Selectboard Regular Meeting
Monday, September 22, 2025 at 6:00 PM
Chris Letourneau Meeting Room and via Zoom
Minutes

Zoom Details:

https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09

Meeting ID: 616 584 3896 **|** **Passcode:** 5243524

Dial by your Location: 1 929 205 6099 (New York)

CALL TO ORDER 6:00pm

SELECTBOARD PRESENT
Chair Kristina Senna, Vice Chair Brian Dunsmore, Kellie Bosenberg, Carl Rosenquist (via Zoom)

STAFF PRESENT
Doug Bergstrom, Todd Cadieux, Lori Hobart, Stacy Katon

GUEST PRESENT
Greta Brunswick, Northwest Regional Planning Commission

PUBLIC PRESENT
Heather Dunsmore, Ken Minck, Nicole Jamison, Kirk Waite

1. **PLEDGE OF ALLEGIANCE**

2. **CHAIR UPDATE**
   - Selectboard Member Paul Jansen has resigned from the Georgia Selectboard. Thank you, Paul, for your many years of service to the Georgia community.
   - Georgia Market is hosting another Serving Sunday on October 5, 2025 to benefit the Georgia Fire Association, and there will be a Touch-a-Truck event as well.
   - Congratulations to the Georgia Community Events Committee for the wonderful Fall Fest on Saturday September 13th.

3. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
   - Chair Senna requested that Impact Fee appeal discussion be moved out of Executive Session and discussed during the Zoning Administrator update (8, I).

Motion to make the above change to the Agenda.
Motion made by Vice Chair Dunsmore, Seconded by K. Bosenberg
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

4. SELECTBOARD MINUTES AND WARRANTS

A. Approval of Selectboard Regular Meeting Minutes for September 8, 2025
Motion to approve the September 8, 2025 meeting minutes with minor changes.
Motion made by K. Bosenberg, Seconded by Vice Chair Dunsmore.
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

B. Approval of Warrants #2536
Motion to approve Warrant #2536 in the amount of $50,850.78

- T. Cadieux and L. Hobart answered questions about the warrant.

Motion made by K. Bosenberg, Seconded by Vice Chair Dunsmore.
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

5. PUBLIC COMMENT (For items not on agenda)

All participants must clearly state their names. Appropriate actions will be considered once the Selectboard has reviewed the information provided and necessary subsequent research.

- K. Minck had two items of concern, the first being an update to American Tower contract. Chair Senna said it was still under attorney review.
- K. Minck’s second concern was the Hunting Policy and the review of the Policy by the Conservation Commission. Due to a clerical error the Selectboard did not get the Conservation Commission's review from August 18th. Chair Senna accepted the notes from K. Minck but let him know the policy has already been approved.

6. CORRESPONDENCE

7. BOARD BUSINESS (Public comment on agenda items limited to 5 minutes)

A. Action To Approve-Tier 1B "Opt In" Municipal Resolution-Presented By NRPC

- G. Brunswick from Northwest Regional Planning Commission (NRPC) presented the Tier 1B Municipal Resolution to the Selectboard and community members present.
- G. Brunswick answered questions on the land use map and Act 181 framework for land use planning and how the regional land use plan will impact Georgia; specifically the town center and village areas.
- Tier 1B is an Act 250 Jurisdiction for housing projects, where eligible areas, like designated growth districts, would not need Act 250 permitting for housing projects, though local and other state permits would still apply.
- Zoning Administrator D. Bergstrom stated the Town would benefit from Tier 1B status.
- G. Brunswick and D. Bergstrom answered community and Selectboard questions on housing growth and zoning in designated growth areas. There was discussion to include the area from South of the interstate to the neighborhoods south of the Village Core as the walkable center area on NRPC's map.
- The Selectboard and Zoning Administrator requested NRPC include the Village Center area designated in the Georgia Town Plan in their Regional Plan map.

- G. Brunswick stated that when NRPC Regional Plan is adopted and approved by the Land Use Review Board (LURB), the Town of Georgia will have a designated Village Center and two designated neighborhoods.
- The Selectboard voiced concerns over signing the Tier 1B resolution without the current NRPC map mirroring the Town of Georgia's map for Village Center, though it had been requested to be included in the past.
- G. Brunswick stated the NRPC has statutory guidelines to which they must adhere. Chair Senna requested the state statute information that does not allow NRCP to include Georgia's mapped area.

