

1 **TOWN OF CHESTER**

2 **SELECTBOARD**

3 **January 19, 2022, Minutes**

4 **Board Members Present:** Arne Jonynas, Jeff Holden, and Lee Gustafson at Town Hall; and
5 Heather Chase and Leigh Dakin via Zoom.

6 **Staff Present:** Julie Hance, Town Manager, at Town Hall; and Susan Bailey, Secretary, via Zoom.

7 **Visitors Present:** Chester Telegraph, Tim Roper, Barre Pinske, Jean-Carlo McLure, Cheryl-Joy
8 Lipton, Gwynn Zakov, Robert Nied, Robert Hausslein, Andrea Ogden, Melanie Gregory, Donna ?,
9 Linda Diak, and SAPA TV via Zoom; and Preston Bristow, Cathy Hasbrouck, Peter Hudkins, Scott
10 Blair, Bill Lindsay, Charlie Record, Ruth Zezza, John Mclure, Nancy Lindsay, Hugh Quinn, John
11 Sawyer, and Leslie Blair at Town Hall.

12 **Call to Order**

13 Chair Arne Jonynas called the meeting to order at 6:00 p.m. with the pledge of allegiance and
14 welcomed everyone to the meeting.

15
16 **Agenda Item 1, Approve Minutes from January 5, 2022, Selectboard Meeting**

17 Arne said first item was to approve the January 5, 2022, minutes. Lee moved, and Jeff seconded.
18 Lee noted they said draft minutes and Arne said they are draft until approved. Leigh noted a typo
19 on page 2, line 32: warrant should be warranted; and Arne noted page 3, line 31: town should be
20 townspeople. A vote was taken, and the minutes were approved, unanimously, with the
21 corrections.

22 **Agenda Item 2, Citizen Comments/Answers from Previous Meeting**

23 Arne asked for citizens comments on items not on the agenda. There were none.

24 **Agenda Item 3, Discussion re: Cannabis Opt-In Vote**

25 Arne said it had come up at the last meeting whether to include it in the Town Warning. Gwynn
26 Zakov from the Vermont League of Cities and Towns was present via Zoom to answer any
27 questions from the board and public. The opt-in vote would only address retail. The issue was
28 whether they wanted to include it on the Town Warning. It could be a meeting at any time during
29 the year. Some wanted more information before the board took any action. They had only just
30 received approximately 30 pages of guidance for municipalities from the Cannabis Control Board
31 a short time before the meeting. Arne questioned whether there was an April deadline for the
32 Cannabis Control Board to have the details about it.

33 Gwynn said April was the first hard date that the initial legalization language had to begin
34 accepting applications for cannabis operations. The rules needed to be written for licenses and
35 applications to begin their processing. All 5 rules had been issued for public reading. The 5 rules
36 had very little to do with municipal regulations. If Chester has a wastewater facility, it would be
37 the only thing impacted at the local level. The guidance email from the Cannabis Control Board
38 she had only received at 4:00 p.m. It was unclear what the guidance documents were supposed to
39 do. The local Cannabis Commission would issue licenses pursuant to Cannabis Control Board
40 rules. She suspected the guidance issued in the email was the rules the local commission would

1 use. The legislature had been working on a fee bill, which will be ironed out by April, to address
2 the license fees and the fees local governments will receive when they issue licenses.

3 Scott Blair who owns the CBD shop, Down to the Roots thought waiting for more information
4 wouldn't alter anything that would be decided. He said Londonderry had opted in 100%. He has
5 an investor in Londonderry and Scott's preference was to be in Chester to help the local market.
6 Given Ludlow had denied it twice, it was an opportunity for Chester. He felt cannabis and
7 marijuana were the future and already here. He thought the town should vote on whether they
8 wanted it and the rules and regulations could follow. If the town opted in and didn't like it, they
9 would have a right to opt-out. It would give him time to get a location, business plan, and
10 employees in place. If the decision was postponed, he wouldn't have enough time to get everything
11 in place. Oct. 1st is when Vermont will let Mom and Pop shops like him open a dispensary. He
12 thought May is when they will let the state open dispensaries. If the board waits, it will not give
13 him enough time and would give other towns, like Londonderry, an advantage. His investor will
14 drop off. He receives a high volume of calls for his CBD shop asking if they are a dispensary.

