

**BRATTLEBORO SELECTBOARD  
WEDNESDAY, MARCH 30, 2016  
SPECIAL MEETING – 5:30PM  
MINUTES**

Selectboard members present: John Allen

Selectboard-elect members: David Gartenstein and Kate O'Connor.

Staff present: Town Manager Peter Elwell, Assistant Town Manager Patrick Moreland, Town Clerk Annette Cappy, Police Chief Mike Fitzgerald, Planning Director Rod Francis, Town Assessor Russell Rice.

Media present: Olga Peters representing The Commons and Chris Mays representing the Brattleboro Reformer.

Others present: Martha O'Connor, Anne Brinton, Russ Grabiec

***INTERNAL BUSINESS***

Oath of Office – *Newly Elected Members* – *Annette Cappy*. Town Clerk Annette Cappy administered the oath of Office to two elected Selectboard members – David Gartenstein and Kate O'Connor.

Town Clerk Cappy called the meeting to order at 5:31 pm in the Selectboard Meeting Room. She confirmed that the meeting had been officially warned.

Election of Officers

*Chair of the Board, Vice Chair of the Board, Clerk of the Board*

Cappy opened the nominations for Chair. Kate O'Connor nominated David Gartenstein for Chair. There were no other nominations, and Cappy closed the nominations.

**DAVID GARTENSTEIN WAS APPOINTED CHAIR ON A VOTE OF 3-0.**

Chair Gartenstein opened nominations for Vice Chair. John Allen nominated Kate O'Connor for Vice Chair. There were no other nominations, and Gartenstein closed the nominations.

**KATE O'CONNOR WAS APPOINTED VICE CHAIR ON A VOTE OF 3-0.**

Gartenstein opened nominations for Clerk. David Gartenstein nominated David Schoales for Clerk. There were no other nominations, and Gartenstein closed the nominations.

**DAVID SCHOALES WAS APPOINTED CLERK ON A VOTE OF 3-0.**

***PUBLIC PARTICIPATION***

None.

***NEW BUSINESS***

Police-Fire Facilities Project

(i) *Potential Authorization to Exercise Option to Purchase 62 Black Mountain Road*

Elwell noted that there was authorization at Special Representative Town Meeting on March 12 to relocate the Police Station to Black Mountain road and the FY17 budget which included funding necessary to pay debt service on the additional borrowing was adopted at the March 19 Representative Town Meeting. He advised that if the Town does not exercise the option by close of business on Friday then the option period would need to be extended and it would require an additional \$10,000 payment (\$5,000 towards purchase but \$5,000 a cost of hand). Since all the authorizations necessary have been obtained, he would like the Selectboard to authorize the purchase so that the Town can advise the current owners that they are exercising the option and send the \$35,000 deposit. Gartenstein asked the Town Manager whether there was adequate notice of the revised Selectboard agenda that included exercising the Option Agreement. Elwell confirmed that he conferred with the Town Attorney and there was adequate notice under the Vermont statutes. He also noted that both print and electronic media covered the revised agenda. Gartenstein asked about the substance of the Option Agreement. Elwell reviewed the timeliness noting that August 10 is the closing date but that the parties may agree to an earlier closing date if they agree. The agreement allows for environmental review and inspection work related to design. Effective immediately, the Town has access to the building upon coordinating with the current owner. Elwell confirmed that we can withdraw and receive a full refund of the deposit subject to some administrative costs for any reason between now and July. He felt that the Option Agreement fully protects the Town. Gartenstein asked if the building systems have been inspected and the money planned for replacement. Elwell advised that it has only been a cursory review but the budget prepared by Steve Horton includes a substantial allocation to upgrade or replace the building systems. Gartenstein asked about the timing of the financing in relation to the purchase of this property. Elwell said that it is anticipated that all of the money will be in hand prior to closing on the property but if that was not the case, there is a more than enough from the existing financing to proceed with the purchase. The final purchase price will be \$720,000.

There was no public comment.

**MOTION BY DAVID GARTENSTEIN TO AUTHORIZE THE TOWN MANAGER, ON BEHALF OF THE TOWN OF BRATTLEBORO, TO EXERCISE THE TOWN'S OPTION TO PURCHASE THE PROPERTY AT 62 BLACK MOUNTAIN ROAD PURSUANT TO THE OPTION AGREEMENT PREVIOUSLY APPROVED BY THE BOARD AND EXECUTED BY THE TOWN MANAGER. MOTION CARRIED 3-0.**

There was no further business.

**MOTION BY JOHN ALLEN AT 5:45PM TO ADJOURN. MOTION CARRIED 3-0.**

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David Schoales, Clerk