

Town of Woodstock
Select Board Meeting
February 20, 2024
6:00 pm
Town Hall & Zoom
Agenda

- A. Call to order
- B. Additions to & deletions from posted agenda
- C. Citizen Comments
- D. Manager's report
- E. Presentations
 - 1. School Committee – new building project (pp 3-55)
- F. Votes
 - 1. Bond Street (pp 56-67)
 - 2. Sewer abatement requests
 - a. Jakbar LLC – 217102F Maxham Meadow Way (pp 68-72)
 - b. 7 Stanton Street (pp 73-75)
 - 3. Parade permits
 - a. Covered Bridges Half Marathon – CBHM Inc (pp 76-78)
 - b. Prouty Ultimate – Friends of Dartmouth Cancer Center (pp 79-80)
 - 4. EDC funding recommendations (pp 81-92)
 - 5. Sunday Drive (Cannabis Commission)
 - 6. Laura Powell (Planning Commission ex-officio) (p 93)
 - 7. Letter of intent Woodstock Aqueduct Company (pp 94-95)
- G. Discussions
 - 1. STR update
 - 2. South Woodstock update
 - 3. Investment Advisory report (p 96)
 - 4. Informational session update
- H. Other business
- I. Approval of minutes
 - 1. 1/8/24 minutes (pp 97-98)
 - 2. 1/16/24 minutes (pp 99-102)
 - 3. 1/23/24 minutes (p 103)
- J. Adjournment

This Meeting will be held in person at Town Hall and on Zoom

The link to join us is

<https://us02web.zoom.us/j/84782406503?pwd=UXAzWnJxaEE0MzJaMIBKeHJPUjB6QT09>

or from zoom.us you can enter these details to join the meeting

Meeting ID: 847-8240-6503

Password: 247624

You can also download the Zoom app on your smartphone

Breaking New Ground:

Creating a new campus for modern-day
learning and community sustainability

Presentation to the Woodstock Selectboard
February 20, 2024



What we'll cover today:

- 1 District overview and current state of our current Middle and High School building
- 2 Share the steps that led us to where we are today
- 3 Review project timeline, key milestones, and next steps
- 4 Review state ed financing rules, project costs, taxpayer impacts, and the Board's tax impact reduction strategy
- 5 Q & A



District Overview &



Current State of the Building



District Overview

1001 students total district wide

Serving 20 towns– 909 from 7 member towns: Barnard, Bridgewater, Killington, Plymouth, Pomfret, Reading and Woodstock and 92 tuition students from 13 “School Choice” communities.

25% of district students identify as economically disadvantaged.

4 Elementary Schools, **1** 5/6 grade school & **1** combined Middle and High School.

Enrollment forecasted to **increase by 120+ students by 2030** (NESDEC).



Towns Sending Students to our Schools

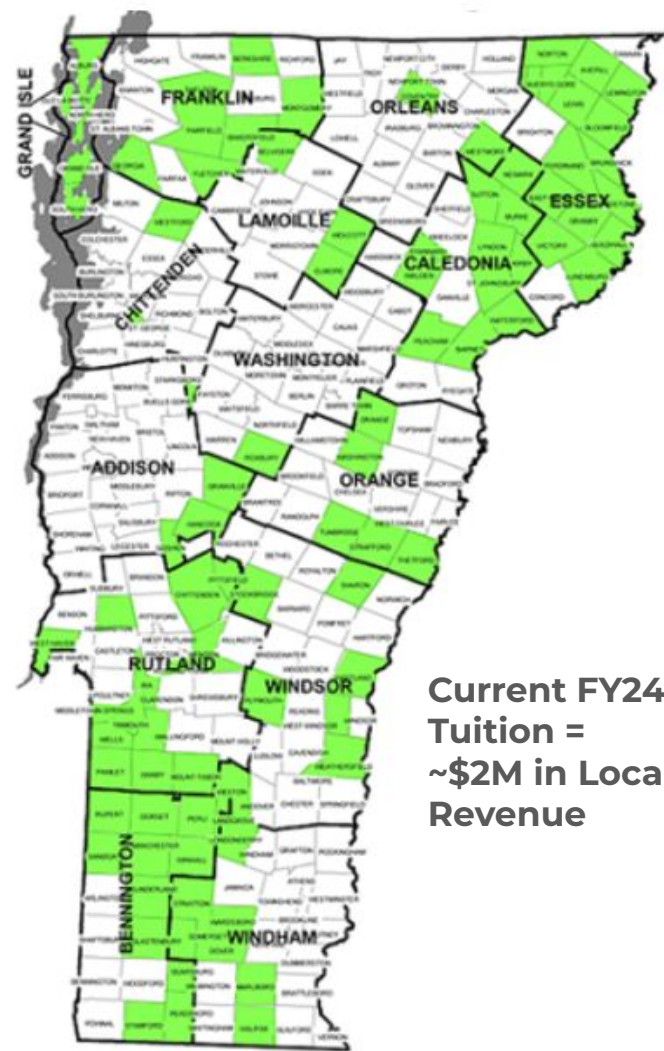
- **In-District**

Barnard: 133
Bridgewater: 93
Killington: 107
Plymouth: 51
Pomfret: 97
Reading: 89
Woodstock: 333

- **School Choice**

Bethel: 1
Cavendish: 3
Chittenden: 3
Hartland: 12
Ludlow: 2
Mendon: 2
Pittsfield: 36
Rochester: 2
Sharon: 3
Stockbridge: 8
Weathersfield: 19
West Windsor: 5

- **International: 2**



Current FY24
Tuition =
~\$2M in Local
Revenue



Where we stand with our school

Second worst high school facility condition in VT

A 2022 statewide school inventory by the VT Agency of Education found our school had the 2nd worst condition in the state. A follow-up in 2023 limited to a visual walkthrough identified \$12.5M in immediate repair costs, \$16M with escalations.

Broken HVAC in need of replacement

In the winter of 2021, 6 classrooms were offline due to failing heat systems resulting in \$1.2 million in emergency band aid repairs to the high school's HVAC system.

At risk of complete system failure

Numerous systems in the building are failing and at risk of a complete infrastructure failure. Meaning not if, but when one of these systems fails there is no alternative solution in place for students to attend school.

Would not pass many building codes

The current facility does not meet current standards for health & safety including ADA compliance, fire protection, indoor air quality, security or structural codes.

**Middle school &
high school are
hard enough.
The building
shouldn't make
things worse.**

"The classrooms are so hot and stuffy that I feel tired all day and it is hard to concentrate."

— Student

"I love my teachers and classmates, but I feel sad when I am in that building and I just want to get home."

— Student

"The building is the biggest barrier our faculty faces when teaching our students."

— Faculty Member



Steps Taken To Date



Our Ongoing Work To Understand and Address The Situation

2016

Buildings and Grounds Committee authorizes a group of board, staff and community members to evaluate the facility.

2017

\$150,000 in funding secured for the preparation of facility analysis and master planning. Lavallee Brensinger Architects selected for 21st Century School Master Plan

2018

Baseline Facility Study, Visioning Workshops, Project Goals Established

2019

Architectural options developed/presented. Secured \$200,000 in private funding for planning work

Configuration Committee tasked with evaluating the financial feasibility of the new building

2021

Schematic design completed along with detailed project costing at ~\$73.5 M; NESDEC Enrollment Study Completed: 120+ students projected by 2030

2022

Woodstock EDC funding used to hire part time fundraising manager

2023

Board implements new build tax impact policy

District voters approved \$1.65 M needed for new school detailed design permitting and construction manager.

2024

PC Construction hired as Construction Manager

Joint team completes costing and value engineering

Board votes to put bond on March 2024 ballot

Evaluation Criteria/Option Comparison:



Existing: Renovation Only

Learning Environment:	1.0
Sustainability:	1.6
Site Organization:	2.0
Community Connected:	1.8
<u>Project Cost/Value:</u>	<u>1.0</u>

Total score **1.5**

Cost \$\$

**Does not meet
project goals!**



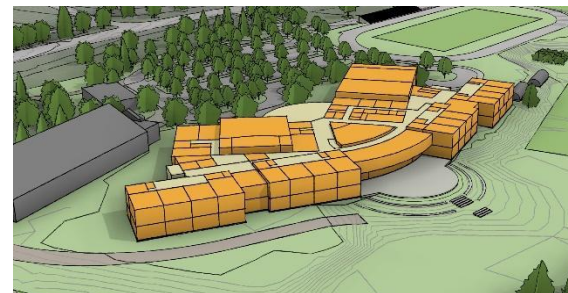
Option 1: Existing and Additions

Learning Environment:	3.0
Sustainability:	2.6
Site Organization:	3.2
Community Connected:	2.8
<u>Project Cost/Value:</u>	<u>1.6</u>

Total score **2.6**

Cost \$\$\$\$

**Only meets some of the
project goals.**



Option 2: New Build

Learning Environment:	4.0
Sustainability:	3.9
Site Organization:	3.9
Community Connected:	4.0
<u>Project Cost/Value:</u>	<u>3.8</u>

Total score **3.9**

Cost \$\$\$

**Meets all of the
project goals.**

Lessons from the Option Comparison

o Pursuing a **“Renovation only” approach** to the facility requires significant cost without addressing most of the solutions needed. It does not meet modern educational or efficiency standards, **does not extend the life of the Facility** and is not a good dollar value

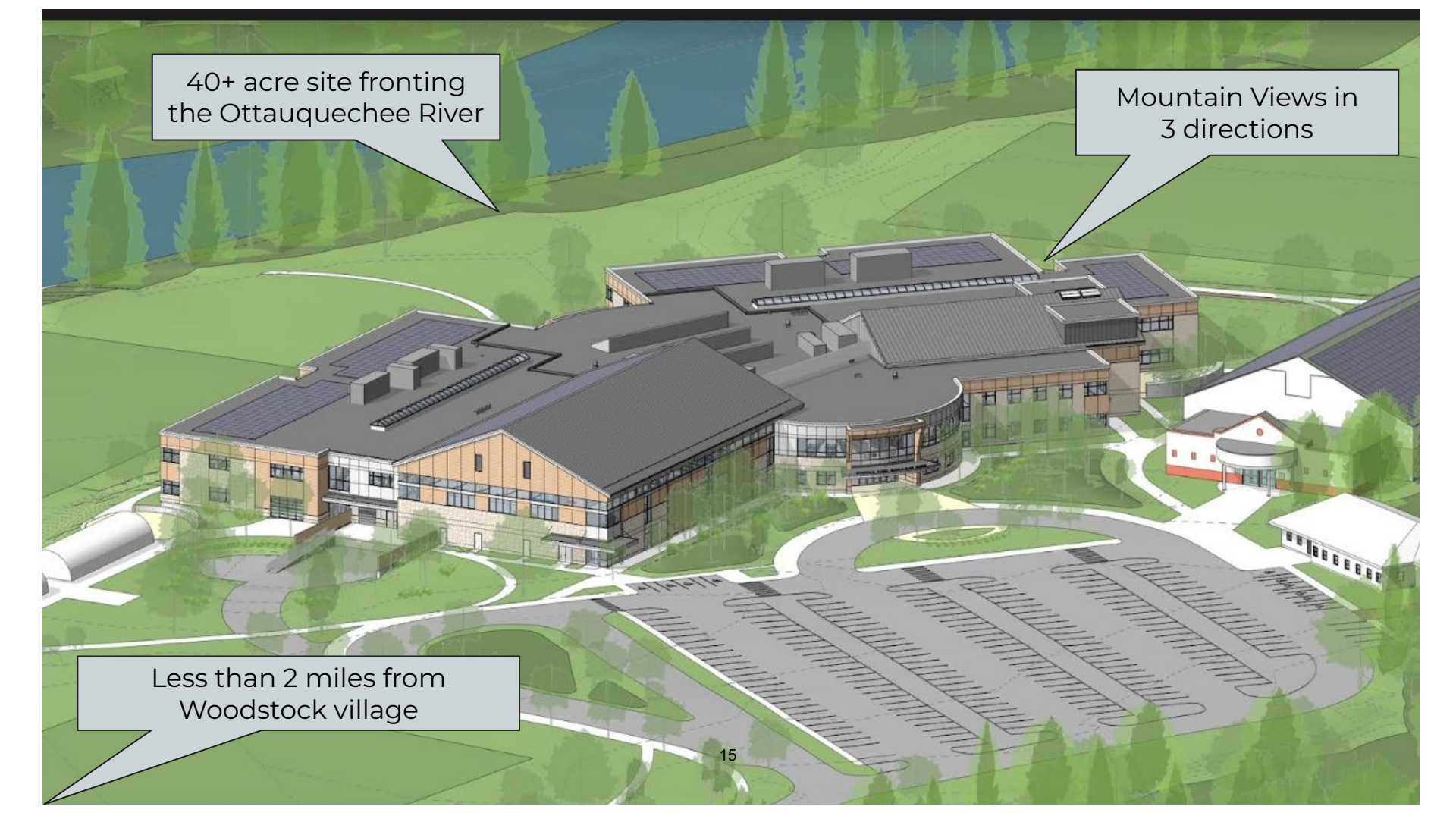
o Option 1, which includes extensive renovations and additions, improves many aspects of the school, both for education (learning and teaching) and improved functionality. The plan is inherently inefficient to improve its outcomes and does not offer full value - costing more and than a new facility with inferior results.

o Option 2, a new school that optimizes the site and river, has southern orientation and a compact footprint that allows more field space. **It achieves all the Master Plan goals, is easy and less disruptive to build, offers the best long-term value**, and creates an accessible, flexible learning environment.



