

JOHNSON SELECTBOARD MEETING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, MAY 6, 2024

Present: Selectboard members: Duncan Hastings, Shayne Spence, Mark Woodward
Others: Tom Galinat, Rosemary Audibert, Jason Whitehill, Lois Frey, Priscilla Lanphear, Barbara Backus, Cheryl Fuller, Nicki Gardner, Vernon Thompson, Carol Davis, Doug Molde, Charlie Gallanter, Noel Dodge, Diana Osborn, Peter Moynihan, Ron Rodjenski (remote), Anya Flynn (remote), Gunnar Nurme, Mollie Flanigan, Bob Paquin, Beth Foy, Eric Osgood
Absent: Eben Patch, Mike Dunham

Note: All votes taken are unanimous unless otherwise noted.

1. ***Final Public Hearing on Vermont Community Development Program Grant for Jenna's Promise***
Duncan called the hearing to order at 6:15. No members of the public attended. Duncan closed the hearing at 6:30.
2. ***Call Selectboard Meeting to Order***
Duncan called the meeting to order at 6:30.
3. ***Consider Additions or Adjustments and Approving Agenda***
Tom added to the agenda review of the draft warranty deed from Lamoille North School District to the town and discussion on use of Holmes Meadow for camping related to the rail trail.

Duncan said this agenda groups together several items to be approved in one motion. If we do that, he believes the agenda items need to be more specific. He recommends modifying the agenda so Item 8 shows that the buyout application is from Jennifer Basiliere and Brynn Wilfong; Item 10 shows that the recommended Bread Oven Committee appointments are Adrienne Stevson and Aubrey Wagner, the recommended Conservation Commission appointment is Johna Keefe and the Historical Society resignation is Dennis Richards; and Item 12 shows that the Conservation Commission grant request is for a grant from the Association of Vermont Conservation Commissions in the amount of \$600, with \$200 coming from the Conservation Reserve Fund. **Mark moved to make the recommended changes to the agenda, Shayne seconded and the motion was passed.**

4. ***Public Comment***
Duncan said the seniors present were not on the agenda, so the board can't take any action related to their issues, but he offered them time to speak. Cheryl Fuller said she is part of the senior group that used to use one of the rooms upstairs in the municipal building. When the flood came they were displaced without any notice. Board members might not be aware of the immensity of the impact on local senior citizens. Fifteen to twenty people met there prior to the flood. They looked forward to time socializing, supporting and encouraging each other. When you get older, communication and interaction with people are important. The seniors were flabbergasted. Nobody even told them. She asked a week ago to be put on agenda for tonight. She sent a message with that request and did not get a response.

Tom apologized. There is a new rule that all agenda items need to be sent to the board one week before the meeting to allow board members to prepare for the meeting. (*Charlie Gallanter arrived at 6:37.*) He, the chair and the vice chair decided not put the senior item on the agenda for tonight because there were a lot of other items. He should have gotten back to Cheryl to let her know.

Cheryl asked why the seniors were not notified when they were kicked out of their meeting room and the doors were locked. Duncan said he thinks at the time it was all hands on deck with flood response.

They probably missed notifying the senior group because they all had their hands full. He apologized. Cheryl is right that the group should have been provided some notice. Cheryl said it makes them feel very disrespected.

Tom said he started in September. He has tried to organize times for the seniors to come get materials from the building and other locations for them to meet. He understood that they had a temporary location. In about two more months the municipal building will be back to normal.

Charlie asked if the furniture for downstairs has been ordered. Tom said we are working on it. First the total loss of downstairs contents has to be calculated. That number has to be greater than the cost of the new furniture, which will be \$44K, or it will cost the taxpayers thousands of dollars.

Cheryl said Marion Prescott sold the land the municipal building is on to the town with the stipulation that the town have a place for seniors. The board needs to keep that in mind. The town is not fulfilling what is in the deed. Barbara Backus said it is a legally binding document.

Charlie Gallanter asked if the seniors can use the downstairs space while the town is waiting for new furniture. Duncan said the board can't take any action tonight because this item was not warned.

Shayne said he understands about the need for connection and losing that. He is sorry that loss of the meeting room was not communicated. That was an oversight. A lot of what happened was out of everyone's hands. The flood we experienced is what closed the building. All the work we have had to do to get the building back open has been slowed down by the stringent FEMA process. As soon as the space is available he hopes we will get the seniors back.

