

**TOWN OF SPRINGFIELD
SELECTMEN'S HALL – 96 MAIN STREET – THIRD FLOOR
REGULAR BOARD OF SELECTMEN MEETING
MONDAY, FEBRUARY 23, 2015 @ 7:00 PM**

MEETING MINUTES

A. **CALL TO ORDER AND ROLL CALL:** Chairman, Kristi Morris, called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited and Roll Call taken.

Board Members Present: David Yesman, George McNaughton, Chairman, Kristi Morris, and Vice-Chairman, Stephanie Thompson. Peter MacGillivray arrived later.

Also Present: Town Manager, Tom Yennerell, Comptroller, Jeffrey Mobus, Town Clerk, Barbara Courchesne, Police Chief, Douglas Johnston, and Town Attorney, Stephen Ankuda. Police Lieutenant, Mark Fountain, arrived later.

B. **ANY REQUESTED ADDITIONS TO THE AGENDA:** Town Manager, Tom Yennerell, requested to add **ITEM 9:** Deposit Bank Account Resolution – Meadow Drive to the agenda. There were no objections.

C. **MINUTES:**

a. Regular Board of Selectmen, Meeting Minutes, February 9, 2015

MOTION: George McNaughton moved to approve the Regular Board of Selectmen, Meeting Minutes, February 9, 2015 as printed and submitted.

Seconded by Vice-Chairman, Stephanie Thompson

Vote: 4 Yes, passed unanimously

CITIZENS TO ADDRESS THE BOARD:

ITEM 1: Bill Morlock, Springfield Housing Authority, and Danielle Southwell, Brattleboro Youth Services – New Project Explanation

Town Manager Yennerell turned the floor over to Mr. Morlock and Ms. Southwell. Bill Morlock announced to the Board the Springfield Housing Authority, (SHA), is looking at purchasing the Woolson Block. Springfield Housing Authority has officially contacted the owner of the Woolson Block to request an appraisal of the building and start negotiations. SHA plans to rehab the second and third floors. SHA will be starting a new program called Youth in Transition. The program will be modeled after Youth in Transition Program in Brattleboro, VT. Mr. Morlock introduced Danielle Southwell as a Consultant for SHA.

Ms. Southwell explained she started a program through Youth Services about (4), four years ago. The program takes place in a 4 Bedroom Apartment, in which the agency holds the Master Lease. The program serves youth from 16 to 21 year olds that are homeless, or in very unstable living conditions, and often times many of their young children. The program is meant to be a short-term temporary shelter environment. However, there have been clients that have stated as little as 3 weeks and clients that have actually stated for approximately 8 months. There is a Resident Manager who lives on-site, rent free, to be a deterrent. There are all kinds of guidelines and they have been working effectively in Brattleboro.

Police Lt., Mark Fountain, arrived at 7:05 PM and Board of Selectmen Member, Peter MacGillivray, arrived at 7:06 PM.

Ms. Southwell shared the Brattleboro Program during the last calendar year served 26 individuals, 16 were young adults, and 10 were children under the age of 5. She also stated, 100% of them left with medical insurance, 94% of the individuals that were eligible for work left with an income, and 94% left with being enrolled in a school or earned their High School Diploma or enrolled in College, and 85% went onto current housing.

George McNaughton wanted to know the process for selecting the Resident Manager. Ms. Southwell explained there is a job description, extensive interviews and background checks are very important. The person really needs to be a good fit. Ms. Southwell stated the roll of the Resident Manager is very minimal. The Resident Manager is basically on site in the evening to make sure everyone is abiding by the rules.

Chairman Morris asked what the rules were at the Brattleboro Youth in Transition Program. Ms. Southwell stated the clients go through an extensive assessment taking about a month, clients are required to have 25 hours productive time each week, once they have a source of income the clients are expected to pay fees, (\$300.00 for an individual or \$400.00 for a couple), and are expected to participate in their share of household chores. The clients cannot have guest over. If the rules are not followed, depending on the nature of the rules broken, the clients will be asked to leave the program. Chairman Morris also asked if there has been a history of criminal activities associated with the clients. Ms. Southwell stated there were a couple of clients and it had to do with drugs. The clients were asked to leave immediately.

David Yesman asked where the clients were drawn from. Ms. Southwell explained the clients came as referrals from the Reach-Up Program (aka welfare), Schools, Therapists, and Department of Corrections. She also explained in this area the HCRS Jobs Program would be overseeing it.

