

Selectboard Minutes

October 28, 2024

Selectboard Present: Jessica Pollack (chair), Greg Meulemans and Kate Ullman

Public Present: Paul Fraser, Greg Lakis, Karen Ameden

Jessica called the meeting to order at 7:00 p.m.

1. Late additions

Discussion of four lots owned by the town, discuss the process for selling them

2. Jessica made a motion to approve the minutes from the October 15th meeting, seconded by Kate. All in favor.

3. Moved to the end of the meeting, Alyssa and Meghan were not yet present

4. Town Hall: there are some plumbing issues being worked on by Scott Gordon. The bathroom is closed until it is repaired. The exterior of the building needs to be painted. It had been included in the budget for 23/24 but after the flood it was put aside. Jessica would like to reissue an RFP for the budget of 25/26 Fiscal Year.

Continued discussion of using the Town Hall and the pricing.

Jessica made a motion to seek bids for the painting of the Town Hall and the board proceeded to issue an RFP equivalent to the last one that was done with any updates needed. Seconded by Greg, all in favor.

Karen said it is not the fee for using Town Hall that discouraged rentals of Town Hall but the insurance that is required.

Discussion on heat and air conditioning.

5. Rawsonville Schoolhouse meeting

There was a meeting yesterday. Their next couple of meetings will be by zoom. They discussed the historic preservation trust. They said the building has great bones. He said it was well preserved. They are going to have a general building assessment. There is a mini grant for \$500 and a member has offered another \$500 to help. The Rawson committee said they would pay the remainder. They do want to put a handicap accessible ramp in. There are 2 outhouses in the back, they hope to hook one of them up. They also hope for a kitchen so that it can become an emergency shelter for that side of town. They will be applying for grants in the spring.

Greg Lakis said the location is excellent. There are some challenges including that the area is

vulnerable to flooding but the building is up high.

6. Sidewalk snow removal

There are challenges to keep the snow off the sidewalks. Our current machine is 40 years old, we have had it for 20 years. A commercial grade machine would be around \$30,000 to \$40,000. There are a few things they are looking at. The commercial machines are 40 inches wide and some of our sidewalks are only 32 inches. Greg is hoping to find something that could be used for more than just a snowblower.

Jessica asked about leasing a piece of equipment. It would probably be too late to rent something for this year but it is something we will look into.

7. Grace Cottage Hospital meeting

Grace Cottage Hospital is not closing. They are in the middle of a project of adding on for primary care.

8. Town Audit

The auditors were onsite last week. They completed the onsite visit. Nothing major to report. There is still some stuff to finish for follow up.

9. FEMA update

The general update is that things are progressing. We are in good state of tracking down the July 2021 flood money. The December 2023 storm is wrapped up. We now have Geraldo as our FEMA representative for both the July 2023 and December 2023 events.

Greg is still learning what needs to be done but things are wrapping up.

The Ball Mountain Brook Debris cleanout is finishing up. There is an excess of materials, the town will keep some and Hunter Excavating will take a portion of it.

We are working on a line of credit with M & T Bank. It is on the same terms as the current expense note. If we approve it today, we will close this week. Then we could draw down on it anytime we need it. This is to cover the Ball Mountain Brook project if needed.

Jessica made a motion to approve the line of credit that has been circulated to the board, seconded by Kate. All in favor.

10. Potential Short Term Rental Ordinance

Jessica circulated to the board an outline.

There are statutes that apply to short-term rentals, this would be a supplement.

The ordinance would address registering with the town, the fees associated with a short term rental and the owner/host requirements.

It could have a more in-depth policy for those who host more than 8 guests at once.

It would address what fire and safety requires.

These are just some of the suggestions from other towns' ordinances.

Jessica asked the board for feedback on what she had circulated.

11. Late additions

Sale of Town owned property. There are four lots that were acquired by the town at a tax sale. There is a one-year redemption period where the taxpayer has this time to pay the taxes and redeem the property. If we sell the property, anything over what the town is owed would go back to the original owner.

12. Statewide: NO BURN BAN

There is a statewide no burn ban for the next two weeks.

13. Time sheets

Jessica made a motion to approve the time sheets, seconded by Kate. All in favor.

14. Pay Orders

Jessica made a motion to approve the pay orders, seconded by Kate. All in favor.

15. Public Concerns

The listers will be out looking at properties. They have a sign on the car that says Jamaica Lister.

Jessica made a motion to adjourn at 8:00 p.m.

Respectfully submitted,
Sara Wiswall