

**TOWN OF PEACHAM**  
**MINUTES OF THE SELECTBOARD MEETING**  
Wednesday, September 16, 2020  
**APPROVED**

Selectboard Members Present (all via phone/video conference): Mike Heath, Peter Craig, Beatrice Ring  
Public (all via phone/video conference): Town Clerk Thomas Galinat, Road Foreman Jeremy Withers,  
Selectboard Clerk Rebecca Washington, Allen Freund, John Reiss, David Jacobs, Bob Hansen, Ron Craig,  
Neil Monteith, David Edwards, Jock Gill, Johanna Branson, Jessica Philippe


1. The meeting was called to order by Chair of the Selectboard Mike Heath at 6:29pm.
2. Additions to the agenda
  - a. Energy Committee request
    - i. Moved to agenda item 10.
  - b. Executive session for personnel
    - i. Moved to agenda item 12.
  - c. Peacham Childcare Center request
    - i. Philippe requested approval to connect the church's wastewater system to the town's wastewater system.
    - ii. Discussion ensued.
      - a) Philippe explained that the design has been engineered and involves laying the line on top of the existing water line that goes across the road and connecting to the town system in front of Town Hall.
      - b) The town's leach field is at the school and was put in in 1980.
      - c) Philippe said that the church and PCC would be responsible for the expense of the permitting and the project.
      - d) R. Craig expressed concerns about the pipe going across the road due to the amount of ledge in the area and P. Craig asked if PCC would be liable if anything went wrong in the town's roadway.
        - a. Philippe explained that an insured contractor would be used and that the engineer and contractors were aware of the ledge.
      - e) Freund recommended the installation of a meter on the line for the flow of effluent coming out of the church as well as a grease trap in the church's kitchen.
      - f) Galinat asked if there would be a long-term maintenance agreement and, if so, what that would look like. He pointed out that septic systems eventually fail and that, although there is usually very low usage out of the town building, there are times throughout the year that the usage is very high.
      - g) **P. Craig moved to wait until there is an agreement between the town and PCC. No second.**
      - h) Philippe suggested that the town draft the maintenance agreement and offered to share the engineering design.
      - i) P. Craig would like to get the church's input as well.
      - j) Heath said that the church is also the town meeting house and that, between meetings and events, the town is a huge user of the septic system. He would like to make sure the building is viable in the future.
      - k) Galinat pointed out that, although the concern of separation of church and state has been brought up in the past, the church is able to be used for town meetings because of special permission given by the Secretary of State due to fire code occupancy limitations of the gym and the school.
    - iii. **Heath moved to allow PCC to connect to the town septic system pending a maintenance agreement, installation of a usage meter, and installation of a grease trap. Ring seconded. All in favor. So moved.**
3. Covid-19 response update
  - a. The town is still owed about \$51 from three people for milk reimbursement.
    - i. Edwards confirmed that those people could apply for assistance through the Covid-19 Relief Fund.
  - b. Monteith plans to meet with the emergency response team to plan for fall and winter.
4. Highway Department update
  - a. Withers is concerned about overspending on certain line items and discussion ensued on how continuing to grade and chloride would affect the budget.
    - i. East Peacham Road needs to be graded and needs chloride, but the chloride line is already over budget.
    - ii. Heath suggested purchasing chloride for East Peacham Road out of the retreatment account.
    - iii. Galinat suggested that, instead of overspending, a PR campaign could explain the affect the dry summer has had on the roads and the need to keep costs down during the pandemic.