Chairman Morris asked if the youths served would be local kids. Ms. Southwell confirmed that would be the case.

Vice-Chairman Thompson indicated that she would support the proposed program.

George McNaughton wanted to know what the roll of the Housing Authority would be. Ms. Southwell stated they would own the building. Mr. Morlock stated they will manage the building. Mr. McNaughton asked Mr. Morlock how the Housing Authority would be involved with the vetting of people moving into the Youth Services Program. Ms. Southwell stated the Housing Authority's role will be very minimal. They wouldn't need to play a big roll, it would be the service providers roll to be determining all of the details. Mr. McNaughton then asked who the service provider would be. Ms. Southwell indicated it would be HCRS. Mr. Morlock stated that HCRS has agreed to provide the wrap-around-services needed for this program for up to two years for each individual. The way Mr. Morlock understands the program would be after the short-term in the apartment, the individuals would move into another apartment within the Woolson Block, continuing with the wrap-around-services for two years.

Peter MacGillivray clarified that the individuals in the Youth Services Program would not have any tenant rights. Ms. Southwell confirmed that was the case. Police Chief Johnston explained the previous situation the Town had with people hanging out in front of the Woolson Block. He asked Ms. Southwell how that would be handled. She indicated that could be outlined in the rules of the Youth Services Program.

Chairman Morris asked if the program ever took in the same person twice. Ms. Southwell gave examples in cases where it was not the fault of the person, just living arrangements changed. She also indicated there would be a team meeting if the program was to ever consider taking a person back after they had be kicked out. Mr. McNaughton wanted to know if the Housing Authority was going to be represented on the team. Mr. Morlock indicated he thinks they could.

David Yesman inquired about renovations to the building. Mr. Morlock explained the building would be completely done over. The fire protection issues would be taken care of. The second and third floors will be gutted. An elevator would need to be installed and the building sprinkled. - In addition, the first floor will need attention too.

Walter Martone, resident, asked what would happen to the current tenants in the building. Mr. Morlock explained they would be relocated and be assisted with moving expenses.

There were not any more questions; therefore, Chairman Morris on behalf of the Selectboard thanked Ms. Southwell and Mr. Morlock for their time and presentation.

D. PUBLIC HEARING CONTINUATION (7:00 or ASAP)

ITEM 2: Demolition Order Appeal – 188 Wall Street

Public Hearing started at approximately 7:15 PM.

Mr. Donald Bishop and his attorney, Mr. Richard Bowen was present. Attorney Bowen addressed the Selectboard and explained that his client had contacted Jason Waysville to design a plan to partially demo the west end of the structure located at 188 Wall Street. Mr. Bishop has gone to the Division of Fire and Safety and completed a permit.

Selectboard Members David Yesman and George McNaughton questioned where Mr. Waysville was and the requested copy of the insurance claim from Mr. Bishop. Attorney Bowen stated Mr. Waysville's design to demo was not done, therefore, he wasn't needed at the meeting and Mr. Bishop did not need to submit his insurance claim to the Selectboard. Mr. Bishop intends to have the project at 188 Wall Street all wrapped up by the end of May 2015.

David Yesman pointed out the continuation of the Public Hearing was for Mr. Bishop to submit evidence from a qualified engineer about the safety of the house at 188 Wall Street; not ask for additional time. Mr. Yesman did not think that was a reasonable request; fire was two years ago.

Attorney Bowen argued the Town's Structural Engineer's testimony does not meet the Ordinance or the State Statute, which the Town does not follow. Mr. McNaughton asked Attorney Bowen if he had any evidence to present. Attorney Bowen said they were not presenting any additional evidence.

Chairman Morris declared the Public Hearing closed at 7:34 PM.

Town Attorney, Steve Ankuda, noted the process would be to go into a Deliberative Session and rough out an order to decide how the Selectboard wants to address the Appeal. Once a decision is decided on the Order of Appeal, it should be adopted in public session.

George McNaughton suggested with the Town Election coming up the Board composition could change, therefore, the Board should meet tonight. Attorney Ankuda thought that was a good idea.

MOTION: David Yesman moved for the Board of Selectmen to go into Deliberation after the Regular Selectboard Agenda was completed.
Seconded by George McNaughton
Vote: 5 Yes, passed unanimously

E. **LIQUOR CONTROL COMMISSION**
ITEM 3: Liquor License Renewals

Local Liquor Control Opened at 7:37 PM.

Town Manager Yennerell read through the requested Liquor License Renewals.

