

Middletown Springs Selectboard • Approved Minutes Regular Meeting • February 25, 2021

BOARD PRESENT: via Zoom; Patty Kenyon, Heather Grier. At the town office; Terry Redfield, Neil Russell, Buddy Russell (SB therapy dog), Carl Haynes at 7:16pm.

TOWN OFFICERS PRESENT: via Zoom: Sarah Grimm - Auditor, Laura Castle - Town Clerk. At the town office; Bill Reed - Road Commissioner.

PUBLIC PRESENT: via Zoom: Peter & Aileen Stevenson, Art Castle. At the town office: Ron Masleh.

CALL TO ORDER: Terry called the meeting to order at 7:03pm.

APPROVAL OF MINUTES: 2/11/2021 Regular Meeting

Terry moved to approve the minutes of the 2/11/2021 regular meeting as presented, Neil 2nd. All in favor, motion carried.

EMERGENCY MANAGEMENT UPDATE: None.

PUBLIC COMMENTS & GUESTS: Art Castle asked if we'd looked over the Centerline Architects proposal and if we had any comments on it. The bottom line is that to move forward we will need to make some decisions about the land/lease situation.

Art also reported that they are working on getting pricing on building new vs. the renovation project.

There was discussion about lease, building maintenance, overall timeline, lending options and so forth. The board and the Fire Association will continue to work towards a solution to the building issues.

TOWN OFFICERS:

2021 Town Meeting Preparations -

Schedule Poll Workers/Counters Schedule - Elizabeth Cooper is working on scheduling poll workers. Heather is on for count at 7pm as is Neil. Terry can count as well because he is running unopposed.

There was a brief discussion about schedules. Overall we feel we are on track.

Tabulator Test - The tabulator test was done last Tuesday. So we are set to go with that.

Absentee Ballots sent - Overall we've sent out over 100 absentee ballots to those who requested. Laura saw Joe King at the post office and they said that they did not receive their ballots. There was no formal request made by them. A

BCA team will go out to deliver their ballots.

Patty sent Terry the list of ballots sent to date. He will review to see if there are any missing people that might need to have ballots delivered to them this weekend and work on getting those folks ballots.

Town Clerk / Treasurer / Auditors / Listers - Sarah brought up the question Nita raised in the email she sent the board regarding the anticipated highway grant income. The board reviewed the email and is prepared to answer any questions regarding that line item at the town information meeting on Monday.

TOWN HIGHWAY:

Road Commissioner Report -

- Municipal Roads General Permit - segment status (11 road segments with incomplete data and need to be assessed?) - Bill says we are good with this permit. Devon Neary at RRPC is handling this for us.
- Bill wants to be a meteorologist - they don't have to know what they are doing or give accurate information and they still get paid.
- There was a hydraulic hose leak on the backhoe. The guys fixed it in house and are back up and running.
- Bill asked about the Brenntag credit app - Patty sent on January 30 - haven't heard anything back. Patty forwarded the email to Bill so he can check up on it.
- The plow on the 7600, tension spring broke. Bill Lyle welded it and it will be back up and running as soon as they put it back together.
- Highway responded with Poultney Rescue & Fire Department to get up North Road. Bill asked about getting a pager to have on hand for such incidents, it would improve his response time dramatically. The board had no problem with that idea, Art will check to see if the Fire Dept has any unused pagers that they might be able to assign to the Highway crew.

Other Town Highway - none

TOWN LANDS - Geoff Metcalfe sent a list of questions regarding the proposed building. Listed below with the group determination.

- **Windows:** My suggestion for this building would be to use Marvin Elevate (formerly integrity) windows. I use these in about 75% of my projects as I feel they are a good value. These windows are fiberglass on the exterior for durability, and wood on the interior. We do have an all fiberglass option from Marvin as well that cost a bit less but have less options in terms of design. I am not sure where the board lands on this issue. I am happy to discuss options if anyone feels strongly of course.

Answers: Board agrees with this window style, board and committee would like to get them primed - more upfront cost but saves on labor and lasts better.

- **Floor finishes:** We need to decide if we want carpet, or a vinyl product, or if we prefer to leave the concrete exposed with possibly a polish finish of sorts.

Answers: Carpet squares in the multi-purpose room. Easy to replace. Hard surfaces can cause sound issues. Entry would want to do easy maintenance, tile or vinyl etc. Bathrooms sheet vinyl might work. With some cushioning Neil thinks vinyl could work in the multi-purpose room because of the tracking... Ron is a big advocate of the carpet for sound. Tile in entrances, carpet tile in main office, vinyl or tile in the kitchen and bathrooms. Generally speaking.

