Fuel has been delivered and the water drained and turned off.

Agenda for Tuesday, January 20 meeting:

- Budget
- Warning
- Selectboard write up for town report
- Report on ongoing projects – shelter at Park and Ride and Village Center rental agreement

The next meeting is scheduled for January 20, 2015.

Meeting adjourned at 8:00 pm.

Respectfully submitted,
Susan Jefferies