

**TOWN OF WHEELOCK  
SELECTBOARD MEETING**

June 17, 2025 Upstairs at Town Hall and via Zoom.

Present: Selectboard members Ann Lawless, chair, Mike Richardson and Chuck Dill. Town Clerk Erin Swigart, Residents Theresa Stimpson, Marty Thierrien, Bobbie Jo and Richard Norcross, and recorder Meaghan Rinehart, with delinquent tax collector Emily Purdy via Zoom. Attorney David Mears was present via Zoom during the Executive Session.

**Call to Order 6:00 pm** Any changes to agenda:

Chuck would like to add a request to use funds from the sign reserve fund to replace road signs.

Ann mentions the Animal Control Ordinance adopted in April went into effect with no petitions or questions.

Chuck motions, seconded by Mike to adopt minutes of 6/3/25. All in favor, so voted.

Mike motions, seconded by Chuck to go into executive session. All in favor, so voted.

6:11pm **EXECUTIVE SESSION** Discussion with David Mears, attorney (Confidential attorney-client communications for the purpose of providing professional legal services.)

6:33pm Chuck motions, seconded by Mike to leave executive session. All in favor, so voted.

Session was information only and no decisions are to be made.

**OLD BUSINESS**

**Local Emergency Management Plan (LEMP)** LEMP is complete just awaiting signature.

**NEW BUSINESS**

**Schedule meeting with Sheffield Selectboard re transfer station** The Selectboards of Wheelock and Sheffield are to meet twice a year regarding Transfer Station with towns rotating host. The July meeting is to be hosted by Wheelock. The Sheffield Selectboard requested July 2nd. Wheelock will be requesting it to happen a week later (July 9th) to accommodate Wheelock residents' interest in attending and July 2nd being close to a holiday. Due to differing meeting schedules this may need to be pushed into August. A public notice will go out once a date has been finalized.

**CLERK/TREASURER'S REPORT**

**Delinquent taxes** Ann explained she invited Emily to attend as a result of

conversations about delinquent tax report approximately \$111,000 including interest and fees, discussed at the prior meeting. Ann asked her to clarify the policy used. Emily reported she uses a policy drafted in 2018. The assembly discussed options and Emily said she sends out letters either monthly or every other month and tries to be positive and encouraging. If someone sends in a late payment she deposits it into the account. She is currently working on a list to give to the clerk. At this time those that pay late are not published in the paper. Ann let Emily know the Town now has a lawyer who can assist her on the procedure for tax sale, and Emily will be seeking guidance from other surrounding towns on their procedure.

Erin announced that restricted fund CDs for Town Hall and Reappraisal came up for renewal. She shopped for rates and will renew them, with some from the Appraisal fund being kept as cash to be used soon to cover reappraisal fees.

## **ROADS**

**Road updates** Chuck reported that Luke is on vacation, and that Bob Gallant is hauling winter sand.

Chuck motioned, seconded by Mike, to use funds from the Sign Reserve fund to replace signs. All in favor, so voted.

**09 Truck to auction** Mike reported the sale is ready to go but would like the board to consider other unused items to be sold: unused chloride tanks, an old garage door, a hose reel and a new hydraulic gear motor. Mike motions, seconded by Chuck to add unused chloride tanks, old garage doors, hose reel and a hydraulic gear motor to auction lot. All in favor, so voted.

Resident Richard Norcross asked about selling the Clark property to raise revenue. Chuck noted the Town currently uses it as a storage area for materials, equipment, culverts, and there is a 3-bay lockable garage. There is not enough room for all this at the town garage site. This property was purchased at a tax sale, and apparently it has water, septic and electricity. Richard asked whether there is a provision that if the Town sold it, we could not make a profit. Ann offered to research this question and will add consideration of this matter to a future agenda.

**Driveway permits** Mike reported two are pending, waiting on residents to complete. One resident had proposed a question and Chuck and Mike each made site visits. Mike wants to make sure when completed that water will run to a dispersal area off the road.

**FEMA update** Ann reported that at the FEMA meeting 6/17 we were told that a mistake was made by FEMA. Welch road had been assigned \$140,000 for an architecture and engineering (A & E) plan, but \$17,244 was the correct amount. For projects with FEMA approval, FEMA pays 75%, State would pick up 7.5% with the Town covering 17.5%. If

the town proceeds to use any allocated A & E funds, and then does not proceed to construction, the town is required to pay for the entire A & E amount. There may be other solutions to be discussed another time. To date the Town has spent approximately \$500,000 on the 2024 disaster. All expenses have been paid. We have used loan proceeds and borrowed from our reserve funds.

**Bid requests** Bid requests for A & E for Boulay, Fall Brook Rd Bridge have been posted. We have the information to post bid requests for Minister Hill Bridge, pending a reply from US Army Corps of Engineers concerning permitting. Minister Hill needs 2 bid requests, one for work around the bridge and another for an abutment. Any decisions on work on Welch Rd Bridge will be tabled until we know the construction costs for the other 4 projects. Work was supposed to start 6/17 removing debris behind Town Hall.

**Citizen issues** On 6/12 resident asked if the Town could assist in removing road washout from their property. There were concerns about using Town equipment on their property, challenges and precedent this could set. Chuck will follow up with the resident before taking the next step. Mike motions, seconded by Ann, to delegate Chuck as point person and pursue agreement with resident regarding removal of road gravel on resident lawn. All in favor, so voted.

#### **ADMINISTRATIVE**

**Review and sign warrants** Mike motions, seconded by Chuck to review and sign warrants. All in favor, so voted.

**CORRESPONDENCE** - none

#### **VISITOR COMMENTS**

Theresa mentioned that dirt is settling in a ditch on S Wheelock Rd.

#### **ADJOURNMENT**

Mike motions, seconded by Chuck to adjourn. So voted. 8:08 meeting adjourned.

Submitted by Meaghan Rinehart

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Ann Lawless, chair

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Mike Richardson

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Chuck Dill