**Future-
proofing our
school, while
becoming
more efficient,
flexible, and
practical
means
building new.**





40+ acre site fronting
the Ottawaquechee River

Mountain Views in
3 directions

Less than 2 miles from
Woodstock village

- FLEX TEAM
- 7TH GRADE TEAM
- 8TH GRADE TEAM
- 9TH GRADE TEAM
- STEM TEAM
- HUMANITIES TEAM
- VISUAL ARTS TEAM
- PERFORMING ARTS TEAM
- LIBRARY / INNOVATION
- PHYS ED / ATHLETICS
- LEARNING COMMONS
- STUDENT SUPPORT
- ADMINISTRATION
- COMMUNITY WELCOME SPACE
- CIRCULATION
- STAIR
- STORAGE, RESTROOM & MECHANICAL

Central Student Learning Commons

Performing Arts and Theater

Athletics with 2 Gyms and Fitness Spaces

Middle School, Art and Language Teams

High School STEM and Humanities

Next Steps & Project Timeline



Timeline of Next steps

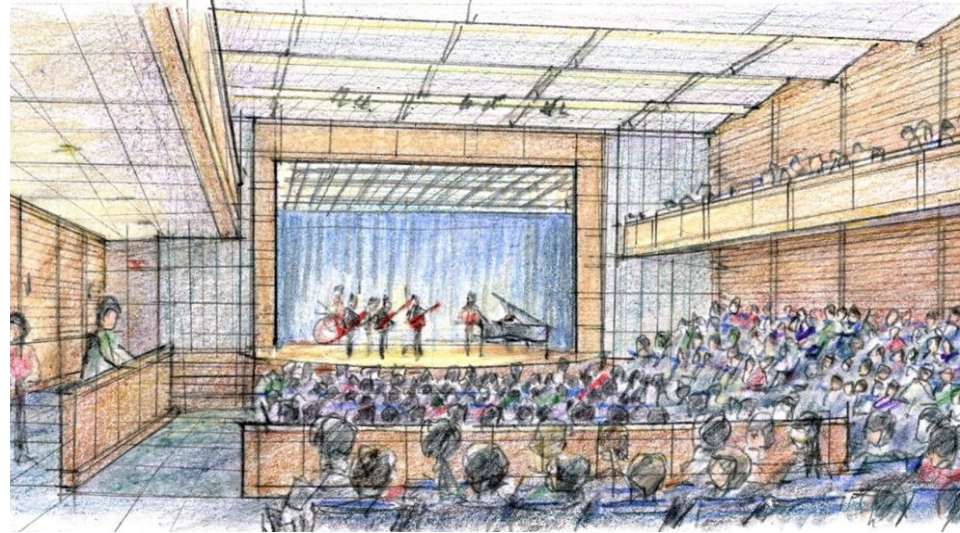
January 2024 – Final costing presented to voters

March 5, 2024 – Voter approval of the bonds for the construction of a new school

Early 2025 – Break ground on new school

August 2026 – New school opens

August 2027 - New Jim McLaughlin field opens on the site of the old school following demolition and seeding



Project Financials

- **Vermont Education Finance Rules**
- **Tax Impact Reduction Strategy**
 - **Final Project Cost**
 - **Projected Tax Impacts**



Vermont Education Financing Simplified

1
$$\frac{\text{Total Expenditure (Budget)} - \text{Local Revenues}}{\text{Education Spend}} = \text{Education Spend}$$

2
$$\frac{\text{Education Spending}}{\text{Total Equalized Pupils}} = \text{Per Pupil Spend}$$

3
$$\frac{\text{Per Pupil Spend}}{\text{Property Yield}} = \text{Equalized Tax Rate}$$

4
$$\frac{\text{Equalized Tax Rate}}{\text{Common Level of Appraisal (CLA)}} = \text{Town Tax Rate}$$

New Build Tax Impact Reduction Strategy

- **Containing Cost:** “Value engineering” used to save \$16.5M pre-bond through size/scope reductions, materials substitutions, and other cost savings measures
- **Time:** Use bond anticipation notes (BAN) to delay repayment until the summer of 2027, giving taxpayers 3.5 years before any impact to their education property taxes
- **Cap:** The Board has set a project tax cap of 16% for non-income sensitized taxpayers
- **Terms:** The Vermont Bond Bank quoted 3.75% in 2023. In discussions with the USDA for funding with lower interest rate. Both the USDA and the bond bank offer 40-year terms
- **Fundraising:** \$3.5 million in private funds pledged to date to offset tax impacts, conditioned on the bond passing ***i.e. we lose this money without a new building project.*** Commitment by the district to continue fundraising + continued investments
- **Enrollment:** Retention and gain. Each student enrolled in the district reduces the annual amount required to be raised from taxpayers by about \$20,000



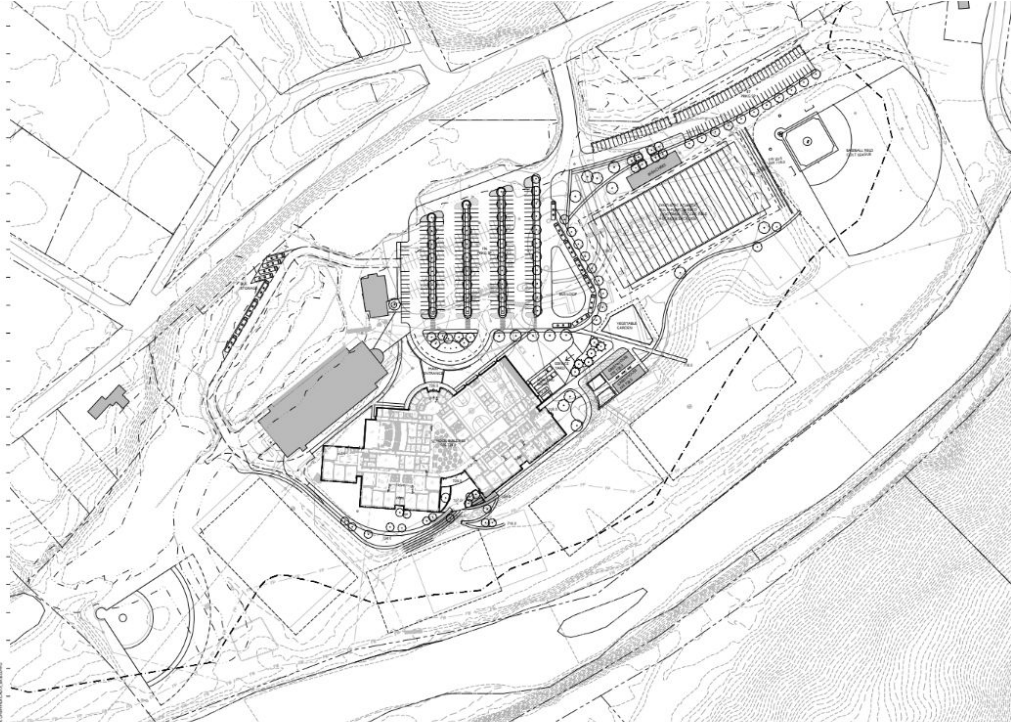


An efficient footprint that follows the river and faces the sun.

Outdoor classrooms spaces and gardens

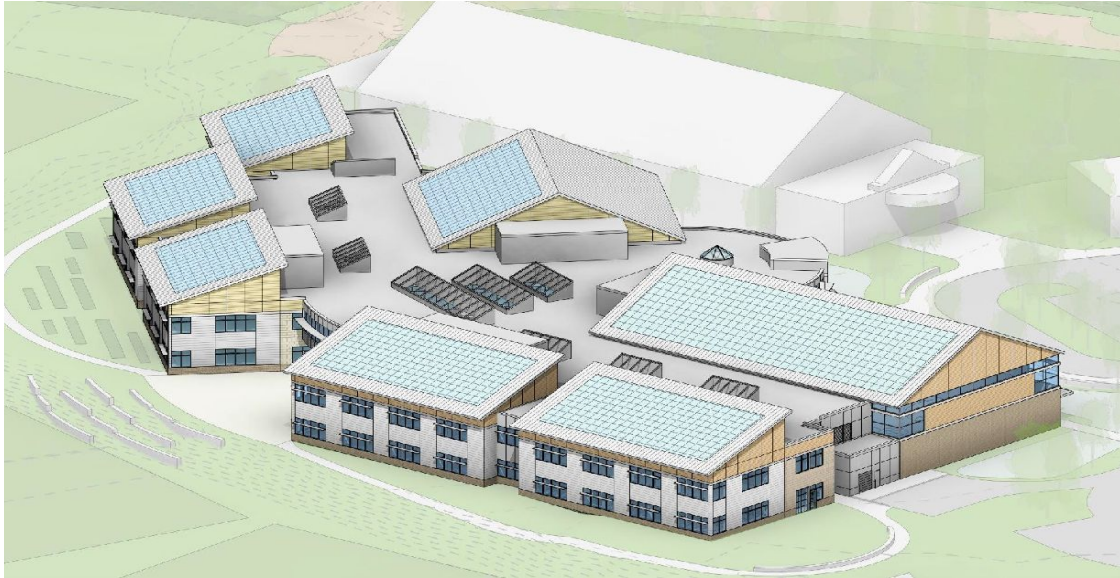
Excellent solar and geothermal potential.

VE Items - Grounds & Fields



- Grass field instead of turf (\$800k)
- Basic baseball field (\$700k)
- Remove parking islands, 50% of trees from plan (\$300k)
- Revise walkways, remove outdoor seating walls and adjust landscaping (\$900k)

VE Items – HVAC Systems and Equipment



- Change to 50/50% geothermal & heat pump (\$4M)
- Eliminate rooftop sheds and penthouses, pitch roof (\$1.5M)
- Basic theater sound and lighting (\$550k)

VE Items – Building Design & Size



- Reduce interior glass by 25%, some window treatments & cabinetry (\$600k)
- Use less costly materials for certain flooring, ceiling tiles and walls (\$1.5M)
- Right-sized greenhouse design/materials (\$2M)
- Eliminate flex spaces, cut half (5,800 sq ft) of NW learning pod (\$1.9M)

Project Costing & Value Engineering

Design Development Estimate (12/1/23) - Cost of Work Total	\$	98,364,690
Design Development Estimate (12/1/23) - Insurance, Contingency & Fee	\$	9,907,074
Design Development Estimate (12/1/23) Total	\$	108,271,764
Possible Cost Adjustments		(\$16,461,986)
Revised Cost of Work	\$	81,902,704
Revised Insurances, Contingency & Fee	\$	8,488,203
Revised Estimate Total	\$	90,391,000
Adjustments Summary		
	Total Rejected	(\$14,428,279)
Current Value of Additive Alternates>>>	Total Potential	\$4,737,330
Current Value of Possible VE Savings>>>	Total Accepted	(\$16,461,986)

Soft Costs & Project Total

CONSTRUCTION COSTS	Estimated Cost
Building and Site Construction	\$81,797,660
Estimating Contingency	\$3,271,906
Construction/CM Contingency	\$1,000,000
Escalation Contingency	\$0
Sub Default Insurance	\$0
General Conditions	\$0
Liability Insurance	\$994,818
CM Bond	\$627,671
CM Fee	\$2,591,474
TOTAL ALL CONSTRUCTION	\$90,283,529
PROJECT SOFT COSTS	Estimated Cost
Design Fees & Reimbursable Expenses	\$3,200,000
Permit Costs	\$704,540
Misc. Owner Soft Costs (project management, owner consultants, cost estimator, legal & accounting, utilities, etc.)	\$1,600,720
Commissioning	\$110,000
Fixtures, Furnishings, Equipment	\$1,765,000
Signage	\$25,000
Project Closeout Costs (artwork/marketing displays, LEED certification, etc.)	\$50,000
Owner Project Contingency - Design & Construction	\$1,625,104
TOTAL PROJECT SOFT COSTS	\$9,080,364
TOTAL PROJECT COST	\$99,363,893

Final project costing is \$99 million for *all costs* associated with the new school plus contingencies.

- Escalation from the 2021 estimate of \$73.4M is largely the result of 15%-19% inflation associated with pandemic-era labor shortages and supply chain issues.
- \$99M divided by 158,000 sq ft results in a square foot price of \$627 sq ft.



\$99M (\$627/sq ft) is Within the New State Standards

As adopted by the State Board of Education on December 20, 2023

MAXIMUM COST PARAMETERS FOR CONSTRUCTION AID				
A	B	C	D	E
FOR NEW PROJECT 10,000 SQUARE FEET OR LARGER	BUILDING COSTS INCLUDING FIXED EQUIPMENT (OR EQUIVALENT) AND FEES (PER SQUARE FOOT)	DEMOLITION (WHERE NECESSARY) (PER SQUARE FOOT)	SITE WORK (EXCLUDING WASTE TREATMENT) (PER SQUARE FOOT of Impacted site)	WASTE TREATMENT FACILITIES (WHEN NOT ON MUNICIPAL SEWER) (PER SQUARE FOOT)
Elementary K-6	\$570	\$12.50	\$12.50	\$19.00
Elementary K-8	\$575	\$12.50	\$12.50	\$19.00
Middle Grades or Junior High School	\$595	\$12.50	\$12.50	\$19.00
High School	\$620	\$12.50	\$12.50	\$19.00
Technical & Career Centers	\$695	\$12.50	\$12.50	\$19.00

**Project maximum is
\$656/sq ft**



\$99M (\$627/sq ft) is Under the Going Rate of School Projects

TruexCullens submitted to the BOE the following data for current and recent school projects in Vermont. These projects' square foot pricing in 2023 dollars ranges from \$633 to \$726/square foot without FF&E.

- **Burlington High School (current): \$209M/225,000 SF = \$836/SF**
- **Danville Schools K-12 (2021): \$76M /120,000 SF = \$633/SF**
- **Allen Brook School K-12 (2022): \$51M/78,500 SF = \$651/SF**
- **Central Vermont Career Tech Center (2021) \$101.7M/140,000 SF = \$727/SF**
- **Milton Elementary K-8 (current): \$158.2M /225,000 SF = \$721/SF**

Base Case: No Additional Fundraising, Flat Enrollment

Year	Homeowner Paying Based on Property Value				Income-Sensitized Homeowner			
	For Property Fair Market Value =		\$466,128		For Property Fair Market Value =		\$466,128	
	Household Income =		\$150,000		Household Income =		\$88,000	
	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)
FY24 to FY27	\$7,096	\$7,096	\$0	0.0%	\$3,664	\$3,664	\$0	0.0%
FY28 (Year 1)	\$7,988	\$9,270	\$1,282	16.0%	\$4,135	\$4,798	\$663	16.0%
FY29 (Year 2)	\$8,024	\$9,306	\$1,282	16.0%	\$4,153	\$4,817	\$664	16.0%
FY30 (Year 3)	\$8,024	\$9,305	\$1,281	16.0%	\$4,153	\$4,816	\$663	16.0%
FY31 (Year 4)	\$8,024	\$9,302	\$1,279	15.9%	\$4,153	\$4,815	\$662	15.9%
FY32 (Year 5)	\$8,024	\$9,299	\$1,275	15.9%	\$4,153	\$4,813	\$660	15.9%
FY37 (Year 10)	\$8,024	\$9,087	\$1,063	13.3%	\$4,153	\$4,704	\$550	13.3%
FY42 (Year 15)	\$8,024	\$8,839	\$815	10.2%	\$4,153	\$4,575	\$422	10.2%
FY47 (Year 20)	\$8,024	\$8,643	\$619	7.7%	\$4,153	\$4,474	\$320	7.7%
FY52 (Year 25)	\$8,024	\$8,488	\$464	5.8%	\$4,153	\$4,393	\$240	5.8%
FY57 (Year 30)	\$8,024	\$8,367	\$343	4.3%	\$4,153	\$4,331	\$177	4.3%
Assumptions				Enter Value	Instructions for each Assumption			
Bond Amount				\$99,000,000	Enter amount of bond. e.g. \$99M, \$75M, \$110M			
Interest Rate				3.60%	Enter interest rate of bond. e.g. 3.75%, 4.25%, 3.25%			
Repayment Term				40	Enter duration of bond. e.g. 30, 40, or 25 years			
New Fundraising + \$3.5M Already Pledged				\$0	Enter amount over \$3.5M raised in private funding			
Year 1 Enrollment Change				0	Enter change (+/-) in students for school year 2026			
Annual Enrollment Change				0	Enter change (+/-) in students for each school year thereafter			

Instructions:

- In the blue boxes to the right: 1) Enter Grand List Value and 2) Select Town to calculate Fair Market Value. Also 3) Enter Household Income
- Ed Taxes due with and without the bond appear in the columns to the left, comparing Property Value Taxpayers and Income-Sensitized Taxpayers
- Peak bond impact appears below in annual, monthly, and daily amounts
- Enter values for the various items in the "Assumptions" box below to see their effect on the amount of taxes due

Barnard	Bridgewater	Killington	Plymouth	Pomfret	Reading	Woodstock
0.6436	0.7432	0.5235	0.6225	1.0053	0.7643	0.6365

Peak Tax Impact (Year 2) on a

\$466,128	Home is
\$1,281	per year, or
\$107	per month, or
\$3.51	per day (in 2025 dollars), or
\$1.82	per day if income sensitized

1) Enter Grand List Value Here ↓

\$300,000

2) Select Town from this Dropdown ↓

Barnard

CLA = 0.6436

Fair Market Value (GLV ÷ Town CLA)

