

PRELIMINARY MINUTES

TOWN OF LUDLOW

BOARD OF SELECTMEN

May 2, 2022

HEALD AUDITORIUM

6:00 P.M.

BOARD MEMBERS PRESENT:

Bruce Schmidt, Chairman	Bob Brandt	Brett Sanderson
Scott Baitz	Justin Hyjek	

STAFF PRESENT:

Scott Murphy	Chuck Craig
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OTHERS PRESENT:

Eric Alden	Heather Kelly	Carter Robinson
Brandon Durham	Mariel Meringolo	Kristen Robinson
Sabrina Easton	Meredith Milliken	Lucy Robinson
Andrea Goldman	Logan Nicoll	Noah Schmidt
Sharon Huntley	Jake Parker	Marissa Selleck
Chris Hurka	Charlie Rimer	Mark Stewart
Ed Kelly	Ben Robinson	

1. CALL TO ORDER

- A. Scott Murphy called the meeting to order at 6:00 p.m. He then led the meeting in the Pledge of Allegiance.

2. Annual Board Reorganization

- A. Scott Murphy opened the reorganization by taking nominations for Chair of the Board.
- B. Elect Chair of the Board
 - i. **Motion by Brett Sanderson and seconded by Scott Baitz to elect Bruce Schmidt Chair of the board. Motion passed unanimously.**
 - ii. Bruce Schmidt welcomed Bob Brandt to the board.
- C. Elect Vice Chair
 - i. **Motion by Bob Brandt and seconded by Scott Baitz to elect Brett Sanderson as Vice Chair of the board. Motion passed unanimously.**
- D. Elect Clerk of the Board
 - i. **Motion by Scott Baitz and seconded by Bob Brandt to elect Justin Hyjek as Clerk of the board. Motion passed unanimously.**
- E. Appoint Union Negotiation Team Members
 - i. Bruce Schmidt advised that he and Brett Sanderson had done this for the last year and are in the middle of negotiations.

- ii. **Motion by Justin Hyjek and seconded by Bob Brandt to appoint Bruce Schmidt and Brett Sanderson as Union Negotiation Team Members.**
- F. Appoint Ludlow Enterprise Fund Committee Members
 - i. **Motion by Bob Brandt and seconded by Scott Baitz to appoint Justin Hyjek and Brett Sanderson as Enterprise Fund Committee members.**
- G. Set Day and Time of Regular Meetings and Alternate Meetings
 - i. Bruce Schmidt asked board members if they would prefer to start meetings at 6:00 p.m. All members said they could do it.
 - ii. **General Consensus to hold regular meetings to be held the first Monday of each month at 6:00 p.m. Special meetings, if needed will be held on the third Monday of the month at 6:00 p.m.**
- H. Appoint Recording Secretary
 - i. **General Consensus to appoint Lisha Klaiber as secretary.**
- I. Designate Newspaper of General Circulation
 - i. **Motion Bob Brandt and seconded by Brett Sanderson to designate THE VERMONT JOURNAL as newspaper of circulation and to continue using THE RUTLAND HERALD as backup paper.**
- J. Adopt Roberts Rules of Order
 - i. Bruce Schmidt advised that the Board has used Roberts Rules of Order for the meetings.
 - ii. **General Consensus to continue using Roberts Rules of Order. Motion passed unanimously.**

3. **CONSIDERATION OF ANY CHANGES, ADDITIONS OR REMOVALS TO THE AGENDA**

- A. Scott Murphy said there would be an addition under Liquor Control Board.
- B. There was consensus among board members to do this.

