

TOWN OF PEACHAM
Wednesday, January 7, 2026
Selectboard Meeting
Hybrid meeting in the Peacham Library Community Room and via Zoom

Attendance

In-person: Alfred Dedam, Selectboard Chair, Peter Craig, Selectboard, William Kempton, Selectboard, Christian Snow, Selectboard, Andrea Otto, Selectboard, Jeremy Withers, Road Foreman, Rebecca Washington, Town Clerk, Anna Carvalho, Selectboard Clerk, Terry Miller, Ron Craig

Via Zoom: Janie Carle, Matt Tarricone

Minutes

1. Call to order by Alfred at 06:30pm, on Wednesday, January 7th, 2026
2. Additions to the agenda
 - a. Transfer Station – Christian
 - i. Metal solids dumpster roof collapsed when post was hit. Christian spoke to the owner of All Metals, whose employee hit our shed. He has offered to bring down the rest of the roof, but was hesitant to put the roof back. Christian asked if it's required by the State, but it's not. However, he feels we definitely need it due to the snow. He's willing to work with the design. None of the materials are salvageable.
 - b. Mowing – William
 - i. Regarding buying a roadside mower to share with a neighboring town, William asked about reaching out to Cabot, but they already have one.
 - ii. Landscaper asked William if Peacham does 3 year contracts for town mowing, so William suggested considering it for next year.
3. Highway Department Update with Jeremy Withers
 - a. Fuel issues grader and backhoe due to cold weather, but OK now.
 - b. Pickup needs electrical work, so going to garage for a few days.
 - c. Slowly burning the wood dump, and it's going well.
4. Mowing bids
 - a. \$37,500 in the budget based on previous discussions. 5 bids. Peacham/Groton Cemetery is not on the bid this year.
 - i. Harness Family Farm from Newbury, VT - \$35,250. 3 years of experience including mowing cemeteries.
 - ii. Spaulding Property Maintenance from Morrisville for \$37,000
 - iii. Matt Tarricone from Danville- \$38,330
 - iv. Snow and Mow Services, LLC from St. Johnsbury \$39,600
 - v. Heritage Quality from Marshfield \$37,500

- b. Ron Craig asked why the Worcester Cemetery was not included, saying it's state law that it be maintained. Alfred explained that he does not permit access via his property, but that Ron could speak with the neighboring property owners. Ron noted minutes indicating the requirement that the Worcester cemetery be included in the contract, and asked why it's no longer included. Alfred explained that the previous contractor had destroyed a stone wall on his property, after being specifically asked not to, so he no longer allows access, and that there is no historical precedent indicating that it has to be his property that provides public access. Furthermore, he noted that while he wants the issue solved too, he feels it would be inappropriate for him to pursue while sitting on the Selectboard, but that he will not forfeit his rights as citizen of the town.
- c. **William moved to accept the bid of \$35,250 for the 2026 mowing season from Harness Family Farm, seconded by Christian, all in favor, so moved.**

- 5. Town Clerk/Treasurer Update with Rebecca Washington
 - a. Received final reimbursement payment from the State for the 2023 flooding. We have budgeted for this revenue to come in this year.
 - b. FEMA buyout closing on potentially scheduled for Feb 5th at 2:00pm and 3:00pm at the town office. She needs a Selectboard member to be delegated to sign. Christian and William available. Signer designation will be warned next meeting.
 - c. Eric Page will cover for Amber at the transfer station during her vacation. Rebecca prepared a rate of pay that needs to be signed. Will review in executive session.
- 6. Website hosting service discussion – Terry Miller
 - a. Our website is hosted under an IT company, but the platform won't let us do updates, which has been causing issues recently. IT company doesn't usually host anyway, so she's suggested we establish our own hosting account. It guarantees we maintain control of the domain name and information. It would be a simple transition. One way to open a new account is to get a new domain name because we can set it up, and when it's ready, export our current one, so there would be minimum down time. The transfer may take a day or two. The current site would redirect to the new one.
 - b. She suggested establishing a policy on how long to keep documents on the website due to the limited storage, then they'd be kept in elsewhere in storage.
 - c. Anna asked Terry about creating a separate Google account for Selectboard recordings, which can take up a lot of space on the website, which would allow her to post only a link on the website. It would be a more efficient way to save the recordings in one place without overloading the regular site and accounts. Terry agrees. It would be free for awhile, but then a minimal price for more storage.
 - d. Terry gave a list of hosting platforms, suggesting a few. She clarified that we would open an account and purchase a domain at the same time. The town would need to pay for the hosting and the domain name. Domain names are about \$20

a year. We don't generally require paid plugins. The hosting price would be comparable to what we are paying now.

- e. She noted that we need to clean up the site or determine what we don't need to export, which could be based on dates. Rebecca will check what the law says. Terry recommends Blue Host because she's most familiar with them, and has had positive interactions with the tech support.
- f. Terry noted that peacham.net may become available in April, but the owners still have email addresses associated with it that they still use. Once the town owns it, they would not be able to access the emails, so she'll discuss it further with them.
- g. Discussion about how long to keep the minutes on the website. It makes searching for decisions and conversations much easier. Terry, Rebecca, and Anna will meet to go through the documents. If it's not a burden size-wise, discussion indicates maintaining minutes on the site for as far back as possible.
- h. **William moved to buy new domain name, peachamvt.org, get some hosting services through Blue Host, a new website redirect, keep all minutes on the new website and keep surplus data in a Google drive, seconded by Christian, all in favor, so moved.**

7. Sign renovation line of credit documents

- a. Rebecca reiterated that we closed out old line of credit because we hadn't borrowed anything yet, but the first payment was coming due. By signing the new one in 2026, we can delay the first payment until 2027.
- b. **Peter moved to sign the renovation line of credit for \$350,000 at a rate of 5.43%, seconded by Christian all in favor, so moved.**

8. HVAC Maintenance agreement

- a. **Peter moved for Alfred to sign the HVAC agreement, seconded by Christian, all in favor, so moved.**

9. Town Hall Renovation – Rusty Barber, not present.

10. Public comment – none

11. Approve minutes

- a. **William moved to approve minutes from regular meeting Wednesday, December 17, 2025, seconded by Andrea, all in favor, so moved.**
- b. **Peter moved to approve minutes from special meeting Tuesday, December 30, 2025, seconded by Christian, all in favor, so moved.**

12. Review and approve bills

- a. **Peter moved to approve and pay all bills as presented by the Town Treasurer, seconded by Andrea, all in favor, so moved.**

13. Review correspondence

- a. William received some correspondence from mowing contractors.
- b. Email from Chris Jurenkuff, surveyor, who can tweak the PCH easement quickly and cheaply.

- c. Email from Emily Finnegan regarding Gov Mattocks Rd, who did a site visit and is hoping the materials she has from that will facilitate further discussion.
- d. FEMA buyout closing email, as previously discussed.

14. Executive Session for personnel

- a. William moved to enter executive session for personnel at 7:38pm, seconded by Christian, all in favor, so moved.
- b. Peter moved to exit executive session at 8:03pm, seconded by William, all in favor, so moved
- c. Board approved a rate of pay for the transfer station coverage.

15. William moves to adjourn at 8:04pm, seconded by Peter, all in favor, so moved.

Documents provided to the Selectboard and discussed at this meeting are available by request to the Town Office.