

Middletown Springs Selectboard • Approved Minutes
Regular Meeting • October 13, 2022
Start time 7pm

BOARD PRESENT: At the town office: Terry Redfield, Patty Kenyon, Robin Chesnut-Tangerman at 7:08pm. Via Zoom: Heather Grier, Neil Russell.

TOWN OFFICERS PRESENT: At the town office: No one. Via Zoom: Sarah Grimm – Auditor, Bill Reed Road Commissioner/Foreman at 9:05pm.

PUBLIC PRESENT: At the town office: No one. Via Zoom – Ron Masleh, Peter & Aileen Stevenson, Steffanie Bourque - RRPC.

CALL TO ORDER: Heather called the meeting to order at 7:02pm

APPROVAL OF MINUTES: October 8, 2022 Emergency Meeting & September 22, 2022 Regular Meeting

Terry moved to approve the minutes of the September 22, 2022 regular meeting and October 8, 2022 emergency meeting as presented, Patty 2nd. All in favor, motion carried.

EMERGENCY MANAGEMENT UPDATE: - Steffanie Bourque came to share the final draft of the Middletown Springs Hot Weather Response Annex. This is the final draft of the document, which will become part of our Local Emergency Management Plan (LEMP). This document should be posted between now and our next meeting on October 27, at which time comments can be heard, changes made, and the plan adopted. (Patty will post the document on the web and print copies to post at the office, PO, Library, and store.)

PUBLIC COMMENTS & GUESTS: Nothing tonight.

TOWN OFFICERS: Town Clerk / Treasurer / Delinquent Tax Collector / Auditors / Listers –

Patty reported that the tabulator test took place on Tuesday, and everything went well. She is also in the process of scheduling poll workers. Ballots are beginning to come in.

TOWN HIGHWAY: Road Commissioner Report – Written Report from Bill

- Finishing up GIA 22 Grant
- Leaf blowing ditches – prep for grading
- Spread gravel on road where needed
- Order winter supplies
- Work on winter equipment
- Culvert replacements
- Cleaning culverts
- Ordered 2 loads of Salt
- Working on sand pile
- Board needs to decide on winter sand vendor – we only have one quote from Jim Mars at \$12 per yard delivered. Last year we paid \$10 per yard but had to pick

up at the pit.

- Neil moved to purchase winter sand from Jim Mars within our budgetary limits, Terry 2nd. All in favor, motion carried.

- Route 140 (West St) paving is complete
- Trying to keep up with admin duties – meetings, emails, grant work, service requests, price quotes, work in the ROW permits, etc.
- Ongoing equipment maintenance
- Storm related problems – wind, water, downed trees & limbs
- Water is working its way into the Road on Daisy Hollow due to an old beaver dam – no activity. Trying to break up the dam to let the water flow. Trying to be pro-active to remove the debris before it causes major damage.

Other Town Highway: Patty received a Job application on 10/13. The board will discuss later in the meeting in Executive Session.

Patty received an email from Principal Beal at the school. He would like to put up a speed limit sign on Schoolhouse Road to try to slow down the traffic during pick up and drop off. Terry & Bill will meet with Rick to take get more information and look at the possible solutions.

Patty received an application to do work in the Highway Right of Way from Green Mountain Timber Frames (West Street). They would like to move the driveway cut at the east end of their field that gives them access to their cabin and upper meadow further west. Bill has been included in the initial discussion and has no objections.

Neil moved to approve the Green Mountain Timber Frames application to work in the Highway Right of Way, Patty 2nd. All in favor, motion carried.

Terry reported that he spoke with Joe & Bree Gunter regarding the over-the-rail mower rental for next summer. There will be no moving charge for the town since the mower is already in town, with that Terry asked that they pencil us in for two weeks next summer.

TOWN LANDS - New Building Project – In progress: Peter weighed in on the two change orders provided by Naylor & Breen this afternoon. Change Order #1 is for HVAC & Plumbing - \$100,152.73 which we had deleted from the initial contract waiting for new pricing.