Motion to opt in to the Tier 1B Municipal Resolution as presented by NRPC.
Motion made by Vice Chair Dunsmore, Seconded by K. Bosenberg
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

B. 2025 Permitting Fees Needs Boards Approval and Signature
Motion to approve the Town of Georgia Zoning Permit Fee Schedule.
Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

C. Town Assessor-E & O Form, Action to Approve
Motion to approve and for the Selectboard members to sign the Errors and Omissions form to correct the errors found from the prior assessor.
Motion made by K. Bosenberg, Seconded by Vice Chair Dunsmore
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

D. Boy Scout Troop 42-Request Rental Fees Waived for Fire Station Community Room for weekly meetings.
Motion to waive rental fees for the Fire Station Community Room for Scout weekly meetings.
Motion made by C. Rosenquist, Seconded by K. Bosenberg.
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

E. August 2025 Monthly Report from Sheriff Grismore
   - See Meeting Packet for the Sheriff's August Report Summary.
   - Sheriff Grismore has noted that several arrests were made based on tips from the community. The community is encouraged to call the Sheriff's office to report any issues seen throughout the town.

F. Board to Review Bids Received For Seasonal Services for Boat Docks -Starting 2026 Season
(2) Bids Received:
   1. Lake Side Dock Handlers
   2. Burlington Harbor Launch & Tow/Interlock Marine Services

   - Discussion was held on the bids for seasonal dock maintenance and adjusting for different water levels. There were some questions about what the bids would include by each company.
   - Chair Senna requested the Director of Public Works look over the bids, get in touch with the companies for further information, and report back to the Selectboard at the next meeting.

G. Board to Review and Choose Colors for New Dock Decking (Sample provided by Dock Doctors.)

- Barefoot grey, weather wood, and barefoot sand were the choices. Barefoot sand was chosen.

H. Discussion On-Revised Town Hunting Policy--Discussion on the Map overlay for website outlining where trails are.

- Chair Senna explained the Hunting Policy was approved at the last Selectboard meeting but had just received the notes from the Conservation Commission. There was a question on the availability for the map overlay on the website, outlining where the trails are positioned.

Motion to amend the Hunting Policy to exclude the map overlay.
Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist

- Chair Senna addressed the concerns of the Conservation Commission.
- K. Minck inquired over the "trails" language and if it indicated all trails or only legal trails. Chair Senna confirmed the intended language was "trails" and not "legal trails".
- Discussion was had on the definition of "designated" in terms of "designated town owned property." Common land from PUD's is not town owned property.

Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

I. Discussion on Zoning Regulations-Zoning Administrator update from Doug Bergstrom
The Impact Fee discussion added here.

- At the August 26th Selectboard Meeting, the new Development Regulations were approved, but due to some formality issues in the approval process, the Planning Commission will meet on September 23rd to approve the Planning Report, which outlines the changes made by the Selectboard.
- The Selectboard will meet on October 13th for another public hearing and vote on the development regulations.
- D. Bergstrom gave an update on the Town's Village Designation application. The Zoning office will meet with State planning representatives on October 1st in the Village Center. After this meeting, the application for Village Designation will be discussed.
- D. Bergstrom did not want to have a discussion on the Impact Fees in open session, given the quasi-judicial nature of the hearing. Chair Senna stated the discussion did not qualify for Executive Session. The discussion of Impact Fees will wait until the October 13th hearing.

J. Beach Bathroom Renovations- Selectboard to choose point person for project and review/discussion on timeline for project.

- T. Cadieux will reach out to identify a local plumber. He has not had a chance to reach anyone yet.
- Discussion was held on whether the Fire Marshall would need to be included in the plumbing and electric plans for the beach renovation.

- T. Cadieux was identified as the point person for the project. He will work with a plumber and general contractor.
- The timeline will include the work getting started in the Spring of 2026.

8. TOWN ADMINISTRATOR, TREASURER AND SELECTBOARD SUB COMMITTEES REPORTS

A. Public Works-Update from Director Todd Cadieux

- T. Cadieux gave an update on Public Works Department. They worked with AOT to move a camper from the Park and Ride area. Roadside mowing is completed, as well as trash at the beach removed. Asphalt was removed from the area near Highbridge.
- T. Cadieux asked if Georgia would want to erect banners sponsored for Veterans like other area towns will do around Veterans Day. This could also be done for the graduating GEMS or High School students. D. Bergstrom stated the hardware for each banner may be $50.
- D. Bergstrom also shared that adding a license to the card system software to the Public Works director's computer would be $1200.
- Vice Chair Dunsmore asked about a discharged firearm in the sand at the Town's sand shed. The shells and bullets were removed by ATF agents and there is an investigation.

