

1 **Regular Selectboard Meeting**
2 **Tuesday, March 22, 2022**

3 **Meeting Minutes**

4
5 Members Present: Brian Carpenter, Heather Seeley, Farhad Khan, Andy Hooper, Dan
6 Brown and Lindsey Fuentes-George. Esther Thomas was absent.

7
8 Staff Present: Town Manager Kathleen Ramsay and Director of Public Works Planning
9 Dan Werner

10
11 Also Present: Interested parties and neighbors of Middlebury Airport

12
13 **1. Call to Order**

14
15 The meeting was called to order at 7:00 p.m. by Chair Brian Carpenter

16
17 **2. Approval of Agenda**

18
19 Khan moved to approve the agenda, and Fuentes-George seconded the motion.

20
21 Carpenter noted that the following items would be added to the agenda:

- 22 3.c. Walgreens 2nd Class Liquor License renewal application
23 3.d.1. Approval of the State Agreements for the Growing Urban Forests and
24 Caring for Canopy grants, and
25 5.c. The approval of the proposed Ilsley Public Library Project Team.

26
27 The motion carried with 6 in favor, 1 absent. MOTION PASSED.

28
29 **3. Approval of Consent Agenda**

30
31 3.a. Approval of Minutes of the March 8, 2022 Regular Selectboard Meeting

32
33 3.b. Acceptance of Selectboard Subcommittee Meeting Minutes

34
35 3.c. Approval of Renewal Applications for 1st, 2nd & 3rd Class Liquor Licenses,
36 Outside Consumption Permits and Entertainment Permits, including Brockton
37 Corp/Shaws located on Washington Street and Walgreens

38
39 3.d. Annual Certification of Compliance with Road & Bridge Standards

40
41 3.d.1 Approval of State Agreements for 2022 Growing Urban Forests and Caring for
42 Canopy Grants

43
44 3.e. Town Manager's Report

- 45 • FY22 YTD Budget Reports
- 46 • Notice of Board & Committee Vacancies
- 47 • Current Correspondence - Received March 4 - 16

48
49 Seeley moved to approve the Consent Agenda, as presented, and Khan seconded.
50 The motion carried with 6 in favor, 1 absent. **MOTION PASSED.**

51
52 **4. Citizen Comments**

53
54 There were no comments, simply a question clarifying by Anne Christie regarding an agenda
55 item.

56
57 **5. Request for Sole Source Purchase of Diffusers for the**
58 **Wastewater Treatment Facility**

59
60 Carpenter said that Wastewater Superintendent Bob Wells is seeking Board approval to
61 purchase 160 Flexnorm Diffuser Mag-200 Assemblies from Aqua-Aerobic Systems, Inc,
62 (Loves Park, IL) under the Sole-Source Purchases provision of the Purchasing Policy,
63 at a total cost of \$22,292.80, in preparation for a project to take down one of the
64 Sequencing Batch Reactors (SBR) at the Wastewater Facility in August for routine
65 maintenance. He said each SBR has 200 installed infusers that gradually plug up over
66 time and need to be replaced, and while Wells has about 60 new diffusers on hand and
67 was planning to spread out the purchase of the remaining units needed for the project
68 between the current and next fiscal year, the quoted lead time for delivery from the
69 supplier is now 16 – 20 weeks (vs approximately two weeks, pre-pandemic). He said
70 Wells states that the purchase will cause an overrun in the Wastewater budget of about
71 \$10,000; however, he is anticipating an offsetting surplus in Industrial Discharge
72 Revenue in FY22 of about \$120,000.

73
74 Seeley clarified that Wells was purchasing all 160 infusers now instead of splitting the
75 purchase up into 80 this budget year and 80 in the next budget, and Carpenter said that
76 was correct.

