

## **Minutes:**

**Stowe Electric Commissioners' Meeting**  
April 15, 2009 7:45 a.m.

## **Present:**

Ted Teffner, Chairman (via phone); Denise Gutstein, Vice Chairman; Art Lloyd, Commissioner, Ellen Burt, General Manager; Pat Householder, Controller; Steve Lambert, Superintendent of Operations; Ed French, SED Attorney; Dawn Haslam, Clerk of the Board; Tom Jackman, Guest - Town of Stowe Planning Director; Kim Brown, Guest - Design Architect; Lynn Altadonna, Guest; Sal Vespa, Guest; Paul Reed, Guest.

Ted called the meeting to order at 7:45 a.m.

## **Approval of Minutes:**

Art made a motion to approve the Minutes of the March 18, 2009 meeting; Ted seconded the motion and the motion carried.

## **New Building Update**

Ted began by thanking everyone for attending and prefacing the conversation by stating this was a preliminary talk to get all ideas and feelings out on the subject of the new SED building proposed for the Kirchner property. Lynn Altadonna added that he agreed, but in addition, felt it would be effective for the Electric Commission to have discussions with the Planning Commission and the Village Center Committee.

Kim Brown began the discussion by going over SED drawings for the proposed building. He explained that SED's goal was not only to fill their need for a more adequate office space and garage but also address the issue of aesthetic concern among the constituents of Stowe. He described the drawing as a "farmstead" type linked building in keeping with the traditional agricultural style of Vermont. He

noted that the existing home could be incorporated into the new building, as this would be in keeping with historical aspects of the property. The way the building would be situated, in addition to landscaping, would render the view from the road as a farm, and not give the appearance of an office building.

Lynn Altadonna asked that the Planning Commission participate along with the Electric Commission in locating all alternative properties to the Kirchner property. Art added that before going forward, SED would consider all issues/objections, underlying or outright, raised by the Planning Commission members. Paul Reed interjected that the proposed occupancy of the Electric Department on the Kirchner Property flies in the face of so many things that go against the town plan, the town bylaws, and the town zoning rights. He stated that he felt the Kirchner property was inappropriate for this project and SED needed to go back to square one and look elsewhere. He said he felt the building was too industrial and the site was too rural. Ellen followed with a brief history of the sites SED has considered as potential places to call home. She furthered that the Electric Department had been in search of a place to build for over 5 years. She listed approximately 5 different sites in Stowe that were not appropriate for our needs. This included moving SED to a Morrisville property. Mr. Reed, Mr. Altadonna and Mr. Vespa all agreed they would be on board if that was an option we wanted to explore. Ellen stated we had a potential spot on Moscow Road but when presented to the Selectboard 3 out of the 5 members were not in favor of it and expressed SED should stay in the Village.

Mr. Reed continued the conversation on potential building sites by suggesting the Adams Mill stump dump. He, as well as Lynn Altadonna, Sal Vespa and Tom Jackman were in agreement that SED should explore the stump dump option. They further said that the property size was appropriate for our needs and our building would be hidden from the main road and not an eyesore. Mr. Reed also suggested SED look into possibly buying an existing property on the Mountain Road. He listed the Stowe Center as having vacancies, buying the complex we are in currently, as well as various closed hotels etc. Ted countered that filling areas meant for retail with a municipal entity would be taking away potential tourist revenue that is badly needed within Stowe. He also stated that SED had considered renovating the garage we currently occupy but found it not a viable option because of lack of space.

Ed spoke briefly about the contract we have on the Kirchner property. He stated our contract has a 60-day review period and that it will be expiring within 7 days. In addition beyond that we have a permit period. Sal asked if the review period could be extended and if we opted to go to another property would SED pass along the good deal we have to the Stowe Land Trust. Ed informed them that we have another party that is interested in the upper lot and that person would more than likely get first option to buy, if SED declined. He added that his thought on extending the offer time limit was that it would not be fair to the other parties involved. Two churches were promised monies within Mr. Kirchner's will after the sale of the property and holding those monies up would not be an option.

It was concluded after much deliberation that SED would explore the Adams Mill property, as well as other possibilities and get back with Mr. Reed accordingly. On an endnote, Mr. Reed added, "I feel that I have an important role within Stowe as a protector of its conservation. I have no personal agenda and am a part of this situation for no other reason than to abide by and live by the structure of the rules set forth."

### **Executive Session**

Art made a motion to go into Executive Session at 8:53 am to discuss contract issues, Denise seconded the motion and the motion carried.

Art made a motion that unless within 24 hours the Chair of the Commission calls a meeting for Friday, April 17, 2009 the General Manager is directed to cancel the transaction on the Kirchner property by 5 pm Friday, April 17, 2009, Denise seconded the motion and the motion carried.

Executive Session adjourned at 9:33 am.

### **Identity Theft Prevention Program**

Ellen told the Commissioners the Federal Government is requiring SED to inact the ITP program. As of May 1, 2009 a copy of a photo ID for all new service applications must be taken and filed with the application.

Art made a motion that the Identity Theft Prevention Program be adopted and implemented in accordance with its terms. Denise seconded the motion and the motion carried.

Art made a motion to amend the above motion to authorize the Chairman to appoint a Program Administrator and Committee of the Identity Theft Prevention Program. Denise seconded the motion and the motion carried.

The Chairman appointed Pat Householder as Program Administrator and the three Board members as the Committee for the Identity Theft Prevention Program.

#### **Other Business**

There being no further business the meeting was adjourned at 9:40 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Dawn Haslam". The signature is written in black ink and is positioned above the printed name and title.

Dawn Haslam  
Clerk of the Board