



Selectboard Meeting Minutes
Final
Town of Fairlee Town Hall
Monday, July 28, 2025

CALL TO ORDER: Peter Berger, Chair, called the meeting to order at 6:02 PM.

PRESENT

Selectboard Members: Peter Berger, Chair; Miranda Clemson, Vice Chair; Lance Mills
A quorum was met.

Town Administrator: Ryan Lockwood

Zoning Administrator: Chris Brimmer

Town Clerk: Georgette Wolf-Ludwig

Town Treasurer: Jess Chase

Minutes Taker: Patty Tompkins (via Zoom)

Visitors in person: Dan Ludwig, Richard Kenney

Visitors on ZOOM: Bernice Mills, Laura Tucker

AGENDA APPROVAL AND MODIFICATIONS

Table Selectboard Priorities Discussion in Old Business

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to approve the agenda as amended. The motion passed unanimously.

PUBLIC AND STAFF COMMENTS/REPORTS

Zoning Administrator's Report

Brimmer was present to give his report. He reviewed events with the Development Review Board and the Planning Board.

Brimmer noted that the current size of water lines in the village district will impact future development.

Town Administrator's Report

Lockwood presented his report and gave updates on the following:

- Black Hill Electrical completed work on the bandstand.
- There is a drivers ed instructor who will be using the grange room as a backup site for teaching classes. He would like to negotiate a one-time use fee for several grange room sessions where he is expecting only a single student.
- Rita Seto put out a request for bids for the first phase of the Stormwater Project.
- Chief Briggs informed Lockwood that the Town of Thetford is interested in a shared services agreement for both Police Departments.

- Jeremy Greeley, from Mudge-Greeley Architectural, has completed a draft design of the new annex building. A meeting will need to be scheduled.
- Lockwood held a discussion with Mark Avery, Lake Morey Resort, about parking for the resort's music events. Mark received permission to use a lot next to Dollar General for overflow parking.
- Lockwood will be out of the office on Thursday 7/31/25.

NEW BUSINESS

Mid-Year Budget Review w/ Budget Committee

Dan Ludwig, Richard Kenney, and Treasurer Chase reviewed the budget with the Selectboard.

Setting the 2025/2026 Tax Rates (requires motion)

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to approve the tax rate at 5.733. The motion passed unanimously.

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to accept an 8% penalty tax on late tax bills as presented by this Town Treasurer. The motion passed unanimously.

Broken Heart Liquor License Renewals (requires motion)

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to approve the 2025 liquor license renewal for Broken Heart Burger LLC for a 3rd class liquor license and outside consumption permit. The motion passed unanimously.

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to approve a special event for Root 5 Farm. The motion passed unanimously.

Culvert Issues on Knobloch Rd. (may require motion)

A resident reported that the issues are caused by a misplaced culvert on Knobloch Rd. The resident has reported it in the past. The West Fairlee Conservation Commission is aware of the condition and has agreed to cover the cost of moving the culvert.

OLD BUSINESS

Lake Morey Wake Sports Discussion

A meeting is scheduled for 7/30/25 in Barre, VT. One issue that will be discussed is the measurement of feet that determines when the sediment level is disturbed. The state is using 20 feet and other studies have been using 26 – 30 feet.

The Town of Fairlee would like to be present and mention the costs and time associated with the Alum treatments.

Laura Tucker would like to do a joint letter for the written comment the state will be accepting.

Work in the Right of Way Application Revision (requires motion)

Tabled.

Selectboard Priorities Discussion

Tabled.

Transfer Station Layout Discussion

A road trip will be scheduled to visit Springfield and view their operation.

ORDERS & CORRESPONDENCE

Completed.

APPROVAL of July 21, 2025, Draft Minutes

MOTION: Miranda Clemson/Lance Mills moved/seconded the motion to approve the minutes from 07-21-25 as written. The motion passed unanimously.

ACTION ITEMS/ASSIGNMENTS/AGENDA

- There will be a Selectboard workshop on 7/31/25.
- Mills will work on the Right of Way Application Revision and the Park Ordinance.
- Berger will provide an update on the wake sports discussions.

EXECUTIVE SESSION

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to open the Executive Session for personnel and contractual reasons. The motion passed unanimously.

Opened: 7:58 PM

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to come out of the Executive Session. The motion passed unanimously.

Came out: 8:29 PM

Action Items:

Lockwood will draft a letter concerning the personnel issue for the Selectboard to approve before it is sent out.

Schedule Jonathan Blake to attend the Selectboard workshop on 7/31/25 to discuss and sign a contract.

NEXT SELECTBOARD MEETING: Monday, August 4, 2025.

ADJOURN

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to adjourn the meeting at 8:30 PM. The motion passed unanimously.

Attest: Patty Tompkins, Minutes Taker