

Brandon Select Board Meeting
October 26, 2015
7:00 p.m.

The Brandon Select Board will meet Monday, October 26, 2015 at 7:00 p.m. at the Brandon Town Hall located at 1 Conant Square expecting to consider the items noted on this agenda. Agendas shall be posted on the community bulletin board located in the front window of the Town Office at 49 Center Street, on the community bulletin board located between Dave's Grocery and the Forest Dale Post Office and the bulletin board at Lake Sunapee Bank. The Select Board reserves the right to add additional items, if necessary, at the beginning of the meeting.

- 1) Call to Order
 - a) Agenda Adoption
- 2) Approval of Minutes
 - a) Public Hearing Minutes (Union/Maple Street Project) – October 13, 2015
 - b) Public Hearing Minutes (Town Plan Adoption) – October 13, 2015
 - c) Select Board Minutes – October 13, 2015
- 3) Town Managers Report
- 4) Comments for Items not on the Agenda
- 5) Policy for Collection of Delinquent Taxes
- 6) Revolving Loan Application – Common Ground
- 7) Ranger Solar Presentation
- 8) FEMA Projects / Segment 6 / Bridge 114
- 9) Town Office Project
- 10) Fiscal
 - a) FY 15/16 General Fund Warrant – October 26, 2015 - \$82,383.84
 - b) FY 15/16 Wastewater Fund Warrant – October 26, 2015 - \$15,268.23
 - c) General Fund Bond Warrant – October 27, 2015 - \$184,632.40
 - d) Wastewater Fund Bond Warrant – October 27, 2015 - \$26,793.92
- 11) Executive Session Pursuant to 1 VSA § 313(a)(3):
The appointment or employment or evaluation of a public officer or employee
- 12) Adjournment

**Brandon Public Hearing
October 13, 2015
Union Street / Maple Street Bike & Pedestrian Project**

NOTE: These are unapproved minutes, subject to amendment and / or approval at the subsequent board meeting.

In Attendance: Doug Bailey Seth Hopkins, Devon Fuller, Tracy Wyman.

Also in Attendance: Dave Atherton, Richard Baker, Daryl Burlett, Kathy & Wayne Rausenberger, Linda & Jeff Stewart

The hearing was called to order at 6:04 pm by Chairman Doug Bailey.

The hearing notice was read and found to be in order.

Devon Fuller said he thinks this is a great idea.

Wayne Rausenberger asked if the engineering is done. Daryl Burlett said they are almost in the right-of-way phase. They are making some adjustments.

Kathy Rausenberger asked how close they can go and Burlett said 10' from the road.

Bailey said there is one homeowner most impacted. The end house is equally impacted but that is being converted from a regular residence to an apartment. The neighbor did not think it would be as big of a concern. Burlett said the rest of the houses should not be as impacted. K. Rausenberger said three of them are really close. Bailey said one is set back 25-30'. Bailey said at one time it was too close to meet setback for a fence, because it was so close to the road.

W. Rausenberger asked when the project goes up from the residence around the bend on the same side of the sidewalk, if there is going to be a lot of fill and Burlett said yes, a lot of fill. It does drop off.

Tracy Wyman arrived at 6:06 pm.

Burlett said this grant goes up to \$300,000 but the project is a total of \$900,000. We have to apply in three phases. The plan is to do Union St. first, then Maple St., and then the bridge.

W. Rausenberger asked why that order and Burlett said because of right-of-way issues. He said the three phases all together will total \$900,000 including storm drains. It is not just sidewalks.

Seth Hopkins asked about the town participation and Burlett said he does not know. He said it will not be over 20%. Atherton said from the original grant, we have \$150,000.

We either have to pay it back or go forward. Hopkins said he thought this was \$70,000. Burlett said we spent that much up to March. But since Dubois & King has been working on it, there have been more expenses. Dave Atherton said we would rather spend the money and get something for it.

Burlett said the total length is 2,632 feet. The name of the grant is Transportation Alternative. It used to be called Enhancement -- it is the same thing with a different name. He said it is all contingent on grant money. And the hearings are part of the process.

Bailey asked if the proposed bridge was a big part of the money. Burlett said the sidewalk is more than the bridge. Bailey asked about building a diagonal crosswalk. Burlett said the road is not even wide enough -- it is supposed to be 21-1/2' wide, without sidewalks.

Fuller said in theory we could apply for the grants and not get them and then only do one part now. Burlett said he thinks once they invest in this new grant they will keep it going. He said the problem is that this fell dead in 2010; eleven years had lapsed. This is federal money and is supposed to be used within ten years. We rewrote the grant to start the process over again. We have up to ten years to get the \$900,000 in grants.

Richard Baker said in 2010, the obstacle became the bridge. In 2011, Tropical Storm Irene happened and then this got pushed back. He supports a continuous sidewalk loop around town. People walk it all the time and it is not safe to walk on Union St. He said he supports the grant application.

Burlett said the closer the house is to the road, the more people have to walk even closer to the road. The sidewalk will help. Bailey said he asked the homeowner how many people walk in the street versus his lawn and he said 70% of the walkers walk on the road and 30% walk on his lawn. He said most is pedestrian traffic but if someone is pushing a stroller, they are forced to the road.

Burlett said this project will give a safe passage back to downtown. Bailey said he didn't think too many other houses would be negatively impacted by the sidewalk.

Baker said the standard width now for sidewalks is 5'. He asked about reducing the size and Burlett said it can be done if there is pre-existing. They have narrowed it to 4' in places. 4' is the minimum. Union St. would be 5' all the way. It would be 4' in front of one property, which would be ADA compliant.

Being no further comments or testimony, the hearing closed at 6:16 pm.

Respectfully submitted,

Janet Mondlak

Brandon Public Hearing
October 13, 2015
Readoption of the Brandon Town Plan

NOTE: These are unapproved minutes, subject to amendment and / or approval at the subsequent board meeting.

In Attendance: Doug Bailey Seth Hopkins, Devon Fuller, Tracy Wyman, Ethan Swift.

Also in Attendance: Dave Atherton, Richard Baker, Daryl Burlett, Kathy & Wayne Rausenberger, Linda & Jeff Stewart, Anna Scheck, Jeff Guevin

The hearing was called to order at 6:30 pm by Chairman Doug Bailey.

Doug Bailey asked Jeff Guevin, Chair of the Planning Commission, for the highlights of significant changes.

Guevin provided a review:

- They added a section on planning and property rights.
- They did a lot of work on the energy section. He said it is not yet where they want it to be, basically due to lack of public interest. The Commission felt it was important to at least adopt something. Right now, the Town does not have a town plan approved by the Regional Planning Commission. The Town does have a town plan but without approval by Regional, we can't apply for a state grant.
- Work was done on the housing section.
- They touched on the child care section a little.
- There was some reorganization, rather than rewriting, of the natural resources section. The prior plan had things about flood protection and flood hazard mitigation, fluvial mitigation. It now has its own section. They added in a couple of things and changed language. Now the popular term is "river corridor" as opposed to "fluvial hazard."

