

Bakersfield Regular Select Board Meeting
August 22, 2022
7:00pm

Meeting was called to order at 7:00pm.

Members present: Josh Goss (chair), Lance Lawyer, Terri Gates, John West

Members absent: Brenda Churchill

Residents/Guests: Mac Newitt, Nicky Cribb, Linda McCall, Rosalie Williams

Previous minutes- motion to accept the August 8, 2022 minutes, with the correction on page 1, wording from Town Green to Town Common, and the correction on page 3, it was John Guillemette from Kings Hill Trucking and it was an excavator and not a backhoe, was made by John and seconded by Terri and carried with a vote of 3-0, with Josh abstaining because he wasn't present at the Aug 8 meeting.

Warrants signed:

Selectman's Order#19-22	BCA	\$1,054.22
Selectman's Order#18-2022		\$4844.23
Selectman's Order#5-2022	BCC	\$128.00
Road Commissioner's Order#12&13-2022		\$10,089.17

Finance Report- report was given at the last meeting so the next report will be at the next regular Select Board meeting.

Lance said that Paul Dreher was unable to attend the meeting tonight so he will be added to the agenda for the next Select Board meeting on September 12, 2022. Lance said that they are still planning on having a public awareness day on the Brigham Green on October 1.

Nicky Cribb- met with the Select Board about the Library floor. Nicky said that the library has an extensive problem with the library floor. The floor has asbestos tile and about 16 years ago, the decision was made to mitigate the issue by gluing indoor/outdoor carpet to the asbestos tile. Now 16 years later, we have a disgusting situation. Lance asked if this was downstairs, and Nicky said this is on the main floor. Nicky said they came to the ARPA meeting 2 weeks ago and made an appeal for ARPA funds, but it appears that the finances won't be dispersed for several months. Nicky said that they also presented pictures at the ARPA meeting. Nicky said that they had the carpet cleaned once a year and the last time they had it cleaned they were told by the cleaner's that this would be the last time since the carpet is clearly breaking down. They also said that they expected there might be a problem with mold because there is a part of the carpet that never really dries out. Nicky said that the way they are handling the issue at the moment, when the kids come for story time, they place another piece carpet over the top. She said it's not optimum by any stretch of the imagination. Nicky said that the Asbestos Removal and clean-up is about \$5,000.00, and the new flooring and labor comes to about \$5000.00, and then to rent storage for the books will be about

\$400.00, because they will all need to come out. They are looking at about \$10,000.00 for that project. Nicky said she spoke to Ginger Parent, the town Health Officer, to see if there was anything that they could currently be doing for the mold problem and Ginger said there was nothing else that can be done but replace the floor and we have to use a company that is certified. Ginger told her that if we make a complaint to the state about the asbestos, we may be able to get financial assistance to deal with that. Ginger is trying to contact the state regarding this issue. Terri asked if the library has insurance. Lance said that it is a town entity and is under the Town's insurance through VLCT. He didn't know if this would be covered, he said we'd have to check. Nicky said that last November, VLCT did an inspection of the library but that they have received no results from that inspection. Lance and Josh said that they received a report from the VLCT inspection of the Town Hall but don't remember seeing anything about the library. Nicky said that they are trying for assistance, and they have requested ARPA funds. Lance said it may be something that we put on the ballot at Town Meeting if we can wait that long. Terri said that she is surprised that people can be in there if there is a mold problem. Nicky said that they have not tested for mold to be certain and so far, no one has reported health issues due to mold sensitivity. Lance said that we are responsible for testing for mold, and it is important to find out if mold is an issue or not. Lance and Josh told Nicky to get it tested as soon as possible and to submit the bill. Terri said that the insurance should pay for the test and should know somebody who can test it. Nicky said that she would contact VLCT directly about the testing.

Linda McCall met with the board to ask if the Cemetery Commission could overwinter the Town Common geraniums, upstairs in the Town Hall. She said that the Cemetery Commission spent quite a bit of money for 100 geraniums at over \$5.00/ea. Lance said that Sharon overwinters theirs and they do great. He said they need lots of light and there are big windows upstairs. Terri said it gets cold up there. Linda asked if it froze up there. Probably doesn't freeze, but cold. Lance said that he had some rough boards to set up a table for them and that he would be willing to help. Josh said that he spoke to Kathy about it, and she said she couldn't see any issues with it. The Select Board said that Linda was all set here if she wanted to put the plants up there, they just don't guarantee that they will live.