15 Arne thanked Scott. Arne said if Chester opted in and then changed their minds, it would only stop
16 new shops from coming and not eliminate what was already in place.

17 Lee appreciated the information from Gwynn and the VLCT. He was uncomfortable with the lack
18 of specificity and detail and it wasn't clear to him what they would be opting into. His preference
19 would be to wait for more detail.

20 Gwynn said because the rules hadn't been finalized and the guidance hadn't been read cover to
21 cover did not mean there wasn't clarity. She thought it was clear local governments would still
22 control zoning and control licensed establishments whether they were retail or otherwise. Retail
23 was the only thing they were opting in or out of. They would have no control over receiving
24 applications from growers or manufacturers. Any licensee would still have to go through an
25 onerous process with the state. She suggested not relying on any new crazy authority but to go off
26 the basis they would issue licenses pursuant to the rules set forth by the Cannabis Control Board.
27 The Board has told her directly that they will allow towns to regulate zoning and ordinances and
28 give them the power to suspend and revoke licenses if there are violations. Towns will only be
29 able to say no to retail and not to growers, laboratories, or manufacturers, so she has been advising
30 towns to address their zoning ahead of time. They will have to accommodate them to a certain
31 degree. She thought there was a little clarity in terms of how licenses will be issued and established.
32 The minor details are still coming but she wouldn't bank on any new earth-shattering powers that
33 will be given to local governments. She suggested resting their heads on what zoning and
34 ordinances they had in place.

35 Lee said he had recently read 150 to 200 pages of information published by either the VLTC or
36 the CCB including the municipal guidance email that had just been received. He was not as
37 confident as Gwynn seemed to be. He still had hundreds of questions as to what Chester's
38 responsibility would be.

39 Lee wondered where the CCB had gotten the framework for the initial 5 rules that had been put in
40 place. Gwynn said they were based off the underlying statutes. Lee asked if the regulations were
41 coming from another state. Gwynn said due to the CCB's tight window to get things done, they
42 hired consultants who had deep ties in both the Massachusetts and Colorado marketplaces. They
43 specialize in cannabis legalization at the government level and beyond and were hired to help the
44 CCB get the necessary work done. It was her understanding that Massachusetts was the guiding

1 state where they borrowed language, ideas, policies, and implementation tools from. She thought
2 Massachusetts would be the best state to compare it to.

3 Arne asked for questions.

4 Heather was sensitive to the fact it could look like they were dragging their feet. She didn't
5 understand it and hadn't had time to study it since they had only just received the guidance email.
6 She felt strongly that the voters should decide it at some point. She thought it would be far better to
7 have public hearings and educate the voters, so they knew what it involved. She thought it would
8 be helpful if the benefits and downsides were specifically articulated for Chester. From her point of
9 view, they were having more voting this year, including the primary in August, an election in
10 November, and a possible bond vote for the school. There was a lot to it. She thought it was
11 premature to give it to the voters who probably didn't understand what it meant for Chester. She
12 was all for supporting small business but wanted to know more.

13 Robert Nied said there was a lot of information that needed to be evaluated and considered and
14 digested. He agreed with Lee that they were not there as a community. He didn't envy the
15 Selectboard in trying to decide based on what they currently knew. He really thought it should go
16 to voters but also agreed it was premature. As Gwynn mentioned, the only control the town would
17 have would be zoning and nuisance laws, which are limited. He thought the decision when to put it
18 out there should be based on if they had enough information. He hoped they would wait until they
19 had enough information to move forward.

20 Barre Pinske, as a member of the Planning Commission, not having been to the dispensary in
21 Massachusetts but having friends who had, believed they had a steady line of traffic and law
22 enforcement there. He said it may be different now since the dispensary had been there a while. He
23 respected Scott wanting to have a business but thought it would come with an impact study and
24 thought a line of traffic around the Green wanting to buy weed was probably not something the
25 town wanted. It would take a lot of parking spots so it would need to be zoned in a place where
26 there was adequate parking and traffic.