MOTION: Peter MacGillivray moved to approve the renewal of the following Liquor Licenses:
Renewal of First Class License – Springfield Village Pizza Inc. d/b/a Springfield Village Pizza, Inc.,
Renewal of Second Class Licenses – Kindred Market, LTD d/b/a Jake's Market (CKA) and Circle K Vermont, Inc. d/b/a Circle K Vermont, Inc. #7404, and
Renewal of Outside Consumption Permit –
Moose, Loyal Order of, Lodge #679 d/b/a Moose, Loyal Order of, Lodge #679
Seconded by David Yesman

Select Board Member; George McNaughton, recused himself from the vote.

Vote: 4 Yes, 1 Abstain (George McNaughton)

Local Liquor Control Closed at 7:42 PM.

F. **NEW BUSINESS:**

ITEM 4: Police Vehicle Purchase Approval – Town Manager Yennerell summarized the information submitted in Board Packets. He also noted the funds to purchase the new police vehicle were previously budgeted and is now available to use.

MOTION: David Yesman moved to purchase a 2015 Ford Utility Police PI AWD pursuit vehicle for a total of \$27,224.00.
Seconded by Vice-Chairman, Stephanie Thompson.

Chief Johnston explained the Formula Ford is the only dear that has the Vermont State bid. The vehicle will be white and will be marked up.

Vote: 5 Yes, passed unanimously

ITEM 5: Public Safety and Criminal Activity Policy Approval

MOTION: George McNaughton moved to table the discussion on the Public Safety and Criminal Activity Policy and to return the DRAFT to the Public Safety Committee and Town Staff for the deadlines to be inserted into the policy.
MOTION FAILED – NO SECOND

MOTION: David Yesman moved to adopt the Public Safety and Criminal Activity Policy as written.
Seconded by Vice-Chairman, Stephanie Thompson.
Vote: 4 Yes, 1 No (George McNaughton)

Members of the Public Safety Committee are Vice-Chairman Thompson and Chairman Morris. Town Staff working on this project included Town Manager Yennerell, Police Chief Johnston and Lt. Fountain.

ITEM 6: Civic Improvement Account – Name Change Approval – Town Manager Yennerell explained there was another housekeeping item for the Board. The Civic Improvement Investment Account managed by the People's United Bank Wealth Management has requested the Town of Springfield update our paperwork by submitting a current Corporate Resolution.

MOTION: David Yesman moved to substitute Robert Forguites' name with the Tom Yennerell's, who is the new Town Manager on the Corporate Resolution for People's United Bank Wealth Management Fund in regards to the Civic Improvement Account. The current Corporate Resolution signatures will consists of Tom Yennerell, Town Manager, Jeffrey Mobus, Comptroller, and Barbara Courchesne, Town Clerk/Treasurer.
Seconded by George McNaughton
Vote: 5 Yes, passed unanimously

Current Members of the Investment Committee are Steve Ankuda, Robert Forguites, Doug Priestly, Rick Bibens and Steve Morris.

ITEM 7: Appointments to Boards & Commissions

MOTION: Vice-Chairman, Stephanie Thompson, moved to approve the following individuals to the various Boards and Commissions.

Airport Commission (3 Year Terms): John Graves, Michael Knoras, and Peter MacGillivray

Development Review Board (3 Year Terms): Wilbur Horton

Energy Committee (Terms Vary in Length): Michael Knoras (1 Year Term)

Springfield Housing Authority (5 Year Terms): Peter Andrews

Southern Windsor County Regional Planning Commission (1 Year Term): Joseph Wilson

Southern Windsor/Windham Counties Solid Waste Management District (1 Year Term):
Forrest Randall and Mark Blanchard (Alternate)

Vote: 5 Yes, passed unanimously

ITEM 8: Appointment of Town Service Officer

MOTION: Peter MacGillivray moved to appoint Vice-Chairman, Stephanie Thompson, as the Town Service Officer to a (1), One Year Term starting April 1, 2015 through March 31, 2016.
Seconded by David Yesman
Vote: 4 Yes and 1 Abstain (Vice-Chairman, Stephanie Thompson)

ITEM 9: Bank Deposit Account Resolution – Meadow Drive

Town Manager Yennerell explained as a requirement of the grant the Town received for the Meadow Drive Storm Water Project, the Town has been requested to open a non-interest bearing new Bank Deposit Account. The People's Bank Resolution called for one signature from the Selectboard.

