

**TOWN OF WOODSTOCK  
SPECIAL TOWN MEETING  
OFFICIAL WARNING  
DECEMBER 10, 2024**

The legal voters of the Town of Woodstock, Vermont, are hereby notified and warned to meet at Town Hall, 31 The Green, in the Town of Woodstock on Tuesday, December 10, 2024, to vote on the article set forth below by Australian ballot, with the polls opening at seven o'clock in the forenoon (7:00 a.m.), and closing at seven o'clock in the evening (7:00 p.m.):

Article I:                Shall general obligation bonds, notes or other debt obligations of the Town of Woodstock in an aggregate principal amount not to exceed One Million Six Hundred Thousand Dollars (\$1,600,000), subject to reduction from available state and federal grants-in-aid, private donations or other financial assistance, be issued to acquire a +/-358-acre parcel of land from Woodstock Aqueduct Company, Inc. (Parcel ID 786-250-11823), commonly known as the Vondell Reservoir property, along with the reservoirs, improvements and appurtenances thereon, for purposes that include, but are not limited to, operating a water system, establishing an emergency water supply for the Town and use as a recreational asset?

Article II:                Shall general obligation bonds, notes or other debt obligations of the Town of Woodstock in an aggregate principal amount not to exceed Six Million Seven Hundred Thousand Dollars (\$6,700,000), subject to reduction from available state and federal grants-in-aid and other financial assistance, be issued to make improvements to the public water system the Town plans to acquire from Woodstock Aqueduct Company, Inc., namely: (1) upgrading the water transmission main and the Route 4 water main at an estimated cost of Five Million Dollars (\$5,000,000), (2) installation of a water pipe under the Elm Street Bridge at an estimated cost of Eight Hundred Thousand Dollars (\$800,000), and (3) replacing Well 1 at an estimated cost of Nine Hundred Thousand Dollars (\$900,000)?

The legal voters of the Town of Woodstock are further notified that voter qualification, registration, and absentee voting relative to said special meeting shall be as provided in Chapters 43, 51 and 55 of Title 17, Vermont Statutes Annotated.

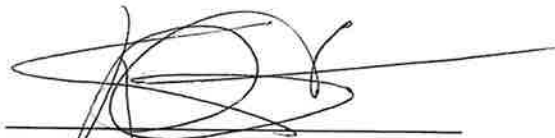
The legal voters of the Town of Woodstock are further notified that a public informational hearing will be held on Thursday, December 5, 2024, at Town Hall,

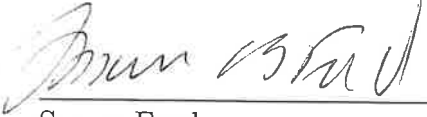
31 The Green, in the Town of Woodstock, Vermont, beginning at six o'clock in the afternoon (6:00 p.m.), to discuss and explain the projects and the indebtedness.

Approved this \_\_\_ day of November 2024.


**TOWN OF WOODSTOCK SELECTBOARD**

  
\_\_\_\_\_  
Ray Bourgeois

  
\_\_\_\_\_  
Keri Cole

  
\_\_\_\_\_  
Susan Ford

  
\_\_\_\_\_  
Greg Fullerton

  
\_\_\_\_\_  
Laura Powell

Received for record and recorded in the records of the Town of Woodstock on  
November 8<sup>th</sup>, 2024.

  
\_\_\_\_\_  
F. Charles Degener, III, Town Clerk

**TOWN OF WOODSTOCK**  
**RESOLUTION OF NECESSITY FOR PUBLIC IMPROVEMENT PROJECT**

**WHEREAS**, at a special town meeting of the Town of Woodstock (the “Town”) duly warned and held on October 29, 2024, the Town voters authorized the Select Board to use up to \$920,000 to purchase substantially all of the assets of the Woodstock Aqueduct Company, Inc., but excluding Parcel ID 786-250-11823, from the Town’s existing undesignated general fund balance, subject to reduction from the application of any available grants-in-aid or donations, by a vote of 382 to 103; and

**WHEREAS**, Parcel ID 786-250-11823 is a +/-358-acre parcel of land in the Town, commonly known as the Vondell Reservoir property (the “Property”), containing two (2) reservoirs and certain improvements and appurtenances, including water system infrastructure; and

**WHEREAS**, the Town’s acquisition of the Property would benefit the Town in a number of ways, including, but not limited to, its operation of the water system, as an emergency water supply and as a recreational asset;

**NOW THEREFORE BE IT RESOLVED**, at a special meeting of the Select Board of the Town of Woodstock duly warned and held on November 8, 2024, it was determined that the public interest and necessity demand that the Town acquire the Property, for purposes that include, but are not limited to, operating a water system, establishing an emergency water supply for the Town and use as a recreational asset (the “Project”) at an aggregate estimated cost of One Million Six Hundred Thousand (\$1,600,000); and

