

**PRELIMINARY MINUTES**

**TOWN OF LUDLOW, VERMONT**

**SELECT BOARD**

**SPECIAL MEETING VIA ZOOM  
MONDAY, AUGUST 31, 2020**

**5:00 PM**

**ZOOM ELECTRONIC ONLINE CONFERENCE**

**JOIN ONLINE:**

**<https://us02web.zoom.us/j/83805589109?pwd=QjAwR0ZOVGdLbytPTXU4OEtCUGNoZz09>  
MEETING ID: 838 0558 9109 PASSCODE: 275944 TO DIAL-IN BY PHONE: +1 929 436 2866**

**AGENDA**

**BOARD MEMBERS PRESENT:**

Bruce Schmidt, Chairman  
Scott Baitz

Justin Hyjek

Brett Sanderson  
Heather Tucker

**STAFF PRESENT:**

Scott Murphy

**OTHERS PRESENT:**

Julie Abraham  
Sharon Huntley  
Pat Pullinen

Kendra Rickerby  
Marissa Selleck  
Venissa White

Summer Williams  
Fred Marin (Okemo Valley-TV)

**1. Call to Order**

- A. Bruce Schmidt called the meeting to order at 5:03 p.m.
- B. Scott Murphy advised the Electronic Meeting Guidelines included in the Select Board minutes of April 6, 2020, are being followed. He asked that people not talk over others.

**2. Consideration of any Changes, Additions or Removals to the Agenda**

- A. Scott Murphy advised that no changes are necessary.

**3. Discuss and Possibly Approve Lease Agreements**

- A. TRSU After School Program (ASP)
  - i. Scott Murphy advised that he had sent a memo to Select Board members outlining the details of the proposed lease agreement. The ASP would like to use the first floor of the building for a Child Care Center. They will initially use the space on Wednesdays, but that may change. They will serve about 70-75 children, but if the schools close again, that number may change. He said that would prefer a separate secure entry/exit and that is being worked on.

- ii. Venissa White said this will be on a month to month basis.
- iii. Scott Murphy said that the terms presented by the ASP were reasonable and that he also suggested some changes.
- iv. Venissa White said they would like the design of the entrance to mitigate traffic and be only used for their children. They will disinfect areas and do contact tracing.
- v. Bruce Schmidt asked Scott Murphy what is needed from this board.
- vi. Scott Murphy said a consensus to go forward with the terms presented. He said that Venissa White volunteered to clean the space. He said that we will have Steve Ankuda (Town Attorney) put together a lease agreement. He said we are working together with the ASP on a separate entrance. If the Select Board approves the terms of the lease, it will be sent to the Board of Education for approval.
- vii. **MOTION by Brett Sanderson and seconded by Justin Hyjeck to move forward with the lease agreement for the ASP.**
- viii. Venissa White said that the first day of the program will be September 16, 2020. She said that she needs a range of what the rent may be to send to the State tomorrow.
- ix. Bruce Schmidt said that Scott Murphy will work on that with her.
- x. **Motion passed unanimously.**

B. **Black River Independent School (BRIS)**

- i. Scott Murphy advised that BRIS had sent a letter outlining their needs and that he had sent a counter-offer. They would like the use of the 2nd floor and 3rd floor Chemistry lab. It would be a 2-year lease, and the Town would have the option to extend it to 3 years. The first year would be rent-free and rental payments would start the 2nd year. We are working on keyless entry.
- ii. Julie Abraham advised that she, Kendra Rickerby and Pat Pullinen had met with Scott Murphy last week to discuss this. Most of the students who will be starting will be from the local school districts. This will be at no cost to the town. She explained that with school choice, it will be a savings to the town. They would like utilities to be paid for by the town for the first year. She said that Scott Murphy had suggested sharing the WIFI costs. Scott Murphy also said not to janitorial services. She said that they hope that the town will have the 2nd floor carpets cleaned. They will only be using the Chemistry lab occasionally.
- iii. Justin Hyjek asked about the approximate breakdown of students and costs.
- iv. Julie Abraham said that the students from Mount Holly and Ludlow have school choice. If they went to Green Mountain or another school, Ludlow would have to pay state tuition. She said that while they are not state certified, they are state approved. They have raised the money for the first year's operations.
- v. Bruce Schmidt asked if that would be about \$200,000 or \$15,000 for 14 students.
- vi. Kendra Rickerby said that the state tuition rate is \$14,670 per student. She added that the school will work with the ASP on the entrance for downstairs. They will be flexible.
- vii. Brett Sanderson asked what the ratio is for Ludlow and Mount Holly students.
- viii. Summer Williams said 4 Mount Holly and the rest Ludlow.
- ix. Bruce Schmidt asked Scott Murphy how to break the stalemate.
- x. Scott Murphy said it is not at a stalemate. We are working together. He said he is getting a quote on the carpets. He said they are comfortable with what we offered. We are looking at the rental for the 2nd year and it may be graduated. The town has the option for the 3rd year.
- xi. Justin Hyjek said we haven't discussed the details of the 2nd year and he is reticent to approve this without details. He suggested that they possibly review the 2nd year details in a few months.

- xii. Bruce Schmidt said that he has confidence that we can live and work together. We want to start rental payments in the 2nd year. He said that in most situations, he would agree with Justin Hyjek about details, but not in this one, but we should put those figures together. We can pay for the carpet cleaning and move forward with the proposed agreement.
- xiii. Justin Hyjek agreed, saying that he does want the school to develop into a great school, but would like some goal posts delineated for the future.
- xiv. **MOTION by Justin Hyjek and seconded by Heather Tucker to move forward with the lease agreement proposal as presented.**
- xv. Bruce Schmidt asked if carpet cleaning should be in the motion.
- xvi. Scott Murphy said no.
- xvii. Kendra Rickerby said she will get carpet cleaning quotes to Scott Murphy on Wednesday.
- xviii. Heather Tucker said that last fall, when we were doing the feasibility study for the use of the building and having an independent school in there is sort of an ideal situation and she is very happy to see this happening.
- xix. Venissa White asked (chat) about reaching out to BRIS.
- xx. Kendra Rickerby responded by chat.
- xxi. **Motion passed unanimously.**
- xxii. Pat Pullinen thanked the board for its support.
- xxiii. Venissa White asked if she needs to reach out to the Zoning department.
- xxiv. Scott Murphy said that he spoke with the Zoning Administrator and he does not think they will have any problems.
- xxv. Bruce Schmidt said this will be great for the families of Ludlow and thanked BRIS for choosing Ludlow.

4. **Adjourn**

- A. **MOTION by Brett Sanderson and seconded by Justin Hyjek to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 5:24 p.m.

Respectfully submitted,

Lisha Klaiber

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Bruce Schmidt, Chairman

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Brett Sanderson

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Scott Baitz

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Heather Tucker

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Justin Hyjek