Bailey asked what changes were made to energy and what else they wanted to do. Guevin said there is a lot of debate discussion at the state level about solar and citing solar fields. The Board Board did not have the time, money or input to make any real decisions on citing other than include what we had in the past, which says that all solar and other installations should be appropriately screened from view.

There was discussion about the potential for wind farms and Guevin said there could be potential for farm or small production. Bailey said, as a citizen, he has questions about solar and / or wind. He said they are creating controversies in other places. This town plan will last another five years or more and thought perhaps it should be addressed. Guevin said discussions about natural gas and wind have both died. Bailey said they could come back. Guevin said something needs to be in place. The Commission would like to make smaller changes and do chapter by chapter revisions. Solar is something that needs to be addressed.

Bailey said there was a buzz last week in the media about a 100 acre solar field in Brandon but the Town does not know anything about it yet. There has been a proposal for a seven acre project. Solar fields are cropping everything. Guevin said the Addison County Regional Plan is really pushing for Addison to be a solar county.

Atherton said one of the additions is about flood resilience. Richard Baker had pointed out that this plan sent to us from Alyssa does not have the maps. They need to be updated. Guevin said he can get them. Baker said also the appendices need to be added. Atherton said there were some in the last draft and we could use those.

Fuller asked about the statement about the municipality achieving zero net energy. What does that mean? Guevin said it would mean that the Town consumes the same amount of energy as it generates. Fuller said it is an ambitious goal but one worth shooting for and it would make taxpayers happy if the Town did not spend any money on energy. The LED lighting downtown is saving \$15,000 in energy a year.

Linda Stewart said at a recent Planning Association forum, she learned that there are very high rebates for towns and schools who would put solar panels on their roofs. They should give 50%.

Atherton said these are goals. We will try to reach for them but we may not necessarily obtain them completely.

Fuller said the state goal is for 90% of our energy being renewable for 2050. He said he would like to see hydro. Guevin said his understanding is the hydro situation now is mired in legal issues. Fuller said we can keep our eye on it. Ethan Swift said there are some small projects around the state.

Hopkins said he read the town plan in detail and thanked the Planning Commission for all their effort. He found that some data referenced was from the 2010 census and some from 2000. Some figures refer to a timeframe from 1989-1999. He found some outdated references like about the Neshobe Sportsmen Club. He asked why the variations and why it wasn't all updated. Guevin said the Commissioners probably missed some items. Sometimes they had to use whatever data was available. There were some areas left out because they did not have updated data. Statutorily, there is no requirement to put in any data. He said they would like to move away from the data references. If there are some things very outdated, we can take them out. Bailey said he saw mention of the Sportsmen Club and Grand Union. Guevin said Regional also reviewed and these are items missed. Hopkins said updated information should be included, if we know about it.

Jeff Stewart read a prepared statement and it is attached.

Ethan Swift said he read the town plan in detail and he has questions and comments. He said if there are any considerations for developments or if the Town is going to be pursuing grants, it is important to include certain details. For example, with regard to

public facilities and services, the wastewater treatment plant is going to need attention in the future. That should be in a capital budget plan and should be noted in the town plan. It could help with applying for grants. He said the Neshobe School Principal has stated the school would love to accommodate a full time pre-kindergarten but they don't have the capacity. That could be a recommendation in the town plan. It was noted that Brandon Recreation was referenced as Rec.

Swift said in the flood resiliency section, it looks like there should be more consistency. There should be acknowledgement that we have certain status from the state which would give us an additional 12.5%. He said where departments have specific recommendations for their own needs and we know we are going to be looking for grants in the future, it would be important to include the information.

Fuller recommended including the water department. He asked if we are we still using the water tower and Baker said it is a reserve; we are not drawing on it every day. Guevin said a lot of things deal with water and it was a challenge to find where to put them in the plan.

Hopkins asked if it would be helpful for people to submit to the Commission where they see errors and items and Guevin said written comments would be very helpful. He said the Commission can incorporate changes, as long as they are not substantive, and then send them back to the Selectboard for approval. The Planning Commission is having a meeting next Monday. Bailey asked for the information to be given to the Planning Commission by then. Atherton said they are tentatively scheduled for approval at the RRPC.

Fuller asked for opinions about Mr. Stewart's paragraph. Guevin said the Commission did change the language and did it deliberately. He said perhaps they took out too much. It was changed because to some people, the old language made it sound like Brandon was only the downtown and we all know it is not just the downtown. It is Forest Dale and everyone else. There are great parts of Brandon that are not walkable. He said for the point of a vision statement, he can see where there is an argument to be made to put the language back in. He asked for Select Board member's thoughts. Fuller said he would like to see a combination of the two paragraphs. He said the Commission included Forest Dale and the whole community but listening to the original, he feels that there is something lost.

Bailey said the Forest Dale people have been strongly discussing their feelings in the barn raising meetings. Atherton said also Park Village. Fuller said we are unique that the town is so walkable and thanks to Mr. Burlett, we are going to be so even more. A goal is to connect the village of Forest Dale to Brandon.

Richard Baker said I think this is an excellent step in the right direction. He thinks it would be better to delay Regional and not rush it. It would be good to get comments to the Planning Commission by next Monday. He feels like it sounded like a committee document. Some sections were very tight and others sounded like a discussion. The

census references were inconsistent. It wouldn't take a lot to get some 2010 census figures. The town plan is something a lot of outsiders look at before investing here or moving here. We should make it as excellent as we can and he said he doesn't think it is there yet.

Atherton said Regional meets monthly. Bailey asked for comments to come in before the Commission's next meeting. The Select Board will have another hearing on the subject tomorrow.

Being no further testimony or comments, the hearing was closed at 7:04 pm.

Respectfully submitted,

Janet Mondlak

Attachment to
Brandon Public Hearing Minutes
October 13, 2015
Readoption of the Brandon Town Plan

Responding to the call for comments on the new Town Plan, I've read the plan in comparison with the former plan dated May 18, 2009. And while I think the new plan in general is well written, it has a major shortcoming which I see as a very serious problem.

After the opening statement on purpose, use, and statutory authority, here's the lead paragraph and opening sentences of the 2009 Plan. It reads **VISION: Brandon is an intimate, warm and walkable small town with a strong sense of place and significant community and historic assets, including a compact and full-service downtown. Brandon's downtown is unusual in that it still provides the essential goods and services that have moved to the outskirts of many Vermont towns...**

Compare that with the similar opening sentences of the proposed 2015 plan. After many initial paragraphs about overview, use, statutory authority, preparation, etc., we come to Vision and this most important opening paragraph: **Brandon is a real Vermont town, from Downtown to Forest Dale, Brandon and its residents have a strong sense of place and are proud of our significant community and historic assets. Brandon's downtown and Forest Dale village provide the essential goods and services that have moved to the outskirts of many other Vermont towns...**

Note that the words **intimate, warm and walkable** have vanished. Likewise, a **compact and full-service downtown**. And while the new plan says that Brandon's downtown and Forest Dale village provide the essential goods and services that have moved to the outskirts of many other towns, the new plan fails to make the point that Brandon's downtown is unusual.