77
78 Fuentes-George moved to award a contract to Aqua-Aerobic Systems, Inc, for the
79 purchase 160 Flexnorm Diffuser Assemblies for use at the Wastewater Treatment
80 Facility, at a total cost of \$22,292.80. Khan seconded the motion. The motion carried
81 with 6 in favor, 1 absent. **MOTION PASSED.**

82
83 **5.a. Approval of Proposed Ilsley 100 Project Team Members**

84
85 Carpenter said the proposed voting team members are: Dan Brown and Farhad Khan
86 from the Selectboard; Joe McVeigh and Amy Mincher from the Ilsley Library Board,
87 Barbara Doyle-Wilch and Jim Gish as members of the public, and there is one
88 remaining public member to be named. The non-voting members will be Ilsley Library
89 Director Dana Hart and consultant Judith Harris.

90
91 Joe McVeigh pointed out that the Selectboard had accepted the report of the Working
92 Group back in early February, and he wasn't sure if by accepting that report the
93 Selectboard was creating this Project Team. He requested that the motion reflect the
94 Selectboard was creating the Ilsley 100 Project Team using the charge recommended
95 by the Working Group, and then appoint the members.

96
97 Brown moved to approve to creation of the Ilsley 100 Project Team, with the committee
98 members as presented by Library Director Dana Hart and also the approval of the
99 charge as presented by the Working Group. Khan seconded the motion. The motion
100 carried with 6 in favor, 1 absent. **MOTION PASSED.**

101
102 **6. Director of Public Works Planning Dan Werner with Updates &**
103 **Recommendations from the Infrastructure Committee Meeting of March 10, 2022**

104
105 **6.a Recommendation on Award of Contract for Design of Sidewalk from Rail**
106 **Platform to Downtown**

107
108 Werner said the first item for approval was a proposal from VHB for engineering, design
109 and permitting services for approximately 1000' of sidewalk starting at the railroad
110 platform and paralleling the rail tunnel channel south into the Marble Works area to the
111 old stone building. He said the Town has a 50-50 grant from the State for this project,
112 with \$100,000 from the State and \$100,000 from the Town. He said the VHB proposal
113 is for \$26,750 to begin the design of the project. He said an important part of this will be
114 working with the neighbors along the west side of the rail tunnel, because even though
115 the sidewalk is in the VTrans right-of-way, the neighbors will need to input how this
116 works for them, and also communicating with the Marble Works on what works for them.
117 He said the idea is to get this designed over the summer, and while the grant deadline
118 to get this constructed is in October, he believes there will be a grant amendment for
119 extending this deadline.

120
121 Khan asked if the original plan was for the sidewalk to follow Maple Street into the
122 Marble Works, and Werner said it had been planned to follow Maple Street, but the
123 right-of-way in that area is only 18 feet wide so there is no way to construct a sidewalk
124 without property acquisitions. He said it was realized there was room enough to follow
125 the tunnel wall on VTrans right-of-way, and VTrans is agreeable to this. Khan asked if
126 there was a price difference between the two proposed routes, and Werner said he
127 believed the Maple Street location would be more expensive, with the land and rights-
128 of-way acquisitions. Werner said the distance along the VTrans right-of-way is shorter
129 as well.

130
131 Seeley moved to award a contract to VHB for engineering design and permitting
132 services for the sidewalk extension from the Amtrak rail platform, at a total cost of
133 \$26,750. Khan seconded the motion.

134

135 Resident and Infrastructure Committee member Judith Wiger-Grohs expressed her
136 concern that she doesn't see any suggestion or regard for green infrastructure, and she
137 is opposed to that. Seeley said this is simply approving the design phase so we don't
138 know if there will need to be green infrastructure elements at this point.

139
140 Resident Ross Conrad suggested one thing the engineers could do in the design phase
141 was to look into pervious paving instead of impervious paving. Seeley said in the green
142 infrastructure information received by the Infrastructure Committee, none of the
143 pervious surfaces are smooth surface so she's concerned about those people who
144 might want to access the train station with mobility issues.

145
146 Carpenter called the motion, and the motion was approve with 6 in favor, 1 absent.
147 **MOTION PASSED.**

148
149 **6.b. Recommendation on Award of Contract for Preliminary Design of**
150 **Court-Charles-Monroe Intersection**

151
152 Werner said this request is from VHB for preliminary design engineering for the Charles
153 Avenue/Monroe Street intersection. He said this is basically fact finding to discover
154 what is underground in this area and have conversations with neighbors and the high
155 school, as well as looking at hydraulic and environmental issues. He said the idea is to
156 see what we have and be ready in case additional funding becomes available. He said
157 their proposal is for \$49,249. He said there is \$50,000 in the budget this fiscal year, and
158 an additional \$50,000 for the next fiscal year to start the planning process for this
159 intersection, so we're adequately funded. He said VHB is looking at an estimated
160 completion by August of this year.