Barbara asked, why can't they use the space where the selectboard is sitting tonight? Tom said that area is used for processing bills and paperwork during the work day. (*Noel Dodge arrived at 6:43.*) He is sorry about how much the seniors have been impacted. Town staff needs this space too for about two more months.

Duncan said his understanding is that this item is on the agenda for the first June selectboard meeting. He asked Tom to notify Cheryl of the date and time of that meeting.

Charlie Gallanter said he has a comment related to enforcement of form based code. There are 3 projects going on and he doesn't believe any permits have been issued for them. Duncan said the post office is one of the projects. He noted that Tom is the enforcement officer for form based code. Tom asked what the other projects are. Charlie said the Woolen Mill and the corner of School Street and Clay Hill. Tom said there is a permit for that one. He will follow up with the Woolen Mill. Charlie said the work planned at the former Sterling Market is not compliant with form based code. One of the windows has been covered up. It looks permanent to him. Tom said he understands that they have done some temporary work and are planning on a permit application but they are waiting for FEMA and engineering.

Shayne asked Charlie which part of form based code he thinks the building is not in compliance with. Charlie said form based code says alterations or repairs on a nonconforming structure (which that building was) still require a permit. There is nothing in form based code that distinguishes between permanent and temporary alterations. Tom said since they are planning permanent work he doesn't think a permit is necessary until they do the permanent work. He thinks a two-permit process would

be too bureaucratic. Duncan said Tom should make a decision. If Charlie doesn't like it he can appeal it. That would go to the DRB, not the selectboard.

Charlie said there was a floodplain permit issued by the town for the skatepark with a letter from Rebecca Pfeiffer attached that prohibits bringing in more dirt, but truckloads have been brought in. There is a provision that material can be brought in if some is taken out, but none has been taken out. Who will enforce the permit? Tom said he will meet with Jason and talk about it tomorrow. He asked when the dirt was brought in. Jason said two years ago. The planned work was held up by grant funding. It is going to happen this year and then they will take out dirt equivalent to what was brought in. Duncan asked Tom and Jason to deal with that.

5. *Selectboard Issues and Concerns*

Mark asked if the selectboard is meeting with the Planning Commission at our next meeting. Duncan said he thinks we will have to find a different location or postpone the meeting.

Shayne said he has no updates on the kennel situation.

Duncan said he got an email from Giselle Eldred about a longstanding issue with the neighboring Armstrong property. He asked Dean Locke and BJ Putvain to undertake an investigation to find out what has or hasn't been done on the property. (*Peter Moynihan arrived at 6:57.*)

Shayne said Green Up Day went off without a hitch. People from the fire department, Laraway and the elementary school helped out. About 380 bags were given out. Jason said the highway crew took 209 bags of trash and 135 tires to the transfer station as well as some TVs, AC units and a 100 lb. LP tank.

Shayne said he heard about an ATV submerged in the river. Diana Osborn she went to get the coordinates of the ATV and it had been removed.

Diana said she noticed there are still green bags on Route 15. Shayne said bags on state roads are picked up by the state. Jason said they usually do it throughout the week.

6. *Consent Items (Minutes of April 1, April 4, and April 15, Planned Purchases, Liquor Licenses, Tobacco Licenses, Buyout Applications)*

Duncan moved and Shayne to approve the consent items as described previously under changes to the agenda.

It was noted that there were no planned purchases. Rosemary said there are Class 2 liquor license applications for Butternut Mountain Farm and RL Vallee (Maplefields) and first and third class applications with outside consumption for Moog's, as well as an application to serve liquor at a one-time event at the Vermont Studio Center on May 11 from 2:00 p.m. to 6:00 p.m. There is a tobacco license application for Maplefields.

The motion was passed.

7. *Clerk/Treasurer Report: Warrants, Licenses and Any Action Items*

Rosemary said expenditures are at 69% of budget. On Friday we got a notice that the state tax department approved all our flood abatements totaling \$18,250. That will affect the school tax. AOT did grant monitoring last week to determine whether the town complied with laws, regulations and procedures under the AOT grant agreement. The grant requirements were met.

8. Community and Economic Development Specialist Report and Action Items

Duncan said Randall is asking that we update the signature authority for quarterly grant reporting. As of now the signature authority is Beth Foy. The documents Randall put together listed Duncan as signatory. Duncan read a resolution that had been included in the meeting packet. **Shayne moved to adopt the resolution appointing Duncan as authorized official to sign for Northern Border Regional Commission grant documents as presented, Mark seconded and the motion was passed.**

Duncan said he and Randall worked on the Swift Current grant application for the grocery store. The work they plan to do on the building involves potential dry floodproofing. We had to ask the Planning Commission to try to make modifications to form based code to allow those improvements. The grant would be a pass through from the town to Pomerleau. It would cover 100% of the cost of those improvements. We applied for about \$63K for town administration. About \$10K of that is for legal fees. If we get approved we will need a watertight document with Pomerleau clarifying administrative and financial responsibility. The grant will cover 100% of construction costs but there is no money in the grant for Pomerleau's costs associated with giving us information to file with FEMA. They have indicated that is fine.

