

TOWN OF CASTLETON SELECT BOARD MINUTES

Monday, August 22, 2022 7:00 p.m.
Castleton Fire Station Community Room
273 Route 30N, Bomoseen
In-Person & Zoom Virtual Public Meeting

Zoom Meeting Recording Link:

<https://us02web.zoom.us/rec/share/iWwxvo1wIV952d78WtkgfluUOEub93uWN03RLf1eJugPNPt8Egb6vIEmHsi04Li.G115k3na4JPKsp0J>

Passcode: V@1Y8rv!

PRESENT: Jim Leamy, Chair; Richard Combs, Vice Chair; Joseph Mark, Parliamentarian and Robert Spaulding, Michael Jones, Town Manager, See Attached List

PRESENT VIA ZOOM: Pat and Jeff, Katy Culpo, Zak Hale, Allison Harvey, Recording Secretary

CALL MEETING TO ORDER

The meeting was called to order by Select Board Chair J. Leamy at 7:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by J. Leamy.

APPROVAL OF AGENDA

R. Combs made motion to approve the agenda. R. Spaulding seconded the motion. M. Jones requested that a Police Chief Update be added to the agenda. R. Combs suggested it be added after the Citizens Comments and Concerns. **All were in favor of the amended agenda. Motion carried 5-0.**

APPROVAL OF MINUTES –

R. Spaulding made a motion to approve the minutes of July 29, 2022, August 8, 2022 and August 11, 2022 as presented. J. Mark seconded.

During review of the minutes and corrections being made, it was noted that the minutes of July 29, 2022 had already been approved at the August 8, 2022 meeting. R. Spaulding amended his motion for approval to be for only August 8 and August 11, 2022 minutes. R. Combs abstained, he was not present at those meetings. All others present were in favor. Motion carries 3-0.

CITIZENS COMMENTS & CONCERNS - ITEMS NOT ON THE AGENDA:

Martha Clifford asked for an update on the status of the village school. J. Leamy stated both boards voted to sell the school with the condition the recreation department be given a long term lease.

Mary Droege stated she has read the minutes and has a few follow up questions regarding the Castleton Village School. It is not clear if the land west of the building will be separated and not sold with the building. J. Leamy stated it is being worked on and it will be advised when a decision has been made, it is being given serious consideration. M. Droege stated they have already decided to sell the building, so will the decision on whether to retain the land be a separate decision? J. Leamy stated yes, it is being considered and would be a separate decision. M. Droege asked if the building will be sold with some sort of stipulation that the Town Recreation uses the yellow portion on the map that has been presented, does it get carried forward no matter who owns the property, and how is rent paid for by the Town, and how is rent controlled, or can whomever owns the property decide what the Town can be charged. J. Leamy stated those issues will be addressed in the purchase and sale agreement, and if the property is leased it will follow with property. M. Droege asked if the Recreation

budget has money in their budget to pay rent. J. Leamy stated it is not in this year's budget. M. Droege then questioned the entrances being proposed, where Recreation would enter the building. M. Jones explained the entrances and there was further discussion on parking, girl's locker rooms and how the space would be best utilized for the recreation department. M. Droege also asked about the day care not paying very much to the Town in the proposed lease, it looks like \$26,000 being put aside, it isn't clear in the minutes. J. Leamy stated it is all still under discussion, no decisions have been made. M. Droege stated she is concerned with monies being reimbursed to Ms. Brannock for improvements made to building if she doesn't purchase the building, when those improvements appear to be specific to her use.

