Selectboard Minutes
October 27, 2025

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

Public Present: Paul Fraser, Jean Golrick, Peter Golrick, Christopher Robbins, Karen Ameden

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

1.Late additions
Chris Robbins, Planning Commission-Developments in Tyler Wren ACT 250

2.Minutes
Jessica made a motion to approve the minutes from the October 14th meeting, seconded by Kate. All in favor.

3.ACT 250
After the hearing recess, there was a standoff. Mr. Wren wanted to put campsites and porta potties on the property which is not in line with our Town Plan.
Chris Robbins went back to the original 1975 Land Use Permit and found there was a covenant established on the use of the land with many conditions. Three of which directly speak of protecting the Falls. The covenant says he must build a sewage disposal system that is permitted by the state of Vermont. Somehow this had been forgotten. It was made very clear this was to be a covenant. The second comment is about porta potties; they would be used for the swimming area. Windham Regional said this is a local issue. Glamping did not exist when the Town Plan was written.
Jessica will sign the letter that Chris Robbins has prepared and send it.

4.Discuss moving next meeting
There were concerns that a lot of businesses are closed on Monday, Tuesday is observed Veteran's Day. Jessica made a motion to move the next Selectboard meeting from Monday, November 10th to Wednesday, November 12th. Second, by Kate. All in favor.

5. Vacancy from Andy Coyne

Andy Coyne resigned from the Selectboard leaving WRC Commission, Liaison to Sheriff's Department and Vice Chair vacant. Andy did say he would continue to serve on the WRC Commission.

Greg made a motion to appoint Kate as the vice-chair, seconded by Christina. Jean Golrick suggested rotating who is chair for each meeting. Jessica is appointed Chair of the Selectboard. Legally this is not an option. All in favor.

Greg made a motion to appoint Jessica as the liaison to the sheriff's department, seconded by Kate. Jessica abstained, all in favor.

Christina would be interested in the Windham Regional Commission Board. We have two spots, and one is currently empty.

6. Discuss and approve IT network upgrade

The equipment has been ordered for the upgrade. Tom Tolbert will be working for the town and doing the upgrades. He may need to work extra but he thinks most of it he can work it into his regular hours.

7. Jamaica Village School

They did a walkthrough of the Jamaica Village School. The purpose of the meeting was to meet with Greg Frost, who is the head of operations for the school district. Greg Frost gave them the most recent assessment from 2023. Not much has changed since the report. His assessment overall was that the building is in solid shape, there are no major structural updates needed. There is some cosmetic work that could be done easily. Taking the building back would cost us a certain amount. The burden of carrying it for a year or two, while the town decides what to do with the building, would be manageable. The School District would not likely rent the building back from us for Pre-K. The district would cease hosting the 3-year-olds. The district does not have room for all the Pre-K that is what Jamaica Village School is being used for. If Jamaica did not operate as a Pre-K, the 3-year-olds would not be offered Pre-K because there would not be enough space in the other 2 schools.

Peter Golrick asked about the $750,000 that the school board spoke about in deferred maintenance. Greg Meulemans said a lot of it is stuff that would need to be replaced but is not broken. Peter said he would recommend painting the exterior. There are exposed boards in some places.

The town will vote again, the same as we did last time. The listers will reevaluate the property.

8. Transfer Station Alternatives
Jessica made a motion to focus our research and proposal on tokens, seconded by Kate. Sara asked about something to clean the tokens because they get dirty. Kate has been researching different options.
Discussion on stickers vs tokens vs bags. Tokens would be used instead of bags. Residents would buy the tokens, use whatever bag, box or loose trash they have and pay the attendant with a token.
Kate will focus her research on using tokens.
All in favor.

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

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

11. Public Concerns
Jean Golrick would like to see the Chair of the board rotate between each member from meeting to meeting.
The Jamaica Community Arts Council has a meeting tomorrow at 5:30 p.m. at the library.
They planted 1,000 daffodil bulbs in the village and down Depot St. in memory of Alice Abraham.
Discussion on getting out information on what is going on at the Town Hall.

Jean Golrick asked about the wastewater project, if it is dead? Greg said it is not going anywhere due to lack of funding, but it is not dead.

12. Executive session
At 8:06 p.m., Greg, "I move to find that premature general public knowledge of a contract discussion

would clearly place the town and potential contractor at a substantial disadvantage, if the Selectboard discusses it in public.” Seconded by Kate. All in favor.
Greg, “I move that we enter into executive session to discuss such matters under the provisions of Title 1, Section 313(a)(1)(A) of the Vermont Statutes.” Seconded by Kate. All in favor.

Exit executive session at 8:24 p.m. No action taken.

Greg made a motion to adjourn at 8:25 p.m.

Respectfully submitted,
Sara Wiswall