Shayne asked, construction would be conditional on meeting our floodplain regulations, right? Tom and Duncan said yes; they would have to meet state and town regulations. Duncan said the dry floodproofing proposal must meet the minimum requirements of the national flood insurance program. (*Mollie Flanigan and Bob Paquin arrived at 7:16.*)

Shayne said he has heard the plan is to put a big wall around the property. That would send water elsewhere and affect others. Duncan said the proposal involves integrating a wall into the existing wall up to the 500 year flood elevation. If that meets the minimum requirements of FEMA then to the best of his knowledge it would meet the town requirements. Shayne said he is worried about the impact on surrounding people. That is where the proposal has sounded questionable to him. Mark said he thinks the additional water affecting neighboring properties if the store does not flood would be insignificant. Tom said he thinks we have to trust the state and federal permitting process to address that. (*Gunnar Nurne arrived at 7:20.*)

Diana Osborn said it does not seem like a good idea to her to spend a million and a half dollars on holding back the river at a location that has repeatedly flooded, even if it is not town money. She asks the board to use common sense. There has to be some point where we say the property is not worth investing more money in. She understands we need a grocery store in town but there are better locations.

9. Road Foreman Report and Action Items

Jason said he wants to fill up the salt shed with the contract we have. He believes the cost will come in under budget. The budgeted amount is \$38K. The shed is half empty. The cost will probably be about \$25-28K. **Shayne moved to authorize Jason to spend up to \$27,500 to refill the salt shed, Mark seconded and the motion was passed.**

Jason said the highway crew is going to start applying dust control in the next week or two. It costs about \$1 per gallon and there are 5000 gallons per load. Duncan noted that we budgeted \$40K for dust control and have spent \$5400. Jason said the crew uses a little less than recommended because of the cost. They recommend 1000 gallons per lane mile and we use 600 to 700 gallons in most areas. We use 1000 in high traffic areas. It stays in the dirt for 5 years. **Mark moved to authorize Jason to**

spend the remainder of his dust control budget in this fiscal year, Shayne seconded and the motion was passed.

Jason said Truck 19 and Truck 20 had spring preventive maintenance and state inspections. Truck 21 is there now and the salt truck will go next. We were told last year that the salt truck would need brakes for the next inspection.

Mark asked how mud and sugaring season was. Jason said mud season wasn't terrible. The problem areas were where sugaring was happening. We won't be over budget for mud season expenses.

Duncan said we authorized Tom and Jason to determine when spring road posting could be lifted. Jason said the signs were taken down 2 weeks ago. (*Jason left at 7:30.*)

10. Holmes Meadow Camping

Doug Molde said the town has acquired Holmes Meadow. He has been interested in that area from the point of view of the rail trail. The Rail Trail Committee found out from Yva Rose that people tend to travel the rail trail in 3 stages, stopping in Cambridge, Hardwick and at the end. We need to get infrastructure in place because people will tend to stay in those places. We need infrastructure, information dispersal (web page, kiosk, signage) and services. We are weak on services like food or places to sleep and shower. One thing we could do would be to provide something other towns are not likely to have, which would be camping. A hostel would be another thing. He and Duncan have talked to people at the Woolen Mill about the 3rd floor of that building as a possible hostel location. One thing he would like to see is a Holmes Meadow camping facility. We won't get overnight traffic until we get camping or hostel facilities. The Rail Trail Committee wanted Doug to ask the selectboard to ask the Lamoille County Planning Commission to include as part of its engineering study a camping facility at Holmes Meadow.

Duncan said he talked to Seth Jensen. LCPC is in the process of preparing an RFP for engineering services for Holmes Meadow. Seth thinks it would be good to advise the engineers of some potential uses. In addition to the possible camping use, David Butler deeded to the town a path along the back side of the property. In addition to camping, some means of connecting Old Mill Park and the trail would be something the engineers should think about. At this point we don't have to say we want camping but it would be appropriate to ask the engineers to consider the concept. Tom said the same engineers are planning for lowering the elevation by 3 to 7 feet. Do we want to ask LCPC to include in the RFP the concepts discussed tonight?