27 Cathy Hasbrouck questioned if the zoning bylaws were supposed to dictate what could be sold in a
28 district. Gwynn suggested to look at how the bylaws defined retail and manufacturing. They
29 wouldn't necessarily have to have a definition for a cannabis establishment, a grower or cultivator,
30 etc. If the definition met the look of what a retail establishment, laboratory, or manufacturer may
31 be in a cannabis marketplace, it would be the same as applying for a permit or asking for a
32 conditional use review or a site plan review for any other business. The bylaws wouldn't necessarily
33 need to be redefined to accommodate cannabis as it's probably already accommodated in the bylaws
34 to a degree just by meeting other definitions therein. Cathy wasn't concerned about accommodating
35 it but how it was regulated. She thought it sounded similar to how liquor was regulated, and a permit
36 was all the zoning bylaws would address. Cathy thought it would be up to the CCB to be sure the
37 retailer had the proper license and asked Gwynn if that was correct. Gwynn understood that the
38 applicant would have to verify to the state and local governments that they have met the underlying
39 permit requirements. Cathy asked for confirmation that the opt-in or opt-out was only talking about
40 retail. Gwynn confirmed that the opt-in vote was only for whether retail sales in the community
41 would be permitted.

42 Heather asked if there was anything they could put in the regulations regarding the sale of cannabis
43 and Gwynn said no. Gwynn said underlying legislation had been set up so that if a town opted in,
44 they couldn't change zoning regulations and make it impossible for the sale of cannabis. Gwynn

1 recommended to not use zoning as a weapon if Chester opted in.

2 Heather did not at all want to weaponize the zoning but thought there were people in the community
3 who were sensitive to alcohol and cannabis sales.

4 Lee pointed out that any retail cannabis establishment would not be able to operate within 500 feet
5 of school property pursuant to the Drug Free School Zone law and the regulations were very clear
6 that zoning regulations couldn't be amended to prohibit it.

7 Arne agreed and said they couldn't have specific rules for cannabis.

8 Heather thought it was good for the voters to understand prior to a vote. It was important for them
9 to understand it would be treated in zoning just like any other retail.

10 Charlie Record asked if there was a financial benefit for a town if it went to Chester or Londonderry.

11 Gwynn said the State House Ways and Means Committee had been very objectionable to sharing
12 revenues or taxation to local governments for cannabis. Unless Chester was one of the 13 towns
13 that had a local option sales tax, they would not receive any money. The only money that was being
14 proposed was an administrative fee for issuing licenses at the local cannabis commission level. She
15 suspected it would be between \$100 to \$500 for each individual license, retail or otherwise. Chester
16 would need to get a local option sales tax to receive any financial benefit.

17 A 14% excise tax and 6% sales tax would be levied on the sale of cannabis. 14% would go to the
18 state and currently, 6% was planned to go to afterschool programs and addiction programs. Arne
19 said they've seen this before where the state decides the tax and none of the money comes to local
20 government. Gwynn pointed out that the fight wasn't over and there were people advocating for the
21 money to go to local government but there weren't a lot of people fighting for it. Arne thought that
22 was unfortunate because it could influence the vote in a town regarding the issue.

23 Jeff said they didn't have enough information and didn't think it would be favorable to helping the
24 town out. He had no problem with people using it recreationally if they were smart about it.

25 The consensus of the board was to address it at a future meeting after they had more information.

26 Bill Lindsay agreed that they should wait. He had talked with their representative over the weekend
27 and the town wouldn't receive any money unless they established a local option tax which would
28 hurt business. The Planning Board had been working hard to encourage more business in Chester
29 and the tax would be counterproductive. He thought the public should vote on it, but it should be
30 on Town Meeting Day.

31 Barre thought a dispensary would have a difficult time meeting their performance standards because
32 of the traffic. He wasn't against it but thought they needed more time. He thought it should open in
33 other towns and then when it was more common, a store could open because it wouldn't have a
34 huge impact. It was unfortunate for people like Scott, but he thought he would need a ton of money
35 to make it happen. He thought opening a dispensary would be like opening a Dunkin' Donuts.

