Select Board Members
X Liz Scharf, Chair
X Zara Vincent, Vice Chair*
X Stacey Skadberg
X Larry Rooney*
X Paul Cerminara

*via Zoom

Middlesex Select Board Meeting
5:00 PM
Tuesday February 17, 2026
Middlesex Town Hall and via Zoom*
5 Church Street
Middlesex, Vermont 05602

Meeting Minutes

Attending**:** Eric Metivier, Randy George and Eliza Cain (Red Hen Bakery), Dorinda Crowell, Middlesex Fire Dept. Members Sam Wooster and Brandon.

5:00PM Call to order and welcome guests.

- Approve minutes of the February 3, 2026 Regular Select Board Meeting.
  - Paul moved; Stacey seconded. Zara abstained. Motion approved.
- Approve minutes from the Special Select board meeting on January 16, 2026.
  - Larry moved; Stacey seconded. Motion approved.
- Approve minutes of Special Select Board meeting on January 29, 2026.
  - Stacey moved; Paul seconded. Zara and Larry abstained. Motion approved.
- Approving Agenda for Tuesday, February 17, 2026.
  - Stacey moved; Larry seconded. Motion approved.

5:07 Highway report and FEMA roadwork update from Eric Metivier.

- No equipment issues; FIT Committee recently visited Town Garage.
- Core drilling recently completed on Old Brook Road on 2/5 as repair efforts continue.

FEMA Update from Zara.

- Zara reported there have been no major developments since last month.
- Liz added that town has been under a special single audit (due to receiving FEMA funds in excess of $750,000) and there were questions concerning Dirt Tech's work on the 2024 flood damage, which was not bid out separately, because Dirt Tech was already on site for 2023 flood damage.

Updates from Liz Scharf on Agency of Natural Resources' Notice of Alleged Violation dated 11/17/25

- Liz reported no new updates; waiting for spring. Eric added that ANR did issue a permit for Portal Road culvert. Liz will follow up with ANR re: timeline for additional permits needed.

5:20 Consider request from Red Hen to use/upgrade Town of Middlesex property by Fire Station (Walter Kelly Parking area) for overflow Employee Parking for Red Hen's new location in Welch Park.

- Randy George & Eliza Cain informed the board of Red Hen's progress relocating the wholesale bakery and café to its new location in Welch Park. Bakery will be moving first in August or September 2026. The café should follow shortly thereafter.
- Concerned that employee parking needs could (potentially) exceed employee-parking capacity. What would the Town's position be if employees utilized the parking area by the Fire Department, adjacent to the Walter Kelly Park in the event of overflow?
- Eric indicated that the primary concern is maintaining adequate parking access for the Town Fire Department, which occupies the same area as the parking lot for Walter Kelly Park. Discussed possibility of installing signs for MDX Fire Dept. Parking Only to ensure access to parking.
- Stacey opposed the Town formally sanctioning employee-overflow parking, due to liability issues.
- Dorinda asked whether Red Hen has plans for outdoor dining? Customers of the café might use Walker Kelly Park in a similar way that they use Camp Meade grounds now.

- Discussed that potential parking/traffic needs of the bakery/café may exceed the scope of the original conditional use permit issued by the Development Review Board.

5:36 Fire Department Monthly Update.

- The Department is mourning loss of Doug Hanson, former Fire Chief and long-time volunteer firefighter for the Town. They are brainstorming ways to honor him (e.g. renaming the building).

5:45 Treasurer's Update.

- The Town cannot make both the quarterly school payment (~ $1.2M) and the upcoming payment to the Vermont Bond Bank (~963k) due 3/1/26 and therefore requested a re-write of the loan.
- **Motion to sign the resolution entitled "Refunding Bonds" and for Liz to sign the "Loan Agreement" and for the Selectboard to sign Exhibit B - General Obligation Note and for the Selectboard to sign (and Town Treasurer on all things) Exhibit H - Appointment of Authorized Representatives in furtherance of the Town's refinancing of the Vermont Bond Bank Note of $852k.**
    - Paul moved; Stacey seconded. Motion approved.

5:57 Other Business.

- Stacey raised the matter of Mike Hill's FOIA request to the town vis-à-vis Mike Hill's email exchange with the Town's Attorney, Rob Halpert, to which the Selectboard has been copied. The law requires only that the Town provide access to information then-available; the Town is not obligated to create documents or records where none currently exist. Liz confirmed that the Town is preparing a response to the FOIA Request.

6:03 Motion to adjourn for Board of Civil Authority Meeting pursuant to 24 V.S.A. § 803

- Paul moved; Stacey seconded. Motion approved.