There's a book titled *Above and Beyond* written by Julie Campoli that is used up at UVM. It's thrust is how sprawl is overwhelming significant parts of Vermont and uses aerial photographs to show how so many of our towns are becoming Anytown, USA. It says, loud and clear, that Vermont still has two classic towns where their pedestrian nature makes them unique and special. One of these two towns, hailed by the book, is Brandon; the other is Bristol.

Our pedestrian nature is what makes Brandon unique and special. It's what brought our new bookstore to town. More than anything else, it's our pedestrian nature that brings people to Brandon and to soft pedal our uniqueness in what is one of our most important public documents is a terrible mistake.

As a final point, as head of Brandon's Designated Downtown organization I need to point out that we're charged by the State to protect and enhance our down town. So I'm frustrated and upset when a key document walks away from what makes our downtown so very, very special. Therefore I urge, in the strongest way possible, to restore the thrust of the initial, introductory paragraph from the 2009 Plan into the current version. I leave the wording to you.

Sincerely,

Jeff Stewart

**Brandon Select Board Meeting
October 13, 2015**

NOTE: These are unapproved minutes, subject to amendment and / or approval at the subsequent board meeting.

In Attendance: Doug Bailey Seth Hopkins, Tracy Wyman, Devon Fuller

Also in Attendance: Dave Atherton, Richard Baker, Daryl Burlett, Kathy & Wayne Rausenberger, Linda & Jeff Stewart, Bernie Carr, Phyllis Reed, Frank Spezzano, Carol Reed, Bill Moore.

1. Call to order

The meeting was called to order by Doug Bailey - Chair at 7:05 pm.

a) Agenda Adoption - Motion by Hopkins / Wyman to adopt the agenda with a switch of #5 and #8 discussions with each other. Motion passed unanimously.

2. Approval of Minutes

a) Select Board Meeting Minutes - September, 28, 2015

Motion by Fuller / Hopkins to approve the minutes of the September 28, 2015 Select Board meeting, as written. Motion passed unanimously.

3. Town Manager's Report - Mr. Atherton reported on the following items:

- He and few others attended training regarding federal wages on the town office project.
- A few people attended a VLCT budget seminar which was very well done.
- The first budget committee meeting was held and it went fairly well.
- The wastewater garage renovations are done and include a new roof, new garage doors, a heater was installed in the chemical building and rewiring of the rest of the lights.
- An ad was posted for the assistant wastewater operator.
- Last week, Mr. Moore, Mr. Burlett, and Mr. Atherton attended the Town Fair.
- Thanks to Donald Furnari for framing the Brandon, VT poster in the Town Hall basement and the Kennedy Park sign, which was sealed so water can't get through. He thanked the donations by the Furnari's.

Mr. Atherton reported on the following Recreation items:

- Adult costume dance scheduled for 10-24 to support the Brandon Area Christmas project and the Estabrook fund.
- The committee is planning Spooksville.
- Mr. Moore attended a Governor's Conference on parks and recreation.
- Mr. Moore is trying to assemble the Estabrook Park Playground Committee.

- There was a meeting with Tony Clark at Blueberry Hill regarding the Brandon XC Ski Program. There is good collaboration.
- The batting cage and field are being torn down for winter
- Ballet is back in Brandon with classes starting Oct 17.
- There is a new location for the town ice skating rink. It will be at the Wheeler Road flood property that the Town bought out.
- Mr. Moore is working with the town webmaster, Jackson Whelan, creating a recreation custom on-line registration page.

Mr. Atherton reported on the following Economic Development items:

- Need Revolving Loan Fund Committee appointments - later in the meeting.
- Next barnraising - Nov. 5
- There is updated information on the Economic Development webpage on grants, etc.

Mr. Atherton reported on the following Public Works items:

- They will be putting up new fencing and taking down the jersey barriers in front of the water down by the barber shop. This is with help from the Chamber.
- There has been cross training from highway to wastewater.
- They hope to do some paving next week.
- The Union St rail crossing came out nice.

Mr. Atherton said the town received a letter from Bob and Joan Thomas thanking everyone who made the dedication of the deck possible.

4. Comments for Items not on the Agenda

Linda Stewart said she read the union gave 10% on their benefits. She asked for other details of the union contract. Mr. Atherton said there hadn't been pay raises in a few years. The contract included an increase of 1.7% based on cost of living. 10% of health insurance contribution was added. There was a lot of cleaning up of outdated language. Hopkins said they straightened out some job descriptions. Bailey said no pay raises were retroactive. Atherton said the step program was added back in. Fuller said the Recreation Director position is no longer covered by the union since the person is a director of a department.

Carol Reed said she is looking after her late sister's house at 73 Maple St. She lives in Leicester. She said there was no money left when her sister died for the house. There has been an abatement on the water bill. No water or septic is being used. She said the house has been unoccupied for over 1-1/2 years. Ms. Reed says she is trying to stay current on the property taxes and is asking for an abatement to be granted on the sewer bill since there has been no use. There was discussion on prior conversations Ms. Reed had with Mr. Atherton and with Ms. Gage. Ms. Reed was advised to make an appointment with the Board of Abatement and Mr. Bailey said he will follow up with her.

Bernie Carr said Efficiency Vermont could be helpful with lighting at the wastewater building. They should be consulted for anything having to do with lights, energy, or heating.

Bernie Carr said the money going to the fence from the Chamber was originally Brand-Aid money that was fundraised by the Chamber to help with the businesses after Irene. More money trickled in years later and the fund built up to \$1700. This is a perfect project for those funds.

Richard Baker said the handicapped accessible button for the town hall basement door will be installed.

5. Town Office Project - Mr. Atherton said two weeks ago, we met with Smalley Construction three times to discuss some engineering options in order to keep costs down. There is concern to not go over budget. They have talked to the mechanical engineers about the same and we are waiting for those numbers. We met with them last week. Smalley is scheduled to start on the 19th. They don't see a problem with the negotiation part of the contract that would hold us up.

6. Errors & Omissions - Grand List - Mr. Atherton received a list from Dolores Furnari. There were some entries that needed to be changed.

Motion by Fuller / Hopkins to accept the Errors & Omissions of Jonathan Pauls, Joseph Bressette, and Daniel & Laurie Celik.

Mr. Atherton said these changes should add approximately \$51,000 to the grand list.

Motion passed unanimously.

Motion by Fuller / Hopkins to accept the Errors and Omissions for Tracy Wyman.

Tracy Wyman recused himself from the discussion and vote.

Motion passed with one abstention (Wyman).

7. FEMA Projects / Segment 6 / Bridge 114 - Mr. Atherton said the Segment 6 project is moving forward with about 12 rights-of-way being completed. There is nothing new for bridge 114. It is under historic review for the railing. With regard to FEMA projects, the Newton Rd. buy-out was approved. They approved a 75% share of \$116,678 which means our portion is 25% or \$38,893, which will be provided for under CBDG grants. Accordingly, 100% of the total project cost will be covered. They ordered the Phase 1 study on it. It is for purchase and demolition.