161
162 Brown said this project hadn't been a high priority when the Selectboard discussed
163 priorities at last year's retreat, but it was high on his priorities, so he's excited to see the
164 groundwork getting done so we can get this done when money becomes available.
165 Werner said when the level of service at this intersection was studied a few years ago it
166 received a rating of F, so that is how bad this intersection is and is it is the biggest
167 cause of the traffic problems on Court Street, as well as a hazard for pedestrians.
168 Werner said he can provide the study done a few years ago by VHB that shows the best
169 solution to relieve traffic would be to move Charles Avenue south to where the Maverick
170 gas station is now to align with Monroe and install a traffic light.

171
172 Fuentes-George asked how we've worked with VHB in the past, and Werner said they
173 designed the Cross Street Bridge Project and the Railroad Tunnel Project, and he
174 expects a very thorough job from them. Fuentes-George said she had been one of the
175 ones who had this project low on her list of priorities, but her opinion has changed since
176 hearing more information recently and she realizes the benefits of this project.

177
178 Seeley moved to award a contract to VHB for preliminary design of the Court
179 Street/Charles/Monroe Intersection, at a total cost of \$49,249. Brown seconded the
180 motion.

181
182 Wiger-Grohs said she wants to see any proposal include green infrastructure
183 alternatives and will not approve any plan for this project if there is no green
184 infrastructure.
185
186 Seeley said that any photos she's seen of pervious surfaces are a cobblestone type of
187 surface, so suggests finding a smaller area not heavily traveled to try it. Brown said it
188 most likely is more costly, and Seeley said it would since there would be a different
189 base and preparation needed. Werner said there is a drainage swale in this area so
190 there will need to be green infrastructure in the design of this project. Carpenter said he
191 feels we have tried to incorporate it in some of our recent projects.
192
193 The motion carried with 6 in favor, 1 absent. **MOTION PASSED.**
194
195 **6.c. Recommendation of Award of Contract for Survey of Chipman Hill Water**
196 **Reservoir, which is needed for the design of improvements to the water reservoir**
197
198 Werner said the Dufresne Group had submitted a proposal for doing engineering work
199 for the new water reservoir, and as part of that proposal there was a component for
200 surveying for \$3,055. He said they'd like to begin this survey soon while the leaves are
201 off the trees and the design would take place over the summer. He said they are the
202 company that did the Hydraulic Study for our water system a few years ago. Seeley
203 pointed out that this project was one of the top three projects recommended in that
204 study.
205
206 Werner said he's submitted this project to the Drinking Water State Revolving Loan
207 Program (DWSRF) for drinking water facilities as a priority list application. He said the
208 State has been poking the Town the last few years about doing something with our
209 storage since we needed additional storage based on our daily demand, so he's in
210 hopes if not this year, then next year, there will be funding from the State since they
211 know of the need for this project.
212
213 Brown asked how large the current storage unit was, and Werner said 1.5 million
214 gallons and it was built in 1977-1978 and the condition is okay for now. A few minor
215 cracks and the cover were repaired a few years ago and a fence installed around the
216 perimeter.
217
218 Hooper asked if we had any problems with our water demands or was it just storage at
219 this time. Werner said he's also submitted a priority list application for a new well site
220 by Well #2 (Palmer Springs) on Route 116, so that is another thing that will need to be
221 looked into.
222
223 Seeley moved to award a contract to Dufresne Group for a site survey at a total cost of
224 \$3,055, to be conducted in preparation for the installation of the 1.3M-gallon
225 supplemental water storage tank on Chipman Hill. Brown seconded the motion.
226

227 Battell Trustee Tony Rifelj said he'd just heard about this project, and the existing
228 reservoir is on Battell Trust land and now we're talking about another 1.3M-gallon tank
229 which might be 100' in diameter. He said it's the Trustees responsibility to see that the
230 land is used according to the will of Joseph Battell, and that would be a significant factor
231 so the Trustees should certainly be involved in this to a great degree. Werner agreed
232 with Rifelj. Rifelj said there was a lot of legal work done to allow the existing reservoir to
233 be built in 1975, so he imagines we'll have to go through the same process.