4. **APPROVE MINUTES OF PREVIOUS MEETINGS**

- A. Bruce Schmidt advised that the minutes to be approved are from the Special meeting of March 3, 2022, Regular Meeting of March 7, 2022, March 7 Public Hearing for Public Charter and the Annual Town Meeting of April 5, 2022.
- B. **MOTION by Justin Hyjek and seconded Bob Brandt to approve the minutes of the Special meeting of March 3, 2022, Regular Meeting of March 7, 2022, March 7 Public Hearing for Public Charter and the Annual Town Meeting of April 5, 2022 as presented. Motion passed unanimously.**

5. **COMMENTS FROM CITIZENS**

- A. Mariel Meringolo said that she is here in support of the mountain bike path.
- B. Bruce Schmidt suggested to the board that they address item 18B to after Agenda Item 9 – Liquor Control Board.
- C. Eric Alden asked for information regarding the town’s meeting with Vail: when will it be held, who will be present and what will be on the agenda.
- D. Scott Murphy said that the meeting has not been scheduled, but its date would be made public.
- E. Justin Hyjek asked who will represent Vail.
- F. Scott Murphy said he does not know.

6. **APPOINT TOWN OFFICERS**

- A. Scott Murphy said that they have received an additional request for appointment to the Planning Commission. He listed the following requests:
- i. Herb Van Guilder – re-appointment to Cemetery Commission
 - ii. John Boehrer – re-appointment to DRB
 - iii. Doug Sheehan – re-appointment to DRB
 - iv. Julie Bowyer – re-appointment to DRB
 - v. Ryan Silvestri – appointment to DRB
 - vi. George Tucker – appointment to DRB and as alternate to DRB
 - vii. Alan Couch – re-appointment to Planning Commission
 - viii. Andrea Goldman – appointment to Planning Commission
 - ix. Judith Pullinen – appointment to Planning Commission
 - x. Ed Kelly – appointment to Planning Commission
 - xi. Gary Blodgett – appointment to Planning Commission
 - xii. Jay Jurkoic – appointment to Planning Commission
 - xiii. Lister – Doug Sheehan
 - xiv. Joe Gurdak – Recreation Committee
 - xv. Jean Stasz – Recreation Committee
 - xvi. Gary Blodgett – Recreation Committee
 - xvii. Patrick Gray – Recreation Committee
 - xviii. TAC – Sharon Bixby
- B. Bruce Schmidt said that he has spoken to Scott Murphy and was pleased at the interest shown. He said that he would like to hold a Special Meeting on May 16th and invite the applicants to attend. He would like to give them time and interview them.
- C. Scott Murphy said the board could have an open discussion with them and then have an Executive Session to vote.
- D. Andrea Goldman asked what if the individual is not going to be in Ludlow on the 16th. She said she could be available for a conference call.
- E. Bruce Schmidt said the board could do the Planning Commission in June.
- F. Scott Murphy said he would talk to Patrick Copy about a Zoom meeting.
- G. Bruce Schmidt asked Scott Murphy to include a list of all applicants for all positions. There wasn't one in their packets. They will do all of the positions, except the Planning Commission on May 16th

7. **ADOPT LOCAL EMERGENCY MANAGEMENT PLAN (LEMP)**

- A. Scott Murphy said that this is an annual requirement. The town needs to supply names of all persons responsible for the towns Emergency Management Plans
- B. **MOTION by Justin Hyjek and seconded by Brett Sanderson to adopt the Local Emergency Management Plan and authorize the chairman to sign. Motion passed unanimously.**

8. **APPOINT SOLID WASTE DISTRICT REPRESENTATIVE & ALTERNATE**

- A. Scott Murphy said that he has been the representative and John Denner has been the alternate.

- B. **MOTION by Bob Brandt and seconded by Brett Sanderson to appoint Scott Murphy as representative and John Denner as alternate representative to the Solid Waste District. Motion passed unanimously.**

9. **LIQUOR CONTROL BOARD – Outside Consumption Permit**

- A. Scott Murphy said that the additional license is for Off the Rails at 64 Pond Street. He said they already have a Class 1 and Class 3 license, but need a Class 2 license. Chief Billings is okay with this request.
- B. **MOTION by Scott Baitz and seconded by Bob Brandt to approve the application from Off the Rails for a Class 2 liquor license. Motion passed unanimously.**
- C. Scott Murphy advised that they have received the Outside Consumption Permit for Moon Calhoun d.b.a Gamebird. This is for board information only.
- D. Bruce Schmidt confirmed that the square footage is the same, 500 square feet, on the side walk and along the area between the park and the building.
- E. Scott Murphy said yes.

