

MONKTON SELECTBOARD MEETING  
MINUTES

Tuesday October 11, 2022  
(Approved 10/25/22)

The meeting was called to order by Stephen Pilcher at 7:01 pm.

Members in attendance: Stephen Pilcher (chair), Marikate Kelley, Paul Low, Bill Martin, John McNerney

Members absent: none

Others in attendance: Jessica Demeritt (recording secretary), Stan Wilbur, Jaime Schulte, Callie Brynn, Laura Farrell, Ivor Hughes, Ann Miller, Scott Johnson, Catherine Alves

**ANNOUNCEMENTS**

S. Pilcher received a complaint that campaign signs were on the town green. His understanding was that they cannot be posted there until two weeks prior to the election.

**REGULAR BUSINESS:**

APPROVE MINUTES

**B. Martin moved to approve the minutes of September 27, 2022 as written. J. McNerney seconded. All voted in favor.**

REVIEW AND APPROVE CHECK WARRANTS

**B. Martin moved to approve AP 21007 in the amount of \$69,836.29. Seconded by J. McNerney. All voted in favor.**

**J. McNerney moved to approve PR 21007 in the amount of \$10,727.81. B. Martin seconded. All voted in favor.**

REVIEW AND APPROVE OVERWEIGHT PERMITS, ETC.  
none

PUBLIC COMMENT  
none

**NEW BUSINESS:**

ANAC REQUEST FOR FUNDS FOR APPRAISAL OF POSSIBLE TOWN FOREST PARCEL

J. Schulte requested funds for a yellow book appraisal for \$1250, and an assessment of timber value for \$2100, \$3350 total. **B. Martin moved to approve**

**\$4000 from the ANAC fund for appraisal costs for a possible town forest. M. Kelley seconded. All voted in favor.** J. Schulte said there is a vendor lined up for the timber assessment. He asked who would sign the contract. **B. Martin moved to sign the letter of agreement between Monkton and VT Family Forest to assess the timber on the proposed property. P. Low seconded. All voted in favor.** S. Pilcher wondered how long the contracted work would take?

#### ANAC REQUEST FOR FUNDS FOR CONSERVATION OF LINEHAN FARM

L. Farrell said funds are needed to assist with 92 acres to be conserved via the VT Land Trust for an intergenerational transfer. The land is mix of agricultural and forest, and will protect forest connectivity identified by the state, and protect riparian corridors as well. S. Pilcher asked what amount was requested. L. Farrell said it was \$6,000, 2% of the total cost. M. Kelley asked for clarification on the exact area. L. Farrell said that it was an agricultural area and there was no plan to open it for recreational use. **J. McNerney moved to approve spending \$6,000 from ANAC fund for the conservation of the Linehan farm. Seconded by B. Martin. All voted in favor.**

#### MONKTON POST OFFICE LEASE

S. Wilbur said post office lease was a 5 year lease for \$4290 for the first year. The agent gets \$858. The town gets \$500 from the lease, and the fire department gets the rest.

**B. Martin moved to approve a motion for a 5 year lease. Seconded by M. Kelley. All voted in favor.**

#### OTIS ELEVATOR MAINTENANCE AGREEMENT

S. Wilbur discussed three proposals submitted for elevator maintenance. **J. McNerney moved to accept the recommendation from the town clerk and town administrator for \$295 per month paid up front annually for five years. B. Martin seconded. All voted in favor.** The Board recognized that there were significant continuing costs associated with the new town hall.

#### MAPLE LANE CURB CUTS

S. Lawrence and P. Low looked at the proposed curb cut and believe it meets the state's requirements. P. Low would like to see 4 feet cut off branches along the site lines to the left and a 15 inch culvert. **B. Martin moved to approve the curb cut with the trimmed site lines and a 15 inch culvert. J. McNerney seconded.** The zoning administrator didn't feel the issue needed to go back to the DRB. S. Pilcher asked about the shared road maintenance agreement. Scott said that so far it has only been for plowing. M. Kelley said that a new curb cut did not release Scott from the road maintenance agreement. **All voted in favor.** There is a second curb cut on Maple Lane. P. Low said it can be done but there is a large tree to be removed and ditching is needed in the right of way. He said S. Lawrence suggested that the land owner needed to hire an engineer to examine the issues and make sure the work met the state requirements. It was noted that concerns have been expressed about slope, turn radius, and water

runoff if changes are made to access. There was discussion about increasing curb cuts onto Boro Hill Road. P. Low was asked to speak to S. Lawrence about any concerns he may have that should be included in the design.