**BE IT FURTHER RESOLVED** that the costs of the Project after the application of available state and federal grants-in-aid, private donations, public appropriations, reserves, and other funds are too great to be paid out of the ordinary annual income and revenue of the Town; and

**BE IT FURTHER RESOLVED** that a proposal for the acquisition of the Property and the issuance of general obligation bonds, notes or other debt obligations of the Town in an aggregate principal amount not to exceed One Million Six Hundred Thousand and 00/100 Dollars (\$1,600,000), to pay for the Project, subject to reduction from available state and federal grants-in-aid, private donations and other financial assistance, should be submitted to the legal voters of the Town; and

**BE IT FURTHER RESOLVED** that necessity further demands that consideration by the voters occur as soon as possible, such that a Special Town

Meeting of the Town shall be duly warned and noticed, and held on Tuesday, December 10, 2024; and

**BE IT FURTHER RESOLVED** that the Town will hold a public informational hearing on the bond issue proposition on Thursday, December 5, 2024, commencing at six o'clock in the afternoon (6:00 p.m.) which public informational hearing will be held in-person at Town Hall (31 The Green, Woodstock, Vermont) to discuss and explain the Project and the indebtedness, the specific details shall be as specified in the warning for the public information hearing; and


**BE IT FURTHER RESOLVED** that all acts relating to the proposition of incurring bonded indebtedness and the issuance of general obligation bonds, notes or other debt obligations of the Town for the purpose of financing the Project be in accordance with the provisions of Chapters 53 and 89 of Title 24 of the Vermont Statutes Annotated; and

**BE IT FURTHER RESOLVED** that the attached Warning and form of Ballot is specifically adopted for use in connection with consideration of the above-stated proposition of making public improvements and incurring bonded indebtedness therefor.

Dated: November 8, 2024

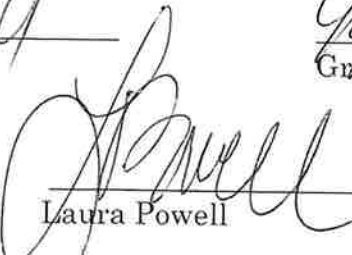
**TOWN OF WOODSTOCK SELECTBOARD**

  
\_\_\_\_\_  
Ray Bourgeois

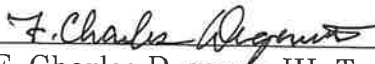
  
\_\_\_\_\_  
Keri Cole

  
\_\_\_\_\_  
Susan Ford

  
\_\_\_\_\_  
Greg Fullerton

  
\_\_\_\_\_  
Laura Powell

Received for record this 8<sup>th</sup> day of November 2024.

  
\_\_\_\_\_  
F. Charles Degener, III, Town Clerk

**TOWN OF WOODSTOCK  
OFFICIAL BALLOT  
DECEMBER 10, 2024**

**ARTICLE II**

Shall general obligation bonds, notes or other debt obligations of the Town of Woodstock in an aggregate principal amount not to exceed Six Million Seven Hundred Thousand Dollars (\$6,700,000), subject to reduction from available state and federal grants-in-aid and other financial assistance, be issued to make improvements to the public water system the Town plans to acquire from Woodstock Aqueduct Company, Inc., namely: (1) upgrading the water transmission main and the Route 4 water main at an estimated cost of Five Million Dollars (\$5,000,000), (2) installation of a water pipe under the Elm Street Bridge at an estimated cost of Eight Hundred Thousand Dollars (\$800,000), and (3) replacing Well 1 at an estimated cost of Nine Hundred Thousand Dollars (\$900,000)?

If in favor of Article II, make a cross (X) in this square .

If opposed to Article II, make a cross (X) in this square .



**TOWN OF WOODSTOCK**  
**RESOLUTION OF NECESSITY FOR PUBLIC IMPROVEMENT PROJECTS**

WHEREAS, at a special town meeting of the Town of Woodstock (the “Town”) duly warned and held on October 29, 2024, the Town voters authorized the Select Board to use up to \$920,000 to purchase substantially all of the assets of the Woodstock Aqueduct Company, Inc. (“WAC”), but excluding Parcel ID 786-250-11823, from the Town’s existing undesignated general fund balance, subject to reduction from the application of any available grants-in-aid or donations, by a vote of 382 to 103; and

WHEREAS, certain hydrants connected to the water system cannot produce Vermont Water Supply Rule’s regulatory standard of 500 gallons per minute without dropping the pressure below 20 psi anywhere in the system; and

WHEREAS, upon being commissioned by WAC to do so, Otter Creek Engineering issued a “*Water System Preliminary Engineering Report*” dated December 2023 (the “PER”) which identifies potential improvements to better the hydraulics of the water system during fire flow conditions; and