M. McIntyre stated it appears the board is considering entering into a lease, rather than selling. J. Leamy stated it is a short term lease and that it is complicated with two Town boards being involved, the recreation department and a business. The details all have to be worked out, which they are in the process of doing. The intent of both boards is to sell the building. M. McIntyre stated that as a taxpayer, it should be made very clear that they are selling as decided, but they are considering leasing. J. Leamy stated they will present the facts to the public, no misrepresentations should be put out and they can't do that until all details are final and agreed upon. M. McIntyre asked if the Hubbardton board gets the same number of votes on the actions taken, when they are owner of only 11% of the property. J. Leamy stated just as this board represents Castleton, that board represents the Town of Hubbardton. M. McIntyre felt with 89% being owned by the Town of Castleton, they should get more weight on the decision of the disposal of the building than Hubbardton, who owns 11%. M. Jones stated the Articles of Agreement states the decision is to be made by both boards, it doesn't state any weight on votes or number of votes, just that both boards have to be in agreement on the disposition of the building.

Jennifer Jones of Woodard Way stated she is asking for support to fly a Ukrainian flag on Thursday August 24th to show support of the Ukrainians, she has a flag that can be used. She further stated there will be refugees coming to Vermont in the next few months and she feels they should show their support as other towns have also been asked to do. **J. Mark made a motion to approve the flying of the Ukrainian flag on Thursday August 24, 2022. R. Spaulding seconded.** R. Combs asked if it would be placed above or below the US flag. J. Jones felt would be below. **All were in favor. Motion carries 4-0.**

M. McIntyre stated at the CDERAC meeting of last Thursday, they discussed that J. Bruno has not been on the CDERAC list as a Planning Commission member, and it was found that Beth Murphy is listed on the Town website as Chair of the Planning Commission, but she is not on that committee. R. Combs stated J. Bruno is also not listed as being on the Planning Commission and he believes he is the chair of that committee. R. Spaulding asked if CDERAC has taken a position on the Sand Hill Project. M. McIntyre stated they have not.

POLICE CHIEF REPORT

P. Mantello presented his monthly report. They've had a bit over 800 service calls, which is average. There was an increase in DUI's and conditions of release violations. Traffic violations were up from previous month, he suspects due to Route 30 being used in stead of VT 22A due to construction. Castleton University officially started today. They have done a community project with students, helping at town properties and litter pick up. There was a burglary at the Village Store, they are still working on it. The speed carts are still set up, they will remove them a few weeks after Labor Day. R. Combs asked if they have looked into permanent speed signs. P. Mantello they had gotten bids, but not sure what happened to them after presented.

SIGNING OF TAX WARRANT

M. Jones noted a revision that should be made regarding the name of the property owner vs. the parcel number. The list attached to the Warrant is by parcel numbers and amounts, the cover letter refers to several persons rather than parcel ID number. M. Jones made a phone call to determine if it needed to be approved or could be done at the next meeting. He could not get a definitive answer whether needed approval this evening or not. **R. Combs made a motion to approve the tax warrant as presented. J. Mark seconded.** J. Mark stated the list given doesn't have any names on it. R. Combs believes historically it is the same list they have always been given. **J. Mark made an amendment to the motion to add a change to the second line: instead of collect from the several persons named in the list it be collect of the owners of the parcels named in the list and in the third line: and the sum of money next to the name of each person be changed to the sum of money and next to the number of each parcel respectively. R. Spaulding seconded. All were in favor of the amendment. Amendment carries 4-0. Vote on the motion: All were in favor. Motion carries 4-0.**

ADVANCED TANK TESTING: Underground Fuel Tank at CVS

R. Spaulding made a motion to approve the advanced tank testing as proposed. R. Combs seconded. J. Leamy stated he felt they should adjust the purchase price by \$800 for the cost of the testing. **R. Spaulding added to the motion, R. Combs seconded.** M. Droege asked what the advanced tank testing is. M. Jones stated the tank is double walled, and they test the space between the walls to be sure it is not leaking. It is the one being used, not the abandoned one. **All were in favor. Motion carries 4-0.**

MANAGER'S REPORT

M. Jones stated on page 1 on the scoping study on the Staso Road storm water study. He has been questioned if the board concurs with the study. M. Jones felt they agreed with the findings, but the price was not committed to. R. Combs stated he recalls the documentation did not include pricing. M. Jones asked if the board is in agreement of the placement of the salt/sand shed and run off, etc. They do concur and accept the findings. **R. Combs made to modify the Aug 8 minutes to reflect that the selectboard concurred with the findings on the Staso Road storm water scoping study. R Spaulding seconded.** Discussion on what was presented and agreed upon. **All were in favor. Motion carries 4-0.**

R. Spaulding stated he is disappointed with the guy from state that did not get the vehicles ordered for the Town. M. Jones stated he has reported Chuck Williams.