Atherton said there will be some things needing review with regard to Segment 6 for the next meeting. The Cobb Hill project was approved and we have received the money.

8. Revolving Loan Fund Committee

Motion by Hopkins / Fuller to appoint Frank Spezzano to the Revolving Loan Fund Committee for a term to expire June 30, 2018. Passed unanimously.

Motion by Hopkins / Wyman to reappoint Karen Lynch to the Revolving Loan Fund Committee for a term to expire June 30, 2016. Motion passed unanimously.

Recess:

Motion by Fuller / Wyman for the Selectboard meeting to recess at 7:40 pm for the Board to convene as Board of Liquor Control Commissioners. Passed unanimously.

The Selectboard reconvened at 7:42 pm. Selectman Devon Fuller left the meeting at 7:42 pm.

9. Fiscal

Motion by Hopkins / Wyman to approve the following purchase orders and warrants:

- a) P.O. 51885 to Champlain Valley P & H for Diesel Fuel - not to exceed \$23,000
- b) P.O. 51886 to Champlain Valley P & H for Heating Fuel - not to exceed \$15,200
- c) P.O. 51910 to Florence Crushed Stone for Winter Sand - \$25,120
- d) P.O. 51911 to Dido's Trucking for Trucking of Winter Sand - \$9,600
- e) P.O. 51912 to Markowski Excavating, Inc. for Winter Sand - not to exceed \$35,000
- f) FY 15/16 General Fund Warrant - October 13, 2015 - \$126,620.63
- g) FY 15/16 Wastewater Fund Warrant - October 13, 2015 - \$11,830.92

Motion passed unanimously 3-0

10. Executive Session

Motion by Hopkins / Wyman to enter into executive session at 7:44 pm for the purpose of discussing the appointment or employment or evaluation of a public officer or employee pursuant to 1 VSA Section 313(a)(3) of the Vermont Statutes. Passed unanimously.

Motion by Hopkins / Wyman for the Board to come out of executive session and return to public session at 8:15 pm. Passed unanimously.

No action was taken.

Adjourn

Motion by Hopkins / Wyman to adjourn the meeting at 8:20 pm.

Respectfully submitted

Janet Mondlak

Town Manager Report for the weeks of October 12th and October 19th, 2015

Met with Green Lantern (3 times) to discuss town solar project. The site has been visited by engineers and wetlands specialists to assess.

Hired Tim Kingston for the Assistant Wastewater Operator position. He starts 10/26/15.

Had a town employee "summer" cookout on 10/16.

Segment Six negotiations are moving along.

A new black aluminum fence has been installed in front of the old BHOP lot.

Winter sand and salt has been delivered.

We have been "test driving" graders in hopes of replacing the old one.

Had another sewer dig on East Seminary St., the line was clogged with roots. It has been repaired.

Have been getting budget numbers together with department heads.

Next Budget Committee meeting on November 3rd.

The Town Office renovation contract has been signed. The contractors started on Thursday.

Attended a VTCMA conference in Burlington on 10/22 and 10/23.

Other items will be covered on the agenda

TOWN OF BRANDON
POLICY FOR COLLECTION OF DELINQUENT TAXES

The purpose of this policy is to establish clear guidelines so that all delinquent taxpayers will be treated fairly and will know what to expect.

A. As soon as the tax year is closed and the warrant has been received, and each month afterwards, the tax collector will send a notice to each delinquent taxpayer indicating the amount of taxes, penalty and interest owed.

B. Only payment arrangements that will pay the delinquent tax years in full within one year of the date of the agreement bill will be accepted.

C. If the tax on personal property is not paid in full within 10 days of the notice, the tax collector will seek the authorization of the Select Board to place a lien on the property.

D. Mortgage holders and lien holders will be notified of the delinquent taxes 30 days after the first notice has been sent to the taxpayer and again prior to tax sale.

E. Partial payments will be applied first to the interest portion of the amount due, then penalty and principle.

F. If the amount due is \$500 or more and no satisfactory payment arrangements have been made in one month, or if the prior agreement has not been met, the tax collector will begin the following actions to conduct a tax sale of the property or as much of the property as is necessary to pay the tax, plus costs and fees:

1. The collector will notify the taxpayer and all mortgage and lien holders of the tax sale decision, the date by which full payment must be received, and the costs to expect once the sale process begins.

2. If the deadline date has passed and full payment has not been received, the collector will proceed with a tax sale according to the procedures specified in 32 V.S.A. §5232.

3. Costs of preparing and conducting the sale, including legal fees up to a maximum of 15% of the amount of the delinquent tax, will be charged to the delinquent taxpayer.

G. Each taxpayer has a right to apply for abatement of property taxes based on any of the grounds listed in 24 V.S.A. §1535.

H. If no one purchases the property at tax sale, or if, in the judgment of the tax collector, proceeding with the tax sale is inadvisable, the tax collector shall collect the delinquent taxes using any or all of the methods permitted by law.

DATE _____

Collector of Delinquent Taxes

Town of Brandon



Florence Solar
Project
Brandon, VT

October 15, 2015

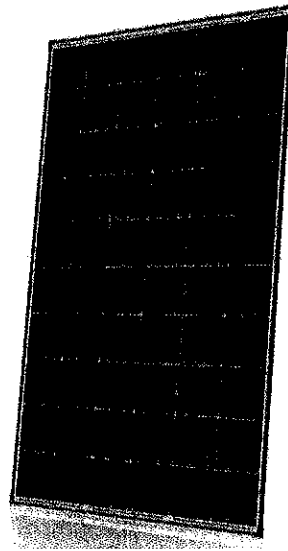
Outline

- Advancements in Solar Energy
- Components of Utility-Scale Solar Projects
- Introduce Ranger Solar Team & Development Process
- Vermont Permitting Process
- Preliminary Details Regarding Florence Solar Project
- Potential Economic Benefits of Proposed Project
- Discussion & Questions



