



Annotated Agenda

April 7, 2014

3. Cathedral Square/Housing Vermont – Kelley's Field

Guests: (1) Cindy Reid, Cathedral Square
(2) Kathy Beyer, Housing Vermont

Enclosures: (1) Cathedral Square Properties pamphlet
(2) Who is Cathedral Square informational sheet
(3) Housing Vermont informational sheet

Cathedral Square Corporation (CSC) and Housing Vermont (HVT) are teaming up to rehabilitate and the preserve the affordability of 24 senior apartments at Kelley's Field. Planned improvements to the property include new roofs, insulation, new windows and siding, new gas boilers, electrical upgrades, updated kitchens and baths, energy efficient lighting, drainage improvements. At least two apartments will be made fully handicapped accessible, and a new accessible entrance will be made to the community room. The work will mostly take place in occupied apartments; however several residents will be temporarily relocated to allow for the work to take place. The result will be an energy efficient, accessible and updated development to continue to serve seniors affordably in Hinesburg.

The two organizations have successfully partnered on other affordable housing developments. H.P. Cummings is the Construction Manager and will be putting the work out to bid to sub-contractors. The development team is applying for funding from various sources this spring and summer. It is anticipated that construction will begin in October and be completed by next summer.

No official action anticipated

4. Leavensworth Road Culvert Issues –

Guests: (1) Paul List

Enclosures: (1) LaPlatte Corridor Plan – 2007

Paul List will be present to provide the Board with a brief update regarding his request that the Town install additional culverts under Leavensworth Road as a potential way to alleviate the flooding that occurs in his fields. He has now read the copy of the LaPlatte Corridor Plan that was created in 2007 and feels he understands the Boards concerns from the March 17th meeting. I did inform him of the plan to have some of the engineers and others that helped develop this plan present at the April 21st meeting in order for more efficient conversation to take place. He agreed that would be a good idea and has only requested 10 minutes of your time at this meeting.

No official action anticipated

5. Town Administrator's Report

1. **Public Safety Facility** – I met with Ashar Nelson (Vermont Integrated Architecture) regarding the status of the public safety facility. He stated there is a need for additional funds due the requirements of the Act 250 permitting of the new Police station, final landscaping of the police station, etc. that weren't included in the original budgeted amounts. I have included information in your packets, outlining these additional costs. We will need to make a Motion on each of these requests at the meeting Monday evening. I will have the Draft Motion language prepared for the meeting.
2. **Lot 31** – The 5.36 acres of land on the western edge of Creekside was officially transferred to a group of abutting landowners. This closing took place on Tuesday, March 25th. The covenants in the Deed require that the land is forever conserved and will remain as open space with public trail easements.
3. **Bissonette Recreation Fields** – I spoke with Roger Kohn regarding the transfer of land from the Bissonette's for the recreation fields. They are in the process of completing the title search and including the final deed language in the Warranty Deed. He stated we are approximately 2 weeks out from closing.
4. **AT&T Towers** – The Planning Commission submitted comments to the Public Service Board regarding the VTel wireless communication facility at 1570 Baldwin Road. A copy of this letter is included in your packet.
5. **Well Development Update** – The second well that was drilled at the Wainer property has proven to be extremely successful. Rob Frost (Vermont Well & Pump) called on the afternoon of March 31st to report that they had hit incredible flow at about 595 feet-over 250 gallons per minute and probably 300. This well looks very promising; however, we won't know the final yield until the pump test is performed.
6. **VT Gas Systems Negotiation** – One of the purposes of going into Executive session will be for the SB to review the counter proposal from VT Gas for the Geprag's Park Easement. (If it has been received by the time of the meeting.) This counter proposal is in response to the SB's most recent counter proposal.
7. **Employee Health Insurance** – Town employees who are purchasing health insurance through the Town of Hinesburg began their new Vermont Health Connect plans on April 1st. VHC is still not ready to process payments so we will continue working directly with Blue Cross/Blue Shield.
8. **Water/Wastewater Budget Timeline** -

FY2015 Water/Wastewater Budget Timeline

3/24	Initial email to start process
4/18	Rocky submits budget to Renae
4/21-4/25	Rocky, Phil & Renae meet to review budget
4/28-5/2	Prepare narrative & budget for the SB
5/5	Initial intro to S.B. @ meeting (no discussion)
5/19, 6/2	SB discusses budget in open session
6/16	SB Adopts Budget & New Rates (if needed)

9. **Organizational Cultural Analysis** – Ann Janda, Hinesburg resident and University of Vermont Master of Public Administration (MPA) student, has written an organizational cultural analysis, using Hinesburg Town Hall as her study, for her MPA class. The project's purpose was to gain insight into the culture of an organization in order to identify areas that are working well and areas that may need adjustment as supported by social science and best practice literature. Ann

will present her information at the April 21st meeting. Please take the time to review each of her reports (they were included in this April 7th SB packet). They will complement nicely to the discussion of the exit interview with Joe and the combination of these discussions will be timely information as we begin the search for a new Town Administrator.

10. **Haystack Development Comments** - The Selectboard received comments regarding the Haystack Development from Bob & Barbara Forauer. This is currently an active DRB application so it would seem more appropriate to leave this as information for the DRB to discuss during their meetings on this application. The Development Review Board and the Planning Commission were also copied on this correspondence. As with all comments regarding specific applications, it will be distributed for the public and the DRB at the next meeting where the Haystack/Black Rock application is reviewed.

11. **Champlain Housing Trust – Green Street Village Apartments** – I have been working Amy Demetrowitz to gather all of the necessary documentation in order to submit the VCDP Community Development Block Grant on behalf of Champlain Housing Trust by the April 8th deadline.