Mark said he thinks we should. Could we broaden it to recreation? Duncan said a good way to describe it would be recreation with subcategories listed.

Doug said when he was on the selectboard David Butler gave us a path right of way and access spots. We were supposed to have 2 fishing accesses but only one was put in. The property provides access to the river for recreation.

Duncan asked if the selectboard is comfortable with having the Rail Trail Committee make recommendations regarding use of Holmes Meadow. Other board members said yes. Doug asked if the recommendations should be made to the selectboard or directly to LCPC. Duncan said to the selectboard.

Doug handed out copies of the minutes from the last Rail Trail Committee meeting. Yva Rose provided good information to the committee.

11. Flood Response Plan

Ron Rodjenski said he has been working with UVM students for 2 semesters in a row, at no cost to the town. Last semester a debris management plan was drafted and this semester a flood response plan was drafted. Anya Flynn has been working with him since January. She has finished a draft plan.

Anya Flynn said she is junior in environmental studies at UVM. She drafted a flood response plan that outlines how to immediately respond to a flood. It includes flood scenarios that are possible in Johnson. The most important part of the plan is the operational overview. It goes over specific tasks and responsibilities. It covers roles and responsibilities for specific town officials.

Shayne said one thing mentioned that may happen is door to door notifications by law enforcement. He did not see anything about when that or other protocols would be implemented. Anya said it was hard to find information on timelines. She didn't have the expertise to suggest a timeline. That is still something to work on. This is a draft with lots of things still to be worked on.

Ron said section 3.2 has bulleted items for selectboard members to do. We could add who is responsible for each bullet. Tom said he and Ron have talked about specifics to add, like river levels and what to do at those levels. That requires local knowledge.

Ron said Tom is the point of contact for feedback on the draft plan.

Mark said he assumes somewhere in here is a strong emphasis on documentation. Anya said yes. She found that other towns have really emphasized that.

Tom said Jason wants to train highway employees quarterly on flood response. He also wants to change the timesheet to match FEMA requirements.

Duncan said we need to look at the Local Emergency Management Plan to make sure it is in sync with the flood response plan.

12. Land Acquisition on Plot Road for the Long Trail State Forest

Gunnar Nurme of the Vermont Dept. of Forests, Parks and Recreation said there is a planned land acquisition to protect 13 acres of land on Plot Road. The acquisition involves 2 undeveloped lots of 2 and 11 acres. The Green Mountain Club is going to buy the land this spring using money from the Forests, Parks and Recreation Long Trail Protection Fund and then the land will be transferred to Forests, Parks and Recreation. This land is important because it contains 300 feet of the Long Trail and forest to buffer it and it adds 13 acres of good quality forest to the Long Trail State Forest, increasing the ability for the forest to act as a good forest ecosystem and increasing management access.

Duncan asked if the acquisition has any tax implications. Gunnar said GMC shouldn't own it long enough to have tax implications. The state doesn't pay property taxes. They make a payment in lieu of taxes, which is estimated at around \$500 a year. Mollie Flanigan of the Green Mountain Club said GMC pays property taxes on land while they own it.

Bob Paquin said his family bought a camp in 1975 and his father later bought adjacent land. His father passed away in 2018 and the family recently decided to sell the land. His father was really proud to host the Long Trail.

Gunnar said Forests, Parks and Recreation is looking to see that the town supports the acquisition. A support letter was included in the board packet. **Shayne moved to authorize Duncan to sign the letter of town support for the purchase of the Paquin property, Mark seconded and the motion was passed.** (*Doug Molde left at 8:06. Gunnar Nurne, Mollie Flanigan and Bob Paquin left at 8:07.*)

13. School Street Traffic

Duncan said the issue of School Street traffic has come up a number of times. In the past people have wanted to have a designated school zone with a speed limit of 15 mph. State law sets a minimum of 20 mph for a school zone. He is willing to consider designating a school zone. We would need to work with the school and there are requirements in statute about the length of the zone. There are currently speed limit signs and an empty post that he thinks probably once had a children crossing sign.

Peter Moynihan said he and his wife talked to Erik Bailey at the village annual meeting and after that speed limit signs went up. He personally thinks it will take more than signs to keep people from speeding. An electronic sign showing each vehicle's speed would help for some people. Maybe the sheriff can help.

