

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 |

| PROJECT |
|---------|
| |

| DESCRIPTION | QTY | COST | 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>Taxes</i> 1500 445 125 <hr/> 2070 |
| It's been a pleasure working with you! | | TOTAL | \$3,640.00 |