Monument Engraving- Josh said that he had given Linda two more potential names to engrave on the monument and Linda said that she would check for the DD214 for both the names. John had an additional name to check on from the National Guard, Christopher Ward.

Linda had sent the board three quotes from engravers for estimates to add a name to the monument. Ploof's Monuments will engrave any veteran's name, regardless of letters, for the discounted Veteran flat rate of \$175.00; Champlain Monuments quoted \$225.00 based on the amount of letters; Goss' Funeral Service quoted \$250.00 based on the amount of letters.

Josh said that based on these numbers, he said that he thought that if Ploof's will do any name for the flat rate of \$175.00 for each name, that he would entertain a motion. Lance made the motion that the board accept Ploof's bid for \$175.00/name, for the four possible names that have been mentioned. The motion was seconded by John and the motion carried with a vote of 4-0. Lance told Linda to have Ploof's bill the town. Josh also said that if anybody watches this or reads the minutes and were living in Bakersfield during the town that they served during wartime, to please contact us and we will add your name as well.

Terri had a question about the cleaning service amount on the warrant for 3 hours, about whether that was for one week. Lance said that we didn't specify the time, but said the last cleaner took 1½ hours to do the front office and we added the town hall once a month. Mac said that the cleaner has come twice so that must reflect two weeks. Josh said that he gave Kathy the OK to purchase some small items; a smaller mop bucket, and a small vacuum, that the cleaner had requested since the vacuum we have doesn't work. John asked if Mac and the guys could pick up the trash bags that get stored in the town hall area, every Monday so that they are gone when we have Monday meetings and Mac said sure.

Roads- Mac gave the board papers to sign saying the town is eligible for grants. The matching grant for the Hydraulically Connected Roads Study. We need to have that study to receive grants and a certain % of the work needs to be completed this year.

The Excavator comes on the 12th of September.

Mac said that the Hydro seeder is here, but they haven't used it yet. Mac said the guys picked it up the day that he had his surgery. He said they also picked up the supplies needed to make it work. Mac said they have to run it, take a picture and shoot it over to Bethany and then we'll get reimbursed for that. Our share will be \$1500.00, and the grant is closer to \$8000.00. Mac said it's a nice piece of equipment. Lance said that's because it's 50 years younger than any other piece of equipment we've got! Mac said the guys heard the instructions on how to run, care for, and clean it out and there will be a maintenance sheet kept on it.

Josh thanked Mac for taking care of the tree on King Rd that the weird storm brought down yesterday. Terri said she had just coated a pile of cardboard with starter fluid and touched the match just before the wind picked up. Someone asked if she had a burn permit and she said no. Linda McCall said that you can recycle cardboard for free on Sat mornings at the recycle place in town, Terri said that was too much work.

Mac said the grader is temporarily down right now with a brake problem, the brake line got ripped out from underneath. Mac said that Mark was hogging

some brush and something high must have been stuck up because the brake line is way up there. They got ordered today and it's supposed to take 3-5 days. Mac said that Truck #1, the little truck, has been down for 10 days waiting for parts.

Mac said the Chloride guy called on Thursday and he asked, since we have two tanks, if he could fill them up now since he had extra chloride this year. Dan said that he would have to check with the board to see if we could afford them right now. The guy said that if we couldn't afford them now, that he could wait and bill us after the first of the year. Mac said that it might be cheaper right now or around the beginning of the year, then next spring. Josh asked if the chloride would keep ok and Mac said yes that he had about 2/3 of a tank left over from last year and it was fine. The current price is .98/gal, so to fill two tanks would be close to \$10,000.00. Josh said that if he'll hold off to bill until next year, with the understanding that these two tanks would be part of what we would need for next year and we would only be ordering one more tank next year, and we can lock into the price now, he said that would put us ahead. Terri asked what would make chloride go up. Josh said supply or lack thereof. Lance said that all the towns order chloride in the spring. Mac said sometimes you have to wait for chloride due to supply problems. Josh said there is a risk of buying anything ahead, but he doesn't really see the price going down. Josh said if the guy is willing to bill next year to go ahead and get it.