10. **APPROVE VTRANS FINANCIAL PLAN, CODES & STANDARDS & CERTIFICATION OF COMPLIANCE**

- A. Scott Murphy advised that this is a yearly requirement. The town needs to adopt the Codes and Standards and Certify Compliance stating that we our standards meet or exceed the state standards. We also must spend over \$300/mile on road maintenance. Ludlow does.
- B. Scott Murphy said the documents include the Financial Plan, Codes & Standards and Certificate of Compliance.
- C. Approve
- i. Bruce Schmidt asked if this needs to be signed by all board members.
 - ii. Scott Murphy said there are 3 documents that each of them have to sign
 - iii. **MOTION by Brett Sanderson and seconded by Bob Brandt to approve and sign the Financial Plan, Codes and Standards and Certification of Compliance. Motion passed unanimously**

11. **POSSIBLY SIGN BANK NOTE FOR FLAIL MOWER**

- A. Scott Murphy advised that the town purchased a JD Tractor with boom flail in the FY22 budget. The price was \$90,000 and the note is \$70,000. We need to sign the note and return it to M&T (formerly Peoples) Bank. He said each of them has to sign 3 times.
- B. **MOTION by Bob Brandt and seconded by Brett Sanderson to sign the note for the Highway department tandem truck. Motion passed unanimously.**
- C. Justin Hyjek asked the life cycle of the mower.
- D. Brett Sanderson said about 10 years.

12. **REVIEW BIDS AND POSSIBLY APPROVE SINGLE-AXLE TRUCK PURCHASE**

- A. Scott Murphy said that this is in the budget for FY2023. We budgeted \$192,000 and \$20,000 trade-in for a net of \$172,000. He advised that they had received one bid from AVG Patriot, LLC: for a as below:

2023 Western Star 4700SF	Sales Price	\$125,216.00
Viking Installed Plow Package	Quote	\$68,950.00
	Total Sales Price	\$194,166.00
Trade Allowance – 2014 Int’l 7499	Allowance	(\$32,500.00)
	Balance due	\$161,666.00

- B. Scott Murphy said this is \$10,000 under budget.
- C. **MOTION by Brett Sanderson and seconded by Justin Hyjek to accept the bid as presented.**
- D. Bruce Schmidt asked why they wanted a single axle, when double axles are about the same price and can carry more.
- E. Brett Sanderson said the single can turn around better on the roads.
- F. Bruce Schmidt said we also have the one-tons.
- G. **Motion passed unanimously.**

13. **REVIEW BIDS AND POSSIBLY AWARD CONTRACT FOR TENNIS COURTS AT DORSEY PARK**

- A. Scott Murphy advised that they had asked for 2 bids; one with and one without power washing. He said we thought we could use the sprayer from the transfer station to do the power washing ourselves. We wound out that wouldn’t work. He asked the board to only consider the bid with the power washing. He added that if the contractor does any damage, they will be responsible to fix it.

Vendor		Bid
VT Tennis Court Surfacing		
Option 1	Including power washing	\$5,938.00
Option 2	Without power washing	\$4,835.00

- B. **MOTION by Bob Brandt and seconded by Scott Baitz to award the bid to VT Tennis Court Surfacing for \$5,938, including power washing. Motion passed unanimously.**

14. **POSSIBLY APPROVE HARLEY DAVIDSON PARADE OF FLAGS RIDE THROUGH TOWN - Date July 14 through July 16, 2022 – Iron Adventure Rally of New England**