\$466,128

3) Enter Household Income Here ↓

\$150,000



Better Case: \$1M in + Fundraising by 2027; +5 Students/Year

Year	Homeowner Paying Based on Property Value				Income-Sensitized Homeowner			
	For Property Fair Market Value =		\$466,128		For Property Fair Market Value =		\$466,128	
	Household Income =		\$150,000		Household Income =		\$88,000	
Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)	
FY24 to FY27	\$7,096	\$7,096	\$0	0.0%	\$3,664	\$3,664	\$0	0.0%
FY28 (Year 1)	\$7,988	\$9,097	\$1,108	13.9%	\$4,094	\$4,709	\$614	15.0%
FY29 (Year 2)	\$8,024	\$9,105	\$1,081	13.5%	\$4,093	\$4,713	\$620	15.2%
FY30 (Year 3)	\$8,024	\$9,076	\$1,052	13.1%	\$4,095	\$4,698	\$603	14.7%
FY31 (Year 4)	\$8,024	\$9,044	\$1,020	12.7%	\$4,081	\$4,681	\$601	14.7%
FY32 (Year 5)	\$8,024	\$9,011	\$987	12.3%	\$4,067	\$4,664	\$597	14.7%
FY37 (Year 10)	\$8,024	\$8,620	\$596	7.4%	\$3,998	\$4,462	\$464	11.6%
FY42 (Year 15)	\$8,024	\$8,192	\$169	2.1%	\$3,933	\$4,241	\$308	7.8%
FY47 (Year 20)	\$8,024	\$7,831	-\$192	-2.4%	\$3,870	\$4,054	\$183	4.7%
FY52 (Year 25)	\$8,024	\$7,523	-\$501	-6.2%	\$3,811	\$3,894	\$84	2.2%
FY57 (Year 30)	\$8,024	\$7,257	-\$767	-9.6%	\$3,753	\$3,756	\$3	0.1%
Assumptions				Enter Value	Instructions for each Assumption			
Bond Amount				\$99,000,000	Enter amount of bond. e.g. \$99M, \$75M, \$110M			
Interest Rate				3.60%	Enter interest rate of bond. e.g. 3.75%, 4.25%, 3.25%			
Repayment Term				40	Enter duration of bond. e.g. 30, 40, or 25 years			
New Fundraising + \$3.5M Already Pledged				\$1,000,000	Enter amount over \$3.5M raised in private funding			
Year 1 Enrollment Change				5	Enter change (+/-) in students for school year 2026			
Annual Enrollment Change				5	Enter change (+/-) in students for each school year thereafter			

Instructions:

- In the blue boxes to the right: 1) Enter Grand List Value and 2) Select Town to calculate Fair Market Value. Also 3) Enter Household Income
- Ed Taxes due with and without the bond appear in the columns to the left, comparing Property Value Taxpayers and Income-Sensitized Taxpayers
- Peak bond impact appears below in annual, monthly, and daily amounts
- Enter values for the various items in the "Assumptions" box below to see their effect on the amount of taxes due

Barnard	Bridgewater	Killington	Plymouth	Pomfret	Reading	Woodstock
0.6436	0.7432	0.5235	0.6225	1.0053	0.7643	0.6365
Peak Tax Impact (Year 2) on a						
\$466,128	Home is					
\$1,052	per year, or					
\$88	per month, or					
\$2.88	per day (in 2025 dollars), or					
\$1.65	per day if income sensitized					

1) Enter Grand List Value Here ↓

\$300,000

2) Select Town from this Dropdown

Barnard

CLA = 0.6436

Fair Market Value (GLV ÷ Town CLA)

\$466,128

3) Enter Household Income Here ↓

\$150,000



Best Case: +\$1.5M Fundraising by 2027; +10 Students/Year

Year	Homeowner Paying Based on Property Value				Income-Sensitized Homeowner			
	For Property Fair Market Value =		\$466,128		For Property Fair Market Value =		\$466,128	
	Household Income =		\$150,000		Household Income =		\$88,000	
Year	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)
FY24 to FY27	\$7,096	\$7,096	\$0	0.0%	\$3,664	\$3,664	\$0	0.0%
FY28 (Year 1)	\$7,988	\$8,968	\$979	12.3%	\$4,055	\$4,642	\$587	14.5%
FY29 (Year 2)	\$8,024	\$8,942	\$918	11.4%	\$4,034	\$4,628	\$594	14.7%
FY30 (Year 3)	\$8,024	\$8,879	\$855	10.7%	\$4,039	\$4,596	\$557	13.8%
FY31 (Year 4)	\$8,024	\$8,815	\$791	9.9%	\$4,012	\$4,563	\$551	13.7%
FY32 (Year 5)	\$8,024	\$8,749	\$725	9.0%	\$3,985	\$4,529	\$544	13.6%
FY37 (Year 10)	\$8,024	\$8,198	\$174	2.2%	\$3,858	\$4,243	\$385	10.0%
FY42 (Year 15)	\$8,024	\$7,634	-\$390	-4.9%	\$3,742	\$3,951	\$209	5.6%
FY47 (Year 20)	\$8,024	\$7,159	-\$865	-10.8%	\$3,636	\$3,706	\$70	1.9%
FY52 (Year 25)	\$8,024	\$6,755	-\$1,269	-15.8%	\$3,538	\$3,497	-\$41	-1.2%
FY57 (Year 30)	\$8,024	\$6,407	-\$1,617	-20.1%	\$3,447	\$3,316	-\$131	-3.8%
Assumptions				Enter Value	Instructions for each Assumption			
Bond Amount				\$99,000,000	Enter amount of bond. e.g. \$99M, \$75M, \$110M			
Interest Rate				3.60%	Enter interest rate of bond. e.g. 3.75%, 4.25%, 3.25%			
Repayment Term				40	Enter duration of bond. e.g. 30, 40, or 25 years			
New Fundraising + \$3.5M Already Pledged				\$1,500,000	Enter amount over \$3.5M raised in private funding			
Year 1 Enrollment Change				10	Enter change (+/-) in students for school year 2026			
Annual Enrollment Change				10	Enter change (+/-) in students for each school year thereafter			

Instructions:

- In the blue boxes to the right: 1) Enter Grand List Value and 2) Select Town to calculate Fair Market Value. Also 3) Enter Household Income
- Ed Taxes due with and without the bond appear in the columns to the left, comparing Property Value Taxpayers and Income-Sensitized Taxpayers
- Peak bond impact appears below in annual, monthly, and daily amounts
- Enter values for the various items in the "Assumptions" box below to see their effect on the amount of taxes due

Barnard	Bridgewater	Killington	Plymouth	Pomfret	Reading	Woodstock
0.6436	0.7432	0.5235	0.6225	1.0053	0.7643	0.6365
Peak Tax Impact (Year 2) on a						
\$466,128	Home is					
\$855	per year, or					
\$71	per month, or					
\$2.34	per day (in 2025 dollars), or					
\$1.53	per day if income sensitized					

1) Enter Grand List Value Here ↓

\$300,000

2) Select Town from this Dropdown ↓

Barnard

CLA = 0.6436

Fair Market Value (GLV ÷ Town CLA)

\$466,128

3) Enter Household Income Here ↓

\$150,000



Do Nothing: Loss of \$3.5M Committed Fundraising; \$1.6M/Year in fixes/10 Years ; -10 Students/Year

Year	Homeowner Paying Based on Property Value				Income-Sensitized Homeowner			
	For Property Fair Market Value =		\$466,128		For Property Fair Market Value =		\$466,128	
	Household Income =		\$150,000		Household Income =		\$88,000	
Year	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)	Ed Taxes- No Bond	Ed Taxes With Bond	Impact of Bond (\$)	Impact of Bond (%)
FY24 to FY27	\$7,096	\$7,096	\$0	0.0%	\$3,664	\$3,664	\$0	0.0%
FY28 (Year 1)	\$7,988	\$8,667	\$679	8.5%	\$4,218	\$4,486	\$268	6.4%
FY29 (Year 2)	\$8,024	\$8,794	\$770	9.6%	\$4,280	\$4,552	\$272	6.3%
FY30 (Year 3)	\$8,024	\$8,885	\$861	10.7%	\$4,277	\$4,599	\$322	7.5%
FY31 (Year 4)	\$8,024	\$8,977	\$953	11.9%	\$4,310	\$4,647	\$337	7.8%
FY32 (Year 5)	\$8,024	\$9,071	\$1,047	13.0%	\$4,343	\$4,695	\$352	8.1%
FY37 (Year 10)	\$8,024	\$9,508	\$1,484	18.5%	\$4,520	\$4,922	\$401	8.9%
FY42 (Year 15)	\$8,024	\$9,980	\$1,956	24.4%	\$4,718	\$5,166	\$447	9.5%
FY47 (Year 20)	\$8,024	\$10,525	\$2,501	31.2%	\$4,941	\$5,448	\$507	10.3%
FY52 (Year 25)	\$8,024	\$10,792	\$2,768	34.5%	\$5,193	\$5,586	\$393	7.6%
FY57 (Year 30)	\$8,024	\$11,559	\$3,535	44.1%	\$5,482	\$5,983	\$502	9.1%

Instructions:						
- In the blue boxes to the right: 1) Enter Grand List Value and 2) Select Town to calculate Fair Market Value. Also 3) Enter Household Income						
- Ed Taxes due with and without the bond appear in the columns to the left, comparing Property Value Taxpayers and Income-Sensitized Taxpayers						
- Peak bond impact appears below in annual, monthly, and daily amounts						
- Enter values for the various items in the "Assumptions" box below to see their effect on the amount of taxes due						
Barnard	Bridgewater	Killington	Plymouth	Pomfret	Reading	Woodstock
0.6436	0.7432	0.5235	0.6225	1.0053	0.7643	0.6365
Peak Tax Impact (Year 2) on a						
\$466,128	Home is					
\$861	per year, or					
\$72	per month, or					
\$2.36	per day (in 2025 dollars), or					
\$0.88	per day if income sensitized					

Assumptions	Enter Value	Instructions for each Assumption
Bond Amount	\$16,000,000	Enter amount of bond. e.g. \$99M, \$75M, \$110M
Interest Rate	0.00%	Enter interest rate of bond. e.g. 3.75%, 4.25%, 3.25%
Repayment Term	10	Enter duration of bond. e.g. 30, 40, or 25 years
New Fundraising + \$3.5M Already Pledged	-\$3,500,000	Enter amount over \$3.5M raised in private funding
Year 1 Enrollment Change	-10	Enter change (+/-) in students for school year 2026
Annual Enrollment Change	-10	Enter change (+/-) in students for each school year thereafter

1) Enter Grand List Value Here ↓

\$300,000

2) Select Town from this Dropdown

Barnard

CLA = 0.6436

Fair Market Value (GLV ÷ Town CLA)

\$466,128

3) Enter Household Income Here ↓

\$150,000



Building a new school is...

- A high value community investment we must make
- Allowing students to fully access their education
- Reducing on-going operating costs
- Facilitating greater community use and engagement with the school
- A move towards improving safety, security and health
- Ensuring the long term sustainability of our communities
- Celebrating Vermont values



Q&A



Vote on Town Meeting Day - March 5, 2024



Appendix



Three All-Electric HVAC Options

40 year Life-Cycle Cost Comparison

	Existing	1-All Geothermal			2-Hybrid Geothermal / Air-Source		3-All Air-Source
	Full HVAC upgrade after 10 years	A. 4-Pipe FCU's	B. CHW/HW AHU's	C. HP AHU's	A. 4-Pipe FCU's & Air-Source AHU's	B. VRF & Water-source AHU's	VRF & Air-source AHU's
pEUI Range	70-72	24-27	25-28	26-29	28-31	28-31	32-35
First Cost	\$14.8M <small>(10 year upgrade cost)</small>	\$14.9M	\$14.2M	\$13.6M	\$12.6M	\$12.0M	\$10.4M
Energy Cost <small>(\$0.18/kWh, 2.5% increase each year)</small>	\$24.0M	\$14.5M	\$15.1M	\$15.6M	\$16.8M	\$16.8M	\$19.1M
Maintenance Cost	\$3.8M	\$4.0M	\$2.8M	\$2.6M	\$4.4M	\$4.0M	\$3.8M
Replacement Cost	\$12.5M <small>(after ~30 years)</small>	\$1.5M	\$1.0M	\$3.5M	\$4.0M	\$12.0M	\$10.4M
Total Cost	\$55.1M	\$34.9M	\$33.1M	\$35.3M	\$37.8M	\$44.8M	\$43.7M
Sq Ft of PV and cost for Net Zero	1,753 kW / \$5.3M	980 kW / \$2.9M	1,019 kW / \$3.1M	1,057 kW / \$3.2M	1,134 kW / \$3.4M	1,134 kW / \$3.4M	1,288 kW / \$3.9M

Paying For a New School



CONSTRUCTION
BOND



PRIVATE
FUNDRAISING



STATE
SUPPORT

Paying For a New School

- The article for the school bond will be on the school ballot for local residents to vote on at Town Meeting Day, **March 5, 2024**.
- If the bond passes, it will result in an increase to *homestead* property owners' education taxes within the district's seven member towns **starting in FY28**, when the debt service begins and is added to the school district's budget.
- This assessment will not *directly* impact local businesses' or second home owners' property tax rates because the *non-homestead* rate is set at a uniform level statewide. However, to help pay for the bond, the school district will receive a larger allocation of these and other revenues from the state Education Fund.
- Homestead property owners making less than \$138,800 receive income sensitivity credits up to \$8,000 each year to offset their property taxes due. Any available credit amounts will reduce the additional amount owed as a result of the bond.

