

**BOARD OF SELECTMEN - SPECIAL MEETING**  
**Town of Castleton and Town of Hubbardton Selectboards**  
**Castleton Public Safety Building**  
**Community Room**  
**Monday, April 3, 2023**

Meeting Recording:

<https://us02web.zoom.us/rec/share/ObtCveEivOULX16-jQLvizEyeV270Re6VUq-K9a70Vak2htTxyyBQexqcf1N9DNW.62WEIkPCd9zZp307>

**Those in Attendance Included:** Joseph Mark, Mary Lee Harris, James Leamy, Richard Combs, Robert Gibbs, Janet Morey, Dwayne Gibbs, Richard Grabowski, Mike Jones, Chris Howe

**Others Present Included:** None

**Via Zoom:** Allison Harvey, Recording Secretary

J. Leamy called the meeting to order at 6:0 P.M.

**APPROVAL OF AGENDA**

**R. Combs made a motion to approve the agenda. R. Spaulding seconded. All were in favor. Motion carried 9-0.**

J. Morey questioned why the approval of the October 26, 2022 minutes is not on the agenda, they were never approved and stated the Town of Castleton board approved them at their own personal meeting. Chair J. Leamy asked for a motion to approve the minutes of October 26, 2022, J. Morey stated she would like to amend them as there are things missing. She further stated they voted on a price, and they left this room thinking that was the price and it was all set. After that vote the Town of Hubbardton was told, and this is not included in the minutes, that they would not be involved in the rest of the meeting. J. Mark stated he made the motion in question, and the motion was to put an item on the next Town of Castleton selectboard meeting. J. Morey stated that was true, but they had already voted on the buyout and the Town of Hubbardton was pretty much told they should stay out of the remainder of the meeting. J. Mark stated they do have a recording of the meeting, and they may have to listen to that recording together to confirm what took place. J. Morey questioned if the Castleton board recalls telling them they should not be included in any further discussion, as it was their interpretation that they were to not be included in any further discussion. J. Mark stated he made a motion to put an item on the Town of Castleton Selectboard meeting agenda regarding the CVS building, and the Town of Hubbardton board should not be voting on putting an item on the Town of Castleton agenda any more than the Town of Castleton board cannot vote to put anything on the Town of Hubbardton agenda. J. Morey stated that as correct, but the deal had already been made. J. Mark stated the deal had not already been made, the motion was to make a decision whether to extend that offer to the Town of Hubbardton. They did not make that decision that night; R. Combs proposed an amount. J. Morey interrupted and stated they all voted on it. J. Mark stated that was not correct, and R. Combs stated he doesn't recall voting on it either and they were in Executive Session when that number was discussed. R. Grabowski stated they all voted on the price of \$49,500 that was offered. R. Combs stated they came out of Executive Session and a motion was made by the Town of

Castleton board to put the item on their next agenda to be addressed, and he then made a motion to decline Tearsa Brannock's offer and both boards voted on that motion. Brief discussion on whether the minutes are correct, the Town of Hubbardton board feels they are not, the Town of Castleton board feels they are and politely disagree. J. Mark stated the disagreement should be resolved if at all possible. R. Combs asked that the question be called, (recording note: there was a vote held on the motion for the agenda as indicated above, most members presented voted in favor, then discussion followed) they vote on the agenda and then go into executive session to continue this conversation. J. Mark was not in favor of that, as he felt the discussion that was had at the October 26 meeting needs to be agreed upon and it should be in open session as it was originally held in open session. Further discussion on the events of the October 26 meeting, and J. Mark recalls he suggested \$25,000 and that J. Morey shook her head and stated something like "twice that". J. Morey agreed. J. Mark then stated that R. Combs used a calculator and came up with \$49,500 and they looked at each other and J. Morey nodded, which he would not consider a vote. They then went into executive session, came out and he made the motion that pertained to only the Castleton board members, and they voted. J. Morey stated both boards, all members were in agreement with the \$49,500. Brief discussion on the verbal exchanges on numbers made at the October 26 meeting. The audio recording is blank from approximately the ten-minute mark through the 22-minute mark due to the boards listening to the recording for the October 26 meeting. After review of the recording, J. Morey stated they heard that the Hubbardton board was told they did not need to participate and the dollar figure.