234
235 Carpenter asked the timing of when to reach out to the Trustees. Werner said the
236 survey will show where the tank needs to go, since the hydraulics will require the new
237 tank to have the same high-water level as the existing tank, because if it's higher it
238 causes all kinds of control problems. He said this survey will tell us that and will limit the
239 location possibilities. He said tanks are typically round with a domed top and most of it
240 will be submerged, but if it is on a slope there will be more concrete wall exposed.

241
242 Carpenter called for a vote. The motion carried with 6 in favor, 1 absent. **MOTION**
243 **PASSED.**

244
245 Project Updates

246
247 Werner said they had a meeting on the bike triangle loop project and it looks like that it
248 will go from Seminary Street to Elm Street then across Pulp Mill Bridge to Morgan Horse
249 Farm Road, with a detour marked for the downtown area. He said that makes more
250 sense and it was acceptable to everyone.

251
252 He said overnight parking would be discussed at a future Infrastructure Committee
253 meeting to see if we have enough and is accessible.

254
255 He reported a pre-construction meeting was held for the Washington St/Court Square
256 water project and mobilization will begin April 4th and the work schedule will be posted
257 on the Town website, with construction lasting at least through September 15th, and
258 most of the work will be done at night. He said Bob Harrigan who will be the inspection
259 engineer for Otter Creek Engineering has spoken with the businesses along the area to
260 let them know the plans.

261
262 **7. Andrea & Andy Sambrook and others from the Middlebury Airport**
263 **Neighborhood Association (MANA) with a request for the Board's support in**
264 **maintaining and fostering communication between the airport-area community**
265 **and the Vermont Agency of Transportation**

266
267 Andy Sambrook said he lived at 287 Airport Rd and is co-secretary of the Middlebury
268 Airport Neighborhood Association (MANA). He said the board has drawn up a letter by
269 MANA to Governor Scott, asking that MANA be allowed to participate in the current re-
270 crafting of the current Middlebury Airport Master Plan, and they're asking the
271 Selectboard to consider drafting a letter to the Governor in support of their request. He
272 said this is fairly urgent since the master plan re-draft is already in process. He said

273 they don't feel it should be that contentious, since it's just the neighbors desiring to
274 provide input into the master plan impacting the development of the airport in the next
275 decade. He said in the letter they ask for the formation of a Citizens Advisory
276 Committee (CAC) as a solution to get voices to the table from the neighborhood. He
277 said a CAC is a recognized structure used by the Federal Aviation Administration (FAA)
278 and is frequently recommended and used by airports and sponsors, and in Middlebury's
279 case, VTrans is the sponsor.

280
281 Sambrook said they didn't expect all the communications problems to be worked out at
282 tonight's meeting between the neighbors and VTrans, but they feel that will take a more
283 detailed conversation between MANA, VTrans and the Selectboard. He said this
284 evening they're simply requesting support for their letter to the Governor.

285
286 Sambrook said this CAC would not have decision-making or veto power in the master
287 plan process but would allow them to provide input into the plan as it's being created.
288 He said there is a Technical Advisory Committee (TAC) that does exist and provides
289 input to the Plan, and that is comprised of 16 people at the moment; 7 are VTrans
290 employees, 2 from Addison County Regional Planning and Chamber of Commerce, and
291 four FAA employees. He said other positions include an owner of a business at the
292 airport and the other is a seat held by the Town of Middlebury. One additional seat is
293 for the owner of an airport hangar, he said, but that is vacant at the moment. He said
294 that means there are no resident representatives, so they're asking for the CAC to
295 balance the seats at the table through representatives of the residents who live near
296 and around the airport who will be impacted by the developments over the next decade.

297
298 Brown said the residents around the airport may have one seat on the CAC and it would
299 be made up of a mix of representatives like the TAC, and not all homeowners.