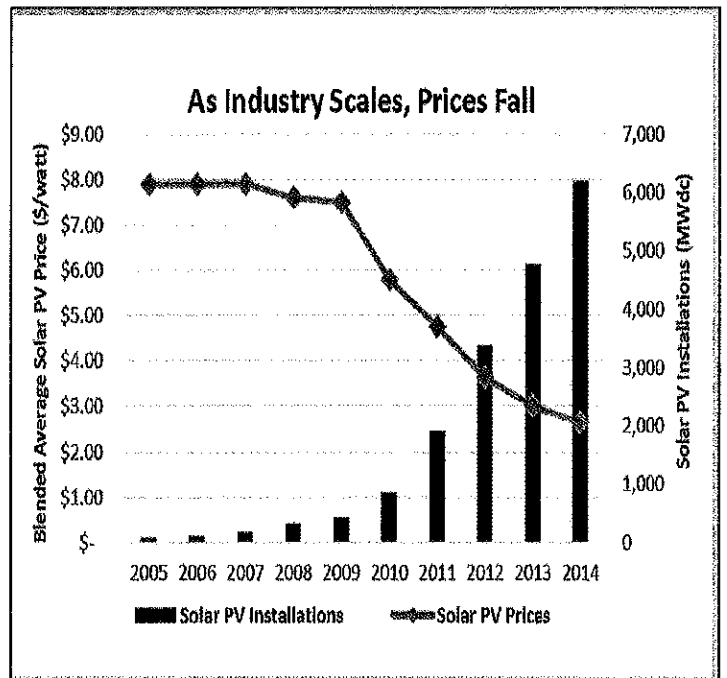
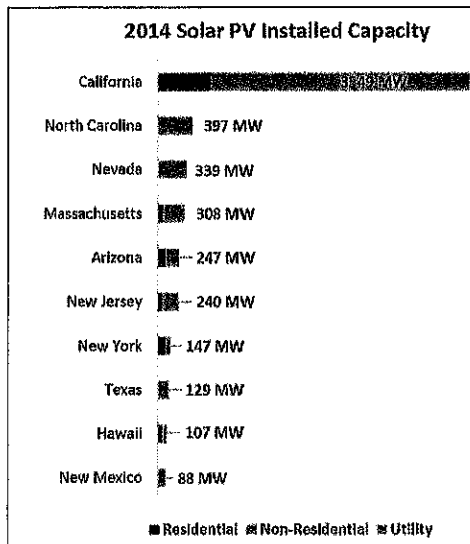
Solar at a Glance

- Photovoltaic (PV) is currently the most economical and least intrusive solar technology available for the northeast
- PV systems require very little maintenance, and operate without moving parts and without producing air pollution or greenhouse gases
- The arrays produce direct current (DC), which can be conditioned into grid-quality alternating current (AC) electricity (NREL 2014)



Solar Growth

- Cost reduction in PV panels
- State Renewal Portfolio Standards (RPS)
- Federal Investment Tax Credit (expires 2016)



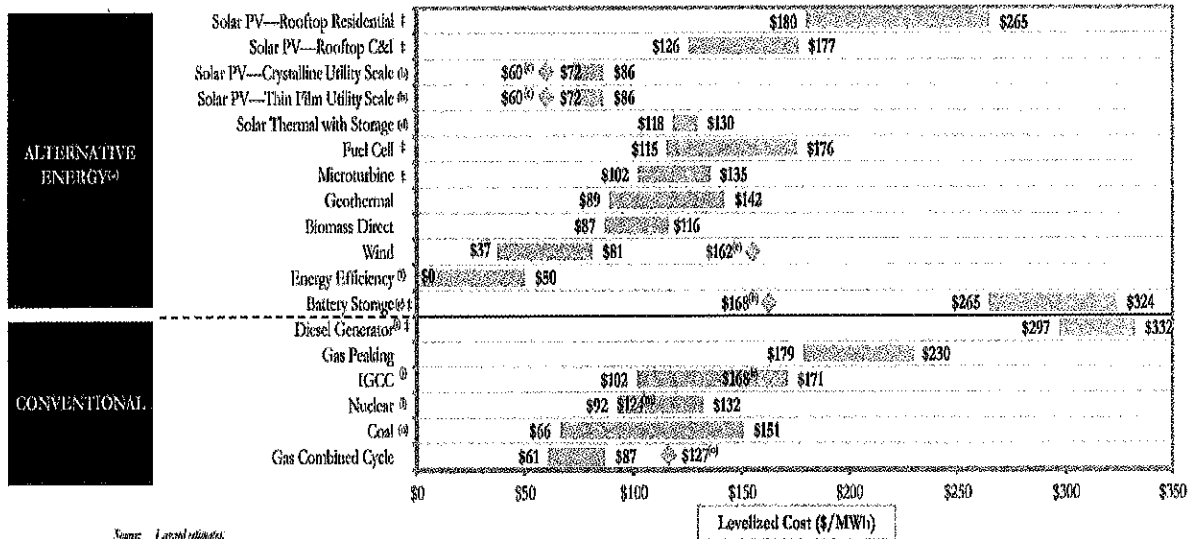
Available at: <http://www.ranger-solar.org/research/resources/solar-industry-data>

Available at: <http://www.nrel.org/research/resources/solar-forecast-data>



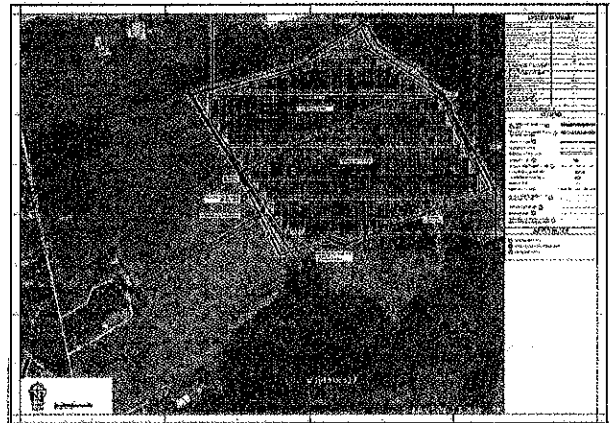
Solar Growth

Adjusted costs of Solar show levelized cost of solar (\$/MWh generated) less than coal, gas and nuclear



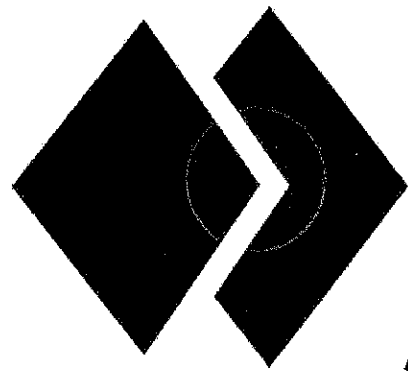
Grid-Scale Project Components

- Panel array & Foundations
 - Panels
 - Post foundations (driven posts are typical)
- Collector lines between panels
- Inverters & associated electrical components
- Substation improvements/upgrades
- Tie-line to interconnection with grid
- Temporary construction access road
- Permanent access road
- Security fencing