C. Howe stated it seems like busy work with the motions and the minutes, and it seems to him that all members of both boards agree that the ownership should be transferred to one entity, and the 11% figure is also agreed on. J. Mark stated there was a 4-0 vote that night, but it was placing an agenda item on the next Castleton board meeting to consider purchasing the 11% share, but there was no discussion on buying the Hubbardton board out of their 11% share and the \$49,500 that was discussed. Further discussion about the ownership of the building and what was agreed on at the October 26 meeting, what the offers were that had been received for the purchase of the building, and if the sale resulted in the 11% being owed to the Town of Hubbardton, they would adjust it accordingly. J. Mark felt if they are going to continue to discuss real estate transactions, they should be in executive session.

**R. Combs made a motion to approve the minutes of October 26, 2022 as presented. R. Spaulding seconded. R. Spaulding abstained as he was not present. All others present voted in favor. Motion carried 8-0.**

**6:38 PM – ENTER EXECUTIVE SESSION**

**R. Gibbs made a motion to enter Executive Session for the purpose of real estate to include the board members of the Town of Castleton and the Town of Hubbardton Selectboards and Castleton Town Manager Michael Jones. J. Mark seconded. All voted in favor. Motion carried 9-0.**

**6:55 PM – EXIT EXECUTIVE SESSION**

**R. Combs made a motion to exit Executive Session, no action taken. D. Gibbs seconded. All voted in favor. Motion carried 9-0.**

**J. Mark made a motion to create a committee that is called for in their memorandum of understanding to oversee the use of the building in this period of joint ownership and ask each board to designate appoint two members to serve on it.** J. Morey felt the motion was premature until a decision has been made unless they have already made up their minds. J. Mark stated they are joint owners, should have had this set up all along. **R. Spaulding seconded.** J. Morey asked if they already had such a committee. J. Mark stated he and ML Harris were on it, but he doesn't want to assume the members would stay the same. J. Leamy asked if the same four people agreed to serve. ML Harris cannot attend next few weeks due to her schedule. R. Spaulding stated he is confused what's going on and J. Morey agreed. J. Mark asked if a policy decision should be joint to the use of the school for the immediate future, and this committee would serve to make those decisions of what and how the building will be used for. The Hubbardton board will let Castleton know who will serve on the committee. **All voted in favor.**  
**Motion carried 9-0.**

**J. Mark made a motion to take the CVS property off the real estate listing for a period of two years principally to allow the Recreation Programming to generate revenue to support the facility. ML Harris seconded.** R. Spaulding felt they need to slow down a bit and asked if there were questions from the Hubbardton board. Discussion on what the thoughts of revenue are, and how much it will be. D. Gibbs questioned if the building is being kept just for a rec center. It was felt it was not and further discussion held on the status of the building and whether taking it off the market deems it is not for sale. J. Morey stated their voters has voted to sell, and asked if they wanted to sell their 11%, could they? R. Spaulding felt the Town of Hubbardton members cannot vote yes to this motion, their voters voted to sell the building. R. Spaulding also stated he is not in favor of committing the taxpayers' dollars on this building that has no guarantees it will stay standing even. Discussion on the roof being replaced and the costs that were given, from \$250,000 and up to \$450,000 and whether it was the entire roof or a portion. R. Combs stated before calling the question, he felt the Town of Hubbardton members should be aware of what the ballot items was their voters voted on. J. Morey reviewed the ballot article as it was printed. R. Combs felt that it did not pertain to the removal of the property on the market. **J. Mark, ML Harris and R. Combs voted yes. R. Gibbs, R. Grabowski, D. Gibbs, J. Morey, R. Spaulding, J. Leamy voted no. Motion failed 3-6**

#### **CITIZEN'S COMMENTS AND CONCERNS**

None at this time.

#### **7:10 PM Adjourn**

**R. Combs made a motion to adjourn. D. Gibbs seconded. All were in favor, the meeting was adjourned.**

Respectfully Submitted  
Allison Harvey, Recording Secretary