300 Sambrook said the FAA had created this concept of a CAC for a reason and it is for the
301 community's voice to be heard, and since the TAC was made up of technical advisors,
302 there was no specific role for the community, which is why the CAC was a structure
303 suggested by the FAA as a buffer. Brown said it would be made up of community
304 members, not just neighbors. Sambrook said the FAA specifically calls out
305 neighborhood associations as being a party.

306
307 There was further discussion over the understanding of who would be on the CAC.
308 Someone asked who decided who would be on the CAC, and Sambrook said he
309 understood it would be the airport sponsor, so in this case, VTrans. Paula Nath said
310 she wanted to get back to the question of would the Selectboard support their letter.

311
312 Carpenter said they'd been discussing this now for a couple of months and there's no
313 doubt there is a major problem with communication between the State Airport Division
314 and Town and the residents around the airport. He said people are unaware of what's
315 going on and some of the things he's found in the process are systemic problems. He
316 went on to describe his thoughts on the problems and the CAC and its role and said in
317 all his years in the military and with local projects that involve input from citizens, what
318 works best is having a point-person for all communications from all parties. He

319 described the process involved in the planning for the railroad tunnel project and the
320 negotiations between the Town and VTtrans over what was best for Middlebury, so he
321 believes the Town has to be in the forefront dealing with the Agency of Transportation,
322 and we have to have a defined process for going forward for clear, open
323 communications so this doesn't happen again. He said Sambrook has convinced him
324 that there needs to be a member of the community involved in the ongoing planning,
325 and Transportation Secretary Flynn has agreed that he would accept an individual by
326 appointment onto the TAC and they would have the same access as the technical
327 advisors. He said as he understands it this group would get the draft master plan
328 update from the consultant to review and comment on. He said his final request to
329 Flynn was that before the plan was final, that it be presented to the Selectboard in an
330 open meeting for an opportunity for the Board to ask questions and provide comments
331 before accepting the plan. He said they need to figure out the best representative to
332 serve on the TAC, and the Board can do that right away, because a letter to the
333 Governor takes time to receive a response.

334
335 Ross Conrad said their letter to the Governor included the idea that there be a
336 residential area representative on the TAC, but Carpenter was probably right that going
337 through the Governor's office takes time, so he would encourage the Selectboard to go
338 with Carpenter's idea, which would put a MANA representative on the TAC. He said he
339 also likes the idea of having a point-person for communication, which he doesn't think
340 should be the same person, so perhaps the Selectboard could find a liaison between
341 VTtrans and the community so we know what's going on. He said there are 2 members
342 of MANA willing to serve on the TAC, Sambrook and Eugene Roy.

343
344 Paula Nath asked Carpenter if he meant a letter to the Governor would be too slow,
345 since Senator Ruth Hardy suggested they should approach the Governor since he
346 would be the one who would stop things. She said they have the support of Senator
347 Hardy and Representatives Scheu and Sheldon, so she asked Carpenter to explain why
348 he didn't think a letter to the Governor would be effective and too slow.

349
350 Carpenter said his guess is the Senator and Representatives haven't done all the
351 background work that he has, and right now there is a consultant in the very early
352 stages of working on the Master Plan. Nath said there is tree cutting happening down
353 the road, so this isn't "early stages", this is happening. Carpenter said the clear cutting
354 is from a permit issued a year ago and was part of maintenance and a separate action
355 from the Master Plan.

356
357 Carpenter said there will be a representative from the Town government, which would
358 be our Town Planner, and a representative from the Citizens Committee as part of the
359 TAC, so there would be 2 representatives on the TAC, as well as Mike Winslow from
360 the Addison County Regional Planning Commission and the Chamber of Commerce
361 Director Rob Carter, so there would really be four from our community in the planning
362 process. He said secondly, he and Prem Prakash and Michelle and Dan from the
363 Agency of Transportation will work on constructing a better communications process
364 moving forward so we don't end up with these lapses in communications that result in

365 distrust. He said the Secretary of Transportation is a friend of Middlebury who has done
366 a lot for the Middlebury community, so he doesn't see them personally trying to slide
367 anything by us.

