

Wallingford Selectboard

Meeting Minutes

August 18, 2025

Selectboard Members Present: Anne Awad, Rob Barker, Carolyn Behrendt, Kathy Luzader, and Glenn Mayer.

Others Present: Sandi Switzer, Jill Stone Teer, Joyce McMahon, Michael McMahon, Erika Berner, Heather Johnson, Naomi Bombardi-Wilson, and Greg McCormack from Peg TV.

K. Luzader called the regular meeting to order at Town Hall at 6:30 p.m.

Agenda Amendments. None.

Minutes. R. Barker made a motion that was seconded by G. Mayer to approve the 08/04/25 Meeting Minutes. A. Awad requested the addition of language related to Todd Galiano's comment indicating the Wallingford Day committee supported his bounce house reimbursement request. Motion carried as amended (4-0). K. Luzader abstained as she was not at the last meeting.

Pay Orders. G. Mayer made a motion that was seconded by C. Behrendt to approve the 08/19/25 pay order total of \$23,880.24. Motion carried (4-0). A. Awad abstained as she opposed the bounce house reimbursement request.

Road Commissioner Report. Road Commissioner Phil Baker was not present. Board members reviewed state statutes and VLCT documents provided by the town administrator related to winter maintenance of municipal roads as related to Tifft Road. Michael McMahon also distributed similar materials for board consideration. R. Barker said members of the public and area residents wanted the road repaired and then plowed in the winter. G. Mayer agreed the road should be maintained in the winter. He cited two examples of Rutland County towns closing/reclassifying roads with both actions resulting in court appeals and only one town proving victorious as that municipality had successfully demonstrated safety concerns. Mr. McMahon cited language in state statute relative to winter maintenance of Class 3 roads. A. Awad said she would support plowing Tifft Road this winter, but she added she was ready to close it in the future should there be further degradation. By consensus, the Board agreed Tifft Road should be plowed and maintained this winter.

Town Garage Sand Shed Update. G. Mayer said it was clear the Town needed to replace the sand shed and had received two bids at the last meeting. He noted the bids were not so far apart if the Board considered one contractor had not included concrete work, site engineering and demolition while the other had extended the concrete walls to 14 feet. G. Mayer said there may be value in breaking it down into smaller projects with different vendors – demolition/removal of existing structure; foundation and excavation; shed installation. He added the Town could consider locking in costs by purchasing the steel structure and proceeding with installation once the site work and foundation was completed. A. Awad said she supported G. Mayer's idea of breaking it down into smaller projects

K. Luzader said she had met with Rutland Regional Planning Commission's Steffanie Bourque, the town administrator and former Selectboard member Bruce Duchesne for a School Street sidewalk discussion. She said the group then sought Ms. Bourque's advice on the sand shed. She said they were advised to consider hiring a structural engineer for design and cost estimates

in order to take that information to voters in March. G. Mayer suggested asking an engineer for feedback of the steel structure bid. After further discussion, the Board by consensus directed the town administrator to seek a quote from engineer Anthony Fahoury (who had previously provided an assessment of the sand shed) for his cost to do the following: review the steel structure bid and provide input; provide a cost estimate of construction; provide a cost estimate of excavation and foundation work; provide a cost estimate of design and Request for Proposal services. Board members also requested the road commissioner's input on the steel structure.

Honorable Mentions. John Squier for ongoing maintenance of roadside vegetation.

Public Comments. None.

Wallingford Day Appointment. Heather Johnson and Naomi Bombardi-Wilson representing Wallingford Day spoke in favor of Erika Berner's appointment to the Recreation subcommittee. Ms. Berner clarified her work with the group would be limited to permit obligations. K. Luzader said several of the members dedicated their time to specific tasks. R. Barker made a motion that was seconded by A. Awad to appoint Ms. Berner to Wallingford Day. Motion carried (5-0).

Second Floor Heat Pump GMP Incentive Agreement. R. Barker made a motion that was seconded by C. Behrendt authorizing K. Luzader to sign the Green Mt. Power incentive agreement for installing heat pumps on the Town Hall second floor. Motion carried (5-0).

Elfin Lake Erosion Reduction Bids. Board members reviewed the bid tabulation sheet provided by project manager Fitzgerald Environmental Associates (FEA) for the Elfin Lake erosion reduction project as well as Evan Fitzgerald's recommendation to hire low bidder Mountain View Earthworks after a review of references.