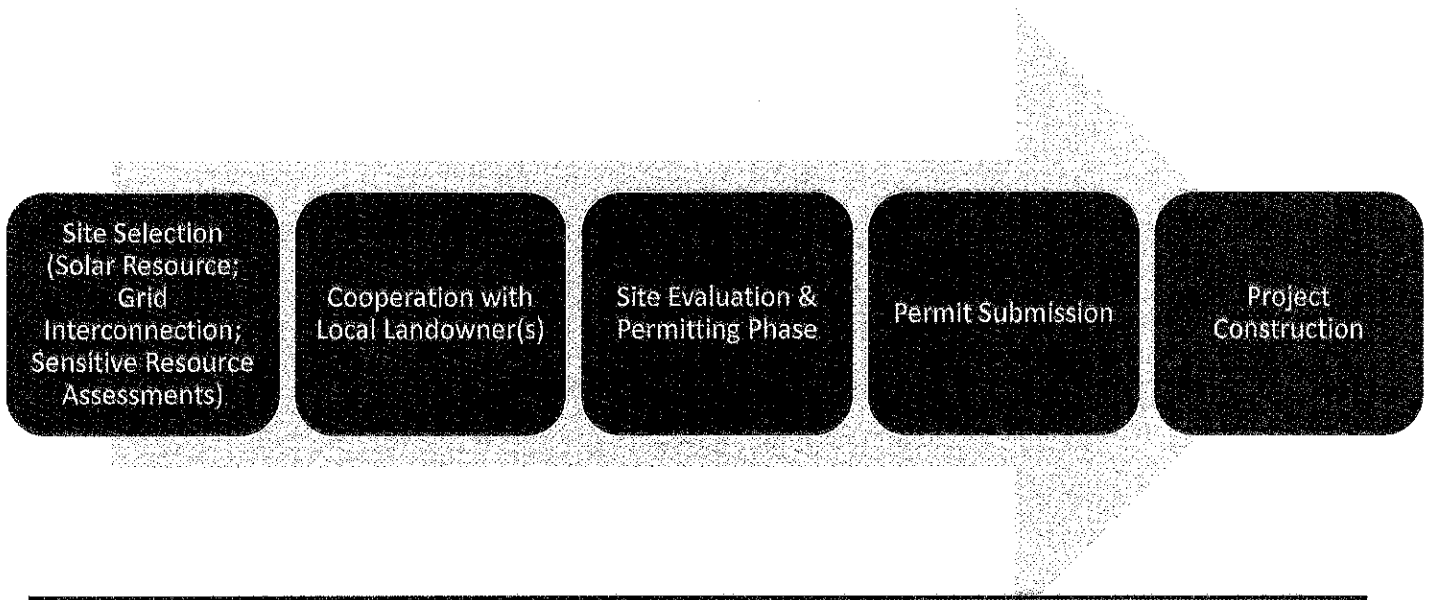


Ranger Solar

- Ranger Solar is a utility scale solar development company focused on the New England region
- Led by an experienced team of veteran developers and environmental specialists
- Core team has over twenty-five years of project development and environmental permitting experience
- Developing projects across Vermont and New England



Ranger's Development Process



Vermont Solar Permitting

- Community engagement and local support – 45 day notice filing
- Agency of Natural Resources, and others, review
- Public Service Board Act 248 review
- Federal Clean Water Act
- Restoration Plan



Proposed Florence Solar Project – Preliminary Details

- Proposed Project is up to 20 MW
- Conceptual timeline
 - Natural resource assessments October 2015
 - Permit level design October-early November 2015
- 45 day notice expected in November 2015
- Act 248 Submission expected in late fall 2015

Florence Solar Project: Local Economic Benefits

- Approx. \$29 million dollar investment
- Job creation (20 MW Project):
 - 79 Construction Jobs
 - 3.5 Operations Jobs
- Approx. \$6 million invested in Vermont economy¹
- Operations Period
 - Payments to farmers adding diversity to their revenue stream
 - Over \$3 million in new tax revenues to the Town of Brandon over the life of the project
 - Clean domestic energy generation and long term stable energy price

¹Numbers modeled through the National Renewable Energy Laboratory. All figures are estimates.



"The way power should be"

Liz Peyton
liz@rangersolar.com

40 Lafayette Street
Yarmouth, ME 04096

www.rangersolar.com

TOWN OF BRANDON Accounts Payable
Check Warrant Report # 61538 Current Prior Next FY Invoices
Manually Selected For Check Acct 01(10 General Fund) 10/26/15 To 10/26/15

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
310383	ADIRONDACK TIRE CORP	0346601	tire	1588.00	0.00	1588.00	41103 10/26/15
310450	ALLEN, ANDREW	10/20/2015	game 10/15/15	45.00	0.00	45.00	41104 10/26/15
310450	ALLEN, ANDREW	10/9/2015	game 9/20/15	45.00	0.00	45.00	41104 10/26/15
310450	ALLEN, ANDREW	9/24/15	game 9/24/15	45.00	0.00	45.00	41104 10/26/15
100598	AUBUCHON CO - BRANDON - STORE	460022	football and soccer	93.40	0.00	93.40	41105 10/26/15
100598	AUBUCHON CO - BRANDON - STORE	460071	pd car wash	13.98	0.00	13.98	41105 10/26/15
310531	B-B CHAIN INC	6663	tools, gloves, hooks	200.00	0.00	200.00	41106 10/26/15
100255	BRANDON FIRE DISTRICT #1	HW10/30/15	hw garage water	56.00	0.00	56.00	41107 10/26/15
100255	BRANDON FIRE DISTRICT #1	PD10/30/15	police water	40.51	0.00	40.51	41107 10/26/15
100255	BRANDON FIRE DISTRICT #1	REC 10/30/15	estabrook water	34.34	0.00	34.34	41107 10/26/15
100255	BRANDON FIRE DISTRICT #1	TH10/30/15	town hall water	42.67	0.00	42.67	41107 10/26/15
100255	BRANDON FIRE DISTRICT #1	TO10/20/15	town office water	45.94	0.00	45.94	41107 10/26/15
330435	BRICKELL, CHRISTOPHER	OCT 2015	business cards	46.95	0.00	46.95	41108 10/26/15
330435	BRICKELL, CHRISTOPHER	OCT2015	reimburse/business cards	57.94	0.00	57.94	41108 10/26/15
301503	CHAMPLAIN VALLEY PLUMBING & HE	807308	diesel fuel @ HWY	920.93	0.00	920.93	41110 10/26/15
301043	CIVES CORPORATION, DBA	4464527	disconnects	77.39	0.00	77.39	41111 10/26/15
100346	CLARK'S TRUCK CENTER	364146	breakers	112.00	0.00	112.00	41112 10/26/15
310097	COMCAST	10/15/15	2417 franklin phone/inte	525.15	0.00	525.15	41113 10/26/15
310177	COTT SYSTEMS, INC.	105042	sept host fee	227.00	0.00	227.00	41114 10/26/15
300326	DENIS, MICHAEL	10-20-15	work boot allowance	100.00	0.00	100.00	41115 10/26/15
100860	ENGLISH, CARROLL & BOE, P.C.	28249	parking lot agreement	404.90	0.00	404.90	41118 10/26/15
310037	FAIRPOINT COMMUNICATIONS	NOV2015	PD phone service	44.05	0.00	44.05	41120 10/26/15
301025	FIREPROTEC FIRE & SAFETY EQUIP	319893	fire ext inspection	36.00	0.00	36.00	41122 10/26/15
301025	FIREPROTEC FIRE & SAFETY EQUIP	320726	fire extinguisher	67.20	0.00	67.20	41122 10/26/15
301025	FIREPROTEC FIRE & SAFETY EQUIP	321197	fire extinguisher	67.20	0.00	67.20	41122 10/26/15
100925	FOLEY SERVICES INC	57717	uniforms	51.98	0.00	51.98	41123 10/26/15
100925	FOLEY SERVICES INC	59309	uniforms	48.98	0.00	48.98	41123 10/26/15
100027	G STONE COMMERCIAL DIVISION	71264	diesel excoavator rental	82.00	0.00	82.00	41124 10/26/15
100645	G STONE MOTORS INC	49039	2015 Ford Interceptor	27000.00	0.00	27000.00	41101 10/19/15
100725	GREEN MOUNTAIN GARAGE	076945	gauge	19.90	0.00	19.90	41125 10/26/15
100725	GREEN MOUNTAIN GARAGE	076969	chuck	7.43	0.00	7.43	41125 10/26/15
100725	GREEN MOUNTAIN GARAGE	076987	adapter	1.94	0.00	1.94	41125 10/26/15
310233	GREEN MOUNTAIN POWER	OCT 2015	sept electric	4531.39	0.00	4531.39	41126 10/26/15
100322	GREEN UP VERMONT	10/19/15	appropriation	300.00	0.00	300.00	41127 10/26/15
100081	JAM MAN ENTERTAINMENT	10-24-2015	dance 10-24-15	800.00	0.00	800.00	41129 10/26/15
310533	KATIE WALLETT	OCT 2015	Explorers Red Ribbon Don	245.14	0.00	245.14	41130 10/26/15
100029	LAWES AGRICULTURAL SERVICE	32257	grass seed	75.00	0.00	75.00	41131 10/26/15
300491	MAILFINANCE INC.	N5529542	postage meter rental	182.01	0.00	182.01	41132 10/26/15
100971	MALLORY'S AUTOMOTIVE INC	9797	under coating	300.00	0.00	300.00	41133 10/26/15
100971	MALLORY'S AUTOMOTIVE INC	9819	battery for Chevy Truck	133.00	0.00	133.00	41133 10/26/15
100588	MARKOWSKI EXCAVATING, INC.	51912	sand	13022.28	0.00	13022.28	41134 10/26/15
100588	MARKOWSKI EXCAVATING, INC.	V-16264	gravel	225.75	0.00	225.75	41134 10/26/15
100588	MARKOWSKI EXCAVATING, INC.	V-16319	trucking	3897.90	0.00	3897.90	41134 10/26/15
330461	MARKOWSKI, GREG	NOV 2015	nov rent	2100.00	0.00	2100.00	41135 10/26/15
300087	MARRO, STEPHEN R	10/20/15	game 10-15-15	45.00	0.00	45.00	41136 10/26/15
330377	MATTHEW BENDER & COMPANY, INC.	75970759	VT statutes 2015 supp pk	292.51	0.00	292.51	41137 10/26/15
310528	MAZUR, DAN	C299GF	refund	10.00	0.00	10.00	41138 10/26/15
310528	MAZUR, DAN	E-272	refund	360.00	0.00	360.00	41138 10/26/15
100211	NOCO ENERGY CORP	PSI1201961	oil	492.34	0.00	492.34	41140 10/26/15
310532	OTTER VALLEY CLASS OF 2016	OCT 2015	road race entry	168.00	0.00	168.00	41141 10/26/15

