

TOWN OF ELMORE, VT

Select Board Meeting

Meeting Minutes – prepared by G. Schwartz
Status: Approved

Meeting Date: September 8 2022

Start Time: 6:45 pm **Adjourn:** 7:45 pm

Meeting Attendees: See attached attendance sheet

The minutes of the August 10, 2022 Select Board Meeting were approved.

1. SPECIAL TOPICS (Note: Topic will be addressed for no more than 15 minutes with follow-up as needed and noted by the SB.)

- a. **DISCUSSION:** Conflict of Interest statement

Notes: The Chair of the Board asked if anyone on the ESB had a conflict of interest regarding the agenda items to be discussed tonight. All members replied no. The Town will hold a training session for the Elmore Fire Department, the ESB, EPC, the DRB, Town employees, listers and the cemetery commission. The meeting will also include a review of the open meeting rules. VLCT will moderate this meeting for a cost of \$400.00. W. West to schedule and warn the meeting.

- b. **DISCUSSION:** Town land/parcel – purchase interest.

Notes: The Town received the land located on Hosking road due to a tax default many years ago. The land is approximately 1.2 acres. The amount of back taxes at the time were \$570.10. B. Hosking offered to pay the back taxes in the amount of \$510.10 and make a contribution towards the new Town Maintenance Facility in the amount of \$5,000.00. The lot may be less than the required 2 acre building requirement. W. West will check with the Towns Attorney to see if Mr. Hosking's offer is legally acceptable.

- c. **UPDATE ONLY:** Elmore LHMP

Notes: Plan was submitted. No further action required

- d. **UPDATE IF NEEDED:** Regional assessor through LCPC. Continued from August.

Notes: Trevor Braun did not attend this meeting and therefore no discussion was held.

2. ACTIVE ITEMS

- a. **UPDATE:** Elmore highway maintenance facility; working group; land; funding, site work, etc

Notes:

1. Status of Audit- The audit will be completed by October
2. Land purchase status – The subdivision plan was distributed to the DRB. A meeting will be held on September 29, 2022. Once this plan is approved the purchase can occur. A motion was made and unanimously approved to 1) Schedule the closing at the earliest time after September 29 assuming approval by the DRB. 2) Appoint Julia J. Compagna, Esq. from Sargent Law Office to be the power of attorney for the Town during the closing. C. Devore to contact Julia J. Compagna, Esq.

Road Commissioner Report
September 8, 2022

This report covers from August 11, thru September 8.

Work Done:

1. Roadsides mowed
2. 2000 yds of sand hauled in.
3. Graded Mt road, Churchill, Dedell and East Elmore.
4. Took delivery of the sand shed.
5. Ice house road, box culvert project coming along nicely. Base is going in this week. Box being set on the 13th, with a completion date of the 23rd.

Upcoming:

1. Ditch and culvert work on Symond's mill road, at the end of this month and beginning of October, will require the road to close for several days. Will post when this is happening, location will be from top of Ward hill to Elmore Roots nursery

Michel Lacasse
Road Commissioner



Pearson & Associates

MECHANICAL & ELECTRICAL ENGINEERS

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MEMO

DATE: August 31, 2022

PAGE 1 OF: 1

PROJECT: Elmore Town Garage

SUBJECT: Solar Production & Cost

FROM: Ryan Roberts

We have done some extensive energy modeling for the building, and as currently designed with the electric boiler, we are estimating the yearly electrical usage to be approximately 45,000kWh or \$8,000. If a propane boiler was used we are estimating a yearly electrical usage of approximately 19,500kWh or \$3500 and a yearly propane usage of approximately 900 gallons or \$3,500. All values are based on current market prices with no annual inflation calculated.

We have modeled the solar system as the building is currently oriented and we are showing a yearly production that would cover all of the yearly electrical usage of the building in either scenario. The cost of the solar system for the full electric building would be approximately \$125,000 and the cost of the solar system with the propane boiler system would be approximately \$60,000.

For the full electric building it would take approximately 12-13 years to pay off the solar system and then you would have approximately 12-13 years of no electrical cost for the building before the PV panels would need to be replaced.

For the building with a gas boiler it would take approximately 15 years to pay off the solar system and then you would have approximately 10 years of no electrical cost for the building before the PV panels would need to be replaced. In this scenario you still have the annual propane cost for the gas boiler that cannot be offset from the solar production.

COPY TO: File

SIGNED: Ryan Roberts

Email: ryan.r@pearsonandassociates.com