

Select Board Members
 Peter Hood, Chair
 Mary Just Skinner,
Vice Chair
 Phil Hyjek
 Steve Martin
 Liz Scharf

MINUTES
MIDDLESEX SELECT BOARD
Tuesday, February 18, 2020
5:00 PM
Middlesex Town Clerk's Office
5 Church Street
Middlesex, Vermont 05602
(802) 223-5915

MINUTES

PRESENT: Vice Chair Mary Just Skinner, Members Steve Martin, Phil Hyjek and Liz Scharf. Treasurer Dorinda Crowell. Ben Rose, Recovery and Mitigation Section Chief of Vermont Emergency Management, Jennifer Evans, ORCA and Select Board Assistant Sarah Merriman.

Call to Order/Amendments

Mary called the meeting to order at 5:00 PM and greeted the guests. The only amendment was to set a place and time for the next regularly-scheduled Select Board meeting.

Approving the Terms and Conditions for a FEMA Buyout of 28 Rich Road

The Board reviewed the proposed Terms and Conditions of 4330-8R: Acquisition and Demolition of 28 Rich Road, a proposed FEMA grant to allow the Town to purchase and demolish structures on this property which is on the banks of the Winooski River and is often dangerously flooded. The federal award is \$102,000 which is 75% of the total approved project cost of \$136,000. Ben said the remaining 25% would be made up by a Community Development Block Grant of \$34,000.

If the project goes forward, this money would be used to compensate the homeowner for the loss of her house as well as abatement of any lead/asbestos, demolition of the house and removal of all gas tanks, etc. until the land is returned to close to its natural state. It would remain undevelopable Town property.

Though the Town submitted the application for this buyout four years ago, Ben said this memo of the Terms and Conditions needs to be approved by the Select Board to start the acquisition process. This means the Town would have to hire an appraiser to value the property, pay for a legal title search and schedule a closing, all of which would be reimbursed by the grant. After the closing, the Town must follow FEMA guidelines to return the property to a natural state.

If during the demolition phase the Town finds that the cost of abatement removal, etc. exceeds \$136,000, Ben said the grant can be amended. Liz asked if the cost goes up, will the 25% match go up as well. He said there was up to \$50,000 available in the CDBG. Ben urged the Town to agree to the Terms and Conditions. It is a non-binding agreement and does not obligate the Town to go through with the buyout. Both the Town and the homeowner are free to change their minds before the closing. When the dust settles, he said, there shouldn't be any cost to the Town and Jennifer should be able to walk away with fair-market value of her house.

Ben said the Board would have to make sure the Town's procurement and non-conflict-of-interest policies complied with State guidelines.

MOTION: Phil moved and Liz seconded authorizing the Vice Chair to agree to the Terms and Conditions of 4330-8R: Acquisition and Demolition of 28 Rich Road. Mary signed the acknowledgements as the grant subrecipient. Ben and Jennifer left the meeting.

OTHER BUSINESS

MOTION: Phil moved and Liz seconded approving the February 4, 2020, Select Board Minutes. The motion passed with Steve abstaining. Mary, Liz and Phil signed.

MOTION: Steve moved and Liz seconded the Memorandum of Understanding for Emergency Services provided by the City of Montpelier and authorizing the Vice Chair to sign on the Board's behalf. The motion passed and Mary signed the agreement.

All orders were signed.

The Board discussed holding the next meeting at 4 PM at Rumney School before Town Meeting begins so the Board could approve Orders and minutes and conduct any urgent business.

Mary adjourned the meeting at 5:58 PM.

Respectfully submitted by Sarah Merriman, Town Clerk/Select Board Assistant

THE ABOVE MINUTES WERE APPROVED AS A WARNED AGENDA ITEM AT A REGULARLY SCHEDULED MEETING OF THE MIDDLESEX SELECT BOARD ON MARCH 3, 2020.

N/A
PETER O. HOOD, CHAIR

MARY JUST SKINNER, VICE CHAIR

PHILIP HYJEK

STEVEN MARTIN

ELIZABETH SCHARF