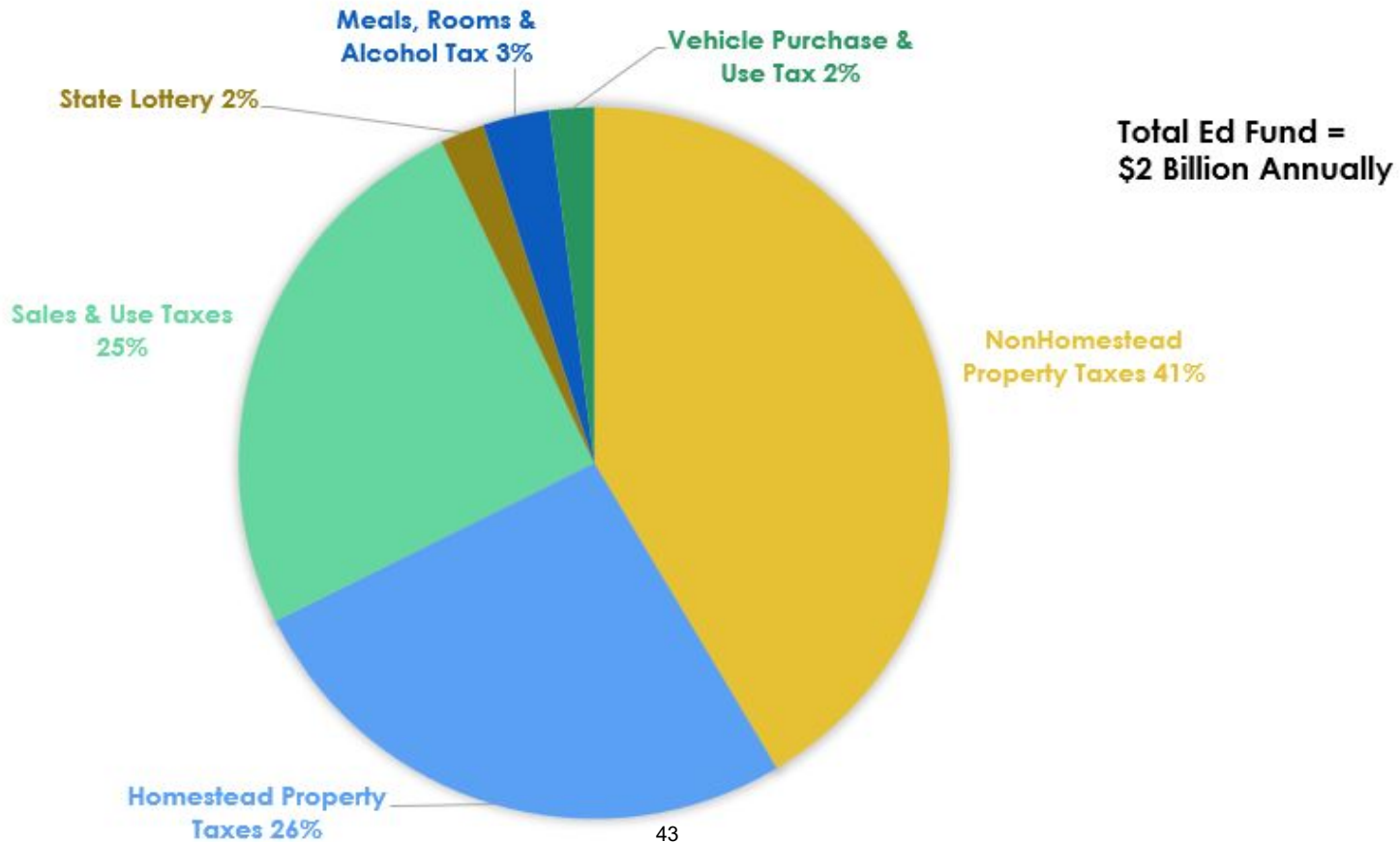


The Cost of Waiting

- The longer we wait the more expensive the project will become to taxpayers. At 5% annual escalation, one year of delay would result in additional project costs of \$5 million.
- Until the new building is ready, the district must continue making emergency repairs to the failing building. Because these unplanned “band aid” fixes would not be part of a long term repayment like the bond for a new school, they will cause spikes to the local tax rate- a poor investment with no “upside”.
- These fixes will increasingly disrupt teaching and learning, making it more difficult to retain and attract students, raising taxes further as a result of increasing *per pupil spend* as a result of attrition.
- Like the 2021 heating system outage, several of the known issues have increasing potential to result in a building system failure that would displace students from the building and require expensive temporary classrooms. This would be to the detriment of our children and at a premium to taxpayers.



VERMONT EDUCATION FUND SOURCES



Offsetting Project Cost by Driving Enrollment

Increased enrollment means
more revenue **and** lower taxes.

Competing for School Choice Enrollment: Hartland

2023 General Education Tuition Budget

School	Number of Students	Estimated Tuition	Total Tuition
Hartford	79.00	19,467	1,537,893
Windsor	15.00	18,792	281,885
Woodstock	5.00	19,055	95,275
Thetford	8.00	20,260	162,081
St. Johnsbury	2.00	19,725	39,449
Sharon	12.00	17,347	208,167
Hanover	15.00	22,041	330,615
Lebanon	1.00	17,983	17,983
Kimball Union	2.00	17,347	34,695
St. Michaels	2.00	8,261	16,521
Ledyard Charter	1.00	12,875	12,875

142.00

Total General Ed Tuition 2,737,438

Driving Enrollment Through Population Growth: Killington

Killington Resort writes check for workforce housing



The 70-acre plot is located off Nanak Way in Killington and will be serviced by the new municipal water system being installed over the next several years, according to the announcement. The land is mapped for a total of 250 to 300 housing units, with six to eight multifamily apartment buildings and 16 to 20 duplex or single-family homes with ample green space.

Planned and Permitted Development

The approved Phase I of the Village Master Plan at the base of Killington Mountain includes the aforementioned Six Peaks Village and Ramshead Brook Subdivision. The new core village east of Killington Road has a mix of residential and commercial/retail uses is known as the Six Peaks Village. Also, a new residential area west of Killington Road has a mix of single-family homes lots and duplex lots known as Ramshead Brook Subdivision. In total, Phase I of Six Peaks Killington includes a replacement lodge for the Snowshed and Ramshead Lodges, 31,622 sq. ft. of commercial /retail spaces, 193 residential units in the Six Peaks Village, and 9 single-family lots and 46 duplex units at the Ramshead Brook Subdivision.

KILLINGTON TIF DISTRICT PLAN



District Wide Enrollment 20 Years

Year	PK/EEE	Kindergarten	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
2003-2004	25	79	69	66	85	89	93	90	96	106	117	109	105	100	1229
2004-2005	10	86	89	68	76	89	78	95	112	96	115	108	98	98	1218
2005-2006	24	66	86	94	74	84	85	78	95	113	105	104	117	99	1224
2006-2007	25	62	62	85	97	73	75	86	89	101	126	99	112	98	1190
2007-2008	28	63	63	58	87	90	76	77	96	91	110	122	95	101	1157
2008-2009	28	77	74	64	63	86	92	77	85	99	102	105	120	86	1158
2009-2010	29	79	78	70	66	62	82	98	86	92	102	96	101	109	1150
2010-2011	32	52	77	75	67	69	60	75	99	88	95	92	88	98	1067
2011-2012	37	57	54	74	77	62	66	61	80	100	89	94	84	82	1017
2012-2013	44	61	63	53	72	79	65	63	63	82	108	89	96	86	1024
2013-2014	44	57	65	60	55	77	73	64	74	62	95	107	81	93	1007
2014-2015	34	53	64	58	68	56	80	79	70	75	73	93	107	74	984
2015-2016	39	59	55	66	57	69	55	79	87	71	75	79	94	93	978
2016-2017	80	49	55	61	63	54	74	57	86	92	84	75	80	81	991
2017-2018	90	60	58	60	60	69	63	75	60	86	95	91	73	76	1016
2018-2019	107	47	63	54	60	67	74	71	79	60	104	98	88	72	1044
2019-2020	60	71	50	69	56	64	69	72	74	78	84	103	96	85	1031
2020-2021	69	57	83	53	66	62	71	71	78	77	96	76	97	89	1045
2021-2022	99	56	70	90	57	64	62	70	71	80	83	87	67	98	1054
2022-2023	115	49	62	68	91	53	67	61	72	68	87	77	84	62	1016
2023-2024	84	81	49	61	69	87	52	63	65	66	85	80	75	84	1001

Enrollment Indicators

- Enrollment forecasted to **increase by 120+ students by 2030** (NESDEC).
- VT was the **number 1** US moving destination in 2023.*
- **13 Towns** including Weathersfield, Ludlow, Hartland, etc. are sending **92 tuition students** with additional untapped potential.
- Continued move towards consolidation of local school districts due to Act 46.
- Killington’s Workforce Housing Development– **250-300 planned units** including single family homes and duplexes.**

	2023	2019
pre k 3 years of age	30	27
pre k 4 years of age	55	33
Totals:	85	60
kindergarten	81	71
Grade 1	49	50
Grade 2	60	68
Grade 3	69	56
Grade 4	86	64
Grade 5	52	69
Grade 6	63	74
Totals:	460	452

42% ↑

2% ↑

*[United Movers Survey via VT Biz](#)

** [VT Digger](#)



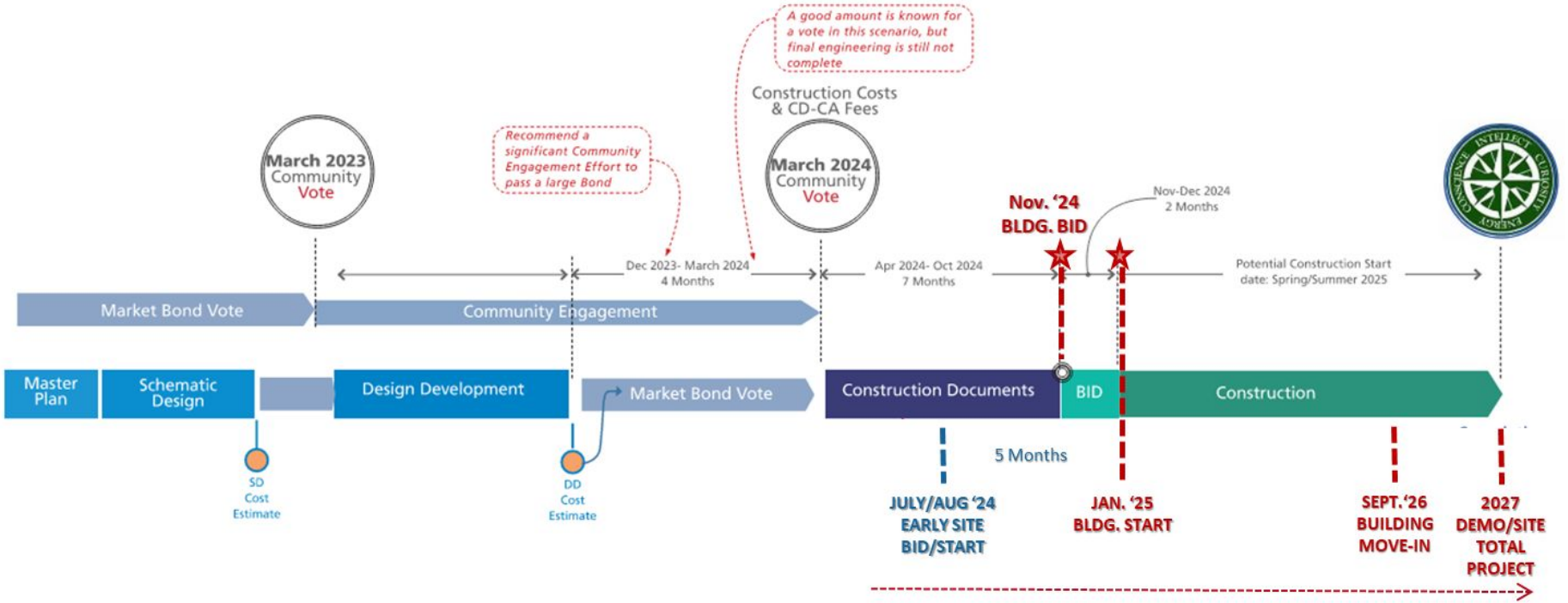
Marty Spaulding
Project Manager / Co-Owner



Paul Stafford
Associate Project Manager



Project Timeline



Evaluation Criteria:



Existing: Renovation Only

Learning Environment:	1.0
Sustainability:	1.6
Site Organization:	2.0
Community Connected:	1.8
<u>Project Cost/Value:</u>	<u>1.0</u>
Total score	1.5

~\$51 million in 2019

*Does not meet
project goals!*

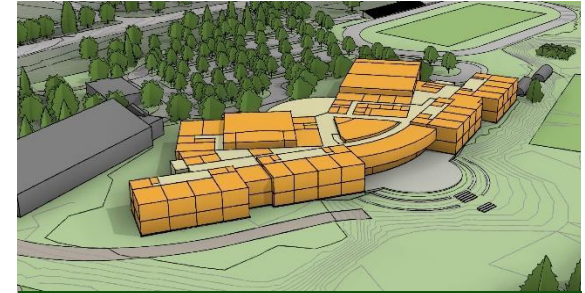


Option 1: Existing and Additions

Learning Environment:	3.0
Sustainability:	2.6
Site Organization:	3.2
Community Connected:	2.8
<u>Project Cost/Value:</u>	<u>1.6</u>
Total score	2.6

~ \$78 million in 2019

*Only meets some of the
project goals.*



Option 2: New Build

Learning Environment:	4.0
Sustainability:	3.9
Site Organization:	3.9
Community Connected:	4.0
<u>Project Cost/Value:</u>	<u>3.8</u>
Total score	3.9

~\$67 million in 2019

*Meets all of the
project goals.*

Hi!

We're your neighbors & friends.

We love our town, our community, and our school.

We're here to talk about how we protect it.



Ben Ford



Keri Bristow



Cody TanCreti



Joe Rigoli



Leigh Sherwood



Aidan Keough-Vella '25



Purpose

To create a **safe and inspiring** new middle and high school for our community to be proud of and our **students to thrive in**. A school that ensures that our children can compete in the new world—one driven by **innovation, technology and sustainability**.

To honor the fundamental values of our beloved Vermont—education, **community and environmental stewardship**.

To ensure the future of our children and our community.



Our architect and educational space planning team have experience on **similar projects**



Oyster River Middle School: 155,000 SF



Sanford High School: 330,000 SF



Morse High School: 165,000 SF



Salem High School: 365,000 SF





Bond Street looking north, summer. Historic image.



Bond Street looking north, winter. Historic image.



Bond Street looking south. Historic image.



Bond Street looking southeast with #3 Bond Street. Historic image.



Bond Street looking northwest with #4 Bond Street. Historic image.



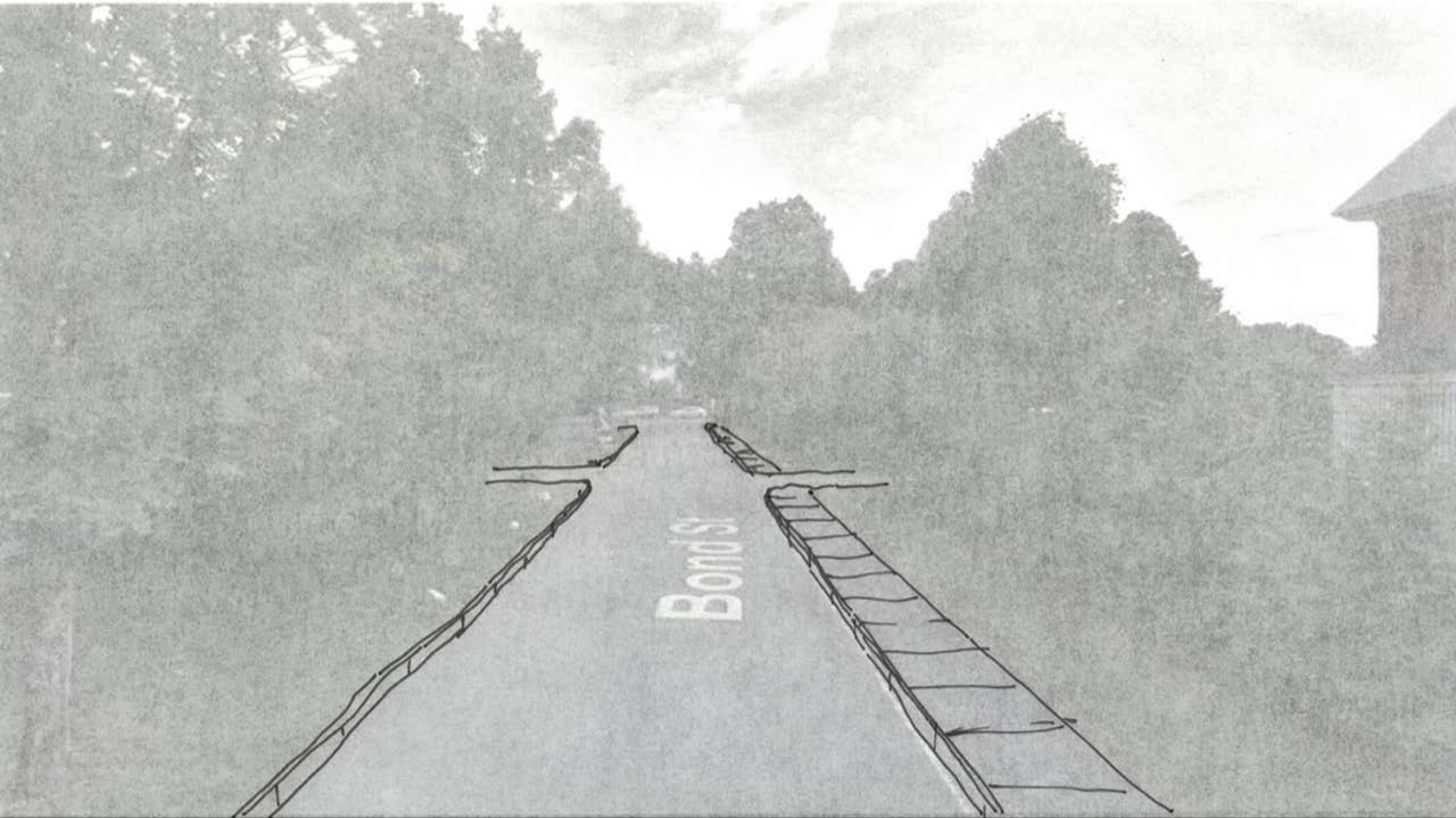
2013 View of Bond Street, looking north.