368
369 Wiger-Grohs asked how other members of the Selectboard feel about this.

370
371 Brown said he's in full support of what Carpenter has done and he doesn't think a CAC
372 has been created before because of the size of the project, so he thinks this is a win-
373 win.

374
375 Khan thanked Sambrook and Carpenter for their statements. He asked if MANA would
376 be able to nominate a member for the TAC, and Carpenter said they would, but it would
377 need to come through the Selectboard. Khan said his concern is how functional will this
378 TAC be once it gets going, because so far communications have been disastrous from
379 the State, and that's why the neighbors feel they aren't being heard, he but will support
380 this if Carpenter supports it.

381
382 Seeley, Hooper and Fuentes-George said they were all in support of this plan. Fuentes-
383 George said if this doesn't work, she would agree to sign a letter, but does agree it
384 would take longer.

385
386 Seeley asked Town Manager Ramsay if the positions needed to be advertised.
387 Ramsay said no since only appointments established by Town Charter or Statute
388 require they be advertised.

389
390 Ross Conrad said with his limited experience dealing with the State, he hoped the Town
391 would get something in writing from the State and not rely on conversations.

392
393 Colleen Brown said her property abuts the airport, and her question was about timing.
394 She said while she'd like to see a CAC created, she thinks the TAC can happen quickly
395 and whoever from the Town and the community can get it moving that would be better.
396 She said delay has been the name of the game, so she's just wondering if Carpenter
397 had a sense on when this will be moving forward. Carpenter said he needs to meet with
398 them and thanked Sambrook for all the work he's put in to and his information will be
399 helpful. He said the next Selectboard meeting is April 12th, so things need to be in place
400 in order for an appointment to be made at that meeting.

401
402 Eugene Roy from School House Hill Road said he'd lived there since the late 1970's
403 when there weren't rules at the airport. He spoke of things that happened at the airport
404 back then that were a problem for neighbors and they'd call the State and it would be
405 taken care of. He said there used to be only a few houses and now there are a lot more
406 and they all pay taxes to the Town. Seeley asked him if he'd be willing to serve on the
407 TAC, and he said he would, but he wanted to talk to the others in MANA.

408
409 Anne Christie said she appreciated all the comments and for how Carpenter embraced
410 their dilemma. She suggested that the representative on TAC be the short-term

411 solution and forming a CAC as the long-term solution towards good communications
412 amongst all parties and asked Carpenter to keep that in mind going forward. Carpenter
413 said he's looking at any ideas to improve communications. Sambrook said this is
414 something the FAA recommends.

415
416 Wiger-Grohs asked if Jim Gish was paid when he was the liaison for VTrans and the
417 Town for the bridge project. Carpenter said he was, but that was a \$70 million dollar
418 project. Wiger-Grohs said she wanted them to think about that option.

419
420 Carpenter said he didn't think this required a motion, it would just be developing a
421 process and asked MANA to submit someone for nomination for appointment to the
422 TAC. There was some discussion on the candidates, and the need for them to submit
423 the names to the Town Manager the week before the April 12th Selectboard meeting.

424
425 **8. Request from the Churchill Family of 1 Forrest Lane for the conveyance of**
426 **additional property from the Town**
427

428 Carpenter said in September of last year, the Board approved a request from the
429 Churchill Family Trust to quitclaim a 50 ft. x 62 ft. parcel of Town-owned land at 1
430 Forrest Lane that sits beneath a garage structure on the property. He said now the
431 Churchill family is seeking Board approval for a second quitclaim deed request, this time
432 comprising two small adjacent parcels totaling .12 acres that would encompass lands
433 that now include a fenced dog yard and a septic system on the property. He said If the
434 Board is amenable to the request, the next step would be to authorize Ramsay to work
435 with Counsel on drafting a quitclaim deed for your approval and begin the required
436 public notification process. He said the last time the Churchill family covered all legal
437 expenses, but not Ramsay's staff time. He said maybe at some point we're going to
438 need to think about asking them to pay for staff time as well.

