

**TOWN OF UNDERHILL
SELECTBOARD REGULAR MEETING MINUTES
Underhill Town Hall
Thursday April 23, 2020, 6:00 p.m.
Online Meeting**

Selectboard: Dan Steinbauer, Bob Stone and Peter Duval

Town Staff: Sherri Morin, Andrew Strniste, Brad Holden

Public: Parker Ripley, Kurt Johnson, Pat Sabalis (Town Agent), Angelike Contis (MMCTV)

6:00 p.m. Call to order, adjustments to agenda. Meeting called to order by Dan Steinbauer. No adjustments to agenda.

6:01 p.m. Public Comment Period. No public comment

6:06 p.m. COVID-19 Update. The Highway Department has an ample supply of hand sanitizer, bleach, gloves and N-95 masks. Bob Stone would like to see a daily cleaning schedule in place and signs on the door saying that no one is allowed in without a mask. Sherri reported that the Clerk's Office is open by appointment only, three days a week. Searchers are required to wash their hands and have masks on. Peter Duval voiced his concern regarding ECI noting that the workers do not appear to be wearing the proper personal protection equipment, according to conversations he's had with Underhill residents. Bob would like Kurt to follow up with ECI to ensure they are following proper procedure.

6:26 p.m. Bridge 8 Construction Update. Kurt Johnson reported that the concrete had been poured. ECI discovered, when removing the existing pavement, that it was considerably thicker near the center of the bridge compared to the edge, where the core samples were taken, this could result in a cost overrun on the pavement. Shipment of the guardrail has been delayed and may result an additional expense to have it expedited, discussion ensued. Kurt suggests having Meg Armstrong, P.E. who is representing the Town iron out the details regarding these potential overruns with ECI to see who will be responsible for these additional expenses including the rental of the stoplights. The Town has rented the lights for a month and the rental is up on the 27th of April. The lights will be needed for a week or so longer or until the completion of the project.

6:42 p.m. New Business.

Natural Resources Planning Subcommittee. Dan moved to officially appoint the subcommittee. The members will be John Drew, Patrick Lamphere, Val Stori, Sandy Wilmot from the Planning Commission and Karen McKnight and Amy Golodetz from the Conservation Commission. Bob seconds the motion and the motion passed 3-0. It was determined, as with all committees that this new group will be subject to Vermont's open meeting law.

6:56 p.m. Town Forest Fire Warden. Dan moved to reappoint Parker Ripley as the Town of Underhill Forest Fire Warden, Bob seconds and the motion passed 3-0. Parker attended the meeting and reminded everyone that there is still a burn ban in effect for the Town of Underhill due to the COVID-19 pandemic. Neighboring towns also have similar bans in place.

7:03 p.m. Green Lantern Net Metering Agreement and Memorandum/Notice of Lease. Pat Sabalis, Town Agent, joined the meeting and gave some background concerning the documents that were on the

agenda for review/approval. Bob moved to authorize the Chair to sign the agreements, Dan seconds and Discussion ensued. Peter asked if the Town would actually benefit from the net metering agreement, discussion continued while Pat tried to contact Sam Carlson to join the meeting and while waiting for Sam the Chair decided skip to the next agenda item.

7:36 p.m. VT Reappraisal Contract. Brad reminded the Selectboard that the contract for the Town wide reappraisal will start in July. The entire process will take two years. Modeling will be the first phase and the goal is to get the final numbers as close to 2022 values as possible. Billing will be on a monthly basis.

7:39 p.m. Diffenderffer Parking Request. Andrew Strniste, Planning Director & Zoning Administrator joined the meeting and explained that the Diffenderffer application is on hold until additional parking is worked out. Mr. Diffenderffer stated in a letter to the Selectboard dated April 21, 2020 that he is willing to discuss a boundary line adjustment between his land and the Town for additional parking. Dan would like to hear some feedback from the Recreation Committee and the Conservation Commission and see a proposal from Mr. Diffenderffer. Peter feels this should be taken up in an executive session while Dan feels that this should be an open discussion. Bob stated that the question at hand is; would the Town be willing to entertain negotiation with Mr. Diffenderffer about a boundary line adjustment and adding more parking? Peter would like to see a parking study completed. Andrew suggested using RSG as a resource to conduct the study. Dan asked if there was a consensus to move forward with Mr. Diffenderffer's request regarding a boundary adjustment and additional parking, the Board agreed to proceed, in theory, and will look forward to seeing a more formal proposal.

8:05 p.m. Green Lantern Net Metering Agreement and Memorandum/Notice of Lease, continued. Additional discussion ensued and a while later Sam Carlson of Green Lantern Solar joined the meeting via telephone and gave an explanation of what net metering actually is and explained that so long as the Town continues to roughly use the same amount of energy at the Town Hall and the Town Garage these agreements should result in +/- \$750 annual savings for the Town. Pat suggested amending the motion to be two separate motions for each agreement.

Bob moved that the Selectboard approve the Net Metering Agreement between the Town of Underhill and Milton McMullen Road Solar LLC, subject to any further non-substantive or minor edits that the Town's attorney may recommend and to authorize the Chair to sign as the duly authorized agent, Dan seconds and the motion passed 3-0

Bob moved that the Selectboard approve the Net Metering Agreement between the Town of Underhill and OP Solar LLC, subject to any further non-substantive or minor edits that the Town's attorney may recommend and to authorize the Chair to sign as the duly authorized agent, Dan seconds and the motion passed 3-0

Dan moved to authorize the Chair, as the Town's authorized agent, to sign the Memorandum/Notice of Lease between the Town of Underhill Vermont and Underhill GLC Solar, LLC, Bob seconds and the motion passed 3-0.

8:51 p.m. Warrants, Minutes, Correspondence. Peter moved to accept the Warrants, Dan seconds and the motion passed 3-0. Bob moved to accept the minutes from April 3, 2020, Dan seconds and the

motion passed 3-0. Bob moved to accept the minutes from April 7, 2020, Dan seconds noting that the day needs to be changed from Thursday to Tuesday, motion passed 3-0, as amended.

8:58 p.m. Green up Day. Green up day has been postponed until May 30th. Brad will forward the details to the conservation commission.

9:10 p.m. Adjournment. On a motion by Dan Steinbauer and seconded by Bob Stone the Selectboard voted 3-0 to adjourn.

Submitted by Brad Holden, Interim Town Administrator

Read and Approved as submitted/amended



Dan Steinbauer, Chair

5/12/2020
Date