

PRELIMINARY MINUTES

**VILLAGE OF LUDLOW
BOARD OF TRUSTEES**

REGULAR MEETING

TUESDAY, November 5, 2024

6:00 PM

HOWARD BARTON, JR. CONFERENCE ROOM

TRUSTEES PRESENT:

Bob Brandt, Chairman Julie Nicoll,

STAFF ABSENT

Justin Hyjek

STAFF:

Brendan McNamara

OTHERS PRESENT:

Bruce Schmidt Logan Nicoll

1. Call to Order

A. Bob Brandt called the meeting to order at 6:00 p.m. Justin Hyjek absent.

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

A. Brendan McNamara asked that the board add Item 7D - Local Adoption of Hazard Mitigation Plan. He said that the State needs to see it in the minutes

3. Approve Minutes from Previous Meeting

A. **MOTION by Julie Nicoll and seconded by Bob Brandt to approve the minutes from the regular meeting on September 3, 2024 as presented. Motion passed unanimously.**

4. Comments from Citizens

A. There were none

5. Department Head Reports

A. Bob Brandt said things look good. We are still cleaning up from last year's flood.

- B. Brendan McNamara said that today, they moved the hydrant by Village Pizza to south on the other property.
- C. Bob Brandt noted that on September's report, the flow was 3.2 million and sludge removal was 14 gallons. In October it was 3.1 million and sludge removal was 7 - half.
- D. Brendan McNamara said there was an issue with organisms and the digestive system. It is functioning better now and he thinks that was part of the problem.

6. Aged Receivables

- A. Brendan McNamara advised that we are moving in the right direction. Most outstanding is in the 30 to 60 range and we are making good headway.
- B. Bob Brandt said it looks better.

7. Allocation Review and Possibly Approve

- A. 119 Main Street (Homestyle Hostel) Looking to increase seating from 24 to 49
 - i. Brendan McNamara advised that would be 1125 GPD at \$5,118.00.
 - ii. MOTION by Julie Nicoll and seconded by Bob Brandt to approve the request to increase seating from 24 to 49 seats.
- B. 80 Old Village Lane - application to add one additional bedroom from 3 to 4 bedrooms.
 - i. Brendan McNamara said the increase would be \$546.00
 - ii. Julie Nicoll asked if any is monitoring additional bedrooms. Has Zoning been notified
 - iii. Brendan McNamara said they will have a site inspection and will reapply for 4 bedrooms. This usually happens at time of sale.
 - iv. Julie Nicoll said we need to make sure there is no additional kitchen
 - v. Brendan McNamara said they are changing a den into a bedroom.
 - vi. Bruce Schmidt asked what the intent is. Is the town end around to get into someone's house? Should water/sewer inspect? There was no discussion about the increase from 24 to 49 seats at the Homestyle. What is the intent?
 - vii. **MOTION by Julie Nicoll and seconded by Bob Brandt to approve the application to increase from 3 to 4 bedrooms at 80 Old Village Lane. Motion passed unanimously.**
- C. 109 Upper Loop - application to increase from 3 to 5 bedrooms.
 - i. **MOTION by Julie Nicoll and seconded by Bob Brandt to approve the application to increase from 3 to 5 bedrooms. Motion passed unanimously.**
- D. Local Hazard Mitigation Program
 - i. Brendan McNamara said as proposed at the previous meeting, Malia moved and Logan Nicoll is stepping in. The Select Board has approved this and the Trustees have reviewed it. It has not been changed.
 - ii. **MOTION by Julie Nicoll and seconded by Bob Brandt to approve the Local Hazard Mitigation Plan.**
 - iii. Logan Nicoll said he is here to answer questions. He said this has been a long process. If approved it will help with FEMA reimbursement rates and we will be in a better position for the next local hazard.
 - iv. **Motion passed unanimously.**

