

**Town of Vershire Selectboard Meeting Minutes**  
**Tuesday, March 29, 2022 at 7:00pm at Vershire Town Center building.**  
**There will be a remote option for this meeting via Zoom or by phone.**

**Attendance:** Vernal Stone-chair, Ken Bushey, Nicole White-Fogarty, Gene Craft-clerk/treasurer, Alan Lyford-highway foreman, Gretchen Harvey-secretary, Mark Fogarty, Suzanne Lupien, Debra Kingsbury, Mike Gunn, Tonya Gunn, Elijah Emerson, Reva Seybolt, Pat Barnes, James Coe, David Hooke, and Neal Hochstedler.

**Call to Order:** V. Stone called the meeting to order at 7:04pm.

**Agenda Review & Modifications:** None.

**Public & Staff Comments:** None at this time.

**Highway: Road Report:** A. Lyford reported on what they have spent so far this season for gravel. He noted that demand for gravel is very high due to the challenging mud season. He is hoping that the weather changes ahead will draw out the last of the frost and harden up the roads. He anticipates that additional state funds will be allocated to help towns cover their higher than normal gravel expenses this season. **Truck Update:** A. Lyford continues to search for options for repairing truck # 3. The problem with current supply chain shortages is that either repair or replace options appear to be impossible right now.

**Approval of Last Meeting Minutes:** V. Stone moved to approve the minutes of 3/14/22 as written. K. Bushey seconded. The motion passed unanimously.

**Current Period Warrants Approval:** V. Stone moved to approve the current period warrants. K. Bushey seconded. The motion passed unanimously.

**Elijah Emerson– Bond Counsel:** E. Emerson is an attorney from St. Johnsbury who serves as bond counsel for towns anticipating a bond vote. He summarized the necessary steps a town must take to get to a bond vote. There is a 2-step process and it requires the producing and filing of quite a few documents. This is where bond counsel comes into play; they have all the templates and procedures in place to facilitate a smooth process for the town to follow. The first step is for the Vershire Selectboard to pass a resolution of need to bond for the funds to build a new town garage. The next step would be to seek voter authorization to move forward, accomplished by voting on the actual amount of funding needed to build. E. Emerson will send out an engagement letter outlining his process and fees once he hears back from G. Craft. These documents and other procedural information should be ready for review by the time of the next selectboard meeting.

**James Coe - Architect with own Garage Update:** J. Coe is gathering the drawings, costs, and specifications needed to prepare for a bond vote. The remaining decisions involve which heating/mechanical system the town wants to adopt and he is looking for a clear directive on how to proceed for finalizing the design stage. His current understanding is that the town is leaning towards a more fossil-fuel based system with design features that would allow flexibility for possible future electric upgrading that could be utilized to move away from fossil fuels. He reiterated his earlier recommendation that any upgrades now or expectations for future upgrades would benefit from hiring an engineer to right-size the chosen system to the building space and its uses. An engineering study is also relevant to installing an effective ventilation system, which is of significance in town garages with high humidity. An added bonus of having an engineering study done now is that the town can shop around for the best priced components and are not reliant on one vendor. There is an up-front cost of conducting an engineering study, but it would contribute to a design for a high performance, healthy, and

energy-efficient building in the long run. Savings in the long run would likely pay for the upfront cost of the study. He recommends Tru Engineering PLC (Washington, VT). **Action:** N. White-Fogarty moved to hire Tru-Engineering to do an engineering study of the Vershire town garage design plan. V. Stone seconded. The motion passed unanimously.

**Mike Gunn-Recycling Report:** M. Gunn reported that things are working smoothly at the trash and recycling site. On the question of stickers that either fall off of bags or are hard to see, he summarized different options the town might adopt to improve the drop-off process. One option is to adopt a longer, fluorescent sticker that would be easier to see and would stick on better. Or, the town could adopt a punch card system, but this would require a staff person remain at the packer truck through the morning to punch the cards. He wanted to recognize the help he has gotten from W. Parker with hook repair and a rake donation. He noted also that the heat is better in the shed and the snow removal has gone well too, although traffic flow is sometimes challenging. Unless there is a rule requiring that the porta-potty remains on site, it can be removed as neither of the employees use it.

**Approval for half-day rental at TCB:** There was some discussion about on-going revisions of the TCB rental contract. The SB urged R. Seybolt to add in the revisions and bring the draft back to the next SB meeting on April 12. Another topic of concern was how potential conflicts between rental and food shelf days might be addressed. It was agreed that conflicts can be addressed by either using different entrances/exits or by rescheduling food shelf days if necessary. R. Seybolt will share these workarounds with G. Craft.

#### **Old/Unfinished Business :**

Social Media Policy: This topic will be taken up at a future meeting.

Window Dressers in November: N. Hochstedler has measured the TCB windows that could benefit from being fitted with window dressers, but he also wanted to update the town that the group has decided to hold its event in the Chelsea town hall. Their larger space is better suited to this type of workshop. But the group does want to help provide Vershire with window dressers for certain TCB windows and will discuss options for achieving this with the energy committee.

#### **Committee Reports:**

Town Center Building Committee: R. Seybolt sent a written report and noted that things are moving forward with a rug cleaning appointment, the removal of booksale books, and researching grants that would fund future repairs and/or projects. She would like permission to gather estimates for various repairs or purchases on the committee's wish list of projects. She will come back to the next SB meeting with a list of options for it to consider. She noted also that there are school paintings on 4x8 sheets of plywood and wondered where they could be displayed. V. Stone will stop by to look at where they might fit.

Recreation Committee: K. Bushey reported that the Easter egg hunt is set for April 16th with details still being planned. The committee has a meeting scheduled for April 5th. In addition to this event, he is thinking ahead to repairing the soccer goals and setting a work day to break down the ice rink for the season. He will ask A. Lyford if rink storage at the garage is possible.

Energy Committee: P. Barnes was here to follow up on the idea of placing a poster board at the town trash/recycling center. The committee sees it as a place for energy committee news, notices, and any other items of civic interest. The challenge would be to keep traffic moving at the site. He proposes the board be set up, perhaps attached to the warming shed, on a trial basis. If this location proved troublesome, it could be moved elsewhere. He will work on a design and report back at a future meeting.

**Action Items/Assignments:** D. Kingsbury explained to the selectboard that a few adjustments need to be made to the P & E agreement in re: the sale of town land on Durgin Hill rd.

**Action:** V. Stone moved to approve amending the purchase and sales agreement and addendum regarding the parcel of land on Durgin Hill road. K. Bushey seconded. The motion passed unanimously.

**Executive session:** None required.

**Adjourn:** V. Stone moved to adjourn the meeting at 9:17pm N. White-Fogarty seconded. The motion passed unanimously.