

Starksboro Selectboard
Minutes of 1/15/19
Unapproved

Board members present: Koran Cousino, Eric Cota, Keegan Tierney, Peter Marsh, Tony Porter
Others present: Tom Estey, Rebecca Elder

The meeting was called to order at 5:30 p.m. by Chair Koran Cousino.

Road Foreman's Report

- The old one-ton truck is back from the shop and is repaired.
- The road crew put in a lot of hours in the storm last week.
- Various tools for the garage are being replaced as needed since many that have been used over the years were loaned from employees.

Green Lantern Solar – Sam Carlson

Koran updated the board on the conversation she had with Town Attorney Jim Carroll earlier in the day. They reviewed the latest draft of the lease that had been reviewed by both Jim and the attorneys for Green Lantern.

Sam Carlson from Green Lantern reviewed where the project stands and summarized the various points in the lease that were discussed, edited, and approved. The certificate of public good has been issued by the State. The next step is to apply for the landfill post-closure permit. This is what determines if they can proceed. The feasibility and permitting costs about \$15-20K and therefore GLS didn't want to do start that work until the lease agreement was finalized. If the permit is not issued, GLC will have to terminate the agreement. After the analysis, the Town and GLC will receive specs on how the work can be done and ensure safety of installation on the site.

The town has spent 5-6 months of lease negotiations and is ready to move forward. If things go well, the next steps will be:

- 3-4 months to go after the permit from DEC; hope to have it in April/May
- If permit received, start building in June once the land is dried out
- Hope to be operational in July/August.

In the process of researching title, it was discovered that a utility easement was needed from the Huber Family Trust to cross a very small portion of their land by the old salt shed.

Sam reviewed and walked the Board through Sec. 14d regarding tenant responsibilities. Tenant is responsible for everything except: can't be responsible if, as a result of the permit application, DEC comes back to the town and says Starksboro must fix something that was discovered in the permitting process.

Green Lantern has done projects like this one in Cambridge, Newfane, Dover, Windsor, and similar projects in S. Hartland and S. Burlington. They have extensive experience working on former landfills and brownfields. DEC does this investigation and gives a report.

Motion: Keegan Tierney made a motion to accept the terms of Green Lantern Solar lease agreement and authorize Koran Cousino to sign the lease, pending the 30-day public notice of the real estate lease and no response from the voters. Tony Porter seconded.

Motion carried.

The public notice will be prepared immediately. Rebecca will contact Jim Carroll for the language to include. Public notice will be submitted to the Addison Independent for next week's edition.

The board asked Sam if Green Lantern would be interested in pursuing other solar project(s) in town if viable. If the Town, Selectboard, and Planning Commission designate a preferred site for solar development and the ACRPC does the same, then GLC would be happy to look at that site. Peter asked about the possible challenges on the power grid. Sam stated that they wouldn't know until they formally submit an application and whether there are other requests in line for connections. It takes 4-5 months on feasibility, then 2 months for GMP process, then engineering, then permitting.

Sam will send the language the Town of Underhill used for such designation.

- Sam will work with GMP on the utility easement with the Town.
- GMP will ask the town to sign that easement.
- They will do the same with the Huber Trust.

Exec Session: Peter Marsh made a motion to go into Executive Session per 1 VSA S313a "*When premature general public knowledge would clearly place the public body or a person involved at a substantial disadvantage: (F) confidential attorney-client communications made for the purpose of providing professional legal services to the body*". Eric Cota seconded. (7:05 p.m.) Rebecca Elder was present for the discussion.

Motion to exit Executive Session: Keegan Tierney made the motion. Tony Porter seconded. (7:15 p.m.)

No action taken.

Budget discussion continued

There are still some big unknowns including, the interest payment, the road crew salary, retirement contributions. The board discussion road crew planning for the future.

Koran has drafted the articles for the Town Report:

- Needs reserve fund amounts
- Capital maintenance reserve fund – Need to decide if the board wants to request this new fund and if so, how much to request

Keegan has drafted a capital maintenance expenses plan to review with the group at a future meeting.

Minutes of January 1, 2019

Motion to approve the minutes of 1/1/19: Keegan Tierney made the motion. Eric Cota seconded.
Motion carried.

Bills/Orders

Motion to approve the orders as presented by the Treasurer: Peter Marsh made a motion to approve with exception of \$100 payroll transfer. Tony Porter 2nd. The board authorized Keegan Tierney or Tony Porter to sign the orders.

Motion carried.

Mail review:

- PACIF report on town building inspections – Very good report, good maintenance of structures.
- Highway mileage information received. Town Clerk must respond.

Motion to adjourn: Tony Porter made a motion to adjourn at 8:30 p.m. Keegan Tierney seconded.

Motion carried.

Respectfully submitted,

Rebecca Elder
Selectboard Assistant

Next meeting: Special meeting on the budget to be held next week on Wednesday, 1/23/19 at 5:30 p.m.

DRAFT