8. Okemo Seasonal Update

- A. Bruce Schmidt said that Okemo had a strong summer - August-September and October. He said that they ended on Indigenous Peoples' Day weekend – which was very strong with the exception on Sunday and Monday when it rained. He said that over the summer, we put a new floor at the Clock Tower, put new siding on the Sugar House, painted, put expanded snow-making on Timberline. We worked with Efficiency Vermont on 15 new low energy snow guns, added 5 fan guns (with incorporated compressors.) He said that South Face Village (not part of Okemo but we provide snow making) added a new trail down to Okemo called Rossi's Run, We added a new 100' carpet at Clock Tower and extended the carpet at Jackson Gore. Snow Tubing will be coming back to Jackson Gore, but for this year, we will discontinue ice skating. As it is hard to keep the ice with the weather. We have added to food and beverage. This year, we have started a new program MyEpicgear that is a subscription service for use of skis, boards and boots. This is not a rental program. Members pay each time they use the equipment and 12 resorts are now making it available. We had 6 weddings this summer, with 2 at the summit where we put chips down. Our focus is to start snowmaking as soon as it gets cold. We are ready to go and hope to open before Thanksgiving. So far, 65 to 68% of staff has returned and housing is a similar footprint to last year. He thanked the town manager and department heads and boards for paving the town's portion of the Access Road and for our relationship with Stearns' Pit.
- B. Bob Brandt thanked Bruce Schmidt and said he has seen some of the work that Okemo has been doing. He said it looks good. He asked about bus service for the ski season
- C. Bruce Schmidt said they will still be using the MOOVER for Village routes.
- D. Bob Brandt said that there had been no traffic problems last season.
- E. Lisha Klaiber asked for a moment of silence for Bruce and his family on the recent passing of Bruce's father, Stu Schmidt.
- F. Bob Brandt said he was happy that he knew him.

9. Consider Appropriation of Remaining ARPA Funds

- A. Brendan McNamara said that the remaining funds amount to \$32,936.04. This amount was the balance left from the Village paving of the lower portion of the Okemo Access Road. We have done a good job appropriating the funds, including \$10,000 for the Audio/Visual upgrades for the Auditorium and Conference Room. We gave \$30,000 for upgrades at Dorsey Park, \$35,000 for paving of the bottom of the Access Road and allocated \$125,000 for sidewalks. He recommends pushing the remaining \$32,000+ to sidewalks. The sidewalks need work and this is part of our infrastructure. There have been no other requests. This would leave the amount for sidewalks at \$157,936.
- B. Bob Brandt said he would also like to see the funds go for sidewalks. We are pretty grossly behind
- C. Julie Nicoll said she wanted funds to go for children and we are looking for a grant for the playground at Dorsey.
- D. **MOTION by Julie Nicoll and seconded by Bob Brandt to allocate the remaining \$32,936.04 for sidewalks. Motion passed unanimously.**

10. Municipal Manager Updates

- A. Dams and Spillways
 - i. Brendan McNamara said that said the work by Markowsky Excavating for spillways for Dams 3 and 5 is basically done - they are wrapping up today. Tomorrow, they will be trucking material from site 5 to site 1 for the main rehabilitation project - and doing test drills. He said it is steep and they are using the material to build a ramp to get the equipment down. This is a big step in the process.
- B. Local Options Tax
 - i. Brendan McNamara said that they have had some good meetings with the Community and had some positive feedback. There were about 20 to 30 people who attended and we need them to talk to the community. The next meeting will be next month and hopefully vote at town meeting in March.
- C. Town and Village Merger
 - i. Brendan McNamara said that this is moving along. They met with council yesterday and have a draft Charter. They will be pulling members from both boards to review. He said this is a big step. He added that operationally, it is not much different from current operations.
- D. John Neal (Okemo)
 - i. Brendan McNamara said that he will be having a pre-winter meeting with John Neal on November 18. He said we have a good relationship with John Neal and Brendan McNamara - it is very fluid.
- E. Mill Street Bridge
 - i. Brendan McNamara said that the bridge will be fully open to pedestrians next week. They will be scheduling a public opening.
- F. Joint Meeting - Select Board, Trustees and Planning Commission
 - i. Brendan McNamara advised that we will be holding a joint meeting on November 19th at 5:30 p.m. in Town Hall auditorium. Discussions will include Short Term rentals and Life Safety. The Trailside fire is not a liability for the town.
- G. Voting
 - i. Brendan McNamara said that there has been good turnout and that Ulla Cook has things running seamlessly.

11. Set Date for Next Meeting

- A. Next regular meeting on December 3, 2024 at 6:00 p.m.

12. Sign Warrant Orders

- A. Warrant orders were signed

13. Possible Executive Session

- A. Julie Nicoll requested a short Executive Session for Personnel

- B. **MOTION by Julie Nicoll and seconded by Bob Brandt to enter into Executive Session for Personnel. Motion passed unanimously.**
- C. Board entered into Executive Session for Personnel at 6:36 p.m.
- D. **MOTION by Julie Nicoll and seconded by Bob Brandt to exit Executive Session. Motion passed unanimously.**
- E. Board exited Executive Session at 6:40 p.m.

14. Adjourn

- A. **MOTION by Julie Nicoll and seconded by Bob Brandt to adjourn. Motion passed unanimously.**
- B. Meeting adjourned at 6:41 p.m.

Respectfully submitted,
Lisha Klaiber

Bob Brandt, Chairman of Trustees

Julie Nicoll

Justin Hyjek, Vice Chair