Change Order #2 a deduct for Interior Painting by owner – reduces contract by \$22,195.00

The board asked a few questions on Change Order #1 – in terms of the add ons by Naylor & Breen to the original pricing from M & M Plumbing. All work in this change order will be done on a time and material basis, so we will only be billed for what is done or used so there continues to be potential for savings.

The board and Peter weighed the pros and cons of Change Order #2 – if we paint ourselves, we will need to be doing the painting during non-construction hours, we will need to have a tight schedule so as not to interrupt or slow down the construction process overall, and we will have no built-in warranties or call back options to fix issues that might arise later on. We will also need to have someone step up and manage the

volunteers to make sure things are getting done and done well. All agreed that the savings was not enough to warrant the risk. We are investing a substantial amount of money in this building and to skimp on the finishes and rely solely on volunteers to step up and do a professional job, just didn't make sense.

Patty moved to accept Naylor & Breen's Change Order 1 (HVAC & Plumbing) and reject Change Order 2 (Interior Painting by owner), Terry 2nd. All in favor, motion carried.

Peter reported that Frank Parent is coming to the site tomorrow to set out control points for the excavation. Fabian will start at 7am on Monday, Oct 17. They estimate that by Wednesday the October 26 the holes will be ready for inspection. Randy Rhodes – soils engineer is scheduled to be on site on Thursday, October 27, to inspect the soils. Peter will be doing daily field reports and sending them to Patty. Patty will assemble the information into a binder for public inspection.

Other Building Projects: MSVFD, MTS Library, 577 West Street site – nothing.

SOLID WASTE: Big Dumpster Day went well – Nita collected money for us, we took in \$800 for trash and tires was just over \$240. There were not a lot of tires brought in, so offering tire collection might not be feasible for the near future. Overall, the day was success. There were two loads of metal taken away – the first load weighed 4920lbs and the second 2820lbs. We had 4 containers - 3 trash, 1 tires.

Nita insisted on volunteering her time for the day. The board appreciates her service.

CORRESPONDENCE:

- Returned Check for a Dump Ticket – Give to Glen to handle? – yes, patty will give to Glen tomorrow to recoup the money.
- Request from Trustees of Public Monies to appoint – Steve Harrington to the Trustees until Town Meeting 2023 – vacant seat – term expires 2023.
 - Terry moved to appoint Steve Harrington to fill the vacant seat on the Trustees of Public Monies until Town Meeting 2023, Robin 2nd. All in favor motion carried.
- Price Quote from Cargill – Winter Salt – needs approval & signature \$85.50 per ton.LY \$72.31
 - Terry moved to approve the price quote from Cargill for winter salt at \$85.50 per ton, Patty 2nd. All in favor, motion carried.
- Appropriations Requests –
 - ARC Rutland Area - \$500 – same as LY
 - RSVP The Volunteer Center - \$200 – same as LY

BOARD ORDERS: Processing Payroll / Municipal Bills –

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

LEGAL: None

OTHER LAWFUL BUSINESS – ARPA Funds

Patty brought a proposal to the board from Collaboration 133, the Town Clerk, & the

Town Librarian for a comprehensive website redesign and update. Total requested from the ARPA fund pool \$6000.

The board will digest this proposal but is not ready to begin awarding funds. They will add ARPA Funds allocation process to their next agenda in hopes of moving the ball forward.

Upcoming Meeting Schedule: (In Person w/Zoom access)

Next Regular Meeting – Thursday, October 27, 2022, at 7pm

EXECUTIVE SESSION: (if necessary) –

Neil moved to Executive Session at 9:07pm to discuss personnel inviting Bill to join us, Patty 2nd. All in favor, motion carried.

Terry moved to exit Executive Session at 9:19pm, Neil 2nd. All in favor, motion carried.

No action taken

ADJOURN: Heather moved to adjourn at 9:24pm, Neil 2nd. Meeting adjourned at 9:24pm

Respectfully Submitted
Patty Kenyon, Clerk