#### TOWN OFFICE WATER ISSUES

S. Pilcher said there is a continuing issue of coliform in the water to the town hall. Despite testing and inspections, \$10,000 has been spent with no resolution. Otter Creek Engineering's proposed solutions are: drill new well, chlorine injection with testing, installing a UV system. J. McNerney asked if the coliform originated in the well or the tank?

#### CONSERVATION COMMISSION RECOMMENDATION FOR MAPPING PROJECT

Vendors are being interviewed and the CC would like to award the project to the favored vendor by 10/17. There was discussion about the RFP reflecting the needs of all the future users of the map. There was discussion about how to create a contract between the town and the vendor. M. Kelley stated that as a selectboard member she is not allowed to provide legal services in this instance. The CC will make a recommendation to the Select Board on 10/25. The CC would like to have the project completed as soon as possible to get the changes into the town plan and UPD and get it before the voters in a timely manner. S. Pilcher said he would try to generate some contract language.

#### VILLAGE DISTRICT DESIGNATION

S. Pilcher has prepared the initial information to create an application for a village district designation. **J. McNerney moved to approve an application for a village district designation for Monkton Ridge. B. Martin seconded. All voted in favor.**

#### OLD RUSSELL MEMORIAL LIBRARY BUILDING

The building is ready to be put up for sale. There needs to be a maintenance agreement between the RML and the old town hall. B. Martin said he would not take a commission if Green Tree Real Estate sold the property. **J. McNerney moved to have Green Tree Real Estate list the old Russell Memorial Library for sale and authorized S. Pilcher to sign any contracts associated with the sale for the town of Monkton. P. Low seconded. The vote passed 4-0-1. B. Martin abstained.**

#### ZONING VIOLATION POND ROAD

S. Pilcher observed a ditch across TH 15, a class 4 town highway, to an electric pole. The ditch digger needed a right-of-way permit. M. Kelley offered to check the site with S. Lawrence and S. Pilcher.

#### RECLASSIFYING / THROWING UP ROADS

There was discussion about short stubs of town roads that end at an individual's home. There are 3-5 possible locations. The board has discussed this in the past, but did not take action.

#### BUDGET STATUS REVIEW

Overweight truck fines are generating a small surplus in the budget. Delinquent taxes are lower than last year. J. McNerney asked if there was town highway budget surplus, could a sander be purchased for the new truck? S. Pilcher said it would be good to ask S. Lawrence if he still wants it.

#### FACILITY USE REQUESTS

P. Low asked about guidance for facility use of the OWL. He had questions about providing technical support. P. Low is seeing more requests. S. Pilcher said there are two issues: 1) use it but there is no one on call to make it work, and 2) who will show how to use the equipment. P. Low suggested they could try offering the technology with initial instructions.

#### **OLD BUSINESS:**

##### SALVAGE YARDS IN MONKTON

There has been some progress at one location.

##### 1859 TOWN HALL STATUS

There was discussion about heating the building to protect the water lines, including the water in the Russell Memorial Library. P. Low said it took 1.5 hours to drain the water for both buildings. He will drain the systems.

##### ARPA FUNDS STATUS / PROCESS

The Board members have been trying to score each proposal and discussed the challenges. J. McNerney offered to share his process. The list of projects was winnowed down.

#### **OTHER BUSINESS:**

B. Martin gave the road foreman report. The southern end of the Church Road culvert is rotting. There are some applications for the road crew. Salt prices are still up in the air, but may be high. There was a discussion about which town road signs need to be replaced.

**B. Martin moved for S. Pilcher to sign GA0364 Municipal Roads General Permit. P. Low seconded. All voted in favor.**

The next meeting will be on Tuesday, October 25, 2022 at 7pm.

**B. Martin moved to adjourn the meeting at 10pm. All voted in favor.**

These minutes were respectfully submitted by Jessica Demeritt.