GEORGIA VERMONT

Selectboard Regular Meeting

Monday, December 08, 2025 at 6:00 PM

Chris Letourneau Meeting Room and via Zoom

Agenda

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)

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **CHAIR UPDATE**
4. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
5. **SELECTBOARD MINUTES AND WARRANTS**
   - A. Approval of Selectboard Special FY26 Budget Meeting Minutes for November 20, 2025
   - B. Approval of Selectboard Regular Meeting Minutes for November 24, 2025
   - C. Approval of Warrant #2544
6. **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.
7. **CORRESPONDENCE**
8. **BOARD BUSINESS (Public comment on agenda items limited to 5 minutes)**
   - A. Town Utility Valuation Errors/ Town Assessor Errors and Omissions (E & O) Form - Action to Approve. Town Assessor Terri Sabens will be present to explain the error in valuation and to request approval and signature on the E & O form.
   - **B.** FY24 Audit - Action to Approve
   - C. Short Term Rental (STR) Ordinance - Action to Approve
   - **D.** FY26 Budget Presentation Public Meeting Dates and Postcard - Action to Approve
   - **E.** Planning Commission Vacancy Appointment - Action to Approve. At the November 25, 2025 the Planning Commission voted in favor of Dayle Goad joining the Planning Commission.

9. TOWN ADMINISTRATOR, TREASURER AND SELECTBOARD SUB COMMITTEES REPORTS

A. Public Works/Grounds/Recreation

B. Town Administrator

- Town Administrator Report

C. Treasurer

- Budget Progress Update

10. UNFINISHED BUSINESS

A. Local Options Tax

B. Change in Fiscal Year

C. Video Surveillance Policy - Waiting for Philo to assist with the installation of surveillance software for second user, and any effects this may have on the policy revision.

D. Bridge #28 (Mill River Bridge)

E. Georgia Public Library Memorandum of Understanding

F. GPL Building Revitalization Committee - The next public meeting will be held on December 16th at 4pm in the Georgia Public Library Community Room.

G. Problem Parcel Update

11. OTHER

12. PLAN NEXT MEETING AGENDA

A. FY26 Selectboard Special Budget Meeting: December 11, 2025

B. Selectboard Regular Meeting: December 22, 2025

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

I would entertain a motion to enter into executive session to discuss ______________ which premature disclosure or discussion may be detrimental to the board in itself and/or individuals involved.

I move that we enter into executive session to discuss ___________ with (state names of attendees) under the provisions of Title 1, Section 313(a)(1)(A) of the Vermont Statutes. (State Time.)

14. ADJOURN

TABLED ITEMS:

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

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

GEORGIA VERMONT

Selectboard Special Meeting: FY26 Budget Discussion

Thursday, November 20, 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)

1. CALL TO ORDER 6:02PM

SELECTBOARD PRESENT
Chair Kristina Senna, Vice Chair Brian Dunsmore, Kellie Bosenberg, Carl Rosenquist (entered meeting at 6:54pm)

SELECTBOARD ABSENT
Judith Nasca

STAFF PRESENT
Doug Bergstrom, Kollene Caspers, Lori Hobart, Stacy Katon, Cheryl Letourneau

CONSERVATION COMMISSION
Alysia Catalfamo, Tom Hargy

GEORGIA PUBLIC LIBRARY
Terry Cleveland, Debbie Mann

PUBLIC PRESENT
Ray Mann

A. PLEDGE OF ALLEGIANCE

2. FY26 Budget Discussions

A. **6:00PM - Town Clerk**

- Town Clerk C. Letourneau presented her FY26 Budget. There are no major increases or decreases, besides the preservation of records. Binding and covering the old books will be more expensive in 2026 than years past.
- **Georgia Community Events Committee (GCEC)** FY25 has received $11,000 budget from the Town in the past. FY26 she is asking for $16,000 for new events and funding for the State of Vermont 250th Anniversary celebrations. There is also a $5,000 grant opportunity for the 250th celebration.