Josh asked if other towns were having the same trouble with FEMA. Lance said we might be having one large project become a small project. Any project costing over \$135,000.00 is classified as a large project and we spent \$124,000.00 on one of the large projects so it might get changed. He also said that Whitney came in \$10,000.00 over, so it might be a wash. They had talked to Kim and the state wanted the permits and the pre-bid papers, so we called Tyler, and he sent them. Josh asked why the state was dealing with Mac and Lance. Lance said we have to prove everything we did and spent. He said that we dealt with FEMA and proved everything, 89 pages for each project. Then FEMA closed the case and handed it over to the VT Emergency Management and they can't access any of the info given to FEMA, so they will collect the same info, and more, from us, and then they review it themselves and turn it back over to FEMA for FEMA to approve it. Lance said that we have been paid for Trobridge, Jordan, and Goatpath demo. We haven't been paid for the general gravel distribution, \$54,000.00; Waterville Mtn Rd, \$135,000.00; Whitney Rd 173,000.00; Goat Path Bridge, \$614,000.00. Total package is 1.1 million and we have only taken \$64,000.00 so far. Lance said you can see why Mac and I are going ballistic. Terri said that Montgomery is complaining too. Lance said that we weren't alone. He said Covid didn't help and if we could have met face to face, we could have cut out 6-8 months. He said that most of the construction has been done for over a year now. Lance said the superstructure of the bridge was set a week ago and we still need pavement, guardrails and signs and some general housecleaning and then they're done.

It's 95% done. We were told to wait until after Labor Day to see if we thought we needed to apply for an extension, which is just a matter of hitting a button on FEMA. Lance showed some pictures of the bridge project and said they were doing a really good job.

Mac said that he had one quote come in for a grader. He said the guy has one coming in that is in nice shape. A 772 with 5000 hours on it. He said that the price is without a wing or a front blade, both of which Mac had asked for, and he's taken \$30,000.00 off for trade-in. Josh said when Mac receives the other two quotes, they will look them over together.

Terri asked what town owns the road by Bear's Den Rock. Mac said the line is somewhere just on our side of it. There is kind of an uncertainty. Josh said it's a not ours/not theirs type of thing. Terri said that it's obvious that nobody is taking care of it. Lance said that the gully washer we got the other day is washing out roads that are that steep. Terri said that it's bad all the way down to Larry Lawyer's lines. They asked when the grader would be back up. Terri said we need to add material. Lance said we did add material and it's not packed down. Terri said that she's used it three weeks to go see her mom and it was scary. They said that it needs grading.

John asked if the refrigerator was removed from the town property down by the town walking path. Lance said no because he needs the big truck to help.

External Audit- The board said they believed that there was only one response. They tabled that for the next meeting.

Rosalie stopped in to say Hi and Lance asked her how her fundraiser went. She said awesome. They sold most of what they bought to sell and had a lot of people, filling 2 acres with parking. She said we fed and took care of over 300 kids on the Fridays of July and August.

Josh said that they were signing the letter agreeing to the naming of the unnamed streams in town. He said they had already signed it, but it didn't have all the signatures.

Hearse House Repairs- Josh asked if there were any updates since the last meeting. Linda said that numbers given are for stabilization. Linda said that Mike Lamphere is going to give a quote. He said that the sills are rotted on the west side and the floor where the hearse used to be is collapsed. Linda said that area we need stabilized, that's the area where Maria, or whoever is mowing the cemetery parks their mower, so they don't have to trailer it back and forth. Terri told Josh that they hadn't known that Maria was parking in there or that the town owns it and not the cemetery. Linda said the Cemetery Commission has requested ARPA funds and we thought the town should be involved since the town owns it, and it does qualify for ARPA funds. Josh asked Linda for

three estimates. Linda said we have a verbal agreement with Mike who is willing to give us his expertise and he has a sawmill to cut the beams. His plan would be to jack up the center portion and put a new beam in. Linda said that Larry Westcom said the same thing about what needs to be done...redo the sills and put some crushed stone in there. Lance said that Mac Newitt has a nice sawmill too. Josh said that this sounds along the lines of the library. Figure out what needs to be done and see what we can tackle with volunteers and bring it to a vote as an item. Lance asked Linda for the dimensions. Linda said that she would get them to Lance. Lance was going to check to see if he had any logs that would be suitable, and, if so, he might be able to supply a hemlock beam. Josh said the career center at school also had a nice portable sawmill. Linda said that she would keep the board updated and keep their application in with ARPA. Linda said that they put a padlock on the door to prevent exploring.