- A. Scott Murphy said that would mean a number of Harleys in town. They have requested to have a parade from Jackson Gore, through Ludlow, making a U-turn and returning to Jackson Gore. He said that Chief Billings is not opposed and will lead the parade. However, he thought this was a one-way trip and doesn’t want them turning around and going back through town. He will approve a one-way trip.
- B. Bruce Schmidt asked if they could go down to Cavendish.
- C. Scott Murphy said this would be long and loud.
- D. **MOTION by Justin Hyjek and seconded by Bob Brandt to approve a one-way parade.**
- E. Scott Baitz said the chief would lead a one-way trip. Scott Baitz said he doesn’t think this would take more than an hour.
- F. Bruce Schmidt said they may need support from other agencies.
- G. Scott Murphy said he will speak to the Harley representatives.

- H. **MOTION approved unanimously**
- I. Bruce Schmidt said he hopes that they can work things out.

15. **CLARIFICATION OF PERSONNEL POLICY LANGUAGE – Accrued Vacation Time intent needs clarification**

- A. Scott Murphy noted that there is some ambiguity in the wording about vacation time. We need to clarify the language. In one place, it says that vacation time will be awarded according to the employee's anniversary date. That would mean that a new person would not be entitled to vacation until their first anniversary date. At that point they would be entitled to 10 days. In a later paragraph, accrued is mentioned. We originally thought the intent was to accrue vacation time over the year.
- B. Bruce Schmidt asked if we had a legal opinion.
- C. Scott Murphy said not yet. He would like to get the board's interpretation of the intent first, and then we can amend the wording.
- D. Bruce Schmidt said that for the first 90 days, they may not use vacation time as they are on probation.
- E. Scott Murphy said that if you left on the day before your 1st anniversary, you would not be entitled to any vacation.
- F. Bruce Schmidt asked if, you worked a year, but did not take vacation, and waited until the day after the second anniversary, could they take 20 days.
- G. Scott Murphy said yes. But, they may only carryover 10 days.
- H. Justin Hyjek said it shouldn't be prorated.
- I. Bruce Schmidt agreed.
- J. Scott Murphy said he thought it was on accrual during the year. We need to look going forward.
- K. Justin Hyjek said non-accrual basis.
- L. Scott Murphy said it does say it's awarded.

16. **RENTAL REGISTRY DISCUSSION**

- A. Scott Murphy noted that the board has been talking about this and gathering information. We considered possibly forming a committee.
- B. Bruce Schmidt said we did talk about it a lot and need to decide the size of the committee. He said that 2 of the members should be Select Board members. We should include business owners, decide goals, set a time line and budget (if they need to hire a consultant.)
- C. Justin Hyjek said there has to be teeth in the regulations.
- D. Bruce Schmidt asked who should be on the committee.
- E. Brandon Durham said he has no problem with a registry. He asked when this would start and who pays. He said that Air B&B and VRBP pay the state. We should ask the state for a percentage. The town should get money from the state.
- F. Justin Hyjek said there are the Rooms, Meals and Alcohol tax. He suggested they consider short term rentals as a commercial business. We could do a local options tax, once we are registered in the state.
- G. Bruce Schmidt said he asked Scott Murphy about the state
- H. Scott Murphy said he would like to set a deadline, other towns already have registries. He would suggest 2 to 3 months.
- I. Charlie Rimer suggested instead of calling it a tax, they call it an impact fee.
- J. Justin Hyjek said this is not to punish renters, whether short or long term.