2013 view of Bond Street looking north, with sketch of proposed curbing and sidewalk.



2013 View of Bond Street, looking south.



2013 view of Bond Street looking south, with sketch of proposed curbing and sidewalk.

Sewer Abatement Request

Name: Jakbar LLC

Mailing address: PO Box 1104
Barnard VT 05031

Phone: 802 369 6000 Email: honlake@hotmail.com

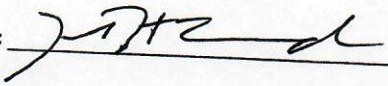
Name on tax bill (if different): _____

Address of property: 21710 Matham Meadows Way, Lower Level

Parcel ID: 21.51.15.001

Amount requesting for abatement: 4028.80

Reason for request: Please see attached.

Signed: 

Date: 1/12/2024

Please mail or email requests to:
Town of Woodstock
PO Box 488
Woodstock, VT 05091

nnourse@townofwoodstock.org

*All requests must be approved by the Select Board. The Select Board meets twice a month. You may attend the meeting, but it is not required. After the meeting you will be informed about the decision of your request.

Dear Selectboard,

We are submitting this request for abatement for the past due sewer bill because this debt was incurred prior to our purchase of the vacant restaurant space. At the time of the auction and the subsequent purchase of the property we did not know that this outstanding debt would be our responsibility. We just became aware of this debt from the 12/15/2023 delinquent utilities notice. Past due property taxes were paid at closing and we are certainly willing to do as much as we can to contribute to the operation of the town and public utilities. We hope to operate a successful business and pay our fair share as we go forward.

Thank you for your consideration on this matter.

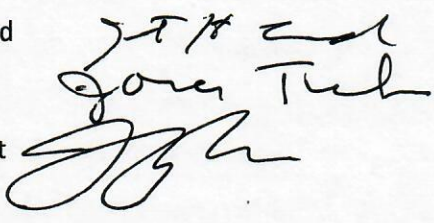
Respectfully submitted,

Kurt Lessard

Jona Tuck

John Knight

Jakbar LLC

Handwritten signatures of Kurt Lessard, Jona Tuck, and John Knight. The signatures are written in black ink and are positioned to the right of the printed names. Kurt Lessard's signature is at the top, Jona Tuck's is in the middle, and John Knight's is at the bottom.

Cori Frederick

WOODSTOCK TOWN
31 THE GREEN
WOODSTOCK VT 05091
(802) 457-3456

Woodstock Aqueduct
457-4497
Mary

DELINQUENT UTILITIES NOTICE DUE 12/15/2023

JAKBAR LLC
SUNSET FARM UNIT 2F
21710 MAXHAM MEADOW WAY
WOODSTOCK VT 05091

ACCOUNT NUMBER: 21.51.15-001

LOCATION: 217 102F MAXHAM MEADOW WAY

DELINQUENT UTILITIES NOW DUE

Service	Principal	Interest	Penalty	Total Delinquent
Sewer	2,943.54	849.78	235.48	4,028.80
TOTAL AMOUNT OVERDUE				4,028.80

REMINDER

You have utility charges that have gone delinquent. Your check may have arrived late, or you may have overlooked the most recent payment. If you have recently paid the past due charges in full, you may disregard this notice.

I will be glad to assist you in working out an acceptable payment arrangement.

Very respectfully, Cori Frederick

Please remit payments to:

TOWN OF WOODSTOCK
PO box 488
WOODSTOCK VT 05091

Checks should be made PAYABLE TO WOODSTOCK SEWER
Please include your account number on the memo line.

WOODSTOCK TOWN
 PO BOX 488
 WOODSTOCK VT 05091

JAKBAR LLC
 PO BOX 1104
 BARNARD VT 05031

21.51.15-001: JAKBAR LLC, Location: 217102F MAXHAM MEADOW WAY

Page: 1

Date	Description	Amount	Balance
02/06/24	Billing for: 07/01/23-06/30/24 due on: 04/19/24 Sewer:642.00	642.00	4,686.19
01/16/24	Interest:I004834 Sewer:15.39	15.39	4,044.19
12/15/23	Interest:I004789 Sewer:59.54	59.54	4,028.80
11/16/23	Interest:I004741 Sewer:58.66	58.66	3,969.26
10/16/23	Interest:I004681 Sewer:57.79	57.79	3,910.60
09/15/23	Interest:I004618 Sewer:56.94	56.94	3,852.81
08/16/23	Interest:I004543 Sewer:56.10	56.10	3,795.87
07/18/23	Interest:I004456 Sewer:55.27	55.27	3,739.77
06/15/23	Interest:I004359 Sewer:36.48	36.48	3,684.50
05/15/23	Interest:I004238 Sewer:12.23	12.23	3,648.02
05/15/23	Interest:I004195 Sewer:43.72	43.72	3,635.79

Date	Description	Amount	Balance
04/17/23	Penalty Sewer:45.92	45.92	3,592.07
04/17/23	Interest:I004165 Sewer:8.17	8.17	3,546.15
04/17/23	Interest:I004004 Sewer:5.74	5.74	3,537.98
03/03/23	Interest:I003737 Sewer:43.72	43.72	3,532.24
02/07/23	Billing for: 07/01/22-06/30/23 due on: 04/14/23 Sewer:574.00	574.00	3,488.52
02/06/23	Penalty Sewer:189.56	189.56	2,914.52
02/06/23	Misc:Balance Forward Sewer:2369.54	2,369.54	2,724.96
02/06/23	Interest:I001871 Sewer:355.42	355.42	355.42

WOODSTOCK TOWN
 PO BOX 488
 WOODSTOCK VT 05091

WILSON ALEX D & SOPHIE M
 5 STANTON STREET
 WOODSTOCK VT 05091

21.52.20-00A: WILSON ALEX D & SOPHIE M, Location: 7 STANTON STREET

Page: 1

Date	Description	Amount	Balance
02/06/24	Billing for: 07/01/23-06/30/24 due on: 04/19/24 Sewer:642.00	642.00	2,268.98
01/16/24	Interest:I004839 Sewer:5.50	5.50	1,626.98
12/15/23	Interest:I004794 Sewer:23.96	23.96	1,621.48
11/16/23	Interest:I004746 Sewer:23.61	23.61	1,597.52
10/16/23	Interest:I004686 Sewer:23.26	23.26	1,573.91
09/15/23	Interest:I004623 Sewer:22.92	22.92	1,550.65
08/16/23	Interest:I004551 Sewer:22.58	22.58	1,527.73
07/18/23	Interest:I004464 Sewer:22.24	22.24	1,505.15
06/15/23	Interest:I004368 Sewer:14.68	14.68	1,482.91
05/15/23	Interest:I004248 Sewer:7.91	7.91	1,468.23
05/15/23	Interest:I004199 Sewer:12.12	12.12	1,460.32

Date	Description	Amount	Balance
04/17/23	Penalty Sewer:45.92	45.92	1,448.20
04/17/23	Interest:I004169 Sewer:2.27	2.27	1,402.28
04/17/23	Interest:I004019 Sewer:5.74	5.74	1,400.01
03/03/23	Interest:I003741 Sewer:12.12	12.12	1,394.27
02/07/23	Billing for: 07/01/22-06/30/23 due on: 04/14/23 Sewer:574.00	574.00	1,382.15
02/06/23	Penalty Sewer:52.56	52.56	808.15
02/06/23	Misc:Balance Forward Sewer:657.00	657.00	755.59
02/06/23	Interest:I001860 Sewer:98.59	98.59	98.59

Sewer Abatement Request

Name: Alex Wilson

Mailing address: 5 Stanton Street

Phone: 914-980-2481 **Email:** alexdeanwilson@gmail.com

Name on tax bill (if different):

Address of property: 5 Stanton Street

Parcel ID: 21.52.20-00A

Amount requesting for abatement: \$1,626.98

Reason for request:

We received a delinquent utilities notice for town sewer services for the address of 7 Stanton Street. We live at 5 Stanton Street. There is no 7 Stanton Street. The property was at one point in time a dual dwelling unit, but is now a single use home. I confirmed with the water company that we have a single water meter attached to the property at 5 Stanton Street, not 7 Stanton Street (see below). We purchased the property in August 2021.

----- Forwarded message -----

From: **Woodstock Aqueduct Company** <woodstockaqueductoffice@gmail.com>
Date: Tue, Jan 23, 2024 at 1:21 PM
Subject: 5 Stanton St Alex & Sophie Wilson
To: Cori Frederick <cfrederick@townofwoodstock.org>

Dear Cori,

The location for account #20-00335001 is 5 Stanton St.
Our records show that 7 Stanton St. has been inactive since August of 2020.

Sincerely, Mary

Signed: Alex

Wilson **Date:** 1/30/2024

Please mail or email requests to:
Town of Woodstock nnurse@townofwoodstock.org
PO Box 488
Woodstock, VT 05091

*All requests must be approved by the Select Board. The Select Board meets twice a month. You may attend the meeting, but it is not required. After the meeting you will be informed about the decision of your request.

TOWN/VILLAGE OF WOODSTOCK
P.O. Box 488
WOODSTOCK, VT 05091

PHONE (802) 457-3456
FAX (802) 457-2329

APPLICATION FOR A PERMIT TO HOLD A PARADE OR EVENT
ON PUBLIC STREET OR HIGHWAYS

Pursuant to Title 24 V.S.A. Section 2291 (5) the Legislative Body of the Village / Town
herewith regulate the use of public highways for parades and/or events.

EVENT Covered Bridges Half Marathon June 2, 2024
(Parade, Walk, Race, etc.)

APPLICANT/ORGANIZATION CBHM, Inc. TELEPHONE 802-230-5152

ADDRESS PO Box 722, Woodstock VT 05091

CONTACT PERSON Nancy Nufie-McMenemy TELEPHONE 802-230-5152

LOCATION OF ASSEMBLY AND BEGINNING OF EVENT Saskaden Six Ski Area

ROUTE ON PUBLIC HIGHWAYS Map attached; course route is the
(attach map showing route)

same as previous years Request closure of Taftsville Bridge

TRAFFIC CONTROL (if any) Woodstock Police Windsor County Sheriff ^{9-10am} and ^{on} 6/2/24

PARADE/EVENT DATE June 2 HOUR (start) 8:15 (end) 11:15 ^{Race}
_{(in Quechee) Volunteers}

ESTIMATED NO. OF PARTICIPANTS 2000

Nancy Nufie McMenemy 11/18/24
Authorized Representative

CONDITIONS:

APPROVED

DENIED

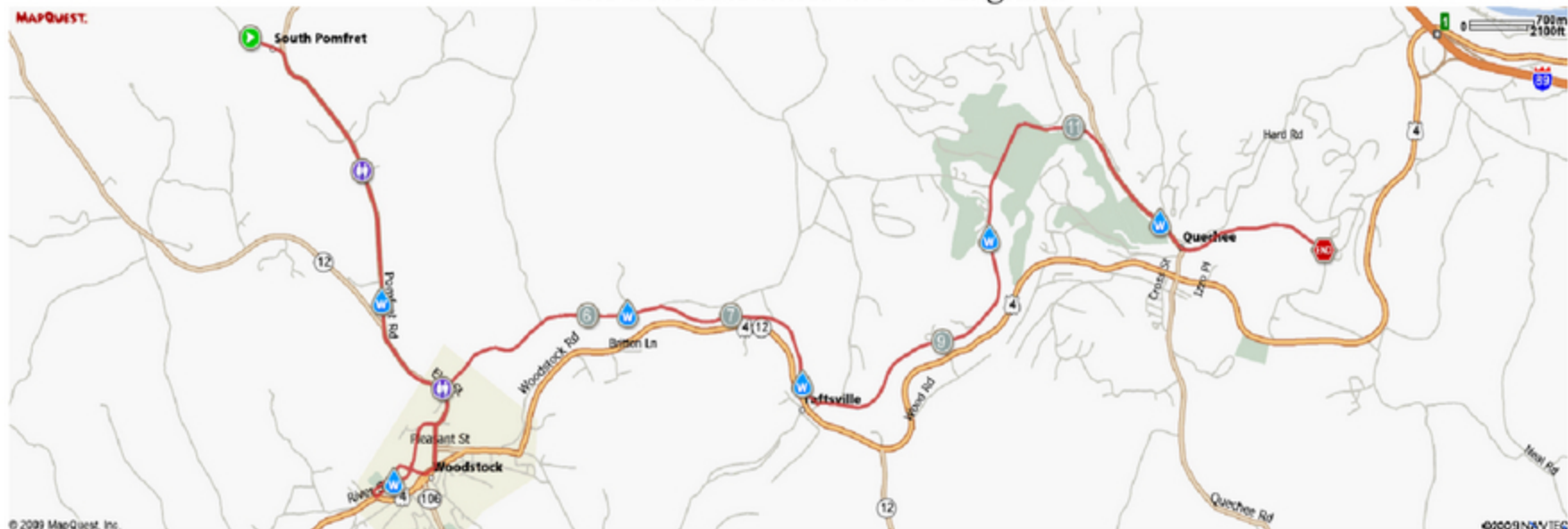
MUNICIPAL MANAGER DATE



COVERED BRIDGES HALF MARATHON

POMFRET • WOODSTOCK • QUECHEE

The best 13.1 miles in New England



Start: Skandena Six Ski Area, South Pomfret, Vermont. Race starts at 8:15am. **NO PARKING**

Water Stops: Miles 2, 4, 6, 8, 10, 12. Gatorade drinks at miles 6, 8, 10, and 12. Water and Gatorade at the Finish.

Spectators: Woodstock Village – Parking on the streets and municipal parking lots. Miles 2.7-5.

NO PARKING IN TAFTSVILLE! Spectator parking before 10:00 am at Quechee Polo Field – entrance just past Quechee Gorge

Racer parking for buses at Quechee Gorge Village, one mile east of Quechee Gorge, from 5:30am to 7:00am. (Spectators after 10:00 am)

Finish: Quechee Polo Field, Quechee, Vt. First runners at 9:25, last runners at 11:10am.

More Info: www.cbhm.com

Town/Village of Woodstock
Application for a permit to hold a parade or event on public streets or highways

Pursuant to Title 24 V.S.A. Section 2291 (5) the Legislative Board of the Village/Town of Woodstock herewith regulates the use of public highways for parades and/or events.

