

Wallingford Selectboard

Meeting Minutes

September 8, 2026

Selectboard Chair Kathy Luzader called the Selectboard meeting at Wallingford Town Hall to order at 6:00 p.m.

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

K. Luzader made a motion to enter executive session with the town administrator and Louis Cocci at 6:00 p.m. for the appointment/employment/evaluation of a current/prospective employee under 1 V.S.A. section 313(a)(3). Motion carried, (5-0).

K. Luzader made a motion that was seconded by G. Mayer to exit executive session at 6:34 p.m. Motion carried, (5-0).

Others present at the Meeting: Sandi Switzer, Julie Sharon, Jill Stone-Teer, and Phil Baker.

K. Luzader announced the town administrator would be retiring at the end of October and the Board was engaged in an employee search and interview process.

Agenda Amendments. By consensus, the Board added Health Officer appointment recommendation.

Minutes. R. Barker made a motion that was seconded by G. Mayer to approve the 08/17/26 Meeting Minutes. Motion carried, (5-0). G. Mayer made a motion that was seconded by R. Barker to approve the Vicious Dog Hearing Minutes from 08/17/26. Motion carried, (4-0). C. Behrendt abstained as she did not attend the hearing. R. Barker made a motion that was seconded by G. Mayer to approve the Town Plan Public Hearing Minutes from 08/17/26. Motion carried, (5-0).

Pay Orders. G. Mayer made a motion that was seconded by R. Barker to approve 09/09/26 pay orders totaling \$183,664.18. Motion carried, (5-0). A. Awad noted the railing in the front of Town Hall was loose. G. Mayer asked about the Pike Industries paving invoice. Town Clerk and Treasurer Jill Stone-Teer said Fire District #1 paid the \$48,000 portion for paving Depot Street.

Road Commissioner's Report. Road Commissioner Phil Baker said the road crew was conducting ditching and culvert work on West Hill Road as part of a Grants in Aid project. He said Road Crew member Charlie Woods did "a very nice job" grading Hawkins Road. He noted the sand shed footings/walls would be poured by H&G Concrete this week and the construction contractor, Whitetail, would be onsite in two weeks.

The town administrator said the Verterre group must be onsite when soils are backfilled around the footings. K. Luzader thanked Mr. Baker for all of his work excavating the diesel tank near the sand shed site.

K. Luzader made a motion that was seconded by G. Mayer to approve Phil Baker's offer to purchase the Silverado for \$500. Motion carried, (5-0).

Mr. Baker asked about moving related sand shed excavation expenses from the Hired Equipment line item to the Highway Reserve Fund in FY'27. Board members agreed. Board members agreed

additional roadside mowing by Phil Baker and Sons should continue and be paid out of Hired Equipment.

Honorable Mentions. The Samson/Hogan families for the generous donation to the Boy With the Boot fund; Jill Stone-Teer for opening Town Hall and setting up tables on a Saturday to assist event organizers.

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.

Delinquent Property Tax Sales. Delinquent Property Tax Collector Julie Sharon provided an overview of the property tax sale process. She said two properties were eligible by state statute for tax sale: the Jeremiah McCulley property at 1247 Centerville Road with 43.8 acres and a shed along with the Linda Weightman property at 59 Meacham Street with .14 acres. A. Awad made a motion that was seconded by G. Mayer to authorize the delinquent tax collector to put the two properties up for tax sale with Attorney Kevin O'Toole sending demand letters at \$50 per letter to property owners. Motion carried (5-0).

By consensus, the Board agreed the Town should not bid on either property.

4th Annual Mill River Invitational Race – Stone Meadow and Recreation Field. By consensus, the Board approved Ty Nelson's request to host a 5K Mill River Union High School cross country race at Stone Meadow and the ballfield on Saturday, October 10th. The race will feature eight teams from varying schools with parking at Wallingford Elementary School.

The town administrator said Conservation and Energy committees were notified of the request and supported the event.

Building Use Request. G. Mayer made a motion that was seconded by C. Behrendt to approve a Town Hall building use request from Chelsea Luzader for a basket raffle from 10 am to 4 pm on November 7th. Motion carried, (4-0). K. Luzader abstained.

There was a discussion about revising the Building Use Request form with updated prices (especially multi-day events) and emphasize the language for set-up and clean-up of the space. The town administrator suggested a checklist be added to the form with the person requesting the space be required to initial each line item.

Budget Surplus. J. Stone-Teer said VLCT recommended adopting a policy for unexpended funds. She said state statute gave the Board discretion to spend a surplus on municipal expenses without voter approval (since voters approved the fiscal budget at Town Meeting). She said once the Town had been reimbursed for sidewalk expenses through grant funds, she would have the money to set up a fund for the FY'26 surplus.

There was a discussion about Capital expenses and reducing amounts borrowed for future highway vehicle purchases. After some discussion, K. Luzader made a motion that was seconded by G. Mayer for the Town to create an Unassigned Fund starting with the FY'26 surplus. Motion carried, (5-0).

Health Officer Appointment. By consensus, the Board agreed to recommend to the state the appointment of Joseph Elwell as Town Health Officer.

Agenda Building. G. Mayer requested Town Hall Use Request form be on an October agenda; He requested non-profit allocations, the monthly newsletter; and Welcome Packets for new homeowners be added to the September 21 agenda; A. Awad requested a Selectboard meeting in East Wallingford be placed on a fall or winter agenda.

Selectboard Comments/Concerns. K. Luzader showed R. Barker photographs of two trees that had fallen in the ballfield. R. Barker said the trees would be removed before the Mill River 5K race in early October.

Other Business. The town administrator asked about removal of a stockade fence at 33 Weston Road. The Board agreed it should stay on the property to be part of the demolition.

The town administrator said the Amended Parking Ordinance was in full effect on the westside of Route 7 near Florence Avenue. R. Barker said he would stake the site for the road crew to install the No Parking sign.

K. Luzader made a motion that was seconded by R. Barker that premature general public knowledge regarding a contract matter between the Town and Northeast 3D would place the public body at a substantial disadvantage under [1 V.S.A. §§ 313\(a\)\(1\)](#)," Motion approved, (5-0).

G. Mayer made a motion that was seconded by A. Awad to enter executive session at 7:48 p.m. for pending or probable civil litigation to which the public body is or may be a party under the provisions of [Title 1, Section 313\(a\)\(3\)](#)". Motion carried, (5-0).

G. Mayer made a motion that was seconded by A. Awad to exit executive session at 8:05 p.m. Motion carried, (5-0).

By consensus, the Board agreed to send a letter to Jason Gaboury of Northeast 3D with a request for a Zoom meeting to discuss the Boy With the Boot 3D replica.

G. Mayer made a motion that was seconded by A. Awad to adjourn at 8:09 p.m. Motion approved (5-0).

Submitted By: Sandi Switzer/Town Administrator

APPROVED THIS 21st Day of September in the year 2026:

Wallingford Selectboard

Carolyn Behrendt _____

Rob Barker _____

Anne Awad _____

Kathy Luzader _____

Glenn Mayer _____