36 Scott Blair said the reason he came there before putting out a petition seeking voters' signatures
37 was because he wanted to cooperate with the town and Selectboard. He wanted clarification whether
38 he still had the right to do a petition.

39 Julie told him 5% of the voters would need to petition to have it put before the voters within a
40 certain amount of time.

1 Jeff didn't think the Selectboard was dragging its feet, but the state had a history of not providing
2 the information in time. He wanted more information before acting.

3 Lee felt they were putting them in an awkward position by requiring them to do something without
4 providing them with all the tools or information.

5 Leigh, Heather, and Arne echoed Lee's sentiments.

6 It was decided that it would not be put on the Town Warning this year, but they would have
7 discussions in the future when they had more specific information. He thanked Gwynn for attending
8 the meeting and answering their questions.

9 **Agenda Item 4, Public Hearing: Interim Zoning Bylaw**

10 Arne asked for a motion to enter into a public hearing regarding an interim zoning bylaw. Leigh
11 moved and Lee seconded. The motion carried unanimously.

12 **Agenda Item 5, Adopt Interim Zoning Bylaw**

13 On January 3rd, the Planning Commission voted unanimously to expand the interim bylaw
14 amendment from 2 years to 5 years that a non-conforming use may be re-established. Arne said if
15 the Selectboard passed it, it would be valid for two years.

16 Preston Bristow gave a presentation explaining the interim bylaw amendment. The most recent
17 time the amendment was used was in 2018 to have a snowmobile refueling station at the Stone
18 Hearth Inn. It had come up because of the Baba-a-Louis building being for sale. When Preston was
19 hired as Zoning Administrator, he was asked to work on junk and non-conforming uses. The
20 Planning Commission thought changing 2 years to 5 years was the simplest change and they hoped
21 to come back within 6 months with a permanent change. They were considering using the term
22 legacy uses to represent uses in town that have been there a long time and have worked. They
23 wished to protect those legacy uses by allowing 5 years instead of 2.

24 Arne pointed out this change was not for a specific business but would apply to all businesses in
25 town. He asked for any questions, concerns, or comments regarding the amendment.

26 Leigh thanked Preston for the presentation and thought the summary was well done and helped her
27 understand.

28 Barre said he had gotten behind this as a Planning Commission member. It was an opportunity to
29 help a business owner and hoped the board would move to move it forward. He felt it was good for
30 the town.

31 Arne had asked for a motion to close the hearing and Lee moved and Jeff seconded. The motion
32 carried unanimously.

33 Arne asked for a motion that the Town of Chester shall adopt an interim bylaw under 24 V.S.A. §
34 4415 that consists of changing 2 years to 5 years under Article 3.19 Section (D)(1)(b) of the Town
35 of Chester Unified Development Bylaws as follows: conforming use shall not be re-established if
36 such has been discontinued for a period of 5 years or has been changed to or replaced by a
37 conforming use. Intent to resume a non-conforming use shall not confer the right to do so. Lee
38 moved and Leigh seconded the motion. The motion carried unanimously. Arne thanked the
39 Planning Commission for their work on it and thought it would help several small businesses in
40 town who were trying to sell in a non-conforming area.

1 **Agenda Item 6, Parking at Cobleigh; Planning Commission**

2 Cathy Hasbrouck, Chair of the Planning Commission, presented a plan for parking near the Village
3 Green near Cobleigh Street where there is a lot of available parking. There is currently a worn
4 footpath from the Cobleigh Street lot to the back of the Main Street Parking Association. It would
5 need to be made into a real path. It would provide a lot of parking space for The Green. Cathy
6 wanted to know if the Selectboard was interested in doing that.

7 Lee and Leigh wondered if they would have permission from the property owner(s) to make it a
8 legal path. Peter said the town has an existing drainage right-of-way that goes through the church.
9 Currently they are using the lawn behind the church as a drainage basin for Main Street. He
10 suggested giving the church back their lawn and fixing the drainage. He suggested two properties
11 that about the ballfield be cleaned up and mowed and it would flow nicely behind there and extend
12 into the town. They will be going over a detailed parking study with the DRB. As a Planning
13 Commission, they walked it and saw this as little cost that would make a huge difference. He saw
14 integrating Cobleigh into the Village was a no brainer for the walkable downtown.

