

Wallingford Selectboard

Meeting Minutes

August 17, 2026

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

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

Others present at the Meeting: Sandi Switzer, Denise Eddy, Norm Cohen, Marsha Cassel, Peg Soule, Sabra Shulman, Catherine Benson, Hector Tarraza, and Greg McCormack from Peg-TV.

Agenda Amendments. By consensus, the Board deleted a Building Use Request and added an E911 request for a new road name to the agenda.

Minutes. R. Barker made a motion that was seconded by G. Mayer to approve the 08/03/26 Meeting Minutes. Motion approved (4-0). C. Behrendt abstained as she did not attend that meeting.

Pay Orders. G. Mayer made a motion that was seconded by R. Barker to approve 08/18/26 pay orders totaling \$69,522.28. Motion approved (5-0).

Road Commissioner's Report. Road Commissioner Phil Baker did not attend the meeting.

G. Mayer said the road crew would be digging the foundation this week for the sand shed and concrete would be poured next week. He said all Highway Dept. vehicles were operable. He noted the Silverado had a long list of repairs and the road crew did not think it was worth putting the money into the vehicle. G. Mayer said Phil Baker was interested in purchasing it. The Board agreed and requested Mr. Baker submit a quote for consideration.

Sabra Shulman requested the Board consider lowering the speed limit from 35 to 25 mph on Centerville Road. She said there were shoulders for pedestrians in some areas and ditches without shoulders in other areas. She said Centerville transitioned from two-lanes to a single narrow lane. She said people walking dogs, horseback riders, families, often used the road and motorists speeding were a concern. She added driving the actual 35 mph limit was also unsafe. A. Awad said she had heard similar concerns from Sugar Hill Road residents about lowering the 35 mph speed limit in a section near Butterworth Road. After some discussion, the Board agreed to request the Rutland County Sheriff conduct radar and speed surveys on both roads.

Honorable Mentions. Karen Smith, Anne Awad, Nan Dubin, Teresa Ahlears, Pat Pranger, Bruce Duchesne, Gary Fredette, Deb Munson, Terry Biasuzzi, Pat & Dan Stone, Eileen Shannon, Sandy Eddy, Carolyn Behrendt, and Maureen & Patti Ingalls for volunteering to work the August primary election at Town Hall: Richard Korchak and Lee & Nancy Houghton for their donations to the Boy With the Boot fund.

Public Participation Reminders. Rules read aloud to members of the public:

A reminder about rules of procedure.

If you wish to address the Board, you may speak only after raising your hand, being acknowledged by the chair, and stating your name and where you live.

All comments shall be directed to the chair and not to others present.

Personal comments are not permitted.

Comments should be on topic.

We discuss issues not people.

Public Comments. Denise Eddy shared a concern about transient people using the empty True Temper building as a shelter. She asked about property owner responsibilities in these cases and whether the Town had any regulations? R. Barker said there were no relative regulations. Town Administrator Sandi Switzer said she would asking the zoning administrator about this matter.

Inclusion Actions. Norm Cohen and Marsha Casell provided an overview of possible Inclusion Actions the Town could after adopting a Declaration of Inclusion in 2022. Ms. Cassell said other communities such as Pittsford offered a concierge program to welcome new residents. The State, she said, declared the second week of May to be Inclusion Week and many communities schedule events around that timeframe.

R. Barker said welcoming new neighbors occurred naturally in Wallingford with an inviting village center, a Rotary Club, the library and various recreation offerings. The town administrator said the clerk's office sends a welcome packet to new property owners and the town moderator invites folks new to Town Meeting each March to introduce themselves. G. Mayer said Front Porch Forum was very helpful for new residents. Peg Soule said the monthly newsletter, The Standard, goes to every mailbox and the annual Wallingford Day celebration, the weekly village demonstration, the local café and coffee shop were vibrant gathering spots for new neighbors.

Catherine Benson said she was shocked to see her name, address and home purchase price in the monthly newsletter and felt it was a violation of privacy.

K. Luzader said she liked Ms. Cassel's concierge suggestion.

E-911 Locatable Address – Star Lane. E911 Coordinator Eric Davenport submitted a written request a private road off East Street be named Star lane and the addresses be 275 and 277 Star Lane. He wrote the Town would notify the state E911 office, emergency responders and erect a street sign. By consensus, the Board agreed with the request.

Termination of Water Rights for the Hunter Property at 33 Weston Road. The board chair said Cecile Betit requested the Town's attorney prepare legal documents for the termination of water rights between the Hunter property at 33 Weston Road and Ms. Betit's adjacent land. K. Luzader said the Town's attorney should not be engaging in business for a private landowner. She said the Hunter property was still a private resident until the VT Emergency Management Buyout closing was completed with the Town then assuming ownership. K. Luzader said the Town's attorney had advised Ms. Betit's attorney should prepare the necessary documents for his review/recommendations.

The Board reviewed a draft letter addressed to Ms. Betit and by consensus authorized K. Luzader to sign the letter.

Transfer Station Paint Quote. The Board reviewed an estimate from VT Northern Roots to scrape and paint wood sections of three transfer station buildings at a cost of \$4,700. Quotes were requested from two other paint contractors, but none submitted.

The town administrator asked whether the Board would accept the bid or the Town should seek additional estimates. She noted transfer station employee Art Nemeth had reviewed the estimate and considered it to be a fair price. G. Mayer made a motion that was seconded by A. Awad to accept VT Northern Roots bid of \$4,700. Motion carried, (5-0). The project would be paid out of the Town's Building Fund.

VT Historic Preservation Trust Grant. A. Awad provided an overview of a VT Historic Preservation Trust Grant to be used to replace/upgrade Town Hall windows; the grants requires a 50/50 match meaning the Town must have cash on hand to pay 50 percent of the costs; it is a reimbursement grant, so the Town must pay the full cost then seek reimbursement for 50 percent; the award maximum is \$20,000. A. Awad said Wallingford would likely score well on the grant application. G. Mayer said the Energy Committee was seeking window and sealing quotes. A. Award said the application was due in October and she needed Board guidance.

K. Luzader asked about the local match and whether it would come from the balance in the Building Fund. By consensus, the Board put pursuit of the grant on hold until window costs could be determined and Building Fund details explored.

Grants in Aid. By consensus, the Board authorized K. Luzader to sign an FY' 27 Grants in Aid agreement in the amount of \$17,000 with a local in-kind required match of \$4,250 to upgrade a hydrologically connected road as required by the Municipal Roads General Permit.

September Meeting Schedule. By consensus, the Board agreed due to the Labor Day holiday, the first Selectboard meeting in September would be on Tuesday, Sept 8th.

Agenda Building. By consensus, the Board agreed AT&T Cell Tower lease negotiations should take place closer to the 2028 lease expiration date despite repeated attempts by MD 7 to start re-negotiations this fall.

Selectboard Comments/Concerns. A. Awad said Wallingford House residents were interested in meeting Rutland County Sheriff Deputy Justin Cram.

Other Business. The Board by consensus authorized K. Luzader to send a letter to Northeast 3D owner Jason Gaboury regarding the contractor's repeated delays for the completion of the Boy With the Boot 3D replica. The original targeted completion date was July 1, 2026.

G. Mayer made a motion that was seconded by A. Awad to adjourn at 7:45 p.m. Motion approved (5-0).

Submitted By: Sandi Switzer/Town Administrator

APPROVED THIS 17th Day of August in the year 2026:

Wallingford Selectboard

Carolyn Behrendt _____

Rob Barker _____

Anne Awad _____

Kathy Luzader _____

Glenn Mayer_____