

Middletown Springs Selectboard • Approved Minutes Regular Meeting • November 11, 2021

We thank our veterans.

BOARD PRESENT: At the town office: Terry Redfield, Patty Kenyon, Robin Chesnut-Tangerman, Neil Russell @ 8:45pm. Via Zoom: Heather Grier, Neil Russell @ 7:25pm.

TOWN OFFICERS PRESENT: At the town office: Bill Reed – Road Foreman/Commissioner. Via Zoom: Jenny Talke Munyak – Treasurer, Sarah Grimm - Auditor.

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

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

Terry made a statement acknowledging our Veterans past and present, and especially those who have given the ultimate sacrifice.

APPROVAL OF MINUTES: October 28, 2021 Regular Meeting.

Robin requested a couple of changes - under Other Building Projects, “flushing out” should be “fleshing out” and under Town Officers there is a missing “d” in the word “asked”.

Robin moved to approve the minutes of 10/28/2021 Regular Meeting as amended, Terry 2nd. All in favor, motion carried.

EMERGENCY MANAGEMENT UPDATE: Herb Childress – not able to attend this evening.

Discuss Salt Shed Grant application for 577 West Street – moved to town lands.

PUBLIC COMMENTS & GUESTS: Nothing

TOWN OFFICERS: Town Clerk / Treasurer / Delinquent Tax Collector / Auditors / Listers – Nothing tonight.

Special Election Results – Article passed – 218 voters – 130 voted yes, 88 voted no. Major step in a positive direction.

Social Service Agency request policy revision; Language revisions to Personnel Policy re: Comp Time – Tabled until Additional Analysis

TOWN HIGHWAY: Road Commissioner Report – Dudley Hill Grant Project, etc.

- Getting equipment ready for winter maintenance.
- Dudley Hill Grant Project is complete and paperwork submitted.

- Spot graveling.
- Keeping ditches clear from leaves.
- Grader seems to be making some noise, thinks it's brakes, will call Winmill to come take a look at it.
- Cutting edges and shoes need replacing on most of the equipment. Time consuming process. Bill is ordering a battery operated impact wrench to make this process go faster. Just over \$800 at Poultney Auto.
- Battery operated grease gun isn't working spare battery is gone and main battery is no good. Bill is ordering new batteries.
- We're going to need to find winter help to take on some of the winter plowing now that Brent has moved on to a different job.
- Chances of being able to fill an open Highway position are virtually nil. Fill in plowing is our best chance of getting any help.
- Bill talked to Tom Fuller about the details of paving the remaining part of 140 that needs to be done. Tom will get us some pricing for a couple of options. This is work we'd apply for a paving grant for.

Other Town Highway - Winter Plowing Help availability – talked about above, will talk more about specifics in Executive Session for personnel.

TOWN LANDS - New Building Project – Next Steps:

- Secure a line of credit for the project.
- Interview & hire a construction manager.
- Putting the project out to bid.
- Create a liaison team to work with Geoff to explore the options and recommendations for moving us forward.

There were some questions about whether going out to bid was the first priority to make sure our estimate is in line with current construction costs. Also about using the construction company's project managers instead of spending additional money on an independent manager.

Peter explained the options for project management why Geoff was advocating for an independent construction manager beyond the project managers a construction company might have. An independent construction manager could help us keep everything moving forward and focusing on the details. They would be in charge of permits and inspections that have to happen in order to keep the project moving forward. The architect oversees the full project and the project managers and supervisors. Architect signs off on the pay requests and so forth. There are companies that can be construction manager who would sub out work to the best contractor for the specific job (price and quality) as opposed to using a General Contractor who has all their own in-house or preferred contractors. The General Contractor model reduces your opportunities to save money on each building discipline. This will be one of the first decisions we will need to make in order to move forward.

Robin proposes that we have a sub-committee communicating with Geoff to nail down next steps for moving forward. Two Selectboard members - Robin & Neil, plus Peter &

Ron – Robin will be the point person with Geoff.

Terry will work to line up financing proposals and options.

Peter talked about the need to move the permits forward around water and waste-water. This will be something that happens as part of the overall engineering and permitting for the process, but it's something to have on our radar as the original permit we are holding now will need to be modified due to the changes in this building vs the 2019 building plan.

Other Building Projects: MSVFD, MTS Library, 577 West Street site – Salt Shed Grant – We received an email from Herb regarding salt shed grant and the timeline for completion. Herb will bring a full proposal to our next meeting on 11/23. At that time the board will need to make a final decision on applying for the grant. The board is looking forward to additional information from Herb on 11/23.

Art invited the Selectboard to come to the Fire Association Meeting on Wednesday 11/17 at 7pm. Board will let Art know if we are going to come.

SOLID WASTE: Nothing

CORRESPONDENCE:

- Appropriation Requests –
 - ARC – Advocacy Resources Community \$500
 - Green up Vermont - \$50
 - SW Vermont Council on Aging - \$750
 - VT Association for the Blind - \$300
- State of Vermont DEC – Source Water Permit for Corner Property
- Update on Service Request for 159 Garron Road – No longer feel they need a culvert ditching is working fine, so this request can be considered closed. Originally requested by Jim Mars. Bill disagrees, he believes that in the spring he will have trouble with snow melt and run off at the end of his driveway. Terry will meet with Bill to take a look at the area and then the board can respond to the service request appropriately.
- BCBS – Open enrollment paperwork – Board needs to make a decision on 2022 coverage and get that done.
 - Terry moves to continue medical coverage with BCBS Gold plan. Estimate premium is \$741.08 – Patty 2nd – All in favor, motion carried.

BOARD ORDERS:

Patty moved to approve board orders as presented, Robin 2nd. Ayes – Robin, Patty, Terry, Neil. Abstain - Heather. Motion carried.

LEGAL: None

OTHER LAWFUL BUSINESS:

Upcoming Meeting Schedule:

Regular Meeting - TUESDAY, November 23 at 7pm

EXECUTIVE SESSION: (if necessary – Personnel Issues) –

Terry moved to enter Executive Session at 8:50pm to discuss personnel inviting Bill Reed, Patty 2nd. All in favor, motion carried.

Bill Reed exited Executive Session at 10:12pm – the board continued on.

Terry moved to exit Executive Session at 11:13pm, Patty 2nd. All in favor motion carried

No action taken.

ADJOURN: Robin moved to adjourn at 11:14pm, Terry 2nd. Meeting adjourned at 11:14pm.

Respectfully Submitted
Patty Kenyon, Clerk