Town of Orange
Selectboard Meeting Minutes
May 11, 2026

In Attendance: Steve Simpson, Kristin Paya, Carmella Tucker, Diane Hallenbeck, John McNeil, Seth Osgood, Katie Osgood, Martin Prevost; DLL, Eric Holmgren, Kevin Wilson, James Burt, Chuck Houle, Eileen Houle, Lee Cattaneo, Bryce Limlaw; Limlaw Chipping and Land Clearing.

Call to Order
Chair Steve Simpson called the meeting to order at 6:00 PM.

Public Comment
Question was posed regarding the amount Barre pays for property taxes on the reservoir. John McNeil stated the payment amount was lower than commonly believed and offered to provide additional information.

Selectboard Rules & Procedures Discussion

- Carmella Tucker stated the Selectboard Rules & Procedures are intended to be reviewed annually and had not been updated since 2024. A revised draft based on VLCT recommendations, and the prior policy was distributed to selectboard members at the prior meeting for their review.
- Discussion occurred regarding wording changes, formatting, and proposed revisions. Steve Simpson requested that proposed changes be read aloud.
- Carmella Tucker made a motion to approve the edited copy following retyping and to formally sign the document at the next meeting. Steve Simpson seconded.
- Carmella Tucker then made a motion to adopt the Selectboard Rules & Procedures effective May 11, 2026. Steve Simpson seconded. All in favor.

Approval of Prior Meeting Minutes

- Kristin Paya made a motion to approve the April 27, 2026, draft meeting minutes. Carmella Tucker seconded.
- Kristin Paya made a motion to approve the May 7, 2026, draft meeting minutes. Carmella Tucker seconded. Discussion occurred regarding the interview date referenced in a complaint letter.
- All in favor.

Agenda Adjustments / Approval and Discussion of Next Meeting Date
Discussion occurred regarding the next regular meeting date falling on Memorial Day. The Board agreed to move the meeting to Tuesday, May 26, 2026.
Kristin Paya made a motion to approve the agenda and revised meeting date. Carmella Tucker seconded. All in favor.

Warrants & Payroll Approval
Kristin Paya made a motion to approve payroll warrants for May 2 and May 9, 2026. Carmella Tucker seconded. All in favor.
Carmella Tucker made a motion to approve accounts payable warrants. Kristin Paya seconded. All in favor.

Discussion with Department of Liquor and Lottery and The Barn at Lonestar Acres

- Martin Prevost from the Department of Liquor and Lottery discussed local liquor control authority, licensing procedures, permit conditions, and enforcement under Title 7. Discussion included the Town’s authority regarding conditions, outdoor service, and event oversight.
- Seth and Katie Osgood discussed plans for The Barn at Lonestar Acres, including weddings, community events, dinners, dancing, and operation of a mobile trailer bar and food service.
- Steve Simpson made a motion to approve First Class License Application #46160 for The Barn at Lonestar Acres. Carmella Tucker seconded. All in favor.
- Steve Simpson made a motion to approve Third Class License Application #54924 for The Barn at Lonestar Acres LLC. Kristin Paya seconded. All in favor.

- Steve Simpson made a motion to approve Outside Consumption Permit #73314 for The Barn at Lonestar Acres. Carmella Tucker seconded. All in favor.

The Selectboard signed the applications. Diane Hallenbeck will complete the online approvals.

Mowing Bids

- The Board reviewed mowing bids received for a three-year contract. Discussion occurred regarding pricing, insurance documentation, and prior service experiences.
- Carmella Tucker stated she would like to give Johnson Repair an opportunity provided proof of insurance is submitted.
- Kristin Paya made a motion to award the mowing bid to Johnson Repair contingent upon receipt of liability and workers' compensation insurance documentation. Carmella Tucker seconded. All in favor.

Diane Hallenbeck will request proof of insurance and issue a letter.

Discussion – Ideas for Improving Communication with the Public

Discussion occurred regarding possible communication improvements including newsletters, calendars, a listserv, signage, and resident surveys.

RFP – Cutler Corner Culvert

- Discussion occurred regarding engineering services for the Cutler Corner Culvert project related to 2024 flood damage. FEMA reimbursement eligibility and project funding status were discussed.
- Carmella Tucker made a motion to issue the RFP contingent upon FEMA funding approval. Kristin Paya seconded. All in favor.

Roads & Bridges Standards for 2026

- Discussion occurred regarding adoption of updated Roads & Bridges Standards to maintain eligibility for higher grant reimbursement percentages.
- Discussion followed regarding review of the document by Matt Wadsworth. Carmella Tucker requested postponement pending review. Steve Simpson moved discussion to the next meeting.

Parked Dump Truck Discussion

- Discussion occurred regarding the condition and possible sale of a parked dump truck currently not in service.
- Carmella Tucker made a motion to list the truck with Auctions International with a minimum bid to be determined. Kristin Paya seconded. All in favor.

PACIF Audit Results

- Discussion occurred regarding PACIF Insurance inspection findings and recommended corrective actions at various Town properties, including the ball field, town garage, and town hall.
- Discussion included roof repairs, fire extinguisher identification, exit sign testing, door repairs, and related maintenance items.

Town Forest Update from Forester

Steve Simpson reported discussion with the Town Forester regarding a grant opportunity related to logging access improvements. Discussion included grant timing requirements and application procedures.

Town Clerk Report

Diane Hallenbeck reported being busy with land records, grant work, and customer service activities.

Road Foreman Report

Steve Simpson reported on current road crew activities including grader repairs and hauling materials to Cyr Road.

Underground Storage Tank Discussion

- Discussion occurred regarding estimates for removal of underground storage tanks associated with the MERP project.
- Carmella Tucker made a motion to move forward with Wheeler Environmental Engineering. Kristin Paya seconded. All in favor.

Executive Session
Steve Simpson made a motion to enter Executive Session at 8:27 PM. Kristin Paya seconded. All in favor.
The Board exited Executive Session at 8:58 PM.
Steve Simpson made a motion to approve a 3% pay raise for Matt Wadsworth, Mike Utton, Diane Hallenbeck, and Diane Waters effective June 1, 2026. Kristin Paya seconded. All in favor.

Adjournment
Kristin Paya made a motion to adjourn at 9:00 PM. Carmella Tucker seconded. All in favor.

Respectfully Submitted,
Diane Hallenbeck