TOWN OF BRANDON Accounts Payable
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Manually Selected For Check Acct 01(10 General Fund) 10/26/15 To 10/26/15

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
101050	PRATICO'S LANDSCAPING & FENCE 3405	fence	2970.00	0.00	2970.00	41143	10/26/15
310458	RIDDELL ALL AMERICAN 60288855	football equipment	2575.00	0.00	2575.00	41144	10/26/15
100491	RUTLAND HERALD 606407	hearing ad 10-10-15	48.53	0.00	48.53	41146	10/26/15
300528	RUTLAND RECREATION & PARKS 10-7-15	boys and girls soccer	1600.00	0.00	1600.00	41147	10/26/15
100714	SCHECK, ANNA 10-15 2	Flood plain course	481.72	0.00	481.72	41148	10/26/15
300264	SKI DOOR INC 23532	repairs to overhead door	243.35	0.00	243.35	41149	10/26/15
200277	THUNDER TOWING & AUTO RECOVERY 3800	maint/inspection	99.98	0.00	99.98	41150	10/26/15
200277	THUNDER TOWING & AUTO RECOVERY 3803	repairs - 13 Charger	412.99	0.00	412.99	41150	10/26/15
200277	THUNDER TOWING & AUTO RECOVERY 3810	undercoat/trailer hitch	444.22	0.00	444.22	41150	10/26/15
100487	TREASURER, COUNTY OF RUTLAND OCT 2015	county tax	11326.35	0.00	11326.35	41151	10/26/15
330348	VERIZON WIRELESS OCT 2015	oct cell phones	180.38	0.00	180.38	41152	10/26/15
300024	VERMONT DIGITAL J311	mar-jul copier contact	636.39	0.00	636.39	41153	10/26/15
100649	VERMONT GFOA FALL WORKSHO	GFOA Fall Workshop	100.00	0.00	100.00	41102	10/19/15
300581	VERMONT OFFENDER WORK PROGRAMS 85134GF	Sept mowing - gen & rec	1200.00	0.00	1200.00	41154	10/26/15
100067	VLCT 10/9/15	zoning workshop	60.00	0.00	60.00	41155	10/26/15
310046	W.B. MASON CO INC I29140487	toner, labels, paper	220.15	0.00	220.15	41156	10/26/15
310046	W.B. MASON CO INC I29201172	folders, envelopes	62.75	0.00	62.75	41156	10/26/15
310046	W.B. MASON CO INC I29246936	file jackets, paper	169.96	0.00	169.96	41156	10/26/15
310046	W.B. MASON CO INC I29331893	toner, coffee, creamer	222.97	0.00	222.97	41156	10/26/15
Report Total			82,383.84	0.00	82,383.84		

Selectboard

To the Treasurer of TOWN OF BRANDON, We Hereby certify that there is due to the several persons whose names are listed hereon the sum against each name and that there are good and sufficient vouchers supporting the payments aggregating \$ ****82,383.84
Let this be your order for the payments of these amounts.

