

Selectboard Meeting of April 12, 2018  
Town Hall Conference Room B, 7 Summer Street

Selectboard: Trini Brassard, Lawrence Satcowitz, Michael Hildenbrand, Matt Fordham, Perry Armstrong

Municipal Staff: Adolfo Bailon (Town Manager)

Public Attendees: Kristen Chandler, John Race, Gary Dir, Amy Gramich, Jerry Ward, Josh Niebling

Media: David Crosby (*Herald of Randolph*)

Regular meeting

1. Call to order

Mrs. Brassard called the meeting to order at 5:30 p.m.

2. Public Comment

Mr. Gary Dir shared his views on the proposed solar energy project proposed for construction by Randolph Center Solar.

3. Approval of Agenda

On motion by Mr. Armstrong and seconded by Mr. Satcowitz, the Board approved the agenda.  
Vote 5-0-0

4. Consent Calendar

- a. Meeting Minutes of January 11
- b. Warrants

On motion by Mr. Hildenbrand and seconded by Mr. Armstrong, the Board approved the consent calendar as presented. Vote: 5-0-0.

5. New Business

- a. Request for Appointment to Lister Position: Mr. Bailon reported that the Lister candidate, Mr. Eric Truran, withdrew his name from consideration. No action was taken by the board.
- b. Assembly Permit Application: The board discussed the application submitted by the American Legion, Post 9, for a Memorial Day parade. Chair Brassard asked a question with regard to the number of vehicles that participate in the parade. Mr. Hildenbrand responded to Chair Brassard's question and indicated that this parade does not include many vehicles.

On a motion by Mr. Hildenbrand and seconded by Mr. Fordham, the Board approved the application submitted by the American Legion, Post 9. Vote 5-0-0

- c. Liquor License Renewal: Mr. Bailon spoke about the three types of liquor licenses presented to the board for renewal and touched on the challenges posed by the Outside Consumption permit. Chair Brassard discussed the possibility of establishing a process where businesses may lease sidewalk space. Mr. Hildenbrand asked if there was sufficient time to establish this process without causing a delay in license renewal for the businesses in question. Mr. Bailon indicated that there was not enough time for existing applicants, but would work to establish a system for future applicants.

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Chair Brassard suggested that the Board consider the existing liquor licenses by group and in the order listed on the agenda. On a motion by Mr. Armstrong and seconded by Mr. Hildenbrand, the Board approved considering liquor licenses in the following order: First Class, Second Class, Outside Consumption. Vote 5-0-5

- a. First Class: On a motion by Mr. Armstrong and seconded by Mr. Hildenbrand, the Board approved all First Class licenses. Vote 5-0.
- b. Second Class: Mr. Hildenbrand asked if the application submitted by Chef's Market is for their previous or new location. Mr. Bailon confirmed that the license is for the new location. On a motion by Mr. Armstrong and seconded by Mr. Fordham, the Board approved all Second Class licenses. Vote: 5-0-0
- c. Outside Consumption: Chair Brassard discussed the permit submitted by One Main Tap & Grill and highlighted previous requirements established by the Selectboard. Mr. Hildenbrand added additional information as to why previous Selectboards established additional requirements to the permit approved for One Main Tap & Grill.

Several board members raised concerns about potential violations of the American with Disabilities Act (ADA) and suggested that town staff be more vigilant of potential violations. Mr. Armstrong suggested that Mr. Bailon have ongoing conversations with the business owners of One Main Tap & Grill to ensure that they remain in compliance with ADA regulations. Mr. Satcowitz suggested that the town ensure that One Main Tap & Grill remain in compliance and suggested a 3-strike agreement; the Board discussed a 3-strikes proposal that included a potential loss of an Outside Consumption permit as a penalty. Additional discussion was had regarding a A-frame advertisement sign and existing chain barrier, which contribute to potential ADA violations.

The Board agreed to establish a new 3-strikes stipulation to One Main Tap & Grill's Outside Consumption permit to ensure that it remain in compliance with ADA requirements.

On a motion by Mr. Hildenbrand and seconded by Mr. Fordham, the Board approved Outside Consumption permits for Black Krim Tavern, Montague Golf Course, and Jarern Sub, LLC. Vote: 5-0-0

On a motion by Mr. Hildenbrand and seconded by Mr. Armstrong, the board approved an Outside Consumption permit for One Main Tap & Grill subject to the following conditions: business owner(s) must agree to the stipulations established by the previous Selectboard, and agree to abide by the new 3-strikes stipulation. Vote: 5-0-0.

