

## **Middletown Springs Selectboard • Approved Minutes Regular Meeting • December 10, 2020**

**BOARD PRESENT:** via Zoom; Patty Kenyon, Heather Grier. At the town office, Terry Redfield, Neil Russell, Carl Haynes.

**TOWN OFFICERS PRESENT:** via Zoom; Maynard Yost - Planning Commission, Sarah Grimm - Auditor, Jenny Talke Munyak - Treasurer. At the town office; Laura Castle - Town Clerk, Bill Reed - Road Commissioner.

**PUBLIC PRESENT:** Via Zoom: Peter & Aileen Stevenson, David Wright, Pat Hemenway, Don Hemenway. At the town office; Art Castle, Ron Masleh.

**CALL TO ORDER:** Terry called the meeting to order at 7:01pm.

**APPROVAL OF MINUTES:** 11/24/2020 Regular & 12/03/2020 Special

Neil moved to approve the minutes of the 11/24/2020 regular meeting & 12/03/2020 special budget meeting as presented, Heather 2<sup>nd</sup>. All in favor, motion carried.

**EMERGENCY MANAGEMENT UPDATE:** - No update from Herb. Last update included this statistic - we are experiencing 1 MILLION new positive cases every 5-6 Days!! (Nationally). We are in the thick of it for a few more months at least, it's important to continue to wear masks and social distance.

**PUBLIC COMMENTS & GUESTS:** None

### **TOWN OFFICERS:**

**2021 Town Meeting Preparations** - VLCT has given guidance via email regarding the pandemic. Board members will review and begin to plan for moving forward.

#### **Town Clerk / Treasurer / Auditors / Listers -**

**Treasurer - Taxes due Dec 15** - Jenny thinks we should be okay with cash flow for paying out the big school payment that's due at end of the quarter. Taxes have been coming in and she is not seeing any cause for concern at this time.

Jenny also reported that we should be getting about \$4K for a Better Back Roads culvert grant she and Bill worked on recently.

We just received our current use money from the state after a short delay.

**Planning Commissioner Status** - Maynard Yost joint to report that they have recently they lost a member with Peter Blekis moving out of town. The two remaining members will meet to decide how they want to move forward in filling the open seats. Options are to find people to fill in until Town Meeting, then run

for a seat on the commission or to recruit new members to run for the three open seats at Town Meeting and plan to move forward from there. Once they know which direction they want to go, the board will help them get the word out any way they can.

**Library Trustee Open Seat** - Kelley Beckwith is willing to serve until Town Meeting.

Terry moved to appoint Kelley Beckwith to the Library Board of Trustees until Town Meeting 2021, Neil 2<sup>nd</sup> - All in favor, motion carried.

### **2020 Auditor Report - S/B Progress update -**

Record preservation / Record Surcharge accounts need to be combined as recommended by the auditors. This was recommended and researched quite a while ago but was never voted on. Both funds are set up for the same purpose, just with a bit different language.

Terry moved to instruct the treasurer to combine town reserve funds for Record Preservation and Record Surcharge together, creating a combined account named Record Preservation Surcharge, Neil 2<sup>nd</sup>. All in favor, motion carried.

The board reviewed the other points brought up in the report, Sarah took notes and will make sure other Auditors are updated with that information.

### **TOWN HIGHWAY:**

#### **Road Commissioner Report -**

- Bill needs signature on Better Back Roads grant application for Haley Road culvert project.
  - Carl moved to authorize the board chairman to sign Better Back Roads grant application for Haley Road, Neil 2<sup>nd</sup>. All in favor, motion carried.
- Winter is here, Bill has sanded and plowed a couple times so far.
- The highway crew is no longer able to turn around at the old snack bar on 140 so they have made an agreement with Poultney to do the couple hundred feet still in Middletown on their route to turn around at Parker Water Wells.
- Board continued their discussion about having some sub-contractors in place to fill in on road work in case our crew is not able to work due to quarantining or a COVID outbreak. Bill has talked to a couple of people to see if we can get information on file for emergency contractors. Terry will put a post on FPF as well and help Bill get this set up as an emergency back-up plan.

### **TOWN LANDS - Corner Property Design Development Proposal**

The board received a preliminary report by email from Geoff Metcalfe on the Historical Society building feasibility study. There was discussion about Geoff's findings so far.