Motion to approve C. Letourneau to apply for the 250th celebration grant on behalf of the GCEC.
Motion made by Vice Chair Dunsmore, Seconded by K. Bosenberg
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg

- C. Letourneau answered Selectboard questions about the 250th Vermont State Celebration.
- C. Letourneau answered Selectboard questions on records preservation and future expansion of the vault.

B. **6:30PM - Zoning**

- Zoning Administrator Doug Bergstrom presented his FY26 budget. The budget will stay at $15,000 with $50,000 in zoning fees receivable.
- DRB Fees will be increased due to new regulations and increase in housing permits. Change in sheds/accessory buildings to 200 sq ft before permit is needed will only lose a small amount of fees previously collected.
- There will be an increase in training in FY26 due to Tier 1 B status. The legal amount will also remain the same, though he did not use the whole budget last year.
- **IT/Security/Town Sign:**
- The GIS mapping system used by the Town via NEMRC (currently $2,200 a year) is not updated properly and has a lot of errors which makes researching problematic for the Zoning office. He would like to switch the software to a company called CAI, which will also sync with our CloudPermit software. This software will be $7,200 for set up and first year fees, and $4,200/year thereafter. This is $5,000 more than 2025 budget, and $2000 more thereafter every year.
- Zoning does not receive Impact Fees; the Impact Fees for Town Administration are typically used for computers. D Bergstrom just spoke with Matt Bouchard and no new computers are planned for 2026 in the Town offices. The Fire Station may be due for new computers. Also researching an upgrade to the Fire Station community room swipe key card machine to be comparable to the Town offices, library and town garage.
- No changes are planned for the Town sign.
- Salary and benefits- D. Bergstrom was hired in 2023 for Zoning and Planning. Since then, he has taken over duties of security, website, electric sign, enforcement officer and help with IT. Due to the increase in duties he is requesting an additional 3%. This will be offset by alleviating outside IT costs, specifically as he handles most in-house IT issues.

OTHER DISCUSSION – L. Hobart Updates

- Bond Funding research for leftover funds from Bridge #28 repairs. The money can be used for a similar purpose but only with another town vote. The 2025 Town vote specified the Bond was for Bridge #28. In conversation with T. Cadieux, Public Works director, the project may be completed by August 2026. With 3 elections in 2026, a vote to move this money towards repairs for additional bridges is a possibility. L. Hobart will reach out to the bond bank and the Town attorney for more information. L. Hobart will add interest from the bond into the FY2026 budget.
- Greenbacker revenue, the former Assessor had negotiated a new contract for $45,000/year in lieu of taxes. The Town has not been paid for 2024 & 2025. Looking through the MOU for the arrangements, there were no instructions to invoice the wind turbines. Chair Senna and Vice Chair Dunsmore instructed L. Hobart to reach out to Harrisson Concrete, who owns the land.
- A paving spreadsheet has been reexamined, and money has been redistributed.
- The Selectboard had questions on the amount spent on Beach maintenance in FY25 and what has been included in the payable.
- The VGS E & O is in the warrant for Monday. L. Hobart is creating a line in "Administrative" expenses in FY2026 for the FY2023 and & FY2024 E & O.

C. **7:00PM - Georgia Conservation Commission**

- Georgia Conservation Commission Chair Alysia Catalfamo was present to introduce the GCC budget for FY26. Tom Hargy arrived at 7pm.
- GCC is requesting a budget of $18,525, this includes $5,070 for conservation purchase and $13,455 transfer to reserves.
- GCC projects in 2026 include replacing a bridge, repairing a trail that needs erosion control, specifically to recreate steps. There are plans for a mini trail and another new trail to connect to a trail built in 2025.
- There were questions from the Selectboard on the transfer of funds to reserve, this money goes into an account to help conserve properties in town. This fund is approximately $159,225 to date, plus another $13,000 after transfer. GCC maintains the Henley-Webster Town Forest property that was originally donated to the GCC.
- C. Rosenquist asked if this money could be used to purchase land with the Town, part for building and part for conservation purposes. A. Catalfamo said the fund was for conservation purposes only.