- K. Eric Alden said that the Planning Commission has been working on this for a while and has some of the work done. He said that the Trustees have shot them down. He said the registry should be for all rentals in town, not just short term. The same safety rules should apply to all rentals. He said that people should not be afraid of the registry.
- L. Brandon Durham said that he agrees that it should be for all rentals. He said the state did come and inspect his rental.
- M. Logan Nicoll said that the bill is still in the Legislature. He said that this bill has the cutoff for rentals would be 90 days and most short term rentals do not hit 90 days. He supports a paid registration fee and setting up an inspection program. If a town adopts a registry before the bill passes at the state level, people would not have to register with the state.
- N. Justin Hyjek said he would like to see Ludlow start a registry before the state does.
- O. Bruce Schmidt asked how many members the board would like to see on the committee. He said we will have to ask for volunteers. He would like to seat the committee at their meeting on May 16th. He said that the Planning Commission has done work on this, but the Trustees are not in favor of it.
- P. Justin Hyjek said that if the town has an ordinance, it only affects the town, not the Village. He said we need to work with the Trustees. He said how this would affect a mother-in-law apartment. He said that people want to use their property as they want and don't want a registry; it would be taking away peoples 'ability to use their property as they want.
- Q. Eric Alden said he doesn't see how a registry affects peoples' use of their property.
- R. Bruce Schmidt suggested 7 people for the committee: 2 Select Board members, 1 Planning Commission member and 4 members-at large. He said he would also like Rose Goings to be part of this.
- S. Scott Murphy said she would be an ad-hoc member.
- T. Bruce Schmidt asked Scott Murphy to open this up on the website.
- U. **MOTION by Justin Hyjek and seconded by Scott Baitz to form a Rental Registry Committee as described above. Motion passed unanimously.**
- V. Bruce Schmidt asked Scott Murphy to talk to the Planning Commission about this. He said he would also like Scott Murphy to participate with the committee. They will need to set goals and a time line.

17. **DEPARTMENT HEAD REPORTS**

- A. Bruce Schmidt noted that all reports are in.
- B. **Ambulance Service**
 - i. Justin Hyjek asked about the report from the Ambulance Service. He said that we are losing personnel to Okemo (ski patrol) because Okemo is paying higher salaries.
 - ii. Scott Murphy said we need to adjust our rates. We are also trying to raise our certification level. He said that winter is crunch time.
 - iii. Justin Hyjek said we have 2 ambulances and there are a lot of injuries at the mountain in the winter.
 - iv. Scott Murphy said we are working on it.
 - v. Scott Baitz said that the mountain positions are part time.
 - vi. Scott Murphy said we are raising our pay scale so we don't lose personnel to competitors.
- C. **High School Building**
 - i. Justin Hyjek asked about the Fire Marshall's inspection of the high school building.
 - ii. Scott Murphy said that there were a couple of minor things that had not been corrected by the school before we took it over. They are all minor except the stairwell to the basement that is rusting.

18. **MUNICIPAL MANAGER UPDATES**

A. **Dam Funding Approved and West Hill Dam Update**

- i. Scott Murphy said that he spoke with Bob Thompson and the funding was approved for the fund design. They will send out an RFP for design. Bids will be due 10/1/2022. There is no update on West Hill since the RFP for dredging has not been created.