439
440 Brown asked why this wasn't all done in one deed, and Ramsay said they weren't
441 aware until the surveyor was out there that the dog yard and septic system were also on
442 Town land. Brown said they dog fence is recent, so why would they build the fence and
443 then ask the Town for the land.

444
445 There was extensive discussion over the placement of the property lines and the
446 location of the various items, and if this would be the final request for land to
447 accommodate all their needs.

448
449 Fuentes-George moved to authorize Town Manager Kathleen Ramsay to work with
450 Counsel to draft a quitclaim deed for .12 acres of Town-owned located at 1 Forrest
451 Lane, for Board examination and approval. Seeley seconded the motion. motion carried
452 with

453
454 Churchill's neighbor, Fred Dunnington, said his land also abutted Town of Middlebury
455 property. He said it's awkward for someone to build something on Town-owned land

456 and then ask the Town to give them the land. He said he hopes the Town discourages
457 the principal of expropriating land for an adjoining property owner's use and then
458 practically giving it away. He said there's a gravel area behind the garage that the
459 Churchills are still going to use, and this land transaction will make the property more
460 sellable.

461
462 There was further discussion on the size of the parcel and the value. Fuentes-George
463 withdrew her motion until such time as there is further information regarding the market
464 value of the acreage under consideration.

465
466 **9. Request for the Town's consent to the merger between the Addison**
467 **Partnership and the Smith Partnership with the Addison Partnership being the**
468 **surviving partnership**

469
470 Jess Peck, an Asset Manager with Evernorth was present at the meeting. She said they
471 did a merger a few years ago merging Vergennes Partnership with Addison Partnership,
472 with Addison surviving, and now they are looking to merge with the Smith Partnership.
473 She said the merger will extend the financial life of the properties and provides an
474 economy of scale to help both function better as one instead of separately.

475
476 Hooper moved to authorize Town Manager Kathleen Ramsay to work with Town
477 Counsel on drafting an amendment to the agreement between Addison Housing Limited
478 Partnership and Smith Limited Housing Partnership outlining the terms of their proposed
479 merger, for the Board's consideration. Seeley seconded the motion. The motion
480 carried with 6 in favor, 1 absent. **MOTION PASSED.**

481
482 **10. Approval of Check Warrants**

483
484 Brown moved to approve total expenditures in the amount of \$3,496,020.47, consisting
485 of \$3,378,648.43 for accounts payable, and \$117,372.04 for payroll, for the period
486 March 9, 2022, through March 22, 2022. Khan seconded the motion. The motion
487 carried with 6 in favor, 1 absent. **MOTION PASSED.**

488
489 **11. Board Member Concerns**

490
491 Brown thanked Carpenter for all his background work on the airport Master Plan and the
492 communication issue.

493
494 Khan said he had a good meeting with Karen Duguay, Nan Carpenter and the Farmer's
495 Market people regarding a new location for the Farmer's Market. He said Duguay
496 indicated that Better Middlebury Partnership would be having markets every Thursday
497 this summer, so some Farmer's Market vendors will be at the market beginning on
498 Thursday, May 19th to see how they like it, and if it goes well they'll look to have a
499 Saturday market. He said they are very eager to be someplace in the downtown.
500 Brown said the Thursday market will be funded this first year by Table 24.

501
502 Fuentes-George said Vermont League of Cities and Towns (VLCT) is putting together a
503 Diversity Equity Initiative (DEI) Committee together with members from various towns
504 and she thinks perhaps they're looking for ways to support smaller towns in doing this
505 work. She said they are looking for people to nominate themselves by this Friday.
506

507 Carpenter said the list of committee assignments was in the Board packet, and he'd like
508 to finalize these at the next meeting on April 12th. He said he'd like to fold the MREMS
509 work group into the Public Health and Safety Committee and he gave a few other
510 thoughts on committee assignments for the next year.
511

512 **12. Executive Session**

513
514 There was no Executive Session
515

516 **13. Adjournment**

517
518 The meeting adjourned at 9:20 p.m. upon motion by Khan, seconded by Seeley.
519

520 The next meeting of the Middlebury Selectboard will be on Tuesday, April 12, 2022 at
521 7:00 p.m.
522

523 Respectfully submitted,
524 Beth Dow