- d. Budget Committee Quarterly Briefing: The budget committee was not in attendance. No action was taken.
- e. 45 S. Main Street: Mr. Bailon provided a general background on the property owned by the town and discussed steps to establish a relationship with a commercial real estate firm. Chair Brassard stated that any new agreement should include a timeline for expiration. Mr. Hildenbrand agreed and indicated that proposed agreement with Pomerleau Real Estate includes a 6-month termination timeline. Chair Brassard directed Mr. Bailon to obtain more favorable terms regarding a potential lease option.

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On a motion by Mr. Hildenbrand and second by Mr. Satcowitz, the Board approved the agreement submitted by Pomerleau Real Estate subject to the conditions set by Chair Brassard. Vote: 5-0-0

Refinance Proposal: Mr. Bailon spoke about the reason for requesting authorization to refinance the existing loan agreement with Lake Sunapee Bank. Mr. Fordham asked questions with regard to the finance proposals submitted by several financial institutions and how they best fit the needs of the town. Board members discussed the rates proposed by several banks and expressed interest in annualized amounts. Additional discussion was had on the benefits of establishing a Lease to Own option.

On a motion by Mr. Armstrong and seconded by Mr. Satcowitz, the board accepted the proposal submitted by Mascoma Bank and authorized Mr. Bailon to complete the refinance process. Vote: 5-0-0.

- f. Banner Placement Permission at Gazebo: Mr. Armstrong asked for clarification on the existing issue with the guide wires over S. Main St. Mr. Hildenbrand spoke about the historical challenges and public safety issue created by the guide wires. Mr. Bailon indicated that community groups were recently reminded of the public safety issue created by the guide wires over S. Main Street.

On a motion by Mr. Fordham and seconded by Mr. Armstrong, the Board approved the application submitted by the Randolph Food Shelf and ratified the request submitted by the Randolph Region Re-Energized group.

- g. Grants: The Board discussed the challenges associated with applying for grants with low award amounts. Chair Brassard indicated that grants with low award amounts may actually cost the town more due to investment of staff time. Mr. Satcowitz suggested that staff time may be a sunk cost that should not be considered when applying for grants with low award amounts. Mr. Armstrong suggested that the library should consider increasing their annual budget by \$2,000 to avoid applying for grants with low award amounts.

On a motion by Mr. Armstrong and seconded by Mr. Fordham, the Board authorized Mr. Bailon to accept the Solid Waste Implementation Program grant. Vote: 5-0-0.

On a motion by Mr. Hildenbrand and seconded by Mr. Armstrong, the Board authorized Mr. Bailon to accept the grants awarded to Kimball Library with the following requirement: contact the Vermont Department of Libraries to discuss the possibility of changing their low award grants to direct funding for local libraries. Vote: 5-0-0

6. Old Business

- a. Furnace Street Rehabilitation Project: Mr. Bailon discussed the proposed project, bids submitted to the town for consideration, and ongoing communication with the Vermont Dept. of Transportation. Mr. Hildenbrand asked questions with regard to the scope of the project and the type of material proposed for use by the bidding companies.

On a motion by Mr. Satcowitz and a second by Mr. Armstrong, the Board accepted the bid submitted by Pike Industries and authorized Mr. Bailon to accept the grant agreement issued by the State of Vermont.

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- b. Committee Appointments and Reappointments: The board discussed the list of candidates that expressed interest in joining town committees. Chair Brassard inquired on the number of existing vacancies within the Design Review Advisory Committee (DRAC). Mr. Bailon indicated that there are two existing vacancies on the DRAC. The board expressed an interest in interviewing Mr. Patrick Nevers before appointing him to the Conservation Commission.

On a motion by Mr. Armstrong and seconded by Mr. Satcowitz, the Board appointed Larry Davignon and Kristen Chandler to the Recreation Committee, Paul Rea to the Planning Commission, and John Baumann to the DRAC.

- 7. Other Business
- 8. Manager's Report – Mr. Bailon updated the board on a number of projects he and staff are working on.
- 9. Executive Session – at 6:50 PM the board voted to enter into executive session and invited Mr. Bailon to join them. Motion: Mr. Hildenbrand and seconded by Mr. Armstrong. vote: 5-0-0
  - a. Pursuant to 1 VSA 313 (a)(1)(F) – Attorney Communication

At 7:00 PM the board voted to exit executive session. Motion: Mr. Hildenbrand and seconded by Mr. Fordham. Vote: 5-0-0

- 10. Adjournment – at 7:01 PM the board voted to adjourn. Motion: Mr. Hildenbrand and seconded by Chair Brassard. Vote: 5-0-0