B. **Mountain Bike Trail at Back 40**

- i. Scott Murphy said that they have been working with the Recreation Committee and Mariel Meringolo. They are putting together plans for a bike path behind the Elementary School. They have been doing fund raising and have pledges for \$10,000. She said that Phase #1 of the project estimate is \$20,000. They are asking for a fund match through the Recreation Capital Account. The account currently has about \$40,000.
- ii. Marissa Selleck said that the path would benefit all of the schools. She said that Nick Miele has started the plan. They will be getting help from volunteers and the Vermont Mountain Bike Association (VMBA) will assist.
- iii. Scott Murphy said that Kendra Rickerby (Expeditionary School at Black River [ESBR]) called and said that she supports the project 1,000%.
- iv. Mariel Meringolo said that Kendra Rickerby has been working with VMBA. They hope to open a local chapter – Ludlow Area Sports Trail. VMBA will be a source of funding. They hope to integrate trail maintenance into their curriculum. She added that OMS also supports the project. They are planning to have additional summer camp programs this summer, open to younger local students on a sliding scale. She said that she has also spoken to Cathy Farman, principal of LES, who also supports the project. Jake Parker, a teacher at LES has a forest program.
- v. Jake Parker said he supports the project; it will make the area safer. He said there is a lot of standing dead wood back there. They want to take care of the area.
- vi. Bruce Schmidt said that Nick Miele has some questions about this.
- vii. Scott Murphy said Nick Miele had a game tonight and was unable to attend this meeting. Nick Miele is concerned that his staff would not be able to handle the maintenance and thinks it would fall to the town. They are concerned if there will be enough volunteers.
- viii. Bob Brandt said that he belongs to VMBA and chapters hold annual trail work days.
- ix. Bruce Schmidt asked whose insurance would cover this.
 - x. Scott Murphy said the town; it would be responsible for the maintenance.
 - xi. Charlie Rimer said that the VMBA members have volunteers to help from all over the country. He does not think there will be a problem finding volunteers. He said the bike shop in town has people come in and ask about paths and we send them to Pine Hill.
 - xii. Justin Hyjek asked about the trail at Okemo.
 - xiii. Bruce Schmidt said the lower part will be open, but not the upper part. He said the chairlift draws a different kind of bikers.
 - xiv. Justin Hyjek voiced concern that the trail will be $\frac{3}{4}$ mile and asked about crowding and if it will be wide enough. Will it have to be changed later?
 - xv. Mariel Meringolo said the design is subject to change and she can't answer about crowding and change now. They want to get something started.
 - xvi. Chris Hurka said it is an awesome property and both schools are right there. It makes sense. Mountain biking is a summer alternative to alpine skiing in the winter and has

- become huge. This trail will be different from Okemo's. He said that it's not just biking; it's about friends getting together, visiting the bars and restaurants. It would be a benefit to the economy in the summer.
- xvii. Justin Hyjek said that our outdoor activities are an asset.
 - xviii. Jake Parker asked if it could be extended later on.
 - xix. Justin Hyjek said it would be limited by property lines.
 - xx. Mariel Meringolo said that she has spoken to experts and there is some room to expand.
 - xxi. Bob Brandt suggested they check with VMBA, the chapters have insurance.
 - xxii. Bruce Schmidt asked what would be the town's exposure. He said this year; the voters gave money for West Hill and now this would be another \$10,000. We have to decide what direction we are going in. We also have fields to maintain. He asked if they are looking for a consensus tonight.
 - xxiii. Scott Baitz asked about the skill of the track.
 - xxiv. Mariel Meringolo said it would be a beginners' track to start. We can iron out problems later if this is not exactly what we want.
 - xxv. Bruce Schmidt asked if they would have to get a permit.
 - xxvi. Scott Murphy said the town may have to.
 - xxvii. Bruce Schmidt asked about ACT 250.
 - xxviii. Scott Murphy said he would contact VLCT.
 - xxix. Justin Hyjek suggested consensus contingent upon permitting and upkeep by VMBA.
 - xxx. Scott Murphy said they are just looking for consensus tonight.
 - xxxi. Justin Hyjek said there have to be holds.
 - xxxii. Chris Hurka said maintenance will not be a problem.
 - xxxiii. Justin Hyjek asked who would be responsible for any future issues.
 - xxxiv. Bruce Schmidt said we need to be prepared to own this. He said it probably will not be run by volunteers; we need to consider maintenance and this is a big project. How would they get around the baseball field? If we commit, it has to be a long-term commitment.
 - xxxv. Charlie Rimer suggested asking for a representative from VMBA to come. They hold a mountain bike fest at Ascutney every year and it has massive backing.
 - xxxvi. Bruce Schmidt asked Scott Murphy to speak to the mayor of Rutland about Pine Hill.
 - xxxvii. Chris Hurka said the town didn't do too much there.
 - xxxviii. Justin Hyjek said that he doesn't know if our Rec. staff has the manpower for this.
 - xxxix. Charlie Rimer suggested putting together a committee to keep it rolling.
 - xl. Brett Sanderson suggested finding out from VLCT about the town's responsibility and have someone from VMBA attend the meeting on May 16th. Also, to find out about ACT250 and permitting.
 - xli. Mariel Meringolo said that a while back, she spoke to Rose Goings about ACT250 and Rose Goings did not think it would be a problem
 - xl.ii. Brett Sanderson said we need to check with the state.
 - xl.iii. Bruce Schmidt said there is a consensus to move forward and do the \$10,000 match. He added that the Rec. director has to be committed to this.
 - xl. iv. Justin Hyjek added – or we have to draw the line.
 - xl. v. Bruce Schmidt said we don't say no to the Little League or soccer teams, or to tell them to do it themselves. We need to be honest with the taxpayers. If we are in, we are in 100%.
 - xl. vi. Justin Hyjek asked if we could add this to the meeting on May 16th.
 - xl. vii. Bruce Schmidt said we have a consensus.
 - xl. viii. Scott Baitz said he stays with the consensus.
 - xl. ix. Bruce Schmidt said we need to understand what we are doing and what will the maintenance take.