The bids were as follows: Mountain View Earthworks \$51,700; K. T. Hathaway \$64,000; Davenport Excavating \$94,500. It was noted the Town received a Watersheds United of Vermont grant in the amount of \$60,000 for this project with project manager services totaling \$8,000. K. Luzader made a motion that was seconded by R. Barker to award the project to low bidder Mountain View Earthworks at a cost of \$51,700. Motion carried (5-0).

The dock and dock installation was not part of the project.

Municipal Committee/Commission Resignations. K. Luzader announced the Board had received notice of the following resignations: Wallingford Day – Monica DeLorme and Barbara Boucher; Recreation – Sandra Hochberg; Shade Tree Preservation Committee – Jane Quigley and Anne Awad; Conservation – Jane Quigley. By consensus, the Board accepted the resignations with regret.

The town administrator asked Tree Warden Rob Barker if the Shade Tree Preservation Committee would continue. He confirmed there were three other members and it would continue.

Recreation Committee Update. C. Behrendt said she attended the Recreation Committee's most recent meeting and there were two potential new members. She said the next time the committee meets they would consider the new members and send a recommendation to the Selectboard. C. Behrendt said the committee had drafted an additional Field Use Agreement to be used in addition to the existing form. She said at some point the two documents may be merged. She asked about an insurance claim for recent vandalism and the town administrator responded after the \$1,000 deduction the Town received about \$500. C. Behrendt said the

cameras for the security system would need to be replaced along with the picnic table. There was a brief discussion about the cost of Wi-Fi at the ballfield for security measures. C. Behrendt said the Board may want to consider a safety budget line item.

Agenda Building. By consensus, the Town Hall clock will be added to a future agenda.

Selectboard Concerns. K. Luzader expressed she would like to see the Elfin Lake public beach opened earlier in June and closed later in August. It was noted openings and closings coincided with the availability of seasonal employees. K. Luzader asked about having the gate locked and unlocked daily with no supervision. The town administrator said the public beach was about to undergo \$50,000 in grant work and there had been a recent spate of vandalism. R. Barker said visitors can park at Stone Meadow and take a short walk to the public beach. K. Luzader requested the portable restroom remain at the public beach through the fall. Board members agreed.

A. Awad said the Town was entering a bidding process for replacement of the sand shed and all potential bidders/contractors should be treated the same with boundaries around bidding. She said a contractor attended the last meeting and offered guidance/advice but also planned to bid in the future on the project. She said she was uncomfortable with some of the conversation following the meeting and wanted to be sure all potential bidders were treated the same and boundaries were not crossed. K. Luzader responded Todd Galiano had been asked for advice on the project in the past and he had assisted. C. Behrendt said the Town should hire an engineer or project manager to guide the municipality through the process.

Other Business. K. Luzader said the Sidewalk Steering Committee had recently learned the local match for replacement of School Street sidewalks had ballooned from \$108,000 to about \$200,000. She noted that figure could go higher once bids were received this fall. She said the Board should earmark the remaining Asset Fund balance for the local match.

Executive Session. K. Luzader made a motion that was seconded by R. Barker to enter executive session at 7:58 p.m. with Jill Stone Teer for the appointment, employment, evaluation of an employee as allowed under V.S.A. § 313(a)(3). Motion carried (5-0).

R. Barker made a motion that was seconded by C. Behrendt to exit executive session at 8:07 p.m. Motion carried (5-0). K. Luzader made a motion that was seconded by R. Barker to hire/appoint Jill Stone Teer to serve as Town Clerk upon the resignation of Julie Sharon effective August 30, 2025. Motion carried (5-0). K. Luzader made a motion that was seconded by R. Barker to hire/appoint Jill Stone Teer to serve as Town Treasurer upon the resignation of Julie Sharon effective August 30, 2025. Motion carried (5-0).

K. Luzader said the interim hirings/appointments were until Town Meeting in March when Ms. Teer would need to seek the elective offices.

Ms. Teer noted she would be resigning her data clerk and delinquent tax collector posts in September. She said Julie Sharon was interested in being appointed to the delinquent tax collector position.

A.Awad made a motion that was seconded by G. Mayer to adjourn at 8:10 p.m. Motion carried (5-0).

Submitted By: Sandi Switzer/Town Administrator

APPROVED THIS 2nd Day of September in the year 2025:

Wallingford Selectboard

Anne Awad _____

Rob Barker _____

Carolyn Behrendt _____

Kathy Luzader _____

Glenn Mayer _____