

A Roxbury Selectboard Update
For Topics Addressed At Our Meeting On
December 1, 2025

- Winter Plowing – the Board discussed three responses to the Indeed ad which had come in but were all deemed to be not ideal. Tim mentioned he and Kevin are talking with someone with a CDL who may be willing to help. That person will be in this week to get forms and drug tested. A follow-up discussion was held concerning the idea of a smaller truck that does not require a CDL. Tim mentioned having left multiple messages with two different salesmen at the firm HP Fairfield in NH. They often have complete truck & body vehicles for sale. He will continue investigating this option and report back.
- East Roxbury Bridge Project – the Board discussed several items that came out of the biweekly mtg between the contractor, Hoyle Tanner, GPI and the Town.
Substantially Complete
 - the idea of calling the project “substantially complete” in January once the temp bridges have been removed was discussed. Jeremy thought it would be impossible to consider this given the aprons were not yet paved. The Board agreed and will let GPI know.*Change Orders*
 - GPI used the agreement drafted by Jim to create a Change Order for each bridge. It was discussed and agreed that we should include a sentence stating that anything invoiced after June 12, 2026 will not be reimbursed. It was also agreed to include a sentence stating the bridge retaining wall bocks are to be brought back to the Town Garage.*Paving*
 - When the bridge aprons are paved next Spring there will be room in the truck to carry more asphalt than the bridges need. Therefore, the Town could opt to pay for the extra asphalt and have it dropped at Steele Hill for much needed paving on a section or two of that road. The details on this will be worked out next Spring.*Gravel & Fill*
 - Tim will speak to Kevin again about the “mixed fill” to see if we can use it. We definitely want the approximately 100 yards of 1.5” gravel from McCullough as the contractor will bring it to the Town Garage.
- Otter Creek Test Pits – the long awaited for wastewater test pits are finally scheduled to be done on Wednesday Dec 3rd. Reps from Otter Creek, the State, the Tennis Camp will be onsite. Don Randall has volunteered to assist with his backhoe if the road crew is busy.

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- **RVS Update**

Income & Expense

Voters approved the appropriation of \$75,000 at Town Mtg for the \$1 building. As of Dec 1st, which is day 1 of the 6th month before owning the building, we have spent or contracted for approximately \$25,441 in Acquisition costs. This leaves us with approximately \$49,559 for IT setup costs, more Legal work and then ongoing operating costs (elect/oil/snow/etc...) once we close.

Close Date

Due to the following pending items, the close date has been shifted to Dec 15th. Once these have been addressed, then I'm told, a close date will be fixed.

- Final PCB report – submitted to the district
- Final Phase 1 ESA report – draft recv'd and when final, will be submitted to the district
- Property Inspection Report – Webb Property Inspection will be performing this work on Wed. Their report will be submitted to the district.
- Title Information – our Attorney is awaiting certain title information from the district

Lil Sunshine

We received a letter on Nov 19th from the Lil Sunshine board stating that at this time they are not in the position to be starting up a satellite school. We thanked them and asked they keep us in mind should the situation change.

Testing

It was noted that the word on the street is the Selectboard has wasted taxpayer monies as the PCB air sampling test came back negative. The Selectboard rejects this assertion as testing bought the taxpayers, parents and Town...certainty. PCB's are a known carcinogen which is linked to Melanoma, Liver cancer, Breast cancer, and other hormone-related cancers. Our position is simple. Is it not better to know definitively than to risk exposing children to a future with any of those cancers?

We also bought certainty for future tenants in knowing that there will not be a PCB related business disruption in the future should the State mandated Act 74 testing program be restarted.