External Audit- The board said they believed that they only had the one proposal and that they would bump it to the next meeting.

Brigham Residence Update- The update from Paul Dreher is to be pushed back to the next meeting since Paul was unable to attend tonight. Lance said they were planning on having a meeting in Richford this week that needs to be bumped back as well. He said it might be too short notice to have the public awareness event on Oct. 1. He said they may need to bump that back too. Lance asked that people keep the date in mind and any individuals or town organizations, who want to participate, they are looking for events that day that would draw people. Lance said that if there was to be any tour of the building, it would only be the common room and we would enter from the back side. He said they are looking for community input. He said they have completed the preliminary studies, and it has been determined as to what the building and the land will support. They plan on 22 units, and community access and involvement in the auditorium upstairs. Lance said that it hasn't been decided if someone would purchase the building or remain town owned. It would probably be easier for to get grants if the town owns it. Linda asked about the roof. Lance thought the roof was fine. Linda said that it was a 30-year roof, and it was put in over 30 years ago. Lance said that there is a lot wrong with the building and this is the buildings last hurrah. If we don't do something with this project, then we are going to lose it. Lance said they had gotten a \$45,000.00 planning grant and we are now at the end of that phase, and the next stage being the Implementation stage. Paul Dreher, based in Richford, is spearheading this. Heidi from Canada is in the background and will be involved in the construction. She is not interested in owning it. Josh said that what they are looking at, is if the town owns it, it would be self-supporting. Since the targeted population is the elderly, it should be eligible and available for grants in perpetuity. A building like this would be. Lance said we would probably need a full-time grant writer, looking for grants all the time. Rosalie asked if it would be registered as a 51C3. Lance said he believed so. Linda asked about the plan

for parking. Josh said there have been a couple of options discussed but nothing is finalized at this point. Josh said there are multiple engineers and it's a team effort, and they seem to have done this before and know what this requires. If they didn't think it would work, they would just walk away. Lance said let's face it, the cheaper option would be to tear it down and build new. He said we are trying to respect the wishes of the town and it's a historic building. He said the Historic Preservation Trust is very interested in trying to preserve it and are very influential in trying to keep it standing. Terri said that it is not really the wishes of the town. She said we had it on the ballot years ago and the town voted it down. Josh said that they don't want it gone, they just don't want to pay to fix it. Lance agreed with Josh. Terri said the building is in really bad shape. She said that someone has been stealing bricks off the back and it's starting to bow out. Lance said that he is worried about the chimney falling down and that it is deteriorating fast. Linda said that is why they take care of the Historical Society building when things come up. Rosalie asked if we have insurance on it. Lance said that we have liability insurance on the building. He said the study hall in the building is dirty but not bad. He said the pigeons didn't help with the windows broken. He and Terri said that the school board cleaned up after pigeons once before and it looked pretty good then. Josh said that the people working on this are used to spending money on projects and gathering grants, and they are optimistic. He said that we don't know much about this, so we are going by their expertise. Rosalie asked if the final say will be voted on by the town. The board said if the grants keep coming, it will just keep going and Lance said that the team is finding the grants. He said they are reimbursement grants. We pay for the work when the project is done, and then we submit the bill and get reimbursed.

Rosalie asked how much the town still owes on the loan from when the town was embezzled. Lance said that she doesn't even pay \$1000.00/year so it's basically the same amount owed since what she pays doesn't even cover the interest. He said that is what she owes the town. But the town didn't take out a loan to cover the loss. Terri said she must have been bonded. Lance said we didn't get anything. She stole \$640,000.00 that they could prove, and they suspect it was much higher. Rosalie said she remembers something about the heirs of Brigham Academy suing the town. Lance said the heirs were satisfied. He said it wasn't sure how since that was long before he was on the board. He said that you would think that Brigham Hospital would reach out and donate some to keep the building going but they reached out to no avail.

East Bakersfield Culvert- Lance said it is just an estimate of what should be done and what it would cost. Tyler Billingsley did his due diligence and gave us his estimate so there will be no more updates.

Terri made the motion to adjourn, Lance seconded the motion and the motion carried by a vote of 4-0. The meeting adjourned at 8:30pm

Meeting minutes recorded by Tami Brennan.