- iv. P. Craig pointed out that the roads need to be in good shape for winter.
    - v. Withers suggested trying to discourage people from driving down East Peacham Road.
  - b. The spring at the Town Garage is not running and the road crew can no longer get water from the Fire Station because the village water is getting too low.
- 5. Lanesboro Road upgrade
  - a. Heath explained that the discussion is about upgrading Lanesboro Road to a class 3 road to enable town trucks and emergency vehicles to get out to Peacham Pond. Heath estimated that, for a mile of road, it would cost up to \$200,000.
  - b. Withers has not had the chance to walk the road yet.
  - c. Ring said that the interested parties should walk the road, but that it's not financially the year to do the project.
    - i. Heath agreed that it would be a long-term plan and thought there might be funding available to open it up for emergency services.
  - d. Reiss found and walked the road and thinks it would cost \$1,000,000 or more. He suggested that the town apply for grant money.
  - e. The Selectboard agreed to take the topic off of the agenda until more information and better estimates were gathered.
- 6. Town Clerk update
  - a. Galinat explained that about \$270,000 has come in in taxes and that he is done borrowing money this year.
    - i. The town borrowed \$200,000 from the TAN, which will cost about \$1,500 in interest.
    - ii. The school just borrowed the last of its TAN and the town may have to release funds to the school earlier than November 12<sup>th</sup> to keep it afloat.
  - b. Galinat encouraged the Selectboard to be conservative with spending because of the unknown amount of this year's delinquent taxes.
  - c. A \$15,000 grant that Galinat secured through the CARES Act will pay for the land records to be digitized and re-indexed with OCR features. The land records will be available online, which will allow researchers to perform searches remotely.
- 7. Cold weather Transfer Station procedures
  - a. Heath will ask Health Officer Josh Kantrowitz for his recommendations and get Kantrowitz in touch with P. Craig.
- 8. Zoning violation update
  - a. Burrington submitted a zoning permit application for a 2-bay garage with an office. Hansen referred the application to the DRB for a conditional use review. If it is denied by the DRB, Burrington has the right to appeal. If the appeal fails, the court may order Burrington to remove the cars and turn it back into a residential property.
  - b. Previous litigation resulted in Burrington moving all of his cars to Saint Johnsbury, but now all of the cars are back.
  - c. Heath will reach out to the DRB to see where it is in the process.
- 9. Schematic map of the village
  - a. Branson suggested that a schematic map of the village and surrounding points of interest would be helpful to visitors to Peacham.
  - b. Discussion ensued on who could take it on.
  - c. Ring will see if the Outdoor Club will take it on and, if not, Branson will reach out to the Collaborators or Craig Harrison.
- 10. Energy Committee request
  - a. Gill wondered what role the Energy Committee should have in the town solar project.
  - b. Discussed in agenda item 11f.
- 11. Old business
  - a. Stump dump
    - i. The stump dump at the Transfer Station will be bush hogged and in operation soon.
  - b. Town Hall renovation/ADA improvements
    - i. Dave Stauffer put in a beautiful handrail at the Town Hall entrance.
    - ii. Galinat requested that, at the next Selectboard meeting, the budgets and plans for the outside parts of the renovation/front entrance/ADA improvements be decided so that the project can be included in budgeting and can be on a contractor's schedule for next year.
      - a) Galinat got an estimate for the front entryway of under \$20,000 from Greg Schoolcraft.
      - b) The Selectboard will review the plans and discuss at the next Selectboard meeting.
  - c. Gym use process
    - i. Ring has been finalizing procedures for the gym's use and cleaning during Covid.
  - d. Public nuisance issue
    - i. No update.
  - e. Personnel Policy update

- i. The Personnel Policy will be discussed at a special Selectboard meeting on September 21, 2020 at 6:30pm.
    - f. Town solar project
      - i. Dori Wolfe has been reviewing the suggested sites.
      - ii. Discussion ensued on the Energy Committee's role in the solar project.
        - a) Gill expressed interested in how the project ties into the long-term energy goals for the town and how the Energy Committee can help.
        - b) Heath explained that the town is not leading the project, but is just a player.
        - c) The Selectboard will figure out the Energy Committee's role in the project.
      - iii. Reiss questioned the aesthetics of the panels.
        - a) Heath explained that the array could be small enough to fit on the roof of the church and would only power the town building, the library, Peacham Community Housing, and the Cafe.
12. Executive session for personnel
  - a. **P. Craig moved to enter executive session for personnel. Ring seconded. All in favor. Executive session entered at 8:20pm.**
  - b. The Selectboard came out of executive session at 8:34pm.
  - c. No action taken.
13. Approve minutes
  - a. **P. Craig moved to approve the minutes from September 2, 2020. Ring seconded. Majority in favor. So moved.**
14. Review and approve bills
  - a. **Ring moved to approve the bills as provided. P. Craig seconded. All in favor. So moved.**
  - b. Ring will go sign the warrants in the Town Office.
15. Review correspondence
  - a. No correspondence present.
16. Adjourn
  - a. **Ring moved to adjourn. P. Craig seconded. All in favor. Meeting adjourned at 8:39pm.**

These minutes were approved as written by the Peacham Selectboard at its regular meeting on 10/7/20.

Rebecca Washington, Selectboard Clerk



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