



**Town of Whitingham
Highway Garage Committee**

MINUTES OF DECEMBER 14, 2020

These Minutes shall be accepted into the public record (with any corrections noted) at a future meeting of the Whitingham Highway Garage Committee.

The Whitingham Highway Garage Committee held a meeting on Monday, December 14, 2020 at 5:30pm at the Whitingham Municipal Center, 2948 VT Route 100.

Highway Garage Committee members present: Richard Lemaire, Vice Chair; Scott Reed, Allan Twitchell, Donnie Boyd, and Richard Tefft.

Others present: Gig Zboray, Selectboard Office Administrator, and Stanley Janovsky, Jr., Road Commissioner.

Call to Order. Additions or Changes to Agenda

Richard Lemaire called the meeting to order at 5:31pm. There were no additions or changes to the agenda.

Hearing of visitors none

Review Engineer's proposal for feasibility study of Twitchell Farm property

Richard Tefft made a motion to table the new proposal from the engineers until after town meeting, after purchase of the property has been approved by the voters, seconded by Allan Twitchell. Discussion followed: Mr. Tefft made the motion made because he questions some notes about "thin slice" of the feasibility of the property. Mr. Tefft thinks it would be better to save the nearly \$9,000 until after the property belongs to the town. Mr. Tefft volunteered to spend a significant amount of time researching what permits would be required.

Mr. Janovsky noted that if we are looking for grant funding to build the garage it would be better to put the engineering out to bid.

Attorney Fisher and Gig had a discussion and he noted that Environmental Phase 1 inspection is very important.

Mr. Twitchell called the question: **four in favor, Scott Reed was opposed. Motion passed.**

Review draft "Option to Purchase Real Estate and draft "Option Term Rider"

The Committee reviewed the purchase documents. Mr. Tefft questioned why there was nothing in them regarding one of the sellers' request that the town cannot subdivide. Gig responded

that the town attorney drew up the documents and probably felt it was in the town's best interest not to include it.

Scott Reed made a motion to forward the Option to Purchase Real Estate and the Option Term Rider to the Selectboard and recommend they sign them, seconded by Richard Tefft, all in favor.

Review draft Annual Report

The board received a draft of the report by email. At this time the report is OK. As we get closer to Town Report publication it should be reviewed again and a recommendation to vote yes on the specific article to purchase the land should be added.

Discuss possible site problem(s)

Stanley Janovsky, Jr. has no concerns with the Twitchell farm as a proposed site for the town garage; he is not in favor of allowing right-of-way access through the new highway garage site as that allows for non-employees to be on a busy highway garage lot where accidents can occur putting the town at risk. He is not in favor of allowing other conditions to be placed on the purchase either.

Discuss clean-up of site after purchase

Mr. Janovsky noted the highway crew will clean up the property. He mentioned that as long as there are "keep out" signs posted on the buildings there should be no liability to the town if someone entered one of the buildings and got hurt.

Discuss budget needs for next year

Full engineering could cost as much as \$120,000 including design. Much discussion around how much to ask the voters for; \$50,000 seemed to be the amount everyone agreed on. There is currently money that was appropriated last year that will have enough money left over for the \$20,000 purchase price of the property. Gig will ask Attorney Fisher if we can change the name of the garage fund to be called "highway garage replacement fund" (removing reference to repair).

Approve Minutes of prior meeting

A motion was made by Richard Tefft to approve the Minutes of November 6, 2020 as written, seconded by Allan Twitchell, all in favor.

Other business – as needed None

Next meeting to be determined but around mid-January.

Adjourn Richard Lemaire adjourned the meeting at approximately 6:31pm.

Respectfully submitted,
Gig Zboray