

Jamaica Selectboard Minutes

Regular Meeting · Jamaica Town Office · Monday, August 24, 2026, 7:00 p.m.

MEETING DETAILS

Board members present: Greg Meuelmans, Kate Ullman, Jason Kass

Public present: Karen Ameden, Paul Fraser, Siobhan McDermott

Call to order: The meeting was called to order at 7:08 p.m.

AGENDA ITEMS AND ACTIONS

1. **Late additions to the agenda.** A letter for the Jamaica Village School grant was added for discussion with Siobhan McDermott.
2. **Approval of prior minutes.** Kate Ullman moved to approve the minutes of the August 10, 2026 regular meeting; Jason Kass seconded. The motion passed unanimously. Kate Ullman also moved to approve the July 28, 2026 special meeting minutes; Jason Kass seconded. The motion passed unanimously.
3. **General update from Tom Tolbert, Town Clerk and Town Administrator.**
 - **Depot Street bridge:** Archaeological work took place the prior week. The project remains on track for 2032.
 - **Town Plan approval process:** Tom is coordinating with the Jamaica Planning Commission, Selectboard, and Windham Regional Commission to ensure proper procedures are followed. The Selectboard hearing is scheduled for September 20, 2026, with WRC approval noted for September 29.
 - **Pikes Falls Natural Area:** No update was provided.
 - **Other matters:** Taxes are due October 1.
4. **Town Hall painting proposals.** The Board opened proposals for completion of Town Hall painting: C&S Construction, \$58,128; Sholar Painting, \$48,320; CNE Painting and Coatings, \$42,600; and Painting with Purpose, \$56,356. Greg Meulemans moved to award the work to CNE Painting and Coatings for \$42,600, pending further review and reference checks. Kate Ullman seconded. The motion passed unanimously.
5. **RFP for Road Erosion Inventory.** The Town received three bids: Watershed Consulting of Burlington, Verrantus of South Burlington, and Otter Creek Engineering of Middlebury. A decision was tabled until a later date.
1. **Rawsonville School House grant application.** Karen Ameden will take the lead on a Windham Foundation grant application for \$50,000. The application requires a letter from the Selectboard. Greg Meulemans moved to send a letter to the Foundation in support of the grant; Jason Kass seconded. The motion passed unanimously.
2. **Jamaica Village School grant applications.** Several grant applications are expected in the coming weeks. The most immediate application is to the Village Trust and must be completed by September 4. The Board discussed trying to sign the application during the week and the need for a copy of the deed showing Town ownership. The Board also discussed a possible letter stating the Town's intent to acquire the property. Tom Tolbert will warn a special meeting for September 1 and will contact the SU attorney to verify closing details. The grant is not a matching grant and may provide \$300,000 to \$400,000.

Funds must be spent within three years. The Board noted that the Town will eventually have expenses and responsibilities related to the property, and that proceeds from the sale of other properties could provide cash while benefiting the community.

3. **Resolution approving sale of tax-sale properties.** The Board reviewed a resolution approving the sale of properties acquired by the Town in tax sales for which Section 1061 notices have been issued. Greg Meuelmans moved the following

WHEREAS, the Town of Jamaica (the “Town”) holds an interest in certain real property listed below located in the Town of Jamaica, County of Windham, arising out of the Tax Collector Deeds each as dated and recorded below (the “Properties”):

PARCEL ID	ADDRESS	ACREAGE	BOOK/PAGE	DATE	PURCHASER
000G-8.11	Edie Lane	1	122/61-62	7/7/2016	Vermont Holdings, LLC
00G-L1.9	West Hill Rd South	1	122/63-64	7/7/2016	Michael Spina
000T-5	Clayton Lane	.18	122/75-76	7/7/2016	Norman Landry
00C-17.30	1036 Dalewood Rd	4.86	125/323-324	1/11/2018	Jacek Mikolajczyk
000H-3	Pikes Falls Rd	28	29/498	3/4/1935	John Gully

WHEREAS, the Selectboard has determined that the Properties are not needed for public purposes, and that it is in the best interests of the Town to convey the properties to the individuals or companies listed above as purchasers (the “Purchasers”), and further finds that the notice requirements of 24 V.S.A. § 1061(a) have been satisfied and the statutory petition period has expired without receipt of a valid petition;

NOW THEREFORE, BE IT RESOLVED that the Selectboard of the Town of Jamaica hereby approves the conveyance of the Properties by Quitclaim Deed in accordance with the terms and conditions of Purchase and Sale Agreements previously executed and delivered to the Purchasers; and

BE IT FURTHER RESOLVED that Jessica Pollack as Selectboard Chair and duly authorized agent of the Town, is hereby authorized to execute and deliver a Quitclaim Deed and any related documents necessary to effectuate said conveyances and to take any and all actions reasonably necessary to carry out the intent of this Resolution.

Kate Ullman seconded. The motion passed unanimously.

4. **VT Community Leadership Summit.** Discussion of appointing a local leader to attend the VT Community Leadership Summit at no charge was tabled. Siobhan McDermott offered to nominate someone from the school committee; Karen Ameden nominated Siobhan. Names should be sent to Tom Tolbert by August 31.
5. **Timesheets.** The Board reviewed and approved timesheets for the town office, listers, highway department, and transfer station. Greg Meuelmans moved approval; Kate Ullman seconded. The motion passed unanimously.
6. **Pay orders.** The Board reviewed and approved pay orders. Greg Meuelmans moved approval; Kate Ullman seconded. The motion passed unanimously.

PUBLIC CONCERNS AND ANNOUNCEMENTS

- Yoga is held Sundays at 9:00 a.m.

- Jamaica Day was successful. Volunteers and someone to lead next year's event are needed.
- The Pikes Falls Chamber Music festival was a major success.
- JAMBA bike rides are Mondays at 6:00 p.m.
- A community social is held Wednesdays at 6:00 p.m.
- Bingo is held Fridays at 6:00 p.m.
- Thursday Run Club meets at 5:00 p.m.
- Tom Tolbert has placed QR codes around Town to connect residents and visitors with town events.
- The Food Pantry is accepting donations.
- Jamaica Community Lunch is held at the church at noon on the second Thursday of each month.
- The church will host a Whitewater Supper on September 19 from 5:00 to 7:00 p.m., featuring roast pork, vegetables, tossed salad, and dessert.
- In anticipation of community conversations, a questionnaire will be sent to campers at the State Park.

EXECUTIVE SESSION

No executive session was held.

ADJOURNMENT

Greg Meulemans moved to adjourn; Kate Ullman seconded. The meeting adjourned at 8:12 p.m.

Attest: Tom Tolbert