15 Jeff assumed there would be signage involved so people didn't park on private property. Peter said
16 they own a municipal parking lot with charging stations that is underutilized. He said there are
17 minor drainage problems that could easily be addressed. He saw more charging stations being
18 added with the advent of more electric cars. He said it wouldn't take a lot of money to clean it up.
19 He said a walking path going to the river would be great. With the anticipated money from the
20 state, it may cover the hard part of the project.

21 Julie thought it was a great project and remembered something similar being discussed with the
22 Master Plan. She told the board if it was something they were interested in, they could let her work
23 with Peter and Kirby and begin some conversations about what would be involved to get it going.
24 She thought it was a worthwhile project that would help with economic development, building the
25 downtown, and making it a walkable community. She saw it as an easy solution.

26 Lee said if he was a business owner that had his property there, it would be a big selling point if
27 they could put their sign down there.

28 Leigh asked if they had permission from Meditrina and the quilt shop to have a walking path
29 through their properties to The Green.

30 Peter said the 2-car garage goes with the former drug store but doesn't own any land to get to it.

31 (Brief technically difficulty at Town Hall.)

32 Peter said Meditrina owns the lot but no path to get to it. Peter saw the easy path as the drainage
33 right-of-way that went to the church property. He suggested they fix the drainage area and put a
34 walkway over it. He thought that was the best solution because they would only need to deal with
35 one property owner. The other option was dealing with multiple property owners as they tried to
36 get across the Main Street Parking Association.

37 There was consensus it sounded like a great idea and details would need to be worked out.

38 Barre said he couldn't speak for other members from the board, but he had thought more of a
39 parking sign on Route 11 and to make the parking more visible to visitors and guests. He thought
40 it had been made a little more complicated than needed. He appreciated Peter's vision but thought
41 it would take some time.

1 Arne said it sounded like they were just looking for the Selectboard’s approval to start having
2 conversations and get Julie involved to see what they could do to accomplish it.

3 Heather wanted a tour of the site at some point, community involvement, and input from the
4 property owners. She thanked them for their work. Leigh agreed. Julie said they could start the
5 conversations, including those with the property owners. She wanted to get Kirby and Matt in the
6 loop. Arne thought it would be extremely helpful to have a path there.

7 Linda Diak thought a path from the parking area would only be good for events. She didn’t see
8 people using it to go to The Green. She thought people would do anything to save four feet of
9 walking. Her concern was how much would be invested into a parking lot used for sporting events,
10 which is what it was currently used for. She didn’t see someone who lived on The Green using it
11 to park there.

12 Preston said they had discussed coupling it with an ordinance that would not allow residents to
13 park on The Green. Arne thought there were a lot of moving parts and it was all part of the Master
14 Plan to get businesses into town. Jeff thought if there was some attractive signage and a path, it
15 would be used a lot more.

16 Barre thought it would be good to encourage residents and employees to use it, and that it would
17 be lit up and safe.

18 Peter said he would go over the data with the DRB. He invited the board members to attend on
19 Monday night.

20 Cathy said the packet for the DRB was online and included maps.

21 Julie had her consensus and would keep the board updated. It would be a while before they came
22 back with a plan. Arne thanked the Planning Commission for their presentation and for coming up
23 with the idea.

24 **Agenda Item 7, Adopt General Fund Budget & Capital Plan**

25 Arne asked if there had been many changes and Julie said no. She said the big change was adding
26 a line for the audit assessment of the police department. The General Fund budget reflected an
27 increase of a little over \$77,000, which was just under 2 cents based on the 2021 Grand List. The
28 2022 Grand List should be higher, so it could change slightly. If the Grand List goes higher, the
29 amount goes down.

30 After all revenue and expenses were accounted for, the deficit was \$142,000 which was not bad
31 given the public safety building was \$140,000 of it. The Fund Balance was at \$443,693 unaudited.
32 The recommended balance by the auditors was around \$500,000. Arne said the increase which
33 was under 2 cents was a difference of \$19 for every \$100,000 of assessment. He realized people
34 were on fixed incomes. He thought Julie and the town were doing an excellent job to keep the
35 finances and budgets down and still provide the services.

