

**TOWN OF CASTLETON  
SELECT BOARD MINUTES  
SPECIAL MEETING  
Fire Station Community Room  
273 Route 30N  
Wednesday, July 29, 2022, at 6:00 PM**

Link: [https://us02web.zoom.us/rec/share/wDa-vDMGunlleyOLG8SjiwEY33M6PHfRbZCE4h91MS\\_WfTQ6l2aahLNbskAYC4gD.RZAw926mJWOpo8Fz](https://us02web.zoom.us/rec/share/wDa-vDMGunlleyOLG8SjiwEY33M6PHfRbZCE4h91MS_WfTQ6l2aahLNbskAYC4gD.RZAw926mJWOpo8Fz)

**PRESENT:** James Leamy, Chair, Richard Combs, Mary Lee Harris, Joseph Mark, Parliamentarian, Michael Jones, Town Manager, Town of Hubbardton Selectboard members Robert Gibbs, Dwayne Gibbs, Rick Grabowski, Janet Morey, Ted Parisi, Tearsa and Jay Brannock, Antoinetta Girardi Dutil

**PRESENT VIA ZOOM:**

**Absent:** Robert Spaulding, Member

**CALL MEETING TO ORDER**

The meeting was called to order by Select Board Chair, Jim Leamy at 6:00 p.m.

J. Leamy stated the item on the agenda is his wording, and it seems it should be to discuss the possible lease agreement of the property, rather than to discuss its disposition.

**APPROVAL OF AGENDA**

**J. Mark made a motion to approve the agenda. ML Harris seconded.** J. Mark stated in anticipation of this meeting, he reviewed the Memorandum of Understanding and stated that there are a few sentences that could be confusing and he would propose to reword the agreement. He reviewed the paragraph in question, as to the joint and/or separate voting of the boards and inability to hold an executive session. Should add that item to the agenda. **All were in favor. Motion carried 8-0.** The agenda was amended to include the change to the Memorandum of Understanding.

**J. Mark made a motion to amend the memorandum of understanding. ML Harris seconded. All were in favor. Motion carried 8-0**

**J. Mark moved to substitute the existing paragraph titled Deciding to Accept a Purchase or Lease Offer with: Should a purchase or lease offer be submitted to the combined Selectboards of Castleton and Hubbardton they shall meet in a publicly warned joint session attended by a quorum of each board to consider the offer. The combined boards shall vote on whether to accept an offer. A deadlock to a tie vote shall mean the CVS building shall neither be sold nor leased at that time. J. Mark stated he hoped that language would clarify the paragraph, and it eliminates the language that would not allow an executive session, as they or their attorney may feel it necessary to enter executive session discuss the matters at hand. Seconded by R. Combs for Castleton and J. Morey for Hubbardton. All members present of the Town of Castleton voted in favor. All members present of the Town of Hubbardton Selectmen voted in favor. Motion carried 4-0 and 4-0 respectively.** Brief discussion on whether an executive session was needed.

## DISPOSITION OF THE CASTLETON VILLAGE SCHOOL

### 6:12 PM - ENTER EXECUTIVE SESSION

R. Combs made a motion to enter executive session to discuss real estate to include Tearsa and Jay Brannock, their attorney, Antoinetta Girardi Dutil, the Castleton Town Manager and Attorney Ted Parisi. ML Harris seconded. All were in favor. Motion carries 8-0.

### 7:37 PM – EXIT EXECUTIVE SESSION

R. Combs made a motion to exit Executive Session, no action taken. ML Harris seconded. All were in favor. Motion carries 8-0.

### SELECTBOARD CLOSING COMMENTS AND CONCERNS

None at this time.

### ADJOURN

J. Morey made a motion to adjourn at 7:38pm. R. Grabowski seconded the motion. All were in favor. Motion passed 8-0.

Respectfully Submitted

Allison Harvey  
Recording Secretary  
Transcribed via Zoom Recording