Duncan said he thinks we can ask the sheriff to do speed patrols. Peter said the sheriff has been responsive but they have a lot of turf to cover. Duncan said the time kids are out there is shift change time for the sheriff's department. That has always been the reason they haven't been there at that time. Shayne said they do have school resource officers. Duncan asked if they can issue speeding tickets. Shayne said he is not sure. Duncan said he thinks we should reach out to the sheriff's department.

Tom suggested that he meet with Jason and school representatives and get the conversation started. Duncan said he thinks that is a reasonable approach. Tom can also investigate the requirements for designating a school zone and then come back to the board with a proposal. Radar speed signs are expensive and tend to be problematic in terms of maintenance. He asked Tom to report back to us on all options, including the cost of radar speed signs.

Diana Osborn said when she was on the school board they had a crossing guard position. It might be worth checking with the school board about that. Shayne said at Cambridge Elementary there are teachers who assist with that. He assumes something similar happens at Johnson Elementary. Peter said part of the art teacher's job is to work at the crosswalk at the College Hill end.

14. Johnson Flood Response Update

Tom said there are a lot of moving parts with regard to the future of the library, the municipal building, the sewage treatment plant and the store. Recently conversations have started about looking at Johnson as a whole. We are now looking at how all of these places impact each other. If the library is moving to Legion Field we could move the municipal building there and have the sewage treatment facility on the current municipal building property, which is the most cost effective location for it. That opens the area where the sewage treatment facility is currently located for floodwater storage, protecting the store. It all hinges on engineering for the sewage treatment facility. A lot of options might fall in the board's lap with a short timeline for decisions. We might have FEMA dollars. The public should know about the possibilities.

Mark asked, the sewage treatment plant can't be raised higher at its current location? Tom said he doesn't know about that.

Tom said we should find out any day now if we get the Department of Libraries grant. There has been discussion about adding a second story to the library building for the town offices. The additional cost would be small.

Mark brought up the question of what is in the municipal building deed that might affect what can be done.

Tom said we have started conversations with the chief recovery officer. Under him is the Intergovernmental Relations Committee. They now have their eyes on Johnson. It is all hinging on the sewage treatment plant. A cost-benefit analysis has to be done for it.

Mark asked if we got the municipal building survey back. Tom said the base of the wood on the building is half a foot over the 500 year flood level from 1987. When the new maps come out the 500 year and 100 year levels may be different. Will we spend money on flood mitigation for the building and then find out that it is now within the 100 year floodplain?

Shayne said he hears what Tom is saying about the potential to decide where we really want these buildings so the same buildings won't be flooded in 10 years. He sees the need to move quickly on getting this building reopened and finding space for the library. He doesn't know that we will be able to get the moving pieces where they need to be without bringing in outside help.

Tom said he meets almost daily with Rosemary and Erik Bailey. The village knows that part of the cost of construction of a new sewage treatment facility on the municipal building property is buying out half the property. We are getting 500 ft. flood elevations for Legion Field based on the new maps. We put mitigation on hold for the municipal building. We are now on the final checklist for the downstairs. We won't touch the outside until we know what is happening with the building long term. We have talked about an 18-month extension with FEMA to decide on mitigation.

Shayne said we probably need scoping work done to figure out if things are possible. We probably need to hire outside help. Tom said the Intergovernmental Recovery Committee is helping form that.

Board members suggested this should be a recurring agenda item or item in Tom's report in order to keep the board updated. (*Beth Foy and Eric Osgood arrived at 8:30.*)

15. Local Emergency Management Plan Review and Approval

Duncan said we may need changes to the LEMP. The board can approve it with the understanding that we will revisit it and make changes if needed. **Mark moved to approve the Local Emergency Management Plan, Shayne seconded and the motion was passed.**

Beth Foy said at some point LCPC will hold a meeting with many different towns to talk about collaboration in emergency response.

Mark asked about the earmark for river gauges. Eric Osgood said LCPC put in for 10 river gauges through Senator Welch's office. The Gihon is a potential location and there are potential locations on the Lamoille. Beth said USGS has an emergency mobile response unit that we need to be aware of. They would need a couple days' notice. Cost for that is not known.

Eric said there is a funding opportunity with a deadline in mid June. It has to be applied for by municipalities. Beth said it is related to flood mitigation and planning. LCPC is trying to get a sense of demand pre-application. They want to make sure we put forth ideas before mid June. LCPC is going to compile some ideas and put an impact factor on them to help towns understand what the biggest impact could be. There is \$91 million available for the whole state. We are very high on the list of towns likely to get funds. Duncan said it includes construction projects as well. Beth said yes, if they are flood mitigation projects.