Event: Prouty Ultimate (Fundraiser for Dartmouth Cancer Center)
Parade/event date: Friday, July 12, 2024 Start time: 6:30 am
End time: 8:30am
Applicant/organization: Friends of Dartmouth Cancer Center
Telephone: 802-999-8566
Email: christopher.mccown@hitchcock.org
Mailing address: One Medical Center Drive, HB 7070, Lebanon, NH 03756

Contact person: Christopher McCown
Best contact number: 802-999-8566
Location of assembly & beginning of event: Dartmouth Green, Hanover, NH

Route of public highways: West on Quchee Main St. to River Rd. to Old River Rd. Right turn onto VT 12 North, Right on Pomfret Rd. There will be an Aid station at Billings Farm.

*Attach map showing route

Traffic control (if any): "Caution Bike Event" sign on Route 12 North prior to River Rd..

Estimated number of participants: 125

Authorized representative signature: _____
Print: Christopher McCown

Conditions: Include Certificate of Insurance naming the Town of Woodstock as additional insured in the amount of \$2,000,000.

Please mail or email completed application to:
Town of Woodstock nnurse@townofwoodstock.org
Nikki Nourse
PO Box 488
Woodstock, VT 05091

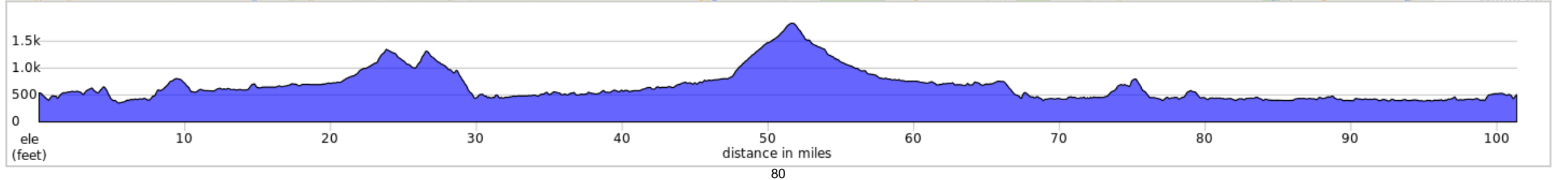
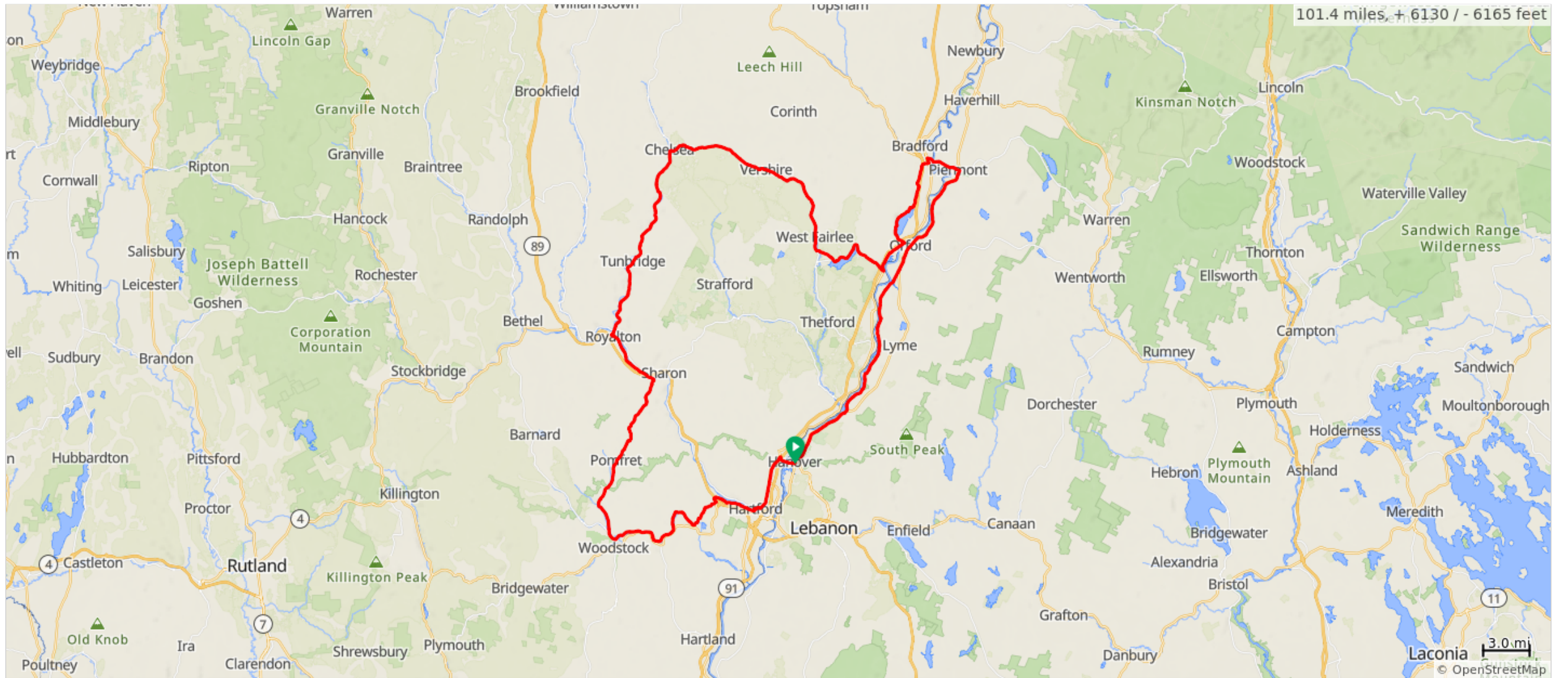
OFFICE USE ONLY

This permit is:
 Approved
 Denied

Additional conditions: _____

Municipal Manager: _____
Date: _____

100-Mile Ultimate Day 1 Route ('24 Prouty)



To: Selectboard Members

From: Jon Spector

Date: February 14, 2024

RE: EDC Funding Recommendations

The EDC has two funding recommendations to make to the Selectboard at your upcoming meeting on February 20.

Community Grant Program

The EDC met on Saturday, January 27 to consider 11 applications to our Community Grants program. This program is designed for generally smaller grants that do not include programs managed by the EDC itself.

The applications this year were of consistently high quality and each demonstrated clear benefits to the Woodstock community, and summaries of each application received are attached*. After listening to each of the applicants we had to make some tough choices. We decided to fund 8 programs to stay within our \$70,000 limit:

- ¶ Exhibit: The Wonder Room (\$2,000)
- ¶ Woodstock Area Mountain Bike Association Event Hosting Grant (\$3,500)
- ¶ Bookstock 2024 \$13,000 (\$13,000)
- ¶ Municipal Solutions Summit (\$2,000)
- ¶ Pride of Woodstock High Heel Race \$3,250
- ¶ Fundraising & Enrollment Manager Position for MVSU (\$25,450)
- ¶ Wassail Shuttle Service and Parade (\$5,800)
- ¶ TEDxHartlandHill 2024 (\$15,000)

Six of the approved grants provide activities for the local community and visitors alike. Importantly, three of these events and programs are held during times when traffic is NOT at its peak in Woodstock, and the two that are held in September are in the first half of the month. We have asked these groups to consider moving their events earlier in the year to avoid overcrowding, and the EDC will discuss whether this becomes a requirement for grant funding in future years. One event is held on Wassail weekend, and its purpose is partly to alleviate the problems of overcrowding. Thank you to the applicants who proposed these events.

Other grant requests would benefit Woodstock in different ways. For example, holding a summit of municipal managers across Vermont is an innovative new idea that will allow our local government to identify best practices in other towns and adopt them for our own use. Thank you to our Municipal Manager for developing this program.

* Copies of the full applications can be found on the EDC website at www.edcgrantmanager.com/reports/applicationReport.php

We had a long discussion about whether to approve the request for funding a portion of a position within the School budget for a fundraising and enrollment (recruitment) manager. The EDC helped fund the creation of this position last year and most of the \$3.5 million in private donations raised would not have been possible without it. The question we wrestled with was not whether the position was a good investment but whether it should be built into the School's budget, and if not whether the other towns in the school district should be asked (or required) to contribute. In the end we decided that a strong school system is a very powerful economic development lever and that whatever the outcome of the School bond vote in March Woodstock would benefit in the near future from private donations and enrollment increases. Thank you to the School District for bringing this proposal forward.

We decided not to fund three grant proposals. We had an excellent proposal to support Accessible Mental Health Prevention and Intervention Programs at Moonrise Therapeutics, and a number of EDC members expressed willingness to donate personally to the excellent work this organization does. But there were several concerns raised about the grant. First, the application requested support for general operations rather than to support a specific outcome, making it harder for the EDC to assess the impact of its funding. Second, while pretty much any proposal for funding could be considered "economic and community development" our interpretation of economic and community development has consistently been narrower than that and some on the EDC felt the work the EDC has been doing and will do would be hampered if we began to fund the many social service agencies in Woodstock. We applaud Moonrise Therapeutics' work and thank them for their application.

The Chamber, as in past years, asked for funding for Village Beautification in the form of flowers and holiday lighting on the Green. The EDC intends to fund this, but we hope to do so through a more integrated effort to enhance the visual appeal of the downtown area to include some other cleaning and maintenance functions. We also believe these should become the responsibility of the Village government, and we intend to propose a three-year funding transition to the Village Trustees. Either way, the EDC will ensure funding for the flowers and lighting this year. Thank you to the Chamber and their members for the hard work they do to keep the Village looking good.

Finally, we decided not to provide funding to the Taftsville Country Store. Applications from private businesses for funding always lead to a thorough discussion of the appropriateness of using municipal dollars to provide a benefit to a for-profit organization or individual. And we understand the instinct of some people to ban private businesses from applying for EDC grants. Our policy is more nuanced, and we think better: we will consider funding requests from for-profit organizations if the primary beneficiary is the community. In other words, we're not opposed to a business doing well, and even gaining some benefit from our funding. But we don't want to stop a business from doing something really valuable to the community just because the business might receive a small portion of the benefit.

So in the case of the Taftsville Country Store our discussion centered on assessing the value that was being delivered to the community and whether it was worth the dollars we would need to devote to it. As we are required to do, we ignored the issues raised that had little to do with building a public restroom, though we hope these issues will be resolved. Some EDC members

were also not convinced by those who argued that a public restroom was of no benefit to Taftsville. But in the end we decided the amount requested was not an appropriate use of funds for the benefit provided. Several EDC members were in favor of offering a grant for a lesser amount but there was not majority support for this approach. We thank Charlie Major Enterprises for their application and look forward to being customers of the Country Store when it reopens.

Housing Program

The Housing Working Group submitted a grant proposal as part of our Major Grants Program to create 32 additional units of Housing in 2024 in addition to the 11 units already created or in progress. After extensive discussions the EDC is recommending one of the options presented – to fund incentives for 20 additional units of housing at a total cost of up to \$187,000, or a net cost per unit of less than \$10,000.

The elements of the program the EDC is recommending are:

- ¶ \$87,000 to fund a one-year pilot test to convert short-term rentals to long-term workforce housing rentals. This program has been successful in a number of other cities with similar housing challenges and we believe it is well-suited to Woodstock as well.
- ¶ \$60,000 to allow for six additional incentives for accessory dwelling units (or the multi-unit equivalents) as funding for this program is expected to run out shortly. This funding is provisional in that the EDC has reserved the right to recall some or all of this funding if we face funding constraints later in the year.
- ¶ \$40,000 to continue to fund the Housing Advisor position for another 12-month period. This is a critical position without which our incentive programs would cease to operate.

The attached Housing document summarizes the key elements of these proposals.

2024 Grant Applications

Application Name	Applicant	Overview	Amount Requested
Completion of a Village Center in Taftsville - Public Restroom Construction	Todd Ulman (Charlie Major Enterprises)	<p>This project will complete the creation of a new Village Center for the village of Taftsville by helping to fund a portion of a publicly-accessible restroom. The Country Store in Taftsville is THE downtown area for Taftsville - there are no other commercial areas or gathering places. It's the equivalent - both from a community perspective and from a traffic perspective - of Elm and Main Streets in downtown Woodstock. In addition to the store there are 27 parking spaces and 4 EV charging stations (installed soon), and both are available to the public 24/7 without the need to enter the store. As the single gathering place for Taftsville there is naturally demand to hold events at the Country Store (we have already had several requests to do so), and with the addition of a public restroom we are set up to host these events for the community. In addition to a hoped-for restaurant tenant, we are licensed to allow outdoor cooking (e.g. barbecues) and food trucks on site. We also envision providing overflow food options during peak periods in downtown Woodstock (e.g. two food trucks and picnic tables during several weeks during foliage season). We can only provide support for these events if we provide a public restroom facility. The facility will be available to the public during all hours the building / Taftsville community is operating any on-site event, inside or outside, regardless of a sitting tenant for the restaurant space. The EDC is naturally focused on the downtown Woodstock area for many of its initiatives. We have an opportunity to create an additional Village Center within the confines of the Town of Woodstock, and that is consistent not only with alleviating crowding in the downtown area but also with the principle of serving all Woodstock residents.</p> <p>Show the Full Application Download PDF Ask a Question</p>	50,000
Exhibit: The Wonder Room	Matthew Powers (Woodstock History Center)	<p>Visitors to the Canaday Gallery will find a new, more expansive installation of notable art and craft objects that span two hundred years. The exhibit space has been renovated and will showcase the breadth of the History Center's collection. Both of which aim to make the Canaday Gallery a unique and welcoming place to showcase art and reflect our commitment to being good stewards of our objects. There will be over 50 artists and craftsmen highlighted in the exhibition. There will be a reception in June 2024 celebrating the 90th anniversary of the Vermont Symphony Orchestra, a performance by the VSO, an exhibit preview, and throughout the year will be launching our new art and culture program series.</p> <p>Show the Full Application Download PDF Ask a Question</p>	2,000
Woodstock Area Mountain Bike Association Event Hosting Grant	Mark Harris (Woodstock Area Mountain Bike Association)	<p>Requesting funding to support the infrastructural needs to host the 2024 Maxxis Eastern States Cup enduro mountain biking race, a touring New England race series, which brings over 300 riders and their families to mountain communities for a weekend festival of racing and riding.</p> <p>Show the Full Application Download PDF Ask a Question</p>	3,500
Bookstock 2024	Peter Rousmaniere (Bookstock Literary Festival)	<p>To provide general administrative support for Bookstock's June, 2024, festival of free and open to all programs of author sessions and Green activities; and, to support Bookstock's campaign to raise national awareness of Woodstock's cultural wealth.</p> <p>Show the Full Application Download PDF Ask a Question</p>	13,000
Municipal Solutions Summit	Eric Duffy (Municipal Solutions Seminar)	<p>This grant is to help offset the cost of putting on a conference/scenario that is currently scheduled for April 1-3 at the Woodstock Inn. As this is the first attempt at this event and I want to encourage participants to attend, I want to make the conference a low bar for entry. Therefore, I would like the participants to only have to pay to stay at the Inn. This grant would cover the cost of the two day fee for a conference room, meals for both days, and possibly a networking event at night. I am going to cover the cost of the website and my partner, who is in marketing, will take care of the marketing, promotion, and outreach for the event without a fee.</p> <p>Show the Full Application Download PDF Ask a Question</p>	2,000

