

MINUTES OF THE MEETING OF THE STRAFFORD SELECTBOARD

November 9, 2016

Members of the public body present: Stephen Marx, Toni Pippy, Brian Johnson, Brent Cadwell

Absent: John Freitag

Other active participants: Jennifer Brown, Herald of Randolph Reporter, Eric Thorp Jr., Barbara Smith, Steve Campbell

Meeting called to order in the Town Office at 6:00 p.m.

1) **Citizen Concerns:**

There were no citizens' concerns.

2) **Correspondence (copies of these documents are available at the Town Clerk's Office) –**

An Email from the Vermont Commission on Women containing information about Women owned businesses in Vermont.

An Email from Allan Wylie noting the condition of the roof over the outside stairs leading to the lister's office and advising that it be repaired. Brian will inspect and get back to the Board on ideas of how to fix and the cost.

An Email from Bill Burden with an attached summary of seminars and demos he attended at the Ninth annual VT Emergency Preparedness Conference.

A contract from the Orange County Sheriff's Dept. for next year that is increasing the hourly rate to \$40 from \$38. The Board will table this item for the next meeting.

3.) **Minutes** – The minutes of the October 26th meeting will be approved at the November 23rd Board meeting. Toni and Brian were not at that meeting and cannot vote to approve.

4.) **Town Highways -**

Road and Equipment update – Preparations to the equipment are being made for winter. While we still can the roads will continue to be graded and ditched.

2017 Sidewalk Snow Removal Bid -- Two bids were received for 2016/2017 sidewalk snow removal. Eastman Property Maintenance was \$8,400. Eric Thorp, Jr. was for an hourly rate of \$120. Toni made a motion and Brian seconded to accept Eric Thorp's Bid. Brian, Brent and Toni approved. Steve did not approve.

2017 Truck Replacement – The 2008 one ton F-550 dump truck is due for replacement. Brian made a motion and Toni seconded to seek bids to replace this truck in preparation for the 2017 budget. All approved.

5.) **General**

Planning Commission Chair Update- Steve Campbell updated the Board on the progress of the Town Plan. He believes it can be wrapped up in 3 months.

Election Day Review - Opening at 7am worked out well for many voters. The town has 929 registered voters and 704 voted. The vote tabulator made counting quick and easy. Thank you Lisa for managing and making this a smooth voting process. Thank you Regina, Jane, Ed and to the many volunteers for helping make this a successful event.

6.) Other –

There are concerns about the trailer on the Coutermarsh property on the Miller Pond Road. Steve Marx will contact Ralph.

Steve Marx has been contacted with news that the cell phone units along Route 132 would be operational in a couple of weeks.

Toni reminded the Board that the agenda should be reviewed by all Board members before it is published.

Toni reported that she received a phone call from Janet Thorp, Dog Officer with regard to the many complaints she has had about a barking dog on the Copper Mine Road and her efforts to resolve it.

Brian made a motion to adjourn and Toni seconded. All approved and the meeting was adjourned 8 p.m.

Next Meeting: 11/23/16 Regular Board Meeting 6 p.m. at the Town Office

Respectfully Submitted,

Itemized Property Costs

From Table: MAIN Section 1

TOWN OF STRAFFORD

Record # 567

Property ID: 48032 Span #: 624-196-10126 Last Inspected: 08/05/2013 Cost Update: 09/26/2016

Owner(s): COFFIN LIVING TRUST COFFIN EDMUND - TRUSTEE	Sale Price: 0	Book:	Validity: No Data
Address: PO Box 60	Sale Date: / /	Page:	
City/St/Zip: STRAFFORD VT 05072	Bldg Type: Single	Quality: 2.25	FAIR/AVG
Location: 32 DOWNER FOREST RD	Style: 1.5 Fin	Frame: Studded	
Description: 138.9 AC & DWL	Area: 875	Yr Built: 1960	Eff Age: 56
Tax Map #:	# Rms: 3	# Bedrm: 1	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		50.51	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00		-0.89	
Subfloor	Slab/Pad			-1.88	
Floor cover #1:	Allowance	100.00		1.82	
Heat/cooling #1:	Elec BB	70.00		-0.19	
Heat/cooling #2:	None	30.00		-0.77	
Energy Adjustment	Average				
Foundation Adjustment	SF <18"			-1.62	
ADJUSTED BASE COST			875.00	46.98	41,105
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			-1.00	721.25	-721
Roughins (beyond allowance of 1)				310.00	
Garage/Shed #1:	A/1.5S/WdSidng/No		1,271.00	17.22	21,887
Subtotal					62,270
Local multiplier		1.10			
Current multiplier		1.00			
REPLACEMENT COST NEW					68,497
Condition	Fair/Avg	Percent			
Physical depreciation		40.00			-27,399
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					41,100
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	1.00	0.90		72,000
AC Other	2.00	1.00	0.90		5,900
Total	4.00				77,900
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y/y	Typical	Average	pond = 5000	5,000
Sewer	y/y	Typical	Average		5,000
Total					10,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate	Extras
Mat sheltr	y/y	50	310	2.52	800
Equip shed	y/y	20	160	2.76	400
Total					1,200
TOTAL PROPERTY VALUE					130,200
NOTES					
			HOUSESITE VALUE :		124,300
			HOMESTEAD VALUE :		130,200
2016: 10.6 ACRES TO DAUGHTER					

GREEN LIGHTS ENERGY, INC.

25 BUTLER DRIVE
S. BURLINGTON, VT 05403

Estimate

DATE	ESTIMATE #
9/15/2016	618811

NAME / ADDRESS
TOWN OF STRAFFORD P.O. BOX 27 STRAFFORD, VT. 05072

DESCRIPTION	QTY	COST	PROJECT
			TOTAL
LED STREET LIGHTS FOR WALKWAY TO GYM AND SCHOOL PLAYGROUND AREA/DUMPSTER	3	750.00	2,250.00
WALL PACK ON GYM ENTRANCE SHINNING ON WALK LED 40 WATT	1	150.00	150.00
BUCKET TRUCK/TWO MEN TO INSTALL LIGHTING FIXTURES	9	110.00	990.00
HARDWARE/BRACKETS/PHOTO-EYES/LAGS/GROUNDING/ ETC.	1	250.00	250.00
State & Local Sales Tax		7.00%	0.00
		<i>5000</i> 750 150 440 120 <hr/> \$1460	<i>Ten</i> 1500 445 125 <hr/> 2070
It's been a pleasure working with you!		TOTAL	\$3,640.00