



Selectboard Meeting Minutes
Final
Town of Fairlee Town Hall
Monday, December 1, 2025

CALL TO ORDER: Peter Berger, Chair, called the meeting to order at 6:00 PM.

PRESENT

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

Town Administrator: Ryan Lockwood

Town Clerk: Georgette Wolf-Ludwig (via Zoom)

Minutes Taker: Patty Tompkins (via Zoom)

Visitors in person: Clyde Blake

Visitors on ZOOM: Bernice Mills

AGENDA APPROVAL AND MODIFICATIONS

Add Executive Session for Personnel.

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

PUBLIC AND STAFF COMMENTS/REPORTS

Clyde Blake

Blake visited Wolf-Ludwig in the Town Hall and recounted his conversation and ideas about funding the Town fireworks display.

Zoning Administrator's Report

The Selectboard reviewed Brimmer's report.

Town Administrator's Report

Lockwood presented his report and gave updates on the following:

- **Transfer Station Budget Update:** Sandra Marsh, from Quinttown, said that there will be an increase in costs for trash and recycling. They will charge more per bag of trash and increase recycling costs due to a rising cost in recycling glass. She will provide the increased numbers at the end of the week.
- **Library Project Update:** A few Trustees and Lockwood are planning to attend an online seminar on 12/3 on how to apply to the Department of Libraries grant. The awards range from \$50K to \$400K and may provide an opportunity to replace the HVAC system.
- **Fireworks Update:** JPI Pyrotechnics, in Concord NH, is being asked for a quote and availability. Mark Avery, Lake Morey Resort, visited the office and asked about the Town's fireworks budget and if community members are stepping up to help.

- Library Budget Update: The budget was discussed with the Treasurer's office. The Selectboard is looking for ways to reduce the budget increase to be closer to 10%.

NEW BUSINESS

Denison Project Water Allocation Letter (requires motion)

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to approve the Denison Project Water Allocation letter dated 12/1/25. The motion passed unanimously.

OLD BUSINESS

Short-Term Rental Ordinance Discussion

The Selectboard is preparing a letter to send out to each Short-Term Rental owner. It will detail the terms of the ordinance, the fee structure, and fines. It will provide an opportunity for the owners to register. It will be made clear that if owners do not follow the Town Short-Term Rental Ordinance, they will be fined.

Selectboard Newsletter Discussion (budget)

Postcards will be sent out soon announcing the budget committee schedules.

Transfer Station Layout Discussion

Quinttown communicated with Lockwood that there will be a 2026 price increase. The Board is still expecting a proposal by Casella.

ORDERS & CORRESPONDENCE

A letter was received by a resident that was appalled that the Town would rent the Town Hall to a certain party. The Board will seek legal counsel on how to handle the situation.

The remaining correspondence was completed.

APPROVAL of November 24, 2025, Draft Minutes

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to approve the minutes from 11-24-25 as amended. The motion passed unanimously.

ACTION ITEMS/ASSIGNMENTS/AGENDA

- Purchase a new dishwasher. Donations are expected to fund the majority of the cost.

EXECUTIVE SESSION

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

Opened: 7:02 PM

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

Came out: 7:04 PM

Action Item:

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to add \$4,160 to a said Town employee's retirement account. The motion passed unanimously.

NEXT SELECTBOARD MEETING: Monday, December 8, 2025.

ADJOURN

MOTION: Lance Mills/Miranda Clemson moved/seconded the motion to adjourn the meeting at 7:05 PM. The motion passed unanimously.

Attest: Patty Tompkins, Minutes Taker