

Chelsea Selectboard Minutes (FINAL)  
Wednesday, January 2, 2019 6:00PM  
Chelsea Public Library

**Selectboard Members Present:** Mike Kuban (Chairman), Susan Elder (Vice-Chair), Cynthia Masterman, Kent Gilman

**Other Town Officials/Employees Present:** Gayle Durkee (Town Treasurer), Rick Ackerman (Highway Foreman), Nolan LaFrancis (Water/Wastewater Chief Operator) Katherine Zachary (Selectboard Administrative Assistant)

**Members of the Public Present:** Carrie Caoette-DeLallo (North Common Arts), Sarah Caoette-DeLallo (North Common Arts), Carl Demrow (Vermont House of Representatives)

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**I. Call Meeting to Order:** Mike Kuban called the meeting to order at 6:07pm.

**II. Changes/Additions to the Agenda**

None

**III. Conflict of Interest Disclosure**

None

**IV. Approve Selectboard meeting minutes of December 18, 2018**

Susan moved to approve the minutes; Cynthia seconded; all in favor; so moved.

**V. Carrie Caoete – Use of Town Hall and Serving Permit – North Common Arts**

Carrie stated that she was surprised by the \$125 fee for the use of the Town Hall. The Board informed her that previous events sponsored by the Town are not charged the fee. All private events are charged. No waivers are given. The insurance that is also mandated can be a rider tacked on to her current policy covering the North Common Arts.

Karen Lathrop suggested that the rental policy may need to be reexamined to achieve a balance as to who/what entity is charged the rental fee.

Carrie also stated that her place of business, the Common Arts, can only host forty (40) people and that, for this reason, the event does not feel like a community event. She hopes to create a space for the community where live music, an open mike, rotating art shows, and guest chefs can come. The first event sold out in two (2) days. Carrie asked about using the Green in warmer months. Mike said that that would be a lot easier. There would be only one (1) fee charged if all of the events/dates are listed on one application/form. An insurance rider could also be possible covering the events.

The North Common Arts has also submitted a serving permit to Karen Lathrop (Town Clerk) to serve wine on January 25, 2019, from 6-8:00pm in its Gallery. Cynthia moved to give permission for same;; Susan seconded; all were in favor; so moved.

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Mike stated that Carrie will have to appear before the Selectboard for permission to use the Green for each event.

A sign permit application has been submitted to the DRB.

Motion was made by Cynthia to approve the August 31, 2019 Request for Use of the Green by the Chelsea Arts Collective; Susan seconded; all were in favor; so moved.

**VI. Carl Demrow** (not on original Agenda)

Mr. Demrow begins his term at the Legislature on January 9, 2019; he stated that if the town needs anything to let him know.

**VII. Town Treasurer** (numbered sequence varies from original Agenda)

Gayle submitted her Budget to the Board.

**VIII. Town Clerk** (numbered sequence varies from original Agenda)

No discussion

**IX. Transfer Station** (numbered sequence varies from original Agenda)

No discussion

**X. Water/Wastewater** (numbered sequence varies from original Agenda)

Nolan advised the Board that his budget reflects an increase to the payroll and telephone costs. All other costs remain the same. The mileage costs reflect the training that he and Zeb are doing, as required. Nolan reported that he does not see any major operational increases in 2019. The replacing of all of the town meters should take place when there is enough money in the meter replacement fund to cover all of the meters. Two (2) years ago, that cost was estimated at \$115,000.00. Mike stated that it is unfair to ask the voters to pay for this cost all at once.

Nolan has asked in his letter to the Board that an appropriate wage be given to the employees. The wage increases relayed to Zeb will result in one (1) dollar difference between his pay and Nolan's. Nolan questioned that if a new employee is worth that much, what are the current employees worth. Susan Elder stated that some of the figures and or statements in his letter are not correct. She stated that she values the work of all of the employees. Going forward, every employee should be receiving periodic fair wage increases. Nolan stated that it was not his intention to upset anyone by his letter. Mike added that the town's employees should not go multiple years without a pay raise. He would like to see this remedied. There was a nice write-up by Carolyn Boothroyd in today's Front Porch Forum commending the road crew. Nolan stated that the employees were promised wage increases by a member of the Board who no longer serves.

**XI. Highway** (numbered sequence varies from original Agenda)

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Rick advised the Board that he is OK with his compensation and that he does not like large increases given all at once. He is happy with whatever the Board decides.

**XII. 2019 Budget Discussion(s)** (numbered sequence varies from original Agenda)

Rick informed the Board of the differences between the two (2) tractors up for consideration for purchase: the John Deere model has a cost of \$16,135 and the Harvest has a cost a cost of \$15,475. The John Deere, sold by Trottier in South Royalton, has a few extras. He likes the idea of buying local.

Kent moved to give permission for Rick to purchase the tractor from Trottier; Cynthia seconded; all in favor; so moved.

Rick stated that the town will save money if it does its own mowing. The highway blacktop cists should be part of the resurfacing line item.

Cynthia questioned the \$12,500 equipment rental costs in the Budget. Rick said that was due to the rental of the mower tractor.

Rick noted that the Moxley Bridge issue has to be dealt with. The truck Brian uses has to be sandblasted and painted. This could come out of the equipment fund. Many tires have to be bought this year for the equipment/trucks. Rick hopes the \$40,000 budgeted for the tires will be enough. In the last 25 years, the Town has not used as much sand as has been used to date so far. Susan also noted that the operations budget has now doubled and asked if this should be planned on in the future. Rick said there is a condensation issue in the Town garage and that fans may need to be installed. A dehumidifier is not feasible for such a large building. The building design is a poor one, according to Rick, as it should not have this condensation issue.

Rick stated that a fund may need to be established for culverts and similar items. Mike added that, in the past, vote was taken to establish a fund and to set the dollar amount.

Rick also stated that he did not cut the gravel fund very much as gravel costs are increasing.

The Board reviewed the proposed Budget submitted by Gayle.

The Budget needs to go to the printer at the end of January.

If there is a change in the number of Selectboard members, this has to be warned. Also to be warned is whether a separate fund needs to be established for culverts as well as the amount of the fund. The topic of a solar project may come up during Town Meeting.

Mike stated that it was an honor to serve as Selectboard Chairman. He will be submitting "Town Highlights of 2018" to be part of the Town Report. Katherine will also be researching same to give to Mike.

Cynthia submitted her resignation to the Board, effective January 2, 2018. She will be giving her FEMA files and responsibilities re. same to Katherine.

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**XIII. Approve Orders** (numbered sequence varies from original Agenda)

Motion by Mike to approve Orders; Susan seconded; all were in favor; so moved; the Orders were signed.

**XIV. Adjourn** (numbered sequence varies from original Agenda)

Susan moved to adjourn at 9:07pm; Kent seconded; all were in favor; so moved.