

**Waterbury Village Trustees Meeting
Steele Community Room ~ 28 North Main Street
November 8, 2017**

Attendees: P. Howard Flanders, Village President; Lawrence Sayah and Natalie Sherman, Trustees; William Shepeluk, Municipal Manager; Anne Imoff, ORCA Media; and Denise McCarty, Board Secretary.

Public: Everett Coffey, Robert Hoffman, Dave Silverman, Chris Parsons, Jeff Larson, Alyssa Johnson, Tom Stevens, Theresa Wood.

Opening and Call to Order

P. Howard Flanders called the meeting to order at 7:00 pm.

Consider modifications to the agenda

None

Discussion with Waterbury Representatives on Legislative Process for Charter Change

T. Stevens stated that there will be a bill written to consider the charter amendment. The Secretary of State's office will more than likely draft up the language of the bill. The bill will be presented to the legislature to be voted on.

T. Wood had some questions:

1. Doing away with the Village and creating a new utility district, has that in effect merged the Town with only one party being able to vote on that?
2. Not sure why the new Utility District would hold on to assets that have nothing to do with utilities. Why would those things be controlled by a Utility District?
3. If we are essentially not becoming one government entity – if that's not what's happening, if citizens brought a proposal – what would there be to merge? Why isn't this a merger then?
4. Would there be any reason for there to be a proposal to merge the Town and the Village?
5. Is this reconstituting the Utility District without the police department?

T. Wood stated that these questions are likely to be asked by the Legislative Committee while reviewing the Charter change request. Tom stated that they will also want to know if the only reason there is a Charter change proposal is for someone else to foot the bill for police coverage (Vermont State Police).

The Municipal Manager stated that he did not think it is a merger at all. The Village has a Charter to do things and the Village has decided not to do those things anymore. The Village taking this action is not compelling the Town to do anything that they are not already doing right now.

As of January 1st there will no longer be a police department but it could take a couple of months for the legislature to pass the Charter change.

Also discussed, T. Wood felt that the UDAG fund should be transferred to the Town to foster development of Waterbury. Discussion followed.

With regard to the UDAG funds, E. Coffey stated that if the Town had control over the UDAG funds and a developer wanted water and sewer permissions, the Town residents could out vote the voters that live within the Utility District.

Trustees Process, Goals and Ideas for Future of 51 South Main Street

P. Howard Flanders gave a summary of the property.

a) Dave Silverman – Union Bank

D. Silverman is President of the Union Bank and discussed his interest 51 South Main Street for a potential location for a Waterbury bank branch. Union Bank is a Vermont based community bank based in Morrisville but also offices throughout Vermont and 5 offices in New Hampshire.

b) Chris Parsons – self

C. Parsons lives in Waterbury Center and owns a commercial construction company. He is interested in the 51 South Main Street space to tear down and build a mixed use space with possible housing rentals or vacation rentals, possible retail space, some kind of eatery and possibly have the bottom floor be a bank. The footprint would be approximately 14,000 square feet and 52 parking spaces.

c) Steve Avery – VSECU

The VSECU did not get back to P. Howard Flanders about an interest in the building but they have been in contact with A. Johnson, Economic Development Director, with a standing interest to make a larger space for VSECU.

The Trustees will decide at a later time if these ideas are anything they want to put out an RFP for and what the conditions will be.

Update on listing of sale of TD Property and Discussion of Municipal interest in use of after hours parking

The TD Bank property will be vacant by December 1st and it is currently listed for sale. The realtor is Vermont Commercial from Burlington. The Trustees reviewed a draft letter written by W. Shepeluk regarding the continued use of the parking lot by area businesses. Discussion followed. A. Johnson will follow-up with the Realtor to find out who the letter should be addressed to. The Municipal Manager will discuss the parking proposal and letter with the Select Board on November 20th.

Minutes

L. Sayah made a motion to approve the October 25th minutes of the Trustees and the minutes of the Joint Meeting on November 6th as presented. The motion was seconded by N. Sherman and passed unanimously.

Future Meetings

The Board of Trustees will meet on November 29th.

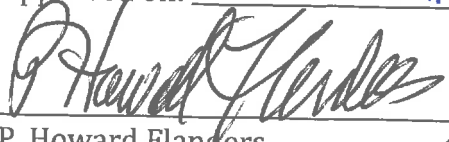
Adjourn

N. Sherman made a motion to adjourn the meeting at 8:50 pm. The motion was seconded by L. Sayah and passed unanimously.

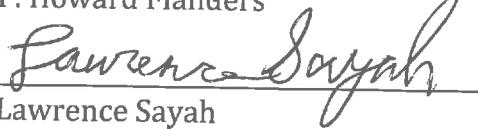
Respectfully submitted,

Denise McCarty
Board Secretary

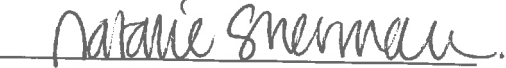
Approved on: November 29, 2017



P. Howard Flanders



Lawrence Sayah



Natalie Sherman