

Wallingford Selectboard

Meeting Minutes

June 17, 2024

Selectboard Public Hearing for Proposed Zoning.

Selectboard Members Present: Rob Barker, Carolyn Behrendt, Justin Jankus, Kathy Luzader, and Mark Tessier.

Others present: Sandi Switzer, Julie Sharon, Erika Berner, Tony Masuck.

Selectboard Chair Kathy Luzader called the proposed zoning public hearing to order at 6:00 p.m. She announced the public hearing was part of the proposed zoning regulation process and asked for any comments from the Selectboard. R. Barker provided a brief history of moving to Wallingford in 1971 with an asphalt plant located in the village and several structures in disrepair. He noted zoning ordinances had served the town well and he said zoning does not take away rights but rather adds a layer of protection.

K. Luzader asked Zoning Administrator Erika Berner about floodplain regulations and whether they apply to new or existing structures. E. Berner said those were the current floodplain regulations already in place. K. Luzader noted there were some typos and E. Berner requested she forward them to the zoning administrator via email or hard copies.

K. Luzader open the floor to public comments. There were none. K. Luzader then noted the Board had the option to return proposed zoning regulations to the planning commission with major change recommendations, approve the proposed zoning then go out to vote via Australian ballot, or defer action to a future meeting. J. Jankus made a motion that was seconded by C. Behrendt to approve the proposed zoning regulations and proceed with an Australian ballot vote during an upcoming election. Motion carried (5-0).

J. Jankus made a motion that was seconded by C. Behrendt to adjourn the public hearing at 6:11 p.m. Motion carried (5-0).

Selectboard Chair Kathy Luzader called the regular Selectboard meeting to order at 6:30 p.m.

Others present: Sandi Switzer, Julie Sharon, David Fox, Maria French, Tom Fort, Jay White, and Heather Johnson.

Agenda Amendments. None.

Minutes. M. Tessier made a motion that was seconded by R. Barker to approve the 06/03/24 Meeting Minutes. Motion carried (4-0). J. Jankus abstained as he was not at that meeting.

Pay Orders. J. Jankus made a motion that was seconded by C. Behrendt to approve the 06/18/24 pay order total of \$203,934.89.

J. Jankus asked about the purchase of a lawn mower. J. Sharon said it was for the Conservation Commission. Motion carried (5-0).

Road Commissioner's Report. None. The Board asked the Highway Department to look into the Carriage Road complaints. By consensus, the Board agreed the town administrator should

send Pike Industries a paving contract in the amount of \$85,764 for Homer Stone Road and North End Drive and delay action on paving Church Street until there was a Highway budget discussion at the next meeting.

Honorable Mentions. Charlie Woods for using his personal time to install the raft at the Elfin Lake public beach; the Road Crew for all their assistance getting the public beach open this summer; Bruce and Maureen Duchesne for repairing vandalism damages to the Elfin Lake concession stand, repairing picnic tables and installing the volley ball net; all the volunteers who assisted with the Memorial Day parade; Adam Luzader for installing the ropes and buoys at the public beach; Rec Committee members for drawing the mini soccer lines on the field at the Meadow St Park; Kathy Luzader for donating a portion of her Selectboard salary to purchase magnetic signs for the Constable's vehicle and a safety vest; Kathy and Ben Luzader for resetting the ropes and buoys at the Elfin Lake public beach.

Public Comments. None.

Rutland County Sheriff Agreement for FY'25. C. Behrendt made a motion that was seconded by M. Tessier to approve the Rutland County Sheriff Agreement for FY'25 to include 24 hours of coverage per week with a cap of \$63,661. Motion carried (5-0).

K. Luzader and C. Behrendt informed Sheriff David Fox the Town would be interested in increasing law enforcement patrols to 30 plus hours a week in FY'26. Sheriff Fox said he would work with the Town when they decide the number of hours needed.

Arts and Community Spaces Grant Agreement. The Town was awarded an Arts and Community Spaces Grant in the amount of \$4,550 with no local match for a mural, community breakfast and more. By consensus, the Board approved the terms of a Vermont Community Foundation letter sent with the check to the Town.