C. Skate Park Status

- i. Scott Murphy said that they received the grant. They want to demo 1/3 and have received one bid from the RFP. They need designs, cost analysis and details.
- ii. Justin Hyjek said they received \$190,500 from VOREC. Phase 1 estimated cost is \$150,000. He said that the ramp is falling into disrepair and we thought we could use the remainder to fix it. We are trying to get new drawings. The other section will remain as is.
- iii. Bruce Schmidt asked if the bowl is usable.
- iv. Justin Hyjek said yes.

D. Waste Water Chief Operator Chuck Craig Retirement

- i. Scott Murphy said that Chuck Craig will be retiring on September 1, 2022, but with vacation time, will be leaving around mid-July. We will be restructuring the department and Ron Tarbell will take over management of employees.
- ii. Chuck Craig said he has been there for 27 years.
- iii. Bruce Schmidt Thanked Chuck Craig and said that he has been a strong employee for the town and always answered the bell.

E. Detective Rick King's Retirement from the Police Department

- i. Scott Murphy said that Detective King has retired and is moving on to Rutgers.

19. **OTHER BUSINESS**

A. Local Forester Willing to Conduct Plan for Town Owned Forests

- i. Chuck Craig said that a forester was here this winter and made a proposal. He said that Phase I would be the plan and Phase II would be implementation. He would go through the town forests and provide technical advice on how to maintain and better us the land.
- ii. Bruce Schmidt asked if this has ever been done.
- iii. Chuck Craig said yes, right behind the springs, there was a small piece – about 20 years ago.
- iv. Bruce Schmidt said there is a large tree behind the school.
- v. Scott Murphy said yes, he would like to get back to him, but it is not in the budget right now.
- vi. Bruce Schmidt said \$4,000 or \$70/hour. He suggested looking at the springs by Brooks Road, Sites 1 and 2 and West Hill.
- vii. Chuck Craig said there is 100 acres by Dam Site 2 that was done about 35 years ago.
- viii. Bruce Schmidt said the person is good.
- ix. Scott Murphy said he will talk to him.

B. Property at 6 Commonwealth Avenue

- i. Bruce Schmidt said that he asked for this to be put on the agenda.
- ii. Scott Murphy said the property is in the flood pathway and perfect for a buyout. They weren't sure about FEMA and they are not eligible for FEMA funds. The state has a new program, but the owner does not want to move. We are at a stand-still. He said that he talked to the State River Engineer and the area is filled with Japanese knotweed and it is difficult to remove. He said that he checked with the State to see if it has renewed any programs. There is another program and he will discuss it with the owner.
- iii. Bruce Schmidt asked Scott Murphy to send a letter to the property owner and layout the options of what we can do. We have to find a balance.

- iv. Scott Murphy said we can't do what the owner wants us to do, but there may be an opportunity with this new program for them to get fully funded.