- PCB air sampling report was finalized and all tests came back negative
- a draft of the Phase 1 ESA report was recv'd on Wed Nov 26th and shows the following:

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- two Recognized Environmental Conditions (REC), one Data Gap and two out-of-scope for a Phase 1 ESA, Business Environmental Risks (BER)
- REC1 – is a 39 year old, single walled, steel, underground fuel storage tank. It is recommended this be replaced and when that is done, that an environmental consultant be on-hand when removing as a field test using a photo ionization detector for volatile organic compounds (VOCs) could make the contamination call on the spot. If the readings are <10ppb then we get the all clear and a certificate telling the State that is so. If >=10ppb, then the soil can remina in place and only be removed with a DEC approved soil mgmt. plan.
- REC2 – is the floor drain in the boiler room. Damage to the copper fuel lines feeding the boilers could result in fuel leaking into the environment. Gillespie's can use State approved techniques to address. Putting the fuel lines in sleeves and/or installing a floor drain plug.
- DATA GAP – when the underground tank was installed an above ground tank was replaced. No record exists on file with the State as to what happened to the tank. Gillespie's has no record either.
- BER1 – it is known there exists asbestos in the Town Hall floor tile mastic. It is also known that the exterior paint has lead. The district did lead abatement 4' up. The issue is the possible existence of lead paint chips in the soil surrounding the building. A Hazardous Materials Study is recommended before doing work in either of these areas.
- BER2 – lead in the water. Some of the rooms in RVS have tested positive for lead. Waite Heindel believes that since it is not school wide, then the issue is fixture based.

LEAD >= 4ppm *				
		Concentration		
Date	Location	ppm	ppb	Problem
17-Jul-24	Room 11	0.007	7	Yes
	Room 10	0.002	2	No
	Room 7		0	No
	Room 6		0	No
	Library - 1491	0.003	3	No

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We may want to test each tap in the building as a baseline. Conversely, in October we sent the district 4 pages of questions with p4 being exclusively water questions. They answered the first 3 pages but nothing about p4 and water. We had been told the water is tested quarterly and have asked for these results, but nothing yet. The VT legislature in 2019 passed Act 66 which set the lead action level to 4ppb in schools and day care facilities.

Utilities

- Telephone/Internet/Network:
 - TDS contract signed
 - moved install to Jan 15th pending final RVS close date
 - spoke to Tech Group (TG) about switch and firewall options
 - mtg with TG on Fri Dec 5th to discuss
 - Security Systems and Keys
 - contract signed to standardize and re-key all external doors
 - contract agreed to for re-activation of electronic door lock access
 - HVAC
 - Temperature Controls of Vermont server ordered
 - Johnson Controls site visit on Thursday for boilers & air systems
 - Mow/snow
 - met with Ms. Bushey who mows in the summer and shovels the paths, doorways and some roofs
 - agreed to keep on for 2026
 - Septic
 - clogged pipes have been an issue and the district says Roto Router suggested honing the pipes
 - agreed to wait on doing anything for now
 - Trash/Recycle
 - district currently has a contract with Myers
 - agreed to contract with Casella for 2 yd trash/recycle dumpsters
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- RVS – Trash Contract – the Board moved pursue a contract with Casella as least expensive for two 2 yd dumpsters (trash & recycling)
 - RVS – Electronic Door Access – the Board agreed to partner with Computers Networking & Security who put in the original security system and maintains it now. The Board opted for the Cloud based version with 25 thick cards.
 - Mowing – discussions on Cemetery and RVS mowing. It was agreed to send the contract and bid pkg to the Cemetery Commission for bidding on all cemeteries. More discussions will be needed if the amount is greater than the budget. A

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discussion was held concerning Christie Bushey and her work at RVS on mowing in the summer and shoveling paths, roofs and doorways in the winter. It was agreed for 2026 that we go with her, just like we are trying to establish relationships with the other existing RVS vendors for their familiarity with the facility.

- RVFD Replacement Boiler – a discussion was had with Don Randall on replacing the boiler. Tim and Nate mentioned a lot of parts had been added last year to the existing boiler already. One issue with failures is the lack of notification and Don was to look into a Sensa-phone device. The Board tabled the discussion until more info/decisions are ready to be made.
- VACD Hydrant Appeal – the Vermont Association of Conservation Districts is requesting a \$200 donation in support of their Rural Fire Protection program including dry hydrants. The invoice was paid tonight and \$200 was budgeted for next year
- Executive Session – the Board entered Executive Session for an approximately 58 min discussion on a budget salary and RVS leasing. Tammy was invited to join the salary discussion. The Board exited with no action taken.

Sincerely, the Roxbury Selectboard