- **Vault finishes:** I need to know if we plan to leave the concrete walls and ceiling exposed (maybe painted) in the vault or if we want to cover it. There is obviously a cost for the latter.

Answers: Less is more. Painted concrete is fine for us. Floor sealed as well.

- **Janitor's closet:** what would we like to see in this space... shelves, mop sink, etc?

Answers: All of the above - shelves and a mop sink for sure. tile floor. Tile on the walls part way up.

- **Interior windows:** currently I have (3) interior windows in the plan. First question is do we keep them all as I have received conflicting information about the ones in the Treasurer and listers offices. Second, do we need any or all of these operable, and it would help to have a description of the intended use for these windows.

Answers: We do want the interior windows. We would be happy with barn sashes, primed. 12 over 12 - Cheap but pretty or something that matches the exterior window configuration. Some will need to be operable. Between treasurer and listers. Facing out to the hallway and multi-purpose don't need to be operable most likely. Doors might be something that could also compliment that. 12 light glass on top for exterior doors. We'd like to look at options of full view multi-light interior doors as well to add light.

- **Exterior finishes:** We discussed a few options in the last meeting, however no decisions were made. My sense is that there were no strong feelings, so maybe I should clarify my recommendation and get approval. Let me know.

Answers: Lifespan, pre-primed all four sides for trim and siding. Potentially might look at Azek for trim areas that might come in contact with lots of weather. So pricing for either option would be good.

- **Ceiling Height:** One other question that came up working through the roof framing. The design has the roof over the multi-purpose room bumping up to give the building a more traditional look on the exterior. Does the board want the

ceiling on the inside to bump up as well or should I plan to have a standard 9' ceiling throughout? The multi-purpose room would be 10-11' if we follow the roof.

Answers: Most prefer same height throughout. Ron suggested that there's a way to save money when ordering trusses for this type of thing, by building them on site. I'm hoping you know what he's talking about, because it was too detailed for me to understand and report back on accurately.

Peter asked about the site issues we had talked about previously and Ron asked about a plan for site drainage and water runoff. There was some work done on the site plan for water runoff and Patty was able to get more information about regulations for soil disturbance at the site regarding the brownfield cleanup.

- ❖ Patty will talk to Hilary and see if she remembers anything about the run-off ideas we had talked with her about a few years ago. And will pass any info onto Geoff for his planning purposes.
- ❖ Patty will also forward the information she has regarding the brownfields stipulations and contacts at the state level who might shed more light.

Carl asked if there was any money out there in the state budget for municipalities in regard to brownfield redevelopment? Board wasn't sure. Patty remembered reading that money was for businesses, economic development, and not municipalities. It was suggested that someone check with the state rep to get more information.

SOLID WASTE: One item relative to solid waste. Terry had the formal SWAC representative paperwork ready to sign. Naming Glen as the primary rep and Terry as alternate.

Terry moved to appoint Glen as primary and Terry as alternate representative to the SWAC board. Neil 2nd. All in favor, motion carried.

CORRESPONDENCE:

- US Dept of Commerce - Request to complete Municipal Census
- ARC Thank You card
- Overweight Permits - Johnson Energy w/ ck \$10 & COI & New England Quality Service/Elnicki Aggregate w/ck \$10 & COI

Patty moved to approve overweight permits for Johnson Energy & New England Quality Services/ Elnicki Aggregate, Heather 2nd. All in favor, motion carried.

BOARD ORDERS:

Carl moved to approve board orders as presented, Neil 2nd. Ayes: Terry, Neil, Carl. Abstain: Patty, Heather.

LEGAL: None

OTHER BUSINESS: Neil brought up what he thought was an error in the town report. In Selectboard Orders Itemized, Neil was listed as receiving \$ and he did not in FY2020. It didn't make sense to him. Patty will email Jenny and ask her to clarify for us.

Upcoming Meeting Schedule:

Reorganization Meeting - Thursday, March 4, 2021.

Regular Meeting - Thursday, March 11, 2021

EXECUTIVE SESSION: (if necessary) - None

ADJOURN: Carl moved to adjourn at 9:27pm, Neil 2nd. Meeting adjourned at 9:27pm.

Respectfully Submitted

Patty Kenyon, Clerk