B. Town Administrator- Stacy Katon To Give Administration Update

- S. Katon has been working on grants to get reimbursement funds for the Town.
- The Selectboard Vacancy notice has been posted, there have been no letters of interest submitted so far. This will be warned as a Special meeting on October 13th.
- The ribbon cutting for the new Town sign was on September 17th, this event went well and S. Katon has let the town departments know they can advertise meetings and events on the sign.
- S. Katon is working with T. Cadieux for public works grants, as well as L. Hobart and Library Trustee Treasurer T. Cleveland for library grants.
- There continues to be problems with Paychex and the accrual of sick and vacation time for town employees. The online payroll system is working to fix the problem. Chair Senna offered to share the contact information for her Paychex representative at work.
- S. Katon continues to work on the Town policies, specifically the Surveillance policy as selected by the Board, with assistance from VLCT.
- S. Katon will continue to work with T. Cadieux and L. Hobart on grants, bank paperwork and preparations for the 2026 budget. She has completed all hiring paperwork and trainings for new employees and will continue to rectify the paid time off accrual problem with Paychex.

C. Treasurer-Lori Hobart to Provide Treasurer Update

- L. Hobart reported that about half of the Georgia property taxes have been collected.

D. FY26 Budget Timeline Discussions

1. Local Option Tax Discussion
2. Target increase % for Department Heads

- L. Hobart has created a timeline for the 2026 budget, and department meetings for budget discussion. She is preparing updates for each department.

- K. Bosenberg and Chair Senna have volunteered to sit on the Finance Committee. A schedule for special meetings with department heads to review operational budgets and capital budgets was discussed.
- L. Hobart will reach out to department heads to get everything scheduled on the calendar.
- The Selectboard will meet and discuss the budget prior to the department head meetings, which will run on Thursday nights throughout October.
- The local option tax was discussed and how the funds would be used, such as for paving or an emergency fund. This would have to be an item on the ballot.
- Discussion ensued on the target increase percentage for department heads and what the voters would approve. The Selectboard agreed to a 3.5% target increase, excluding wages, retirement and insurance.

E. Discussion on Economic Development for Georgia-Would like to discuss with selectboard
- C. Rosenquist will continue to be the contact for economic development for Georgia.

9. UNFINISHED BUSINESS

A. Change In Fiscal Year
- The change in fiscal year will be on the ballot in March.

B. Video Surveillance and Physical Access Control Policy--Currently working on new draft, with guidance from selectboard.
- This was addressed in the Town Administrator's report.

C. VELCO-ROW-SLW-Notice of Sale Posted om September 5, 2025
- No updates, we are still in the 30-day waiting period.

D. Parcel ID 1122600000-TOG Lot- Under review with Attorney
- No updates, still under attorney review.

E. Bridge #28 (Mill River Bridge)-Update from Todd Cadieux
- T. Cadieux gave an update on the preparations for bridge work in 2026.

F. Perrigo Closing
- No updates.

G. Library Building Revitalization Project
- There will be a meeting on September 30th at 3:30 with the architect.

10. OTHER

The Historical Society Open House is September 27th. All three buildings will be open from 1-3pm. At 12:30pm there will be a meeting on the Town Green to welcome everyone. There will be a reading of the proclamation by the Selectboard. All are welcome to attend.

11. PLAN NEXT MEETING AGENDA

A. October 13, 2025

There will be four meetings warned, starting at 5:30pm on October 13, 2025 for Selectboard Vacancy (5:30pm), Impact Fee Hearing (6pm), Development Regulations hearing (6:30pm) and the regular Selectboard Meeting (7pm).

12. EXECUTIVE SESSION (if needed, pursuant to 1 V.S.A sec 313)

A. Discussion on Impact Fee Appeal

- Executive Session was removed from the Agenda.

13. ADJOURN

Motion to adjourn at 8.28pm
Motion made by K. Bosenberg, Seconded by Vice Chair Dunsmore
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

Agendas are posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media.

Minutes and meeting videos are posted on the Town of Georgia website.

Signed: Stacy Katon, Town Administrator

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