1. Appears that given the building use for the second floor a sprinkler system would be required by code and there is little chance of gaining a variance for that.
2. An elevator would be needed per code. Lifts are no longer allowed for public space second floor access.
3. There are other code issues as well that might need to be addressed.

David Wright shared information on the condition of the older renovations of the auditorium upstairs and the handicapped bathroom and access outside. But in reality, it is a can of worms to continue going down this road.

There were concerns expressed about what a property on the corner would do to the saleability of the village store.

Both the Historical Society reps and the board were in agreement that this doesn't make sense to pursue this project given the two expensive issues noted above.

Terry moved that the Selectboard table any further work on the Keefe & Wesner feasibility study to explore renovations on the Historical Society building, Neil 2<sup>nd</sup>. All in favor, motion carried.

Terry will let Geoff Metcalfe know.

The board reviewed the Proposal from Geoff Metcalfe of Keefe & Wesner Architects to begin design development on the corner property design. Estimate is for \$9000 plus \$1800 for a professional cost estimate for the building. Total of \$10,800 for the package.

There was discussion about how this process would work and what the expectations of the board would be once we start this process.

Neil moved to accept the proposal from Keefe & Wesner Architects for design development of the corner property, Patty 2<sup>nd</sup>. Ayes - Terry, Neil, Heather, Patty - Opposed - Carl. Motion carried.

Bill reported that he has been reviewing the West Street property report in order to better understand what needs to happen next in order to move forward on that property with a project. There is some state money available for salt and sand sheds and the next round of grants will be due next fall, so he'd like to try to be ready to put in a proposal in that round of grants.

There was discussion about asking Herb Childress to work with Bill to get the board a list of next steps now so that we can be ready to make a move next fall in terms of a grant application. Terry will reach out to Herb to see if he is willing to work with Bill on this since he was the lead contact on the study and has the most in depth knowledge of the property and the study.

Patty will send the final report on the West Street property from Otter Creek Engineering to Neil & Heather.

**SOLID WASTE:** - nothing

**CORRESPONDENCE:**

- Habitat for Humanity Town Meeting budget request .50 per registered voter
- Bid for Town Report Layout - Beth Miller \$1900.98 (needs action)
  - Patty moved to accept bid from Beth Miller for layout of the Town Report not to exceed \$1901, Neil 2<sup>nd</sup>. All in favor, motion carried.
    - Patty will notify Beth.
- Rutland County Report to Towns - 2021 Budgets, overview, etc.
- Rutland County Sheriff Report for Town Report (should go in Town Report Folder after review)
- Certificate of Insurance from Otter Creek Engineering
- Rutland ARC Newsletter
- Junk mail from Jehovah's Witnesses to H Grier, P Kenyon, N Russell
- Music Mountain Compost Invoice - goes to Jenny
- VLCT PACIF quarterly insurance invoice - goes to Jenny after review
- Holiday Card from Rutland ARC

In Town Report Folder - Appropriation Requests

- SW VT Council on Aging - \$750
- Green UP VT - \$50
- Child First Advocacy - \$400
- VT Rural Fire Protection - Formerly Aiken - \$100
- Regional Ambulance Service - \$.50 per capita based on 2010 Census (LY \$375)

**BOARD ORDERS:**

Note to Jenny about missing the Municipal Road Stormwater Permit payment \$1350. - warrant added manually and approved with the others. Okayed by Jenny via email.

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

**LEGAL:** nothing

**OTHER BUSINESS: MSFR Organization Status / MSVFD Lease Study Committee**

No information from Kevin.

Lease Study - waiting until after the holidays to begin the meeting process.

Next meeting Special Budget, Thursday, Dec 17 at 7pm

Next Regular Meeting, Tuesday, Dec 22 at 7pm (Holiday schedule)

**EXECUTIVE SESSION: (if necessary) Delinquent Tax Discussion and Tax Sale Preparations**

Nothing tonight.

**ADJOURN:** Carl moved to adjourn at 9:37pm, Neil 2<sup>nd</sup>. Meeting adjourned at 9:37pm.

Respectfully submitted,  
Patty Kenyon, Clerk