WHEREAS, one such improvement (referred to in the PER as “Alternative 1B”) involves upgrading the transmission main coming down from the water storage tank and upgrading the 8” water main along Route 4 to the bridge over the Ottauquechee River; and

WHEREAS, flooding in July 2023 destroyed an 8” river crossing pipe in the water system, for which there is now a temporary pipe running along the sidewalk and over the Elm Street Bridge; and

WHEREAS, a permanent replacement pipe is needed and its suspension underneath the bridge will make it more resilient to future flooding; and

WHEREAS periodic testing of the water system’s Well 1 by WAC has shown a significant and steady decline in its yield; and

WHEREAS, per the most recent test in 2021, Well 1 has a flow rate of 250 gallons per minute, down from 400 gallons per minute at the time of its construction in 1971; and

WHEREAS, the replacement of Well 1 with a higher yielding / more efficient well will benefit the water system.

**NOW THEREFORE BE IT RESOLVED**, at a special meeting of the Select Board of the Town of Woodstock duly warned and held on November 8, 2024, it was

determined that the public interest and necessity demand that the Town of Woodstock (the “Town”) make certain improvements to the water system the Town plans to acquire from Woodstock Aqueduct Company, Inc. at an estimated aggregate cost of Six Million Seven Hundred Thousand Dollars (\$6,700,000), namely: (1) upgrading the water transmission main and the Route 4 water main at an estimated cost of Five Million Dollars (\$5,000,000), (2) installation of a water pipe under the Elm Street Bridge at an estimated cost of Eight Hundred Thousand Dollars (\$800,000), and (3) replacing Well 1 at an estimated cost of Nine Hundred Thousand Dollars (\$900,000) (the “Projects”); and

**BE IT FURTHER RESOLVED** that the costs of the Projects after the application of available state and federal grants-in-aid, public appropriations, reserves, and other funds are too great to be paid out of the ordinary annual income and revenue of the Town; and

**BE IT FURTHER RESOLVED** that a proposal for the issuance of general obligation bonds, notes or other debt obligations of the Town in an aggregate principal amount not to exceed Six Million Seven Hundred Thousand Dollars (\$6,700,000), to pay for the Projects, subject to reduction from available state and federal grants-in-aid and other financial assistance, should be submitted to the legal voters of the Town; and

**BE IT FURTHER RESOLVED** that necessity further demands that consideration by the voters occur as soon as possible, such that a Special Town Meeting of the Town shall be duly warned and noticed, and held on Tuesday, December 10, 2024; and

**BE IT FURTHER RESOLVED** that the Town will hold a public informational hearing on the bond issue proposition on Thursday, December 5, 2024, commencing at six o'clock in the afternoon (6:00 p.m.) which public informational hearing will be held in-person at Town Hall (31 The Green, Woodstock, Vermont) to discuss and explain the Projects and the indebtedness, the specific details shall be as specified in the warning for the public information hearing; and


**BE IT FURTHER RESOLVED** that all acts relating to the proposition of incurring bonded indebtedness and the issuance of general obligation bonds, notes or other debt obligations of the Town for the purpose of financing the Projects be in accordance with the provisions of Chapters 53 and 89 of Title 24 of the Vermont Statutes Annotated; and

**BE IT FURTHER RESOLVED** that the attached Warning and form of Ballot is specifically adopted for use in connection with consideration of the above-stated proposition of making public improvements and incurring bonded indebtedness therefor.




Dated: November 8, 2024


**TOWN OF WOODSTOCK SELECTBOARD**

  
\_\_\_\_\_  
Ray Bourgeois

  
\_\_\_\_\_  
Keri Cole

  
\_\_\_\_\_  
Susan Ford

  
\_\_\_\_\_  
Greg Fullerton

  
\_\_\_\_\_  
Laura Powell

Received for record this 8<sup>th</sup> day of November 2024.

  
\_\_\_\_\_  
F. Charles Degener, III, Town Clerk



TOWN OF WOODSTOCK  
OFFICIAL BALLOT  
DECEMBER 10, 2024

ARTICLE I

Shall general obligation bonds, notes or other debt obligations of the Town of Woodstock in an aggregate principal amount not to exceed One Million Six Hundred Thousand Dollars (\$1,600,000), subject to reduction from available state and federal grants-in-aid, private donations or other financial assistance, be issued to acquire a +/-358-acre parcel of land from Woodstock Aqueduct Company, Inc. (Parcel ID 786-250-11823), commonly known as the Vondell Reservoir property, along with the reservoirs, improvements and appurtenances thereon, for purposes that include, but are not limited to, operating a water system, establishing an emergency water supply for the Town and use as a recreational asset?

If in favor of Article I, make a cross (X) in this square

If opposed to Article I, make a cross (X) in this square

