

**Essex Charter Review Committee Meeting Minutes
(Draft)**

Town of Essex Charter Review Committee
Draft Regular Meeting Minutes
Tuesday November 1, 2022

Charter Review Committee: Lauren Layman, Charles Tabone, Alexis Dubief, Bruce Post, Margaret Smith, Dawn Hill-Fleury.

Administration and Staff: Tammy Getchell (Teams)

Others Present: On Teams – Lorraine Zaloom, Gina Halpin, Tanya Vyhovsky, Tom Proctor.

1. Call to Order

- a. Ms. Layman called the Essex Charter Review Committee to order at 5:42 PM.

2. Agenda Additions/Changes

- a. None.

3. Approve Minutes

- a. Amend minutes to read Betsy Dent to Betsy Dunn
- b. Ms. Smith made a motion seconded by Mr. Post to approve minutes: October 25, 2022. Motion passed 4-0-1, Mr. Post abstain

4. Public Comment

- a. None

5. Member Recommendations to Charter

a. Just Cause Eviction

- i. It was discussed that landlords have too much power.
- ii. With Just Cause Eviction they can still evict tenants
- iii. Tom Proctor spoke on a few points on his version of Just Cause Eviction
 - 1. Tenants have right of first refusal on lease renewal
 - 2. Landlord can introduce new lease terms at renewal time
 - 3. Renting is a business so business rules should apply
 - 4. Definition of what is a reasonable rent increase is determined by the Selectboard
 - 5. Committee agreed that expiration of lease term seems reasonable to end lease agreement.
- iv. Mr. Post made a motion seconded by Ms. Smith to allow the Selectboard to implement Just Cause Eviction policies. Motion passed 4-1, Mr. Tabone nay.

b. Public Service Commission

- i. Selectboard would choose people for a term.
- ii. We have no examples of other towns that have done this.
- iii. This could be a way to have long term planning for Police and Fire
- iv. A Commission seems to be better than a Committee for this function.
- v. Mr. Post made a motion seconded by Ms. Smith to form a Public Service Commission to provide guidance to Police and Fire as to be determined. Motion passed 5-0.

c. Energy Coordinator position on the Energy Commission.

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- 45 i. We need language on this. Who does this? Does the staff or appointment?
46 ii. This could go in the section on Town Manager appointments
47 iii. Recommendation to include a Energy Coordinator position in section § 117-
48 401.
49 iv. Ms. Dubief made a motion seconded by Mr. Tabone to include the Energy
50 Coordinator in § 117-401. Motion passed 5-0.
- 51 **d. Local Option Tax**
52 i. Do we have enough revenue for 1% to make a difference?
53 ii. Current town taxes appear to be increasing next year.
54 iii. Ms. Layman made a motion seconded by Mr. Tabone that The Selectboard may in
55 accordance with the procedures of 24 VSA § 138 levy a one percent tax on sales,
56 meals and beverages, alcohol, rooms, and cannabis. Motion passed 4-1. Mr Post nay
57 **e. Charter Section Assignments**
58 i. Charter sections will be rewritten per Ms. Layman’s draft documents and are due to
59 Mr. Tabone by Thursday November 10, 2022. Mr. Tabone will compile the sections
60 into one document and we will review at the November 15, 2022 meeting
61 ii. Ms. Dubief – Sections 1-5 Preamble
62 iii. Mr. Post – Sections 8-11
63 iv. Ms. Layman – Sections 2, 4, 7
64 v. Ms. Smith – Section 6
65 vi. Mr. Tabone – Section 3 Selectboard
- 66 **6. Next Meeting**
67 a. The next scheduled meeting of the Essex Charter Review Committee is scheduled for
68 Tuesday, November 15, 2022, at 5:30 PM at Town of Essex 1st Floor Conference
69 Room.
- 70 **7. Adjourn**
71 a. Mr. Post made a motion seconded by Mr. Tabone to adjourn the meeting. Motion
72 passed 5-0.
73 b. Meeting Adjourned 7:38 PM.

74
75 Respectfully Submitted,
76 Charles Tabone
77 Minute taker