Elfin Lake Concessions – Beach Erosion Grant Application/Land & Water Conservation Fund Subcommittee. C. Behrendt and J. Jankus agreed to be the Selectboard representatives to a Recreation subcommittee to work on a grant application to construct beach erosion measures at Elfin Lake public beach. The subcommittee would also explore capital plans for the Concession stand at the public beach.

Ames – Proposed Second Shift. There was a review of the municipal Noise Ordinance followed by a discussion regarding an Ames Company representative's inquiry regarding noise restrictions should the company extend work for a second shift. After a brief discussion, the Board agreed to invite a company representative to the next meeting.

Wallingford Day Fireworks Permit. M. Tessier made a motion that was seconded by C. Behrendt to approve a Fireworks Permit for Wallingford Day. Motion carried (5-0). K. Luzader noted the fire chief had signed off on the permit and a Certificate of Insurance was issued.

Restorative Justice. There was a discussion regarding offering community service through Restorative Justice of Rutland County to the six individuals issued No Trespass orders for Elfin Lake public beach. Board members decided to invite a Restorative Justice representative to the July 15th meeting.

Heating and Cooling Systems at Town Hall. Energy Committee member Tom Fort presented an updated table and Request for Proposal for heat pumps to be installed at Town Hall. He

thanked Energy Committee members Jay White and Robbie Stubbins for their work on the document and all Energy Committee members for their critical feedback. He further thanked the Selectboard for granting permission to the Energy Committee to pursue this option. There was a lengthy discussion about the two options proposed with Option 1 including a four-head heat pump and boiler replacement estimated at \$83,000-\$93,000 while Option 2 included a six-head heat pump with resistance wall mounts estimated at \$47,000-\$73,000 depending on whether electrical service upgrade would be needed. T. Fort said under Option 2, heat pumps would be the primary heat source with the resistance wall mounts supplemental heat along with the existing boiler. He said the Town could wait on the boiler replacement for a year and gather data from 12 months of heat pump usage. K. Luzader said many homes and businesses were moving away from fossil fuels. T. Fort said heat pumps were the most efficient heating and cooling systems. M. Tessier expressed concern about the electric component of Option 2 and unknown costs as well as electric sub panel expenses. T. Fort said all of those concerns were addressed in the Request for Proposal. M. Tessier estimated the electric bill would increase from \$400 monthly to \$700 or \$800 a month. T. Fort replied the comparison should not be with present versus future electric bills but rather future electric bills versus future electric and propane costs should the Board pursue a propane heating system. It was noted the Town had already issued a Request for Proposal to replace the boiler with a propane unit.

After further discussion, J. Jankus made a motion that was seconded by C. Behrendt to approve and issue a Request for Proposal for Option 2 – heat pumps and resistance wall mounts. Motion carried (5-0).

There was a brief discussion about hiring Engineer Dan Dupras to attend the site visit on June 24th related to the boiler replacement Request for Proposal. By consensus, the Board approved hiring Mr. Dupras at a cost of \$140 per hour capped at \$500. They further requested an estimate for bidding and construction services. They further requested Mr. Dupras forward all sealed bids related to this project to the town administrator.

July Selectboard Meeting Schedule. By consensus, the Board agreed to only one meeting in July and that would be on Monday, July 15, 2024.

Selectboard Concerns. None.

Other Business. None.

Executive Session. K. Luzader made a motion that was seconded by R. Barker to enter Executive Session at 8:19 p.m. as allowed under 1 V.S.A. § 313(a)(3) “the appointment or employment or evaluation of a public officer or employee.” Motion carried (5-0).

K. Luzader made a motion that was seconded by R. Barker to exit executive session at 8:26 p.m. Motion carried (5-0).

M. Tessier made a motion that was seconded by J. Jankus to accept all annual evaluations and approve cross the board 3 percent raises for the zoning administrator, road crew, town clerk and treasurer, assistant town clerk and treasurer, transfer station employees and town administrator. Motion carried (5-0).

M. Tessier made a motion that was seconded by J. Jankus to adjourn at 8:27 p.m. Motion carried (5-0).

Submitted By: Sandi Switzer/Town Administrator

APPROVED THIS 15th Day of July in the year 2024:

Wallingford Selectboard

Carolyn Behrendt _____

Rob Barker _____

Justin Jankus _____

Kathy Luzader _____

Mark Tessier _____

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