Beth said municipalities have to submit applications. If we need LCPC support with submission we need to talk to them. They suggest towns work with Vermont Emergency Management. If we don't know our VEM contact, LCPC can help insure we have the right person.

Mark asked if Beth and Eric have ideas of mitigation projects. Eric said one idea would be to lower the elevation of all the buyout properties if the buyouts are approved. He and Beth are in support of that. Dave Williams suggested a barge concept. A building as large as the market can be anchored in a certain way that allows it to rise when high water comes. Dave has seen these overseas. Beth said the Army Corps of Engineers will be part of the process. One idea that came up was pumping the water out of mines that were flooded for safety reasons so floodwaters can go in. Eric said there is a mine by the town garage. Beth said there has been talk about restrictions at different points in the river and about buyouts of properties to allow the river to wind. Mark said the bridge on Route 15 makes a dam due to its height. Eric said that is on the list. Beth said the LCPC board talked about the Fairfax dam and Green River Reservoir and the idea of changing the use from electricity generation to flood mitigation. Wolcott is already working on grants to remove abutments upstream of them and widening bridged areas.

Eric said LCPC will reach out to the town and have brainstorming sessions with the selectboard or the community to get other thoughts about projects. The town will apply for the funding. Beth said when the town gets the list from LCPC we will want to think and act quickly.

Mark asked if they have talked to the village. Eric said not yet, but they should. Board members said most of the flood damage is in the village.

Beth said farmland is something she brought up. We have a lot of farmland in between the towns. Should farmland be lowered to help mitigate flooding? Maybe someone other than the farmer would own the land and the farmer would lease it back. We would make sure they had insurance so they could recoup losses. There is a lot of agricultural land along rivers. As a state we should be thinking about that. Another thing that came up was that thick, healthy forest along riverbanks prevents erosion and traps debris.

Eric said Seth Jensen suggested there may be funding to help with flood mitigation at Holmes Meadow.

16. Review and Approve Mowing Bids

Tom said we got 3 mowing bids. Spaulding Property Management bid \$18K. They mow for Hyde Park and Morrisville. They offered a 3 year contract with prices of \$19K and \$19,500 for the next 2 years. Ridgeway bid \$21,905. Robert & Sons bid \$18K. They were our previous mowing contractor. Rosemary said last year Robert & Sons charged \$9K for everything, including the cemeteries. Tom said he is sure Robert & Sons would consider a 3-year contract.

Lois Frey asked if Holcomb House was on the list of properties to be mowed. Tom said it wasn't. He missed that. Duncan said he would ask them to add that for the same price.

Noel Dodge said there were issues last year with Robert & Sons running over trees at the arboretum. Sue Lovering tried and failed to get payment for some of the damage. This year the Tree Board is expanding the mulch rings to make it easier to mow. There were a couple of times when Robert & Sons missed mowing and the grass got tall. Duncan said he knows they had issues hiring help.

The board discussed finding out if Robert & Sons would offer a 3-year contract and getting a price that includes Holcomb House.

Diana Osborn asked who takes care of plants other than trees or mowing. Board members said the Beautification Committee does a lot of that.

Mark moved to authorize Duncan and Tom to select a mowing contractor, Shayne seconded and the motion was passed.

17. Draft Deed from Lamoille North School District

Tom said the draft deed came back from our attorney and he sent it to the school district for them to review at their next meeting. This is for .66 acres on the left side of Sterling Road. No title search has been done yet. He asked the school board if they could approve it pending a title search. Or we could do a quit claim and not do a title search. Tom will ask them if we can make it a quit claim vs. warranty deed. Duncan said a warranty deed means the seller warrants and defends the title to the property. With a quit claim deed you get what you get. If we were borrowing money the guarantor would require a title search.

Mark asked if there are possibly any encumbrances on the deed. Duncan said we can determine that by finding a copy of the original deed. Mark said he thinks that might be a good thing to do.

Tom said the town will maintain and provide a certain number of parking spaces during school hours and the school district has right of first refusal for us to sell the property back to them for \$10 if we want to sell it.

The board agreed to accept a quit claim deed.

18. Executive Session for Employment Evaluation

Mark moved to enter executive session for employment evaluation as per 1 V.S.A. § 313(a)(3), inviting Tom to remain initially, Shayne seconded and the motion was passed at 9:12.

The board came out of executive session at 9:27 with no action taken.

19. Adjourn

The meeting was adjourned at 9:27.

Minutes submitted by Donna Griffiths