

Middletown Springs Selectboard • Approved Minutes Regular Meeting • September 24, 2020

BOARD PRESENT: Patty Kenyon, Heather Grier via Zoom. At the town office, Terry Redfield, Neil Russell, Buddy Russell SB Therapy Dog, Carl Haynes at 7:44pm

TOWN OFFICERS PRESENT: via Zoom; Sarah Grimm - Auditor. At the town office; Pat Hemenway - Lister & MSHS, Laura Castle - Town Clerk, Bill Reed - Road Foreman/Road Commissioner

PUBLIC PRESENT: Via Zoom: Peter & Aileen Stevenson, At the town office; Bud & Ann Krouse left at 7pm, Art Castle, Ron Masleh left at 7pm, Michael Beattie at 6:30pm & left at 7pm

CALL TO ORDER: Terry Redfield called the meeting to order at 6:05pm.

DISCUSS ADAMS HOUSE PROPOSAL with Historical Society Reps - Discussion on the idea of possibly using the Adams House - rent from MSHS, MSHS Reps - Bud Krouse, Pat Hemenway.

Pat reported that today Aileen & Peter went and looked over the entire facility.

There was a lengthy discussion that included topics on the following items:

To move forward there would need to be a feasibility study on the building by an architect who works in historic preservation.

Necessary foreseeable renovations would include the need for a lift or an elevator to access the 2nd floor; an analysis of the current septic system; central heating added to the 2nd floor; a review of the current downstairs heating systems.

Pat has sent the Selectboard and Peter & Aileen copies of the deeds and drawings pertaining to the septic system currently in place.

The overall idea is to have the Historical Society move upstairs and let the town use the entire downstairs space, sharing the kitchen and dining room areas. MSHS has not had any in depth discussions yet with their full board. That will be happening at their next meeting (October 1, 2020).

Questions were posed to the HS as to whether they might be willing to cede or share ownership of the building with the town moving forward.

There was discussion about how the logistics might work and if it might be possible to take over some of the space asap in order to ease the current space concerns and provide usable information for future design plans in terms of how having more space changes the way we currently use the office and as a way to determine if the added space would work when put into practice.

Because the building is historic there could be grant opportunities available for fixing up the HS building that are not available for new builds.

Some had concerns about the process for the new building and what this exploration might do to that process. The intent is to move that project ahead as much as possible simultaneously without undertaking any large investments in the development until we have a determination on this option.

There was also talk about who owns which pieces of land (MSHS/Town/Church) and past agreements that might come into play.

The discussion ended with the consensus by both parties to move forward with the inquiry to the MSHS about the idea at their October 1 meeting. Selectboard members will be sent information on how to join that meeting via teleconference after the town BCA meeting also planned for October 1.

The topic will be revisited at the next regular meeting with an update on the disposition of the full board of trustees for the MSHS.

APPROVAL OF MINUTES: 9/10/2020 Regular & 9/15/2020 Special

Neil moved to approve the minutes of the 9/10/2020 regular meeting & 9/15/2020 special meeting as presented, Heather 2nd. All in favor, motion carried.

EMERGENCY MANAGEMENT UPDATE: (if any) - Herb Childress - EMD -

Nothing was sent directly from Herb tonight. Terry reported a couple of incidents in town over the past week. A large gathering took place with little social distancing or mask wearing. Police were involved for reasons other than COVID-19 protocols and we are awaiting the final report from their standpoint. From an EMD standpoint, it is something for us to be aware of if we begin to see a spike in cases in the communities of the attendees.

Additionally, there were a couple of MSES kids who were put into 2-week quarantine because they went into a Yellow County in NY over the last weekend. This happened to school kids in Fair Haven as well and resulted in the state revamping their reporting procedures to give parents time to receive the necessary information and plan accordingly. There is no reason to think there is any elevated risk of exposure from this incident, but the protocols still needed to be adhered to.

PUBLIC COMMENTS & GUESTS: (if any) -

Art Castle reported that George Gonda had gotten a couple of new estimates from engineers to evaluate the fire house. Those estimates are in the \$9K range. They will have more information at our next meeting.

Selectboard members inquired as to why the fire department was looking at the bigger

building issues and not simply the leaking roof issue which is what had been originally suggested. The fire department feels that the building isn't worth that investment and they would rather solve the larger issues. Members of the board maintained that it would be worth it to fix the leaky roof because the fix for the larger issue could take years to accomplish.

There was talk about the firehouse lease, the ownership of the building vs the land and that unsolved issue. Patty will gather and send to the board by email the information the board has on the lease interpretation, subsequent talks, and potential resolutions, all of which are still needing to be resolved in order for the fire department to move forward on any new building.