MOTION: David Yesman moved to approve the opening of a non-interest bearing new Bank Deposit Account to be used for the Meadow Drive Storm Water Project. In addition, Chairman, Kristi Morris, of the Selectboard is authorized to sign the People's Bank Resolution.
Seconded by George McNaughton.
Vote: 5 Yes, passed unanimously

G. **TOWN MANAGER'S REPORT:** The Town Manager's Report is in the Board of Selectmen's Packets. If anyone wishes, they may pick up a copy at the Town Manager's Office.

H. **FUTURE AGENDA ITEM PROPOSALS:** They only request for Future Agenda Items came from George McNaughton. Again, he requested to speak about an Ordinance Officer.

I. **OTHER MINUTES & CORRESPONDENCE:**

- a. Springfield Airport Commission – Agenda February 19, 2015
- b. Springfield Fire Department – Monthly Report January 2015
- c. Springfield Housing Authority – Monthly Report February 10, 2015
- d. Springfield Public Works – Monthly Report January 2015

Chairman Morris noted copies of the above correspondence can be picked up at the Town Manager's Office.

Comptroller, Jeff Mobus, asked to be recognized by the Selectboard. Mr. Mobus wanted to inform everyone Town Meeting is scheduled for Monday, March 2, 2015 @ 7:30 PM at the Springfield High School. The Town Vote is scheduled for Tuesday, March 3, 2015 from 8:00 AM to 7:00 PM at Riverside Middle School.

Town Clerk, Barbara Courchesne, also informed everyone that it is not too late to request an Absentee Ballot; please call the Town Clerk's Office.

J. **ADJOURNMENT:**

MOTION: George McNaughton moved to go into Executive Session at 8:11 PM to deliberate on the 188 Wall Street Property.
Vote: 5 Yes

Meeting closed at 8:15 PM.

Submitted by:



Donna M. Hall,
Recording Secretary

Executive Session
February 23, 2015

The Board returned to open session at 8:32pm.

George McNaughton moved to find that the building at 188 Wall Street, Springfield, Vermont was damaged by fire more than two years ago on November 14, 2012 and the demolition has not been completed or the structure rebuilt. The structure continues to deteriorate and is liable to cause injury or damage by the collapse or fall of any part of such structure and is dangerous to life, safety or the general health and welfare of the people of the Town. By reason of neglect, want of repair, action of the elements, and partial or total destruction by fire the structure is dilapidated, ruinous, decayed, filthy, apparently abandoned, unstable, and constitutes a material menace or danger to adjacent property and to the public. Specifically, the structure shows thirty-three and one third percent or more of damage or deterioration of the supporting members or fifty percent or more damage or deterioration to the non-supporting, enclosing or outside walls or coverings. The foundation contains cracks and is leaning, the walls have sections missing, the roof has sections missing and broken, the chimneys have cracks and the ground contains sharp objects and debris. Generally, there has been large scale fire damage to the main structure, attached garage with framing and sheathing alongside C and D walls have deteriorated, rafters have deteriorated, the roof is bowed and leaking, the main support for ceiling storage area has broken and is at risk of collapse.

As a result, the Springfield Select Board finds that such building and related structures as set forth herein are determined to be dangerous or structurally unsafe as defined in Springfield Code Section 5-26 and is declared to be a public nuisance and shall be demolished as set forth below. Stephanie Thompson seconded the motion.

George McNaughton noted that during the public hearing earlier Mr. Bishop and his representation offered no evidence or documents to rebut previous evidence. They only offered unsworn statements.

The motion passed unanimously.

George McNaughton moved the following- based upon the Findings and pursuant to Springfield Code Section 5-33, the Springfield Select Board orders as follows:

All buildings and structures located at 188 Wall Street shall be demolished so as to no longer be a public health or safety hazard within 60 days of the date of receipt by the owner of this Order. Such building shall be demolished and the debris appropriately disposed of in accordance with State Law. If such demolition is not made within 60 days, then the Town, without further notice, may demolish such building and dispose of the debris to abate the public health and property threat and the filing of this Order and a Report of such demolition shall constitute a lien on such property which shall be recorded in the land records securing all costs of such abatement. The Select Board requests that

the Town Attorney be directed to prepare the Order, with the history and authorize the Chairman of the Select Board to sign such Order. Stephanie Thompson seconded the motion that then passed unanimously.

David Yesman moved to adjourn. George McNaughton seconded the motion that then passed unanimously. The meeting adjourned at 8:38pm.

No further business was conducted.

Respectfully submitted,



Jeff Mobus
Acting Secretary