

Wallingford Selectboard

Meeting Minutes

September 5, 2023

Selectboard Members Present: Carolyn Behrendt, Bruce Duchesne, Justin Jankus, Kathy Luzader and Mark Tessier.

Others present: Sandi Switzer, Phil Baker, Ben Hunter, Gretchen Hunter, Craig Hunter, Cecile Betit, Terry Traverse, Paul Young, Donna Young, Dave Ballou, Erika Berner, and Ralph Nimitz.

Selectboard Chair Bruce Duchesne called the meeting to order at 6:30 p.m.

Agenda Amendments. None.

Minutes. K. Luzader made a motion that was seconded by C. Behrendt to approve the 08/21/23 Meeting Minutes. Motion carried (3-0). M. Tessier and J. Jankus abstained.

Pay Orders. K. Luzader made a motion that was seconded by J. Jankus to approve the 09/06/23 pay order total of \$35,587.96. Motion carried (4-0). B. Duchesne abstained.

Road Commissioner's Report. K. Luzader made a motion that was seconded by J. Jankus to accept Pike Industries price of \$8.30/ton for 3,000 tons of dry screen sand for a total of \$24,900.00. Motion carried (5-0).

Honorable Mentions. Kathy Luzader for donating her Selectboard salary to musical groups performing for the Wallingford Concert Series; Bruce Duchesne for volunteering at the transfer station to fill in for Jerry Reynolds; Goldie Nemeth for beautifying the area around the bridge by Waldo Lane.

Road Commissioner's Report. Road Commissioner Phil Baker reported the new Milton CAT Grader would arrive in town any day. He said the debris blower would be mounted soon on the loader. He noted state River Engineer Josh Carvajal measured Waldo Lane with an Army Corps of Engineers' Representative and indicated creating a barrier along the river to lessen flood impacts on the road was preferable to removing trees. Mr. Baker said Mr. Carvajal advised using the Right of Way to set the road back.

Mr. Baker noted the Grants in Aid project on Sugar Hill Road was nearly completed, but needed to be seeded. He said the road crew was preparing roads for summer paving. He said he would visit Dawson Hill Road with the road foreman to address a culvert matter near the Holden property.

Terry Traverse said a FEMA representative indicated federal money may be available to address ditching and culvert work near his Route 7 property. Mr. Baker said he would discuss it with a VTrans representative.

Vermont Emergency Management (VEM) Buyout Program. B. Duchesne said Town Administrator Sandi Switzer included literature in Board packets related to the VEM Buyout program. Paul Young of 1451 Route 103 in East Wallingford provided a brief history of flood impacts on his property. He said FEMA was unable to assist as there was no structural damage. B. Duchesne said the house would be demolished if the Town moved forward with the program. Craig Hunter of 33 Weston Road described his upgrades over the years as owner of the property. He talked about the floods in 2019 and this year that impacted the house and land. He said his flood insurance carrier refused to renew the plan. He said there was no help from FEMA as it was his second home that he was selling to his son, Ben Hunter.

Cecile Betit said she had lived in that area since 1971 and she noted the force of the water in July stunned her. After some discussion among Board members and the Hunters and Youngs, J. Jankus made a motion that was seconded by C. Behrendt to proceed with the Buyout Program for the Young and Hunter properties. Motion carried (5-0). It was noted it was an extensive process that could take 18 months.

Public Comments. None.

Town Hall Weatherization and Painting Bids. At the request of Energy Committee member Ken Welch, the Board by consensus tabled this matter until the 09/18/23 meeting. The town administrator was instructed to send copies of bids to Mr. Welch.

By consensus, the Board tabled the painting bid to find out whether the contractor could obtain insurance.

Boiler Replacement Engineer Bids. After a brief discussion regarding hiring an engineer to create a design and produce bid sheets to replace the Town Hall boiler, Board members agreed to pursue next spring the Request for Proposal process without engineers for a propane unit with an underground tank.

Floodplain/Floodway Decisions – Town Attorney Advice. B. Duchesne said board members received copies of a document created by Shannon Pytlik outlining floodplain/floodway development concerns. M. Tessier and B. Duchesne met with Zoning Administrator Erika Berner regarding those concerns. M. Tessier said she had followed the rules and recommendations of the Development Review Board as to the Creek Road property and issued a permit. She further noted Floodplain Manager Kyle Medash was consulted and provided conditions. Ms. Berner said the Sparkle Barn was handled by the previous zoning administrator. J. Jankus indicated a town attorney review of the matter could either confirm there was due diligence or point out deficiencies. After further discussion, J. Jankus made a motion that was seconded by K. Luzader to submit the Page zoning file related to the Creek Road development to the town attorney for review. Motion carried (5-0).

Health Officer Recommendation. By consensus, the Board agreed to forward a recommendation to the state Dept. of Health to appoint Trisha Nash as Town Health Officer.

Elfin Lake Public Beach Erosion Reduction Design Schedule. By consensus, the Board approved the following Elfin Lake Public Beach design schedule submitted by Evan Fitzgerald of Fitzgerald Associates:

9/8 - FEA delivers Preliminary (60%) design and cost opinion to Town

9/25 - Town committees provide unified comments to FEA

Month of October - FEA finalizes design, updates cost opinion, and secures permits as needed.

10/31 - Project closeout

Selectboard Concerns. None.

Other Business. Board members noted Fire District #1 would hold a special meeting and vote to purchase air packs for the fire department on September 27th.

B. Duchesne said the town administrator had provided an update of the water installation project at the ballfield noting Bill Lohsen said the water table was too high and he was waiting for a dry spell in late September or October. B. Duchesne recommended waiting until spring rather than installing a water meter now and removing it in a month. By consensus, the Board agreed to wait until spring to move forward with the project.

J. Jankus said the garbage barrel was overflowing at the ballfield. K. Luzader said Lisa Williams reported cracked foot holds on the climbing wall. K. Luzader said she forwarded those concerns to Shannon Pytlik. K. Luzader congratulated Wallingford Day on the fireworks display. C. Behrendt said many residents liked fireworks on Labor Day weekend.

M. Tessier made a motion that was seconded by K. Luzader to adjourn at 8:18 p.m. Motion carried (5-0)

Submitted By: Sandi Switzer/Town Administrator

APPROVED THIS 5th Day of September 18, 2023 Wallingford Selectboard

Carolyn Behrendt _____

Bruce Duchesne _____

Justin Jankus _____

Kathy Luzader _____

Mark Tessier _____