The discussion ended with Art agreeing to bring the idea of waterproofing the roof back to the full Fire Association board for reconsideration.

BCA Report - November Election Prep - SB scheduled a BCA meeting for Thursday October 1, at 6pm. Terry will notify BCA members of the meeting via email when he sends out the meeting agenda.

Terry reviewed the elections process, outreach and scheduling that has happened to date.

The October 1 meeting is set in time to decide on and warn an official meeting to process absentee ballots the day before the general election. That deadline is October 4.

Terry also reported that we do have to count all write in votes in the general election and report them as usual.

Pat H reported that the BCA meeting should include a report on the state property appeal decision. Final determination was received by the Listers earlier this week. Terry will add that to the agenda.

Town Clerk / Treasurer / Auditors / Listers - Laura reported that she has started assembling the parts and pieces needed to track absentee ballots as they come in. Terry, Patty, and Heather will help Laura on Saturday morning with setting up and placing the ballot receptacles and finalizing the protocols and procedures for updating the state's elections website as we move forward.

TOWN HIGHWAY:

Road Commissioner Report -

- Bill reported that he received a Service request/complaint from a resident on Garron Road. Bill hasn't addressed it yet. Bill believes there is some misunderstanding as to who initially created the damage and what the town did to try to remedy it. Terry and Neil agreed to go look at the spot and talk to the complainant and see if they can determine what the issue is and how we might address it if necessary.
- Bill received the paperwork for the extension on the Spruce Knob grant

project. He's renewed the dig safe ticket and they will be coming in the next few days. Footings may go in on Saturday. Ditching is almost done, replaced 3 culverts so far, they still have the big one to do and one more above that. He's hoping the rain holds out so he can get the project done.

- They haven't been able to get caught up on grading and won't be able to until we get some rain to soften things up.
- Carl asked about Fitzgerald Road culvert - the end of culvert is exposed and it needs some work. Bill will take a look at that tomorrow. Haley Road also has a pretty good wash in it that is on the list of things to fix.

Other Town Highway -

- Neil asked about the plan for purchasing winter sand. Bill is working with Jim Mars and Chet McLellan.

TOWN LANDS: Corner Property New Building Design Preferences - Peter and Aileen sent updated comments and descriptions to further explain their most recent set of drawings.

There was discussion about whether or not we are ready to pick a final design. How we want to proceed while considering the Historical Society option and what things we can move forward on without investing an inordinate amount of time or money.

Board members were not ready to commit to a specific design because some have not had the time to adequately review all the designs we have in front of us.

But, even so, there was enough interest in the updated design that Peter & Aileen provided for the board to agree, by consensus, that we'd like to see a proposal/estimate from Geoff Metcalfe, Peter & Aileen's architect, for the design work and engineering necessary to obtain a construction estimate on that specific building.

SOLID WASTE: Compost hauler updates - Neither Carl nor Neil had any good news to report on a more local compost hauler. Given that, Terry will connect with the one hauler who was willing to work with us and get that moving.

Big Dump Day Preparations - Terry put out FPF post announcing the event with a disclaimer about incidental vehicle damage.

He has asked the following to work that day: Herb (will work for Glen at Ft Dumpster), Neil, Richie Miller, Brent or Bill, Terry, Glen, and Patty.

Containers are on order from Hubbard to be delivered no later than Thursday of next week. He'll call again to check on them.

Patty will revamp spring poster and distribute this weekend.

CORRESPONDENCE:

- **VLCT Virtual Town Fair Flyer**

- **Earth Waste Metal - cert of insurance** - file in Bill's folder

BOARD ORDERS:

Carl moved to approve board orders as presented, Neil 2nd. Ayes - Terry, Neil, Carl
Abstain - Patty, Heather (not physically present at the meeting).

LEGAL: none

OTHER BUSINESS: MSFR Organization Status - Terry received an email from VLCT with a price on insurance for 4 members - Workers Comp - plus the vehicle - estimated \$864 for a full year.

Members asked if that included the medical malpractice insurance that Gary recommended. We don't know. Neil will check on that. We are still waiting on pricing from Kevin for coverage on the open market as a stand-alone organization. So far MSFR and MS Fire have not met to explore their opportunities.

EXECUTIVE SESSION: (if necessary)

ADJOURN: Patty moved to adjourn at 9:30, Neil 2nd. Meeting adjourned at 9:30pm.

Respectfully submitted,
Patty Kenyon, Clerk