



**Selectboard Meeting Minutes - DRAFT**

Tuesday, January 4, 2022 at 6:30 pm

Present : Steve Finneron, Chairman  
Jim Haff  
Chris Karr

Chet Hagenbarth, Town Manager

Citizens via Zoom and in-person : forty-seven present

**AGENDA:**

1. Call to Order
2. Approval of the Agenda
3. Approval of Meeting Minutes
4. Planning Commission Budget Presentation
5. Public Hearing – Proposed TIF District & Financing Plan
6. Adjourn

**1. Call to Order**

Chairman Finneron called the Meeting to Order at 6:30 pm.

**2. Approval of the Agenda**

It was agreed to add “Other Business” before Agenda item three; “Selectman’s Concerns” before Agenda item five; and “Executive Session” before Agenda item six. A motion to accept the Agenda as so amended was approved, UNANIMOUS.

**3. Other Business**

A motion that the Town Clerk continue to move forward with accustomed blanket renewal applications of 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Class Liquor License and Outside Consumption Permits to the Department of Liquor Control was approved, two in favor, one abstain.

**4. Approval of Meeting Minutes**

A motion to approve the Special Selectboard Minutes of November 16, 2021 as presented was approved, UNANIMOUS.

A motion to approve the Special Selectboard Meeting Minutes of December 21, 2021 as presented was approved, UNANIMOUS.

A motion to approve the Special Selectboard Meeting Minutes of October 25, 2021 was approved, two in favor, one abstain.

**5. Planning Commission Budget Presentation**

Planning Commission Chair Iannantuoni made a presentation for the FY-2023 Planning & Zoning Budget.

Nominal increases were displayed and it was agreed Rental Registration revenue was under represented.

It was proposed for discussion that monies dedicated to the Killington Road Walkway might be better served in the PC Special Projects Fund where all kinds of community amenities could be addressed, such as increased bus service, parking at the Falls etc. After clarification by the TM that these monies fell under "Restricted Fund" regulations and required voter approval, a motion was made to have Town Manager Hagenbarth introduce this proposal as an upcoming ballot item; it was approved UNANIMOUS.

**6. Selectman's Concerns**

Also acting as Health Officer Selectboard Member Haff expressed concern and bafflement regarding negative press attention surrounding the latest covid-19 outbreak specifically related to the Resort.

He contended that the "86" was not an entire summary of data and that the Resort has done a great job with its employees and guests alike; masking, vaccinating and testing not just as a recent reaction but for the past 21 months of the virus' presence.

Thus-far no one testing positive is seeking medical treatment.

Selectboard Member and local business owner Karr seconded this and reiterated that the Resort were among many places being careful, despite the potential for economic loss directly related to these precautions.

**7. Public Hearing – Proposed TIF District & Financing Plan**

In response to Public concern and in particular to an [open letter in the Mountain Times](#) regarding the proposed TIF District and its potential risks to tax payers, the Selectboard invited White & Burke, advisors contracted by the Town, and also the general public to an open discussion with the Board.

Stephanie Clarke and Gail Henderson-King of White & Burke gave a power point presentation explaining a TIF, plan overview, goals and steps. They and the Selectboard answered questions as one by one citizens stepped forward, in person and via *Zoom*, to express their concerns and some guarded encouragement.

Questions including water sources, their limits, affordable housing needs and Grand List values were examined and debated.

It was believed that the Town had been ineligible until recent investigation revealed that it did qualify for the Town to move forward with a TIF District application to VEPC. This approval would only be phase one in a series of steps needed and would merely be an investment in the long-term goals that would eventually require voter approval. None of the future steps could be addressed, or have validity to discussion without this first process, the State approval of a TIF District.

Upon TIF approval, Wayne Elliot of Aldrich & Elliott, PC can finalize his proposals on design, and pricing of a Municipal Water System. He advocates that there are multiple sources of potential funding for this kind of project.

Once potential designs and costs are on the table earnest conversations can now be conducted with Developers and Land Owners. These conversations and prospective commitments can now be taken to the tax payers, whereupon specific risks can be categorized, discussed and mitigations formulated. This would conclude in budget proposals and consequently bringing the project to ballot.

Chairman Finneron made a motion to approve the Selectboard TIF Resolution as presented and Board Member Haff, for transparency, recited the last three paragraphs of the Resolution; UNANIMOUS.

**8. Executive Session**

The Selectboard entered into executive session to discuss contracts and legal at 8:08 pm and exited at 10:30 pm, no action taken.

**9. Adjourn**

A motion to adjourn at 10:31 pm was approved, UNANIMOUS.