C. Hybrid Board Meetings

- i. Bruce Schmidt said that there have been requests for hybrid ZOOM meetings. He said that the Planning Commission and DRB are already doing this.
- ii. Scott Murphy said we've met with a vendor to install a system here and in the conference room. We will purchase a TV and after that, we can project remotely.
- iii. Bruce Schmidt asked who will monitor meetings.
- iv. Scott Murphy suggested Okemo Valley TV personnel.
- v. Bruce Schmidt said that the board needs to understand this would provide an opportunity to participate in town meeting virtually. But we need to understand how we will handle town meeting voting.
- vi. Scott Murphy said that some of the other towns are doing this. He said that voting would probably go all Australian ballot.
- vii. Charlie Rimer said that people would need an access code to get into the meeting.
- viii. Eric Alden said that the town where he live uses web-in-ar, not ZOOM, and people may not speak until the moderator recognizes them. They can put comments in "Chat." It works well and people sign up in advance.
- ix. Andrea Goldman said that hybrid meetings make it more available to people. The annual meeting date, people know in advance. She said that the moderator can unmute people. She suggested that while in the meeting, people be required to show their pictures.
- x. Logan Nicoll said that he is not sure where, in the process, the Legislature is with this.
- xi. Bruce Schmidt asked about a time line.
- xii. Scott Murphy suggested July.
- xiii. There was a general consensus among board members to move forward with this.

D. Electric Vehicle Charging Stations

- i. Bruce Schmidt asked Scott Murphy to touch base with Rose Goings about possibly adding something in the regulations, that large projects be required to provide Electric charging stations in new projects. Where can the town support charging stations? He said that Okemo will be installing 6 of them.
- ii. Justin Hyjek said that the state will be placing strategically located stations within the state.
- iii. Logan Nicoll said that there is a large bill in the Legislature that will include placing charging stations within one mile of every exit on the interstates. ARPA funds may be used for this. He suggested waiting until we see what the state does.

E. Former High School Building

- i. Bruce Schmidt said he would like to discuss the building at either their June or July meeting. He would like to contact a realtor and this would be a commercial use. We could contact the local Area Land Trust. We need to do something with the building. This has been longer than we had originally agreed upon. Possibly affordable housing.
- ii. Charlie Rimer said that in the town where he used to live, they did convert a high school into apartments.
- iii. Eric Alden said it would be a great place for work force housing.
- iv. Bruce Schmidt said we need option.
- v. Scott Murphy said that the town may want to keep the back 40 and baseball field.
- vi. Bruce Schmidt sad that LES and the Expeditionary School may have input.
- vii. Scott Murphy said if they acquire the building, they may want that property.
- viii. Bruce Schmidt said they could lease the property, if they come with money, but we should retain the grounds.

F. Bruce Schmidt asked what is the status of the Trailside situation and permits.

20. **SET DATE FOR NEXT MEETING & POSSIBLE AGENDA ITEMS**

- A. Bruce Schmidt said the next meeting would be May 3, 2021 at 6:00 p.m.
- B. Rental Registry Discussion
- C. Summer Paving Bids
- D. May 16th Meeting
 - i. Bruce Schmidt said we don't want to fill the agenda up for that night. He asked Scott Murphy to ask Rose Goings to come to this meeting.
- E. June or July Meeting
 - i. Bruce Schmidt suggested asking Phil Carter to come and let us know what the DRB may need and how we can help. He said we should also ask the Planning Commission.

21. **SIGN WARRANT ORDERS**

- A. Bruce Schmidt said that warrant orders have been signed.

22. **POSSIBLE EXECUTIVE SESSION/PERSONNEL/CONTRACTS/LEGAL**

- A. Scott Murphy advised that an Executive Session is not needed

23. **ADJOURN**

- A. **MOTION by Brett Sanderson and seconded by Bob Brandt to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 8:02 p.m.

Respectfully submitted,

Lisha Klaiber

Bruce Schmidt, Chairman

Justin Hyjek

Scott Baitz

Brett Sanderson

Bob Brandt