Pride of Woodstock High Heel Race	Seton McIlroy (Pentangle Arts)	The purpose of this grant is to cover the expenses for a High Heel Race scheduled for Saturday, June 1st, 2024 at 10:30am on Elm Street in the Village of Woodstock. This race is part of the Inaugural Pride of Woodstock weekend. Show the Full Application Download PDF Ask a Question	4,250
Beautification 2024	Elizabeth Finlayson (Woodstock Area Chamber of Commerce)	The Woodstock Area Chamber of Commerce has been working with the High School horticultural program to create hanging baskets to enhance the beautification of the village since 2009. The Chamber raises the funds to buy the flowers from the WUHS and then contracts with an individual to water, fertilize and dead-head the baskets from May 25-October 13th. We are requesting funds to pay for the maintenance of the baskets for 2024. We were very fortunate to contract with Roger Ansardi for the season. He did a fabulous job maintaining the baskets. The Chamber was informed that we need to replace the Cocoa liners for 2024 at the cost of \$1,100. Also, The Chamber has worked with Timber Tenders and Chippers to help light the village for the Holiday Season. The Chamber is requesting funds to purchase the lights from our local hardware store. The Chamber will continue to coordinate with our local arborists to get the lights hung before Thanksgiving. Show the Full Application Download PDF Ask a Question	11,500
Accessible Mental Health Prevention and Intervention Programs	Laura Perez (MoonRise Therapeutics, a 501c3)	"I learned how to breathe again." That's how one teen described her experience at MoonRise Therapeutics. Caring for horses provides young people with a sense of responsibility and freedom. There is an unspoken bond between humans and horses. Youth sense this and want to strengthen that bond. Simply having another creature to care about, unselfishly, lets struggling young people shift focus from themselves and develop responsibility for something (or someone) else. As they change how they see themselves in relationship to others, positive behaviors begin to blossom. At MoonRise Therapeutics, people are also given space and opportunity to examine their own self-perception as they begin to build trust and relationship with themselves and others through creative horse connections. We've watched in awe as people in our programs develop skills including: *Developing a desire to act unselfishly as they feed, brush, and care for their companion horse; *Feeling relaxed and at peace as they get to know our herd; and *Experiencing a sense of accomplishment as they make progress in building a trusting relationship with a horse. For these reasons, and more, our work provides direction, purpose, and resilience against life's challenges... and room to learn to breathe again. This grant support will help us keep our services available and accessible for youth, adults, and families in our community. Show the Full Application Download PDF Ask a Question	5,000
Fundraising & Enrollment Manager Position for MVSU	Marlena McNamee (Mountain Views Supervisory Union)	We are seeking funding to continue to build upon the successful fundraising efforts of the Mountain Views Supervisory Union (MVSU). Dollars raised from private sources will significantly offset costs associated with the new Woodstock Union Middle and High School. Since the capital campaign commenced in the spring of '22, we have secured over \$3.5 million in pledges for the new HSMS. The requested grant will partially fund a newly proposed fulltime "Fundraising & Enrollment Manager" position. This position will be critical to ensure that private philanthropic dollars continue to be raised for the capital campaign for the new HSMS and to supplement and enhance the district's programmatic needs now and in the future. Newly added to the role will be the development and deployment of an enrollment management function to attract students primarily from school choice towns to our Middle and High School. Show the Full Application Download PDF Ask a Question	35,000

[Wassail Shuttle Service and Parade](#)

Elizabeth Finlayson
(Woodstock Area
Chamber of Commerce)

Wassail weekend is arguably the most important economic driver of the year. Chief Swanson estimates that we had between 6,000 and 7,000 visitors on Saturday. The free parking out of the Village enhances the beauty of the village and makes it easy to get around town. The Horse and wagon added to the ambiance of the Weekend. And the one of the most important features of the weekend, the Wassail Parade, attracts thousands. The Chamber collaborates with all of our Wassail partners including The Woodstock Inn and lodging establishments, merchants, and our many not-for-profits. Wassail Weekend is in its 40th year. It continues to grow and attract visitors from all over the country. Guests make reservation now for the following year. It is a wonderful, collaborative celebration for the Woodstock Area. The Chamber coordinates with the Billings Farm & Museum, Library, Artistree, Pentangles, High School groups, the Equestrian Community and more. Since 2022 the Chamber offered wagon rides throughout the Village on Friday, Saturday and Sunday from 9:30-1pm. The Chamber is continuing with this effort but will not be requesting funding this year. The Chamber contracts with Butler's Bus to run two small buses as a shuttle service from the Village to the High School parking lot. This has worked well and help alleviate traffic problems on River Street and throughout the village. The buses run from 9:30AM until 5PM. Due to the enormous turnout on December 9th, 2023 we need to further continue and expand the bus service. At this point we may need an additional parking lot. Additionally, the Wassail Parade, in it's 40th year needs extra attention to restore the event to past successes. We have been working with High Horses for the past 10 years and prior to this we worked with GMHA to create the parade. After 40 years we need to refresh and revitalize this event. We are requesting a grant of \$5000 to be used to enhance the parade. While still in the planning phase we have created a new committee to bring ideas to the table. I have contacted the Brattleboro Legion band for \$1000 they will ride in a wagon and play Holiday music. We have discussed offering cash Prizes in three categories, I have contacted a Vermont Pipe band as well as left several messages at the High School. Since the committee is just forming it will be helpful to have a pot of money available for these and other enhancements.

[Show the Full Application](#) | [Download PDF](#) | [Ask a Question](#)

5,800

[TEDxHartlandHill 2024 - expansion](#)

Deborah Greene
(TEDxHartlandHill)

TEDxHartlandHill, having run for two successful, consecutive years, we are ready to expand the audience capacity. We have also learned what is necessary to make this event even better each year, recognizing that it is critical to bring staff in sooner during the prep stage and create a larger budget for compensate. The bulk of this grant is for that purpose. Re: Expanding capacity TED gives licenses that originally only allow for 100 attendees in the theatre and 100 attendees in an overflow or remote location. After successfully producing TEDx these past two years, I am now eligible to obtain the license that will allow for the event to not be limited regarding attendees. In order to obtain this, I am required to attend a TED conference, to be more formally inculcated into how they want their larger events to be created. By expanding our ability to have more attendees, we can more than double the revenue as we move forward, helping us become more self sustaining.

[Show the Full Application](#) | [Download PDF](#) | [Ask a Question](#)

15,000



WOODSTOCK EDC
ECONOMIC DEVELOPMENT COMMISSION

Housing Working Group

Selectboard Summary

February 20, 2024



The EDC housing programs are achieving our objective...11 homes for local workers so far

- Our objective is to make more homes available for local workers
- The incentive programs make it more attractive for property owners and micro developers to create long term rental homes
- The programs have worked
 - We have 4 homes rented that were not previously rented
 - We have 2 new ADUS are completed and rented
 - We have 5 apartments in the process of construction for completion in 2024/25
- The ADU projects benefit from state incentives

Modification of Existing Space



ADU Workforce Rental Program

- Our ADU projects benefit from state incentives

Modification of Existing Space

Building Costs: \$101,300
 Grants: \$82,300
 Net Out of Pocket Cost: **\$19,000**

Monthly Rent: **\$750**
 (Including utilities)
 Annual costs to be determined

Above Garage Unit

Building Costs (ADU + GARAGE): \$284,000
 Building Costs (ADU only): \$192,200
 Grants: \$75,900
 Net Out of Pocket Cost(ADU only): **\$116,300**

Monthly Rent: **\$982**
 (Including utilities allowance)
 Annual costs to be determined

See Details at the end of this document

Above Garage Unit



In 2024 we want to make the programs more effective to make more homes available **NOW**

- Water permit limitations mean we need to make more existing homes available **NOW** for Woodstock's local workers
 - Rental Incentive program
 - HomeShare program
- We plan to improve the Rental Incentive program to convert homes rented for short term rental to long term rental for local workers
- We want to increase the incentives for the HomeShare program
 - With existing funds we want to increase the incentive from \$500 to \$1,200 for 6 months

We plan to bring in an experienced company to introduce Lease to Locals

- We want to work with an external company, Placemate, to achieve 10 extra units

Lease to Locals by Placemate

- Placemate runs program in 7 tourist towns
 - Truckee, CA
 - Summit County, CO (Breckenridge)
 - South Lake Tahoe, CA
 - Placer County, CA
 - Ketchum, Idaho (Sun Valley)
 - Eagle County, CO (Vail)
 - Nantucket, MA
- They provide many services
 - Qualify property owners
 - Match tenant/landlord with self-listings on Placemate website...placemate.com
 - Market Program
 - Respond to inbound inquiries
 - Provide landlord & tenant details for payment
 - Carry out compliance checks
- They get results
 - In towns 7-10 times bigger than Woodstock they have converted
 - 126 units in Truckee
 - 114 units in Summit County
 - 60-70% of properties renew without further incentive

Placemate's Recommendations for Woodstock

Higher Incentives

Unit Size	Proposed Annual Incentive	EDC Annual Incentive
Private Room	\$2,000 for 1 person	n/a
Studio	\$4,000 for 1 person	\$2,500
1bd	\$5,000 for 1 or 2 people	\$2,500
2bd	\$8,000 for 2 or 3 people	\$3,500
3bd	\$11,000 for 3 people	\$4,000

More Promotion

- Postcard mailings 2 to 3 times per year \$750
- Newspaper/magazine advertising \$1,250

Budget...\$93,500 for 10 units, 18 people

- Admin & Marketing **\$33,500**
 - Set-up \$7,500
 - Monthly fee \$2,000 (with 12 mth commitment)
 - Promotion \$2,000
- Housing Grants **\$60,000**

The 2024 Request for EDC Housing is \$187,000

Housing Advisor	\$40,000	<i>for 12 months</i>
ADU/Multi Unit Program*	\$60,000**	<i>for 6 more units</i>
Rental Incentive*	\$87,000	<i>for 10 units</i>
HomeShare*	--	<i>for 4 units</i>
	\$187,000	

Note: * Funds carried over from 2023: ADU/Multiunit \$70,000; Rental Incentive \$6,400; HomeShare \$10,000

** Approved provisionally so that funds may be repurposed if necessary

STAUTORY AUTHORITY

“The legislative body of a rural town, or not more than two elected or appointed officials of an urban municipality who are chosen by the legislative body of the urban municipality, shall be nonvoting ex officio members of a planning commission.” 24 V.S.A. §4322.

TOWN ZONING REGULATIONS

SECTION 803 PLANNING COMMISSION

The Planning Commission shall be appointed jointly by the Select Board and Trustees. It shall consist of 5, 7, or 9 members. One member each of the Select Board and Trustees shall be non-voting ex-officio members, and they shall not be counted in the membership total. Rules concerning membership, terms, vacancies, etc. are further elucidated in Section 4321 through 4328 of the Act.

VILLAGE ZONING REGULATIONS

SECTION 703 PLANNING COMMISSION

The Planning Commission shall be appointed jointly by the Selectmen and Trustees. It shall consist of 5 to 9 members. One member each of the Selectmen and Trustees shall be non-voting ex-officio members, and they shall not be so counted in the membership total. Rules concerning membership, terms, vacancies, etc. are further elucidated in Section 4321 through 4328 of the Act.

February [2], 2024

Board of Directors
Woodstock Aqueduct Company
16 Elm Street
Woodstock, Vermont 05091

Dear Board of Directors:

The Town Select Board would like to thank you for your efforts to date to facilitate our initial evaluation of the Town potentially acquiring the Woodstock Aqueduct Company (“WAC”). As you know, following your public forum on August 31, 2023, the Woodstock Water Working Group (“WWWG”) was formed to explore the financial, governance, and operational impacts of a potential acquisition on the Town, and delivered their recommendation and analysis to us in a letter dated December 8, 2023. We subsequently deliberated, debating the merits of municipal ownership of WAC and considering potential risks, to the Town and ratepayers. The purpose of this letter is to communicate the Select Board’s (i) continued interest in pursuing a transaction and (ii) decision to undertake a more detailed phase of due diligence (“Phase 2”) with the intent of negotiating a term sheet once such satisfactory review is substantially completed.

Phase 2 will focus on two key workstreams:

- **Financial.** While the WWWG has reviewed certain summary financial information, the absence of audited historical financials for WAC is inherently limiting. We believe an independent review of WAC’s financial statements and their preparation is necessary. Concurrent with this review (the scope of which would be less than an audit), the WWWG would coordinate additional due diligence of WAC’s financial position as of December 31, 2023, including customer accounts, cost structure, historical cash flows, and indebtedness.
- **Technical.** Discussions to date have understandably focused on the significant deferred capital investment projects that need to be undertaken. Access to the Preliminary Engineering Report prepared by Otter Creek and the opportunity to review certain baseline assumptions with the professional engineer were helpful to understand the scope and cost of critical, imminent projects. During Phase 2, we intend to refine this capital plan, which we deem an essential input to communicate, with precision and persuasion, the merits of a transaction to Town constituents. Moreover, as the prospective owner of a water company, we believe it is necessary for the Town to better understand scenarios for ongoing maintenance and investment as well as the causes and mitigants of excessive water loss within the distribution system.

The Select Board will authorize the Municipal Manager to work with WAC to define the scope and associated expense pursuant to which you engage professional advisors, mutually acceptable to each party, to assist with these key areas of due diligence. Given Otter Creek’s familiarity with the issues at hand and recent personnel movement, we are open to discussing the best arrangement to satisfy the scope of Phase 2 technical due diligence and resolve any real or perceived conflict of interest.

Our objective is to coordinate all parties to work in good faith to complete these Phase 2 workstreams expeditiously. Once professional advisors are on board, we expect the Municipal Manager and WWWG to review and approve a list of requested documents and/or meetings, consistent with the advisors' scope of engagement. We deeply appreciate Jireh's continued facilitation of these information requests. Pending the Phase 2 due diligence findings, the Select Board intends to meet again to approve entering formal negotiations.

In recognition of the time and effort that the Town will commit to this undertaking, we require that for a period of three (3) months from the date third party advisors are engaged, WAC terminates all discussions with all other parties concerning a potential transaction. If WAC submits and has approved water rate increases that impact the overall cost to the Town (for example hydrant fees) the WAC agrees those funds will go into a capital fund that will be transferred back to the Town in the event of an acquisition of the WAC by the Town.

This letter is intended to provide an indication of continued interest in exploring a transaction and does not purport to address any of the terms, conditions, representations, warranties, and other provisions with respect to an eventual binding or definitive transaction agreement, nor does it constitute an offer, agreement, or commitment to enter into any transaction. Any such commitment will be subject to (i) completion of satisfactory due diligence, (ii) internal approval processes by the Town of Woodstock and WAC, (iii) execution and delivery of definitive documentation reasonably acceptable to each party, and (iv) voter approval of bond(s) in support of a transaction and related expenditures.

With respect to the binding provision in paragraph five, we request the WAC Board of Directors pass a resolution agreeing to such pause and authorize a representative to indicate so by signing below.

Accepted and agreed to this ____ day of _____, 2024.