36 Jeff thought the demand for services had been more over the past 2 years. At one point, there were
37 75 empty houses in town and now there were 2, which were under contract. Houses are moving as
38 quickly as they come on the market. Arne thought people in town being able to afford to stay in
39 town could be an issue. Leigh said that was exactly what had happened.

40 Leigh commended Julie for the phenomenal job she had done with the budget.

41 Julie said wasn’t a lot of change in the capital plan. Two dump trucks, and a cruiser had been added

1 at four years. Those were the only purchasing additions to the plan.

2 For the bond program, it would be one bond for \$280,000 which would pave the town garage lot,
3 Wheeler Road, and Flamstead, and would be the additional money needed for Popple Dungeon
4 Bridge and the match for the last section of Route 35.

5 Julie said in 2023 they will be eligible for the 2 for 1 paving money from the state which would be
6 used to do the section of Andover Road that is Chester's. It would also include replacing the
7 culverts there and potentially adding a paved walking path on one side.

8 The infrastructure bill that passed in Congress will provide a lot of money specific to transportation
9 that will be coming to Vermont, and they may be allocating most of the money into grant programs
10 already in place. It would be good for a project like this.

11 Lee asked if it had any impact on the bridge replacements on Route 103. Arne and Julie met last
12 week with the engineer and the state, and they were finalizing preliminary engineering. They
13 would be updating the board on the project. Julie said it was currently slated to go out to bid in
14 2024 with construction to begin in 2025. They have told them if there was any opportunity, to
15 accelerate, but it didn't seem likely. Kirby was concerned about Jewett Bridge holding up, so their
16 structural engineers will look at it and give their opinion on how to make it last until the project
17 goes to construction. Because of the program they will use, Chester will only be required to match
18 2.5% of the cost which is yet to be determined. Arne said acquiring the land and the rights-of-way,
19 and the legal part had slowed the process. When it is finished, it would benefit everyone who lives
20 there as far as safety and access.

21 They will be looking to purchase an ambulance next year. It has not gone out to bid yet, but
22 Amanda has been speaking to 2 or 3 companies for preliminary figures. The formal bid process
23 will begin soon.

24 Arne asked for questions on the budget or capital bond plan and there were none. He said Julie
25 did a great job, especially considering the past year.

26 Leigh moved to set the budget at \$3,420,030.44 and Lee seconded it. The motion carried
27 unanimously.

28 Arne hoped the townspeople appreciated their frugality and hard work. Lee added they were
29 transparent.

30 **Agenda Item 8, Adopt Town Meeting Warning**

31 Julie said under Article 3, there was a change to include the budget of \$3,420,030.44. The other
32 change was the opening paragraph would be the hybrid informational meeting and everything
33 voted by Australian ballot.

34 Heather moved and Lee seconded a motion to approve the Town Warning with the two corrections,
35 as mentioned. The motion carried unanimously.

36 Some board members would stop in Julie's office and sign the following day, and some signed at
37 the meeting.

38 **Agenda Item 9, Sign Documents for 2022 Bond**

39 Heather moved and Lee seconded to approve the resolution certificate for the bond. The motion
40 carried unanimously.

1 Lee moved and Jeff seconded to approve the declaration regarding the bond. The motion carried
2 unanimously.

3 Lee moved and Leigh seconded to approve the official ballot for Chester regarding the bond. The
4 motion carried unanimously.

5 **Agenda Item 10, Approve Andover Contract**

6 Julie said there was a change regarding item number 5, that the town reserves the right to review
7 the use of the formula each year. Heather and Leigh thanked Julie for the change. Lee had asked
8 Julie to breakdown the operational cost formula, so it was clearer. Heather made a motion to accept
9 the contract for services relating to the fire suppression and ambulance for Andover presented by
10 Julie. Leigh seconded the motion. There was a vote, and the motion was unanimously approved.