10/23/15
12:33 pm

TOWN OF BRANDON Accounts Payable
Check Warrant Report # 61537 Current Prior Next FY Invoices For Fund (20 Sewer Fund)
For Check Acct 01(10 General Fund) All check #s 10/26/15 To 10/26/15 & Fund 20

Page 1 of 2
Luanne

Vendor	Invoice Date	Invoice Description	Account	Amount Paid	Check Number	Check Date
100255	BRANDON FIRE DISTRICT #1	10/21/15 waste water WW10/30/15	20-5-55-42120 Water	1458.16	41107	10/26/15
100462	CASELLA WASTE MANAGEMENT	10/01/15 dumpster rental for grit 1263371	20-5-55-50160 Sludge Disposal	816.00	41109	10/26/15
100462	CASELLA WASTE MANAGEMENT	10/01/15 Sept trucking of sludge 1847174	20-5-55-50170 Trucking	1521.00	41109	10/26/15
300466	DUNDON PLUMBING & HEATING	10/09/15 pumped Brookdale Pump Sta 26228	20-5-55-20240 Contractors	360.00	41116	10/26/15
300466	DUNDON PLUMBING & HEATING	10/20/15 pumped Brookdale Pump Sta 26382	20-5-55-51230 Outside Equip. - Pump St.	360.00	41116	10/26/15
100494	ENDYNE INC	10/16/15 testing 186095	20-5-55-22120 Testing	22.00	41117	10/26/15
100494	ENDYNE INC	10/21/15 testing 186404	20-5-55-22120 Testing	123.50	41117	10/26/15
100547	ENVIRONMENTAL RESOURCE AS	08/31/15 testing kits 767321	20-5-55-30120 Professional Supplies	205.00	41119	10/26/15
100547	ENVIRONMENTAL RESOURCE AS	10/09/15 turbidity test 771517	20-5-55-30120 Professional Supplies	177.29	41119	10/26/15
330422	FERGUSON WATERWORKS #590	10/14/15 parts for Seminary Repair 0392010	20-5-55-51310 Collection Systems	163.34	41121	10/26/15
100925	FOLEY SERVICES INC	10/13/15 uniforms 57716	20-5-55-10320 Clothing Allowance	11.11	41123	10/26/15
100925	FOLEY SERVICES INC	10/20/15 uniforms 59308	20-5-55-10320 Clothing Allowance	11.11	41123	10/26/15
310233	GREEN MOUNTAIN POWER	10/21/15 sept electric WW OCT 2015	20-5-55-42130 Electric	3173.52	41126	10/26/15
100559	HACH COMPANY	10/06/15 dispenser 9610500	20-5-55-30120 Professional Supplies	79.14	41128	10/26/15
100971	MALLORY'S AUTOMOTIVE INC	10/12/15 undercoat Dodge 9788	20-5-55-41180 Maintenance-Vehicles	150.00	41133	10/26/15
310528	MAZUR, DAN	10/21/15 refund C299SF	20-2-00-02710 Deposits Payable	250.00	41138	10/26/15
310528	MAZUR, DAN	10/21/15 refund C299SF	20-4-00-04310 Sewer Permit Revenue	50.00	41138	10/26/15
100030	MINER CONSTRUCTION, INC.	10/19/15 sewer repair E. Prospect 15055	20-5-55-20240 Contractors	818.41	41139	10/26/15
310530	PATCH ELECTRIC	10/14/15 Wiring Heater @ WW 480	20-5-55-42150 Outside Maint. - Bldgs	146.00	41142	10/26/15
310530	PATCH ELECTRIC	10/22/15 Electrical at WW Garage 483	20-5-55-42150 Outside Maint. - Bldgs	750.00	41142	10/26/15
300375	RUTLAND CITY	10/16/15 Sept sludge processing 151728LUDG	20-5-55-50160 Sludge Disposal	4095.00	41145	10/26/15
330348	VERIZON WIRELESS	10/23/15 ww cell oct WW OCT -15	20-5-55-42100 Wastewater Telephone	27.65	41152	10/26/15
300581	VERMONT OFFENDER WORK PRO	09/30/15 Sept mowing @ WW 85134WW	20-5-55-42150 Outside Maint. - Bldgs	500.00	41154	10/26/15

10/23/15
12:33 pm

TOWN OF BRANDON Accounts Payable
Check Warrant Report # 61537 Current Prior Next FY Invoices For Fund (20 Sewer Fund)
For Check Acct 01(10 General Fund) All check #s 10/26/15 To 10/26/15 & Fund 20

Vendor	Invoice Date	Invoice Description	Invoice Number	Account	Amount Paid	Check Number	Check Date
Report Total					15268.23		

Selectboard

To the Treasurer of TOWN OF BRANDON, We Hereby certify that there is due to the several persons whose names are listed hereon the sum against each name and that there are good and sufficient vouchers supporting the payments aggregating \$ ****15,268.23
Let this be your order for the payments of these amounts.

PLEASE NOTE:

GENERAL FUND PORTION - \$184,632.40

WASTEWATER FUND PORTION - \$26,793.92

NAME: US Bank N.A.

ADDRESS: 60 Livingston Street

CITY/STATE/ZIP: St. Paul, MN 55107

DATE DUE: October 27, 2015

AMOUNT: \$211,426.32 - Wire Transfers

FISCAL YEAR: 15/16

REASON/COMMENT: Multiple Bond Payments - Principal/Interest

Entry Only - Board Signature Required

2006 Infrastructure bond	159,020.21	10519/48140
WW 2012 Series #4&5	22,851.97	20555/61000-20200/02524
PD bond	25,612.19	10519/60500
Carver ST Upgrade	3,941.95	20555/60800-20200/60800

Board Signatures:

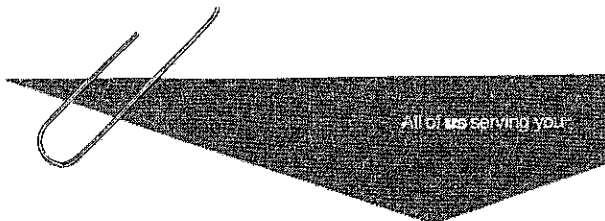
Doug Bailey

Devon Fuller

Seth Hopkins

Ethan Swift

Tracy Wyman



RECEIVED

SEP 17 2015

TOWN OF BRANDON

September 15, 2015

Brandon Town
49 Center Street
Brandon, VT 05733

BORROWER KEY ID: VMBBBRA32

Vermont Municipal Bond Bank

ATTN: Bookkeeper

Pursuant to the Loan Agreement with respect to the below loan series, your debt service payment due on or before November 1, 2015 is as follows:

Loan Series	Refunded By	Interest	Principal	Credit	Debit	Total Payment Due
2006-1	Series 2014-4	\$36,671.75	\$140,000.00	(\$17,651.54)	\$0.00	\$159,020.21
-	Series 2012-4	\$8,393.31	\$14,458.66	\$0.00	\$0.00	\$22,851.97
-	Series 2012-4	\$767.33	\$3,174.62	\$0.00	\$0.00	\$3,941.95
-	Series 2012-4	\$5,862.19	\$19,750.00	\$0.00	\$0.00	\$25,612.19
Totals:		\$51,694.58	\$177,383.28	(\$17,651.54)	\$0.00	\$211,426.33
Total Amount Due From Borrower:			\$211,426.33			

Kindly send your payment to the attention of the undersigned at the following address and ensure that you reference your "Borrower Key ID" in the payment.

Remit check to: (must be received 7 business days prior to due date)

U.S. Bank
SDS 12-2302
PO Box 86
Minneapolis, MN 55486-2302

(Please reference VMBBBRA32 and Debra Rucker)

If by Wire Instructions or ACH:

Bank: U.S. Bank N.A. - 60 Livingston St., St Paul, MN 55107
Beneficiary: U.S. Bank Corporate Trust
ABA #: 091-000-022
A/C #: 173103321092
OBI: TFM - Debra Rucker
Ref: VMBBBRA32