R. Combs asked about how many pickup trucks are owned by the town. M. Jones stated there are three. R. Combs asked if they all have plows on them. M. Jones stated they do not. The one at the Wastewater Treatment Plant does, the 250 quad cab does not and there is one other with a plow.

M. Jones stated on page 9 of the report, the board will need to make a decision before January 2023 about the deeded dock space agreements in the Crystal Haven Common Area.

PURCHASE ORDERS FOR APPROVAL

None at this time.

WARRANTS FOR APPROVAL

R. Combs made a motion to approve check warrant #0822R in the amount of \$650.00, check warrant #0822 in the amount of \$69,331.85, check warrant #0818 in the amount of \$7,185.43, check warrant #0811 in the amount of \$47,282.80, check warrant #0818P in the amount of \$22,795.84 and check warrant #0811P in the amount of \$36,205.55. J. Mark seconded the motion. All were in favor. Motion passed 4-0.

R. Spaulding made a motion to approve check warrant #0819P in the amount \$654.67 and check warrant #0812P in the amount of \$698.77. J. Mark seconded the motion. R. Combs recused himself. All remaining members voted in favor. Motion carried 3-0.

R. Combs made a motion to approve check warrant #0813P in the amount \$461.75. R. Spaulding seconded the motion. J. Leamy recused himself. All remaining members voted in favor. Motion carried 3-0.

SELECT BOARD COMMENTS & CONCERNS:

R. Spaulding asked J. Mark where the dollars are coming from for the expenses at the Village School. J. Mark stated no one knows and that during meetings it has been a consistent topic of concern. There has been some minor reference that it could be covered by ARPA funds, but no decision has been made. Hubbardton has a very small amount of ARPA funds as well, but no one has money in their budgets nor a plan to produce it at this point.

R. Spaulding stated he had a taxpayer call him about their tax bill, upset that they are getting charged for things put on their

land that the owner of should be billed, not the landowner. M. Jones stated he had heard that mentioned, the landowner hadn't grieved it, and they are behind a year's taxes, and he suspects its a civil matter. R. Spaulding stated it is solar panels and state law says owners of panels gets the bill, not the landowner. J. Rosenthal stated his felt that was a question for Maryjo Teetor, as it is a State formula.

M. Jones stated there was a complaint of trash on Route 4 going out of town from the recycling truck, he will be addressing it tomorrow. J. Mark stated he drove that route of the complaint and he saw very little plastic. It was stated the truck needs a new tarp and support arms.

BRIEF RECAP & ITEMS FOR FOLLOW UP:

None at this time.

8:13 PM ENTER EXECUTIVE SESSION:

R. Combs made a motion to enter executive session at 8:13 p.m. to discuss real estate with the Town Manager and J. Rosenthal. R. Spaulding seconded the motion. All were in favor. Motion carried 4-0.

9:08 PM - EXIT EXECUTIVE SESSION

R. Combs made a motion to exit executive session at 9:09 p.m. with no action taken. R. Spaulding seconded. All were in favor. Motion carried 4-0.

R. Combs made a motion that the Castleton Selectboard expresses its disapproval with the decision of the DRB on 8/4/22 concerning the Sand Hill Senior Living facility and will commit to appealing that decision. R. Spaulding seconded. All were in favor. Motion carries 4-0.

ADJOURN

R. Combs made a motion to adjourn at 9:10 p.m. R. Spaulding seconded. All were in favor. Motion carried 4-0.

Meeting adjourned.

Respectfully Submitted
Allison Harvey
Recording Secretary