Town of Woodstock

Woodstock Aqueduct Company:

By: _____

By: _____

Name: []

Name: _____

Title: []

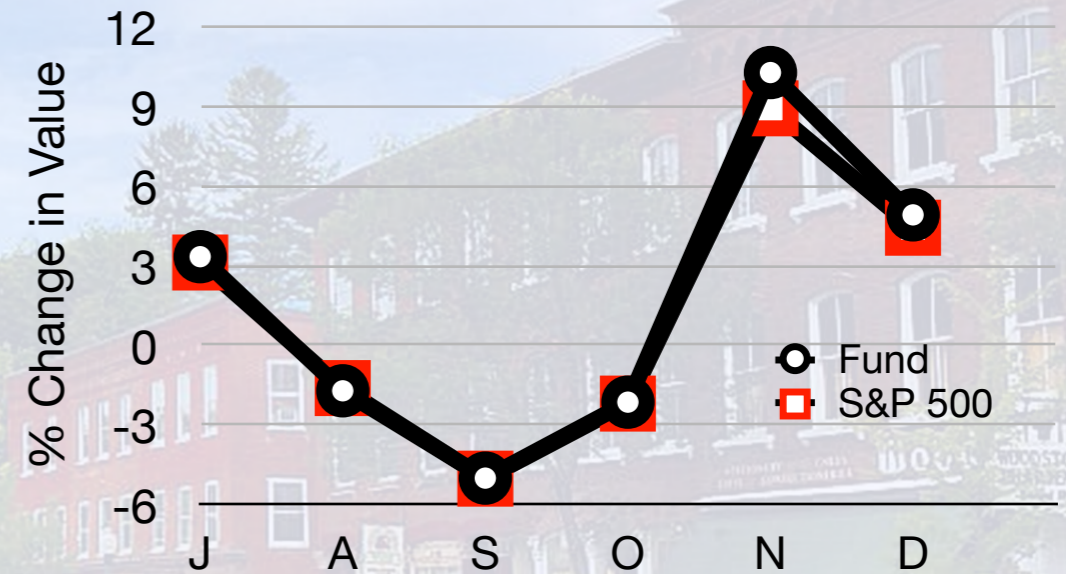
Title: _____

Woodstock Rockefeller Endowment Fund

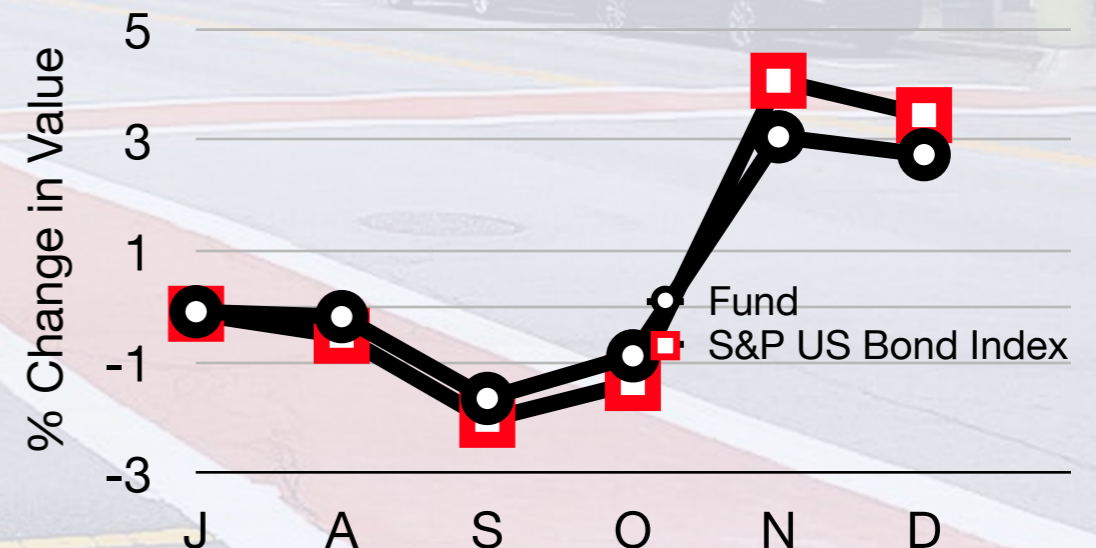
Status Report Fiscal Year 7/2023 - 12/2023

- **Fund total value as of December 30th, 2023: \$1,786,368 (change of -2.6% since June 30th, 2023)**
- **Fund total includes \$116,900 allocated to the VCLF**
- **Asset portion of the fund is allocated at 60% equities, and 40% bonds. Both portions are invested in low-cost Vanguard index funds.**
- **Equities have been within a 0.1% difference of the S&P 500 for 1 of the past 6 months, and have outperformed 5 of the past 6 months**
- **Bonds have been within 1% difference of the S&P US Bond Index for 2 of the past 6 months, have outperformed 4 of the past 6 months**

Equities % Change
07/2023 - 12/2023



Bond % Change
07/2023 - 12/2023



**Town of Woodstock
Select Board Special Meeting
January 8, 2024
6:00 pm
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Ray Bourgeois, Susan Ford, Keri Cole, Greg Fullerton, Laura Powell, Eric Duffy, Nikki Nourse, Timon Malloy, Scott Smith, Adriana Curutchet, Charlie Kimbell, Charles Schaller, Lauren Dorsey, Tom Meyerhoff, Cynthia Volk, Daniel Kogut, Alex Mulley, Patrick O’Hare, Wendy Wannop, Gabe DeLeon, Greta Calabrese, Chris Clyde, Toby Clyde, Kathy Washburn, Roger Logan, Sophie Friedman, Jon Spector, Lisa Lawlor, Jeffrey Kahn, Jill Davies, Wendy Marrinan, Michael Sargent, Roy Bates, Kevin Lynch, Antonia Richie, Carol Wood, Charlie Degener, Fire Chief David Green, Stuart Mathews

A. Call to order

1. Chair Bourgeois called the Select Board special meeting of January 8, 2024, to order at 6:00 pm.

B. Additions to & deletions from posted agenda

1. Addition – executive session

C. Citizen comments – none.

D. WAC Working Committee presentation

1. Background on the WAC’s formation.
2. Committee’s extensive work over three months, contacting various groups for information.
3. Discussion on fees and usage percentage for residents and hospitality sectors.
4. Concerns about the rate schedule and impending fee increase for hydrants.
5. Clarification on the Committee’s role, not specifically to advise on purchasing but to understand intentions and strategic issues.
6. The urgency to determine the purchase’s impact on the Town’s growth and ability to secure Federal and State funds.
7. Management of a trail system on Aqueduct property, seeking easements for trail management.

E. Town Meeting Day

1. Format

- a. Discussion on potentially changing the voting format to Australian ballot.

Motion: by Ms. Powell to enact Act 1 to change voting for Town Meeting to Australian ballot for 2024.

Seconded: by Ms. Cole.

Vote: 3-2-0, passed. (Chair Bourgeois for, Ms. Cole for, Ms. Powell for, Ms. Ford against, Mr. Fullerton against)

2. 1% sales tax

- a. Exploring the possibility of special articles on the ballot and the implementation of a local options tax.
- b. Reviewing historical decisions related to local options tax implementation.
- c. Confirming tax for commercial fuel sales.

- d. The Board discussed the potential revenue this tax could generate and its role in addressing the Town's increasing infrastructure expenses.
- e. Concerns were raised about the potential impact on local businesses and customer reactions, drawing from past experiences when similar taxes were implemented.

Motion: by Ms. Ford to add the 1% sales tax to the Town Warning to be voted on with funds being used for infrastructure.

Seconded: by Ms. Powell.

Vote: 5-0-0, passed.

F. Other business

1. Executive session

Motion: by Ms. Ford to enter executive session to discuss real estate negotiations at 8:04 pm.

Seconded: by Mr. Fullerton.

Vote: 5-0-0, passed.

The Select Board exited executive session and resumed the public meeting at 8:16 pm.

Motion: by Ms. Ford to allow Mr. Duffy to enter the next steps and discuss negotiations for the potential purchase of the water company.

Seconded: by Mr. Fullerton.

Vote: 5-0-0, passed.

G. Adjournment

Motion: by Ms. Ford to adjourn the meeting at 8:16 pm.

Seconded: by Ms. Cole.

Vote: 5-0-0, passed.

*Respectfully submitted,
Nikki Nourse*

**Town of Woodstock
Select Board Meeting
January 16, 2024
6:00 pm
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Ray Bourgeois, Susan Ford, Keri Cole, Greg Fullerton, Laura Powell, Eric Duffy, Nikki Levakis, Lauren Dorsey, Tom Meyerhoff, Cynthia Volk, Tom Ayres, Peggy Fraser, Ward Goodenough, Matthew Driscoll, Bill Corson, David Grayck, David Hill, Wendy Marrinan, Roger Logan, BJ Dunn, Jon Olin, Kirsten Worden

A. Call to order

1. Chair Bourgeois called the Select Board meeting of January 16, 2024, to order at 6:02 pm.

B. Planning Commission interview – Matthew Driscoll

1. Mr. Driscoll expressed his interest in the role and his desire to see the Town develop in a way that preserves its character.

Motion: by Ms. Ford to appoint Mr. Driscoll to the Planning Commission.

Seconded: by Ms. Cole.

Vote: 5-0-0, passed.

C. Executive session to discuss lawsuit

Motion: by Ms. Ford to enter executive session to discuss a lawsuit at 6:05 pm.

Seconded: by Ms. Powell.

Vote: 5-0-0, passed.

The Select Board exited executive session and resumed the public meeting at 6:21 pm.

D. Additions to & deletions from posted agenda

1. Addition – discussion regarding appointment to Planning Commission
2. Deletion – update on the On-Farm Restaurant Amendment from Planning & Zoning

E. Citizen comments – none.

F. Manager’s report

1. General report

- a. The Town’s DPW crew continued their snow clearance efforts, and the public was advised to be patient.

2. Financial report

- a. The Board considered making monthly financial reports available online for public viewing.

G. Presentations

1. Woodstock Main WWTF

- a. Mr. Olin and Ms. Worden presented an update on the preliminary engineering report for the Woodstock wastewater treatment facility, with plans for further upgrades due to the facility’s age and the fact that it is past its typical lifespan. They also discussed the process of the wastewater treatment plant, and the importance of pumping and disinfecting at the peak hourly flow rate. The need for extensive infrastructure repairs and replacements was also

highlighted, including the replacement of the aeration tank and upgrades to ancillary equipment.

- b. Ms. Worden discussed a new plan that would increase the efficiency of the wastewater treatment plant but would not alter the permitted capacity. They confirmed that while the plan could accommodate an increase in capacity, it would face challenges in getting permission and could be met with resistance from environmental groups. They also suggested the possibility of adding more users in the future, but it would require a larger capacity and potentially a new treatment process. The cost of these potential additions was discussed, with estimates ranging from \$500,000 to \$2 million. They concluded by stressing the importance of designing the new plan with future growth in mind, but to avoid making permanent changes before thoroughly understanding the implications.
- c. Ms. Worden proposed a comprehensive upgrade to the wastewater treatment plant, which includes constructing a new building for screening and grit removal, reusing the existing wet well while replacing the pumps, and introducing a new biological process involving a system to remove nitrogen followed by aeration tanks. The plan also includes flexibility for internal recycle lines for enhanced nitrogen removal or phosphorus removal and transitioning from chemical to ultraviolet disinfection. Additionally, the existing aeration tank would be demolished to provide room for potential future additions like a 3rd clarifier and a filtration building. The project, expected to cost between 20 and 25 million dollars, is planned to be bid in April 2027 and is likely to meet certain limitations through chemical addition. The key milestones for the project include completing preliminary engineering reports, initiating public outreach, getting a bond vote in November 2024, and final design and permitting. The project is expected to be completed by October 2028. The Town also discussed potential ways to offset or mitigate some of the expenses.
- d. Ms. Worden discussed various aspects of the wastewater collection system, including the potential impact of infiltration and inflow on peak flow. They also explored the issue of sludge handling and disposal, which was identified as one of the largest operational costs.
- e. Ms. Marrinan asked for an estimate of the increased operating cost of the upgraded plant, but they clarified that such an analysis had not been conducted.
- f. The next steps outlined included preparing an engineering service agreement for public outreach funding assistance and initiating the final design stage in November.

H. Votes

1. Liquor license application – Woodstock Farmers Market

Motion: by Ms. Ford to approve the liquor license application for the Woodstock Farmers Market with the understanding that the State will review the permit.

Seconded: by Ms. Powell.

Vote: 5-0-0, passed.

2. EDC – tabled.

3. ARPA

- a. Issues concerning the allocation of funds for various projects were raised, with support to pay off the Carleton Hill project. A proposal to install a new electric cable line in South Woodstock and the potential installation of a cell tower were also discussed.

I. Discussions

1. Town Report Cover

- a. Rotary star

2. Sewer ordinance

- a. The Board talked about the Town’s sewer ordinance, with suggestions made to update the ordinance to specify that user fees should only be used for sewer related expenses.
- b. The Board discussed the need for updating their processes, particularly regarding cost allocation for an upcoming bond vote, with a proposal to form a small committee for this purpose.

3. Town Hall update

- a. The creation of the working group to explore options for Town Hall was mentioned.

4. Town Meeting prep

- a. The 1% sales tax and the informational session was discussed, with the suggestion of moving the session to give voters more time to send in their ballots. There was also a discussion about the need for more transparency about nonprofit articles appearing on the Town’s voting ballot, with the proposal of asking each nonprofit four to five questions.

5. Conflict of interest update

- a. The Board discussed an update on the conflict of interest policy, deciding against making changes.

6. Calendar of events

- a. The Board emphasized the need for planning and scheduling meetings and events in advance.

7. Update on the On-Farm Restaurant Amendment from Planning & Zoning – deleted.

J. Other business

- 1. Ms. Powell shared her intention to request and appointment to the Planning Commission, prompting a discussion about potential conflicts of interest.
 - a. The Board agreed to seek legal guidance on this matter.

K. Approval of minutes

1. 12/5/23 minutes

2. 12/13/23 minutes

3. 12/18/23 minutes

- a. There was a discussion about the accuracy of the meeting minutes, particularly regarding the sewer budget.

4. 12/19/23 minutes

Motion: by Ms. Ford to approve the minutes of 12/5/23, 12/13/23, and 12/19/23 as submitted.

Seconded: by Ms. Powell.

Vote: 5-0-0, passed.

L. Adjournment

Motion: by Ms. Ford to adjourn the meeting at 7:59 pm.

Seconded: by Ms. Powell.

Vote: 5-0-0, passed.

*Respectfully submitted,
Nikki Levakis*

**Town of Woodstock
Select Board Special Meeting
January 23, 2024
12:00 pm
Town Hall & Zoom
Minutes**

Draft minutes are subject to approval.

Present: Chair Ray Bourgeois, Susan Ford, Keri Cole, Greg Fullerton, Laura Powell, Eric Duffy, Nikki Levakis, David Grayck, Cynthia Volk, Seton McIlroy, Gabe DeLeon

A. Call to order

1. Chair Bourgeois called the Select Board Special Meeting of January 23, 2024, to order at 12:00 pm.

B. Additions to & deletions from posted agenda – none.

C. Citizen comments – none.

D. Town Warning approval

1. The main updates included the removal of two articles, one on receiving reports from officers and another already covered by State statute, as suggested by their attorneys.
2. The attorneys also recommended some changes in wording and grouping, though these were not necessary and not implemented.
3. There was uncertainty about the date they could hold the informational session, but after internal discussions, the Town confirmed the 24th as acceptable.
4. The Board discussed the method of handling exempt properties and money requests on the Warning. Currently they are listed as they come in to prevent organizations from requesting specific placements. The Board is open to changing this method in the future and plans to vote on the order of listings.
5. The issue of changing the wording for special articles was discussed, with the Town's attorney suggesting that changes can be made as long as the meaning remains the same.
6. The Warning would need to be signed, and Ms. Levakis will send it out.

Motion: by Ms. Powell to approve the Town Warning with the one change.

Seconded: by Ms. Ford.

Vote: 5-0-0, passed.

E. Other business – none.

F. Adjournment

Motion: by Ms. Powell to adjourn the meeting at 12:09 pm.

Seconded: by Ms. Ford.

Vote: 5-0-0, passed.

*Respectfully submitted,
Nikki Levakis*