11 **Agenda Item 11, Certificate of No Appeal or Suit Pending**

12 Arne asked for a motion to approve the certificate that there were no appeal or suit pending for the
13 Town of Chester. Heather moved. Leigh questioned what it was. Julie said it was a form the listers
14 were required to file annually stating they were lodging the Grand List and there were no tax
15 appeals pending. The two listers and the Town Clerk then sign the form. Lee seconded the motion.
16 The motion carried unanimously.

17 **Agenda Item 12, New Business/Next Agenda**

18 Julie would try to have the information together by February 2nd for the Vermont Forestry
19 Foundation land so they could begin that discussion. She hoped to hear back from Jim by the 16th
20 for the solar farm. They can start the community forum on the ARPA money, and they know they
21 can use the whole \$900,000 for anything that is general government operations, which is a
22 gamechanger. She would be meeting with department heads re priority projects and then would
23 bring it to the community to see what they feel are priority projects and start discussion how the
24 money could be used. The funds need to be obligated by 2024 but don't need to be spent until 2026.
25 They currently have \$450,000 of it and the remaining \$450,000 they should have by May. There
26 was consensus that the money should be used wisely.

27 Arne asked for any other ideas for requests for future agenda items and there were none.

28 **Agenda Item 13, Adjourn**

29 Lee moved to adjourn, and Jeff seconded it. The motion carried unanimously, and the meeting was
30 adjourned at 8:00 p.m.

31 **WATER/SEWER COMMISSIONERS MEETING**

32 **Call to Order**

33 Chair Arne Jonynas called the meeting to order at 8:00 p.m.

34 **Agenda Item 1, Set Water Department Budget**

35 Nothing had changed except the 2021 actuals had been updated. A few numbers had been included
36 in the budget that they didn't have the last time.

37 Jeff presented a report as the Water Superintendent. They are still trying to update the well. A good
38 solid water supply is needed to support businesses. An analysis had been conducted and a report
39 done which will help decide whether they should drill another well or put one in next door in the
40 same area. They need to get a generator up there.

1 Lee asked what they could legally pump daily. Jeff didn't know if there was a legal limit, but said
2 they got taxed for the water they pump out. The state owns all the resources and that's why it
3 benefits the town to work with businesses like Drew's.

4 Jeff said on the sewer end, they have been running it with only one pump because of a delay in the
5 part and then the wrong one was sent. He was able to get the old part reconditioned and he hoped
6 it would get them going with the second pump but would still need to have the part replaced. He
7 said they need more information regarding necessary upgrades at the plant to support more town
8 businesses. Julie's plan was by the end of 2022 or beginning of 2023, to discuss what kind of
9 businesses do they want to attract and what would be needed to have those businesses. The state
10 has been getting a lot of money for water and wastewater and it would be great to utilize that
11 money to upgrade. Jeff said with new people moving into town, they are getting more grease
12 issues. Julie suggested some education in the water/sewer bills when they went out.

13 Lee said marijuana growing is a heavy pesticide process and he was concerned about them hitting
14 the aquifer. Julie said they would have input regarding growers if there is a municipal wastewater
15 system.

16 Jeff wanted to purchase a crew cab and had budgeted \$25,000. The last two trucks he had for 13
17 years each until they were maintenance heavy. He has had this one for 10 years and it has body
18 issues. Julie will re-evaluate the water/sewer rates in February. Jeff didn't anticipate that they
19 needed to be raised too much. Water had increased but they haven't raised sewer for a long time.

20 Heather moved and Leigh seconded to accept the Water Department budgeted expenditures of
21 \$315,287.04 as stated for 2021-2022. The motion carried unanimously.

22 **Agenda Item 2, Set Wastewater Department Budget**

23 Lee moved and Heather seconded the approval of the sewer expenditures of \$451,613.00. The
24 motion carried unanimously. Jeff added because of their new guy, some costs have increased but
25 he has been worth his weight in gold. He has saved more money than he has cost them. He will be
26 a good replacement for Jeff when he retires.

27 **Agenda Item 3, Adjourn**

28 Lee moved to adjourn, and Leigh seconded it. The motion carried unanimously, and the meeting
29 was adjourned at 8:21 p.m.