

Middletown Springs Selectboard • Approved Minutes
Regular Meeting • January 26, 2023
Start time 7pm

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

TOWN OFFICERS PRESENT: At the town office: Kristal Hier, Haley Kenyon - Library Trustees Via Zoom: Sarah Grimm – Auditor

PUBLIC PRESENT: At the town office: None Via Zoom: Peter Stevenson, Kathye Reed

CALL TO ORDER: Heather called the meeting to order at 7:01pm

APPROVAL OF MINUTES: January 12, 2023 Regular Meeting

Robin moved to approve the minutes of the January 12, 2023 regular meeting as presented, Terry 2nd. All in favor, motion carried.

EMERGENCY MANAGEMENT UPDATE: Nothing.

PUBLIC COMMENTS & GUESTS: Library – Kristal came to speak on behalf of the library board. The library trustees were disappointed in the decision to place the reserve fund for the library on the ballot instead of in the general budget. They hope that next year funding for the library reserve will be included in the general budget along with the other future reserve fund monies.

She also indicated that the trustees have pledge to make an effort to attend more board meetings in the future and would like to be added to the list of standing Town Officers on the agenda.

She then gave the board an update on where they stand in terms of their ADA/Expansion process. They have met with the historic preservation architect and planning is underway. They are hoping that the architect will be able to determine if they have the room to expand and if so, what would have to happen in order to implement a project. In working with Long Trail Engineering they have figured out that the septic system would need to be replaced with a mound system somewhere else on the property. They have also since learned that their water supply is a driven point system, so it needs to be determined if that can suffice or if that too might need to be replace/upgraded.

Simultaneously, they have had some communications with the Catholic Diocese to see if they are intending to sell their building in town. Keeping that option on the table in order to be ready to pivot in whatever direction might be available and make the most sense.

She also reported that there are grants available for library projects now through ARPA funds and they plan to apply if they can get their preservation study done in time.

The board thanked Kristal & Haley for coming and sharing their progress.

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

Town Clerk Update: Working on Election planning. Wanting to confirm the BCA meeting date with board members, February 23 at 6pm before the Selectboard works. Patty will let the BCA know that's the confirmed date. Patty also requested a verbal okay for sending out a pre-town meeting mailer, same as last year, giving folks a reminder and information about town meeting logistics. Board in agreement this is a good idea.

Patty then brought up a request from the Conservation Commission to appoint Beth Carmody to a term on the Commission. Terms run for 4 years.

Terry moved to appoint Beth Carmody to a 4-year term on the Conservation Commission, Robin 2nd. All in favor, motion carried.

TOWN HIGHWAY: Road Commissioner Report: Bill wasn't able to join the meeting tonight and had no formal report beyond "business as usual".

Other Town Highway: None.

TOWN LANDS - New Building Project – In progress.

Peter reviewed with the board Naylor & Breen's Requisition # 3 for work done at the end of December and into January. The total to be paid is \$21,608.01.

He also reported on the receipt of the final report from Atlas on the Hazardous materials remediation oversight. The report looks good, Patty & Robin had also read through in detail and had no questions. Peter asked the board if they would like him to give Atlas the okay to send this report on to DEC. Board is fine with that and happy to have this part of the project behind us.

Naylor & Breen also sent the formal Change Order paperwork to add the Plumbing/HVAC work contract to the full contract. Preliminary Change order was signed, but we need to get the official order signed and sent back to N&B. Included in that was also a deduction for replacing a bond on the project with Builder's Risk insurance. Net change is an additional \$95,623.57.

Neil moved to pay Naylor & Breen Requisition 3 in the amount of \$21,608.01 from the Bank of Middlebury loan, Robin 2nd. All in favor, motion carried.

Neil moved to approve Change Orders 1 & 3 in the amount of \$95,623.57, Robin 2nd. All in favor, motion carried.

Patty reported that she spoke to Philip Allen at Same Sun of Vermont to get some ballpark numbers on a solar system. Currently they are anticipating funds being available to municipalities from the Inflation Reduction Act which can reduce the cost of a system anywhere from 30 to 40 percent. His ballpark figure was that we could fit a system that would produce approximately \$4,000 in electricity each year at today's

electric prices, that system would cost approximately \$77,000 and with grant money from the Inflation Reduction Act could bring it down to \$40,000 and change. Meaning the payback on the systems would be 10 years, with the minimum guaranteed life of the system at 25 years. Philip indicated his willingness to come meet with the board and talk more about the possibility of a project if and when the board determines if this fits within the current financial picture.

Patty is happy to reach out to other solar companies to get more ballparks, Neil is researching someone a friend used, he will let me know when he gets that information.

Kristal brought up the idea of something she's had experience with for public buildings and meeting rooms. It's a relatively inexpensive integrated system that can be used by folks with hearing aids to cut out background noise offering them the ability to clearly hear and interact in a meeting or other noisy setting. She will send Patty some information on contractors who do this work and the board can do some research into it. The board is looking forward to learning more about this and exploring if it makes sense for us.

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

SOLID WASTE: Nothing.

CORRESPONDENCE:

- Letter from Comcast for Emergency Operations contacts
- Request for Clean Fill – Amundsen – 420 Daisy Hollow Road – Needs approval. Patty moved to approve the request for clean fill at 420 Daisy Hollow Road, Terry 2nd. All in favor, motion carried.
- Poultney Rescue Report – request for \$ came last meeting.
- Appropriation Requests:
 - Rutland County Parent Child Center - \$400 - same as last year
 - Rutland Regional Ambulance \$375 – same as last year
 - MSVFD - \$81,885.00 – same as last year

BOARD ORDERS: Processing Payroll / Municipal Bills: Terry moved to approve board orders as presented, Patty 2nd. Ayes - Terry, Patty, Heather. Abstain – Neil, Robin. Motion carried.

LEGAL: None.

OTHER LAWFUL BUSINESS – Town Report / 2024 Budget: Patty brought up some concerns she had about the format for Town Meeting. As written, the draft warning includes in-person and virtual options. In thinking about making all the logistics work and exploring using the school instead of the MSHS building, the support needed at potentially two places, or the set-up and breakdown needed at one or two places, and the challenges that would arise for participants both in person and electronically, it became clear that we were not in a position to do a hybrid meeting. The warning was changed to reflect that we will again be meeting fully virtually for town meeting again this year.

The board then reviewed the warning including the updated language for the library reserve fund article and the budget. After said review...

Terry moved to approve the FY2024 General Government budget of \$363,775 with anticipated revenues of \$77,500 resulting in \$286,275 to be raised by taxes; and the FY2024 Highway budget of \$499,525 with anticipated revenues of \$105,000 resulting in \$394,525 to be raised by taxes. Heather 2nd. All in favor, motion carried.

Terry moved to approve the 2023 Town Meeting warning as presented, Heather 2nd. All in favor, motion carried.

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

Next Regular Meeting – Thursday, February 9, 2023, at 7pm

EXECUTIVE SESSION: (if necessary) – Terry moved to enter Executive Session to discuss personnel at 8:44pm inviting Kathy Reed, Patty 2nd. All in favor, motion carried.

Terry moved to exit Executive Session at 9:00pm, Neil 2nd. All in favor, motion carried.

Action Taken: Terry moved that because an HSA is not an available option with Medicare, the town will reimburse Bill Reed for Medicare and any supplemental insurance plans he purchases up to the equivalent current insurance benefit provided by the town, Neil 2nd. All in favor, motion carried.

ADJOURN: Neil moved to adjourn at 9:08pm, Terry 2nd. Meeting adjourned at 9:08pm.

Respectfully Submitted
Patty Kenyon, Clerk