D. **7:30PM - Georgia Public Library**

- Terry Cleveland, GPL Trustee Treasurer, Debbie Mann, GPL Trustee Vice Chair and Kollene Caspers, GPL Trustee Secretary were present on behalf of the GPL.
- T. Cleveland presented the proposed GPL budget on behalf of the Trustees.
- Discussion on using $3,000 in impact fees to offset the costs of books in FY26.
- T. Cleveland answered Selectboard questions on grant income in FY25 and FY26, and how it will be reported for FY27. To date, the library has received $5,700 from the Building Bright Futures grants in income. No funds have come from United Way, which bills quarterly. $19,000 in grant money will go towards salaries and indirect expenses by the end of the year.
- FY26 GPL requests $175,022 without insurance and benefits. With that amount added to the budget, it will be approximately $200,346, or a 10% increase.

- Vice Chair Dunsmore said the library has been given budgets over the maximum percentage requested in the past few years as requested to accommodate increasing wages for GPL employees.
- Chair Senna asked, if given the 3.5% increase, what would be trimmed? T. Cleveland responded the library may have to decrease hours or the number of books purchased.
- The Selectboard discussed the library's administrative costs increasing over the years, while very little in operational expenses has increased and the number of hours the library is open has decreased.
- K. Caspers expressed concern that whatever tax dollar amount the Selectboard allocates to the library, administrative raises will take priority in the budget to the detriment of programs, books and/or hours the library is open.
- C. Rosenquist asked what is the long-term vision of the library? The renovation of the library will bring a "revitalization" to the library which in turn means more programs, more hours, more money needed for staff.
- Chair Senna said she hears concerns from community members about the amount of taxes, it will be a hard sell to the Town with tax increases and a bond.
- D. Mann explained the building renovation and ADA compliance project and the potential Bond. The Trustees and the Library Revitalization Committee are trying to keep the renovation amounts down for taxpayers while still addressing the ADA accommodations.
- T. Cleveland discussed the Bond and timeline for the Bond with the Selectboard. The Committee is interested in getting the Bond on the ballot in March 2026.
- Discussion was had on potentially moving the Bond request till Fall, 2026 (August or November) for the Fall 2026 Bond. Bond application deadlines are mid-Dec for the winter pool with money distributed in February 2027. Construction for library revitalization will likely occur in 2027.
- The cleaning company for the Town offices and library was discussed.

3. OTHER

4. PLAN NEXT MEETING AGENDA

A. December 4, 2025: Public Works Department and Georgia Fire Station

5. ADJOURN

Motion to adjourn the meeting at 8:22pm
Motion made by Vice Chair Dunsmore, Seconded by K. Bosenberg
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist

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Minutes and videos are posted on the Town of Georgia website.
Signed: Kollene Caspers, Selectboard Clerk
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

GEORGIA VERMONT

Selectboard Regular Meeting

Monday, November 24, 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, Judith Nasca, Carl Rosenquist

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

GUEST PRESENT
Charlie Hancock, Vermont Department of Forestry

PUBLIC PRESENT
Heather Dunsmore, Suzanna Brown, Alysia Catalfamo, Tom Hargy

1. PLEDGE OF ALLEGIANCE

2. CHAIR UPDATE
Chair Senna addressed the public:

"As Chair of the Selectboard, I want to extend my heartfelt thanks to every person who volunteers their time in service to our town. Your willingness to step forward - often into roles which come with public scrutiny, differing opinions, and difficult discussions - speaks to your character and your commitment to the Town of Georgia.

Serving the public is not always easy, it requires patience, resilience and the courage to be visible, questioned and sometimes misunderstood. Yet time and time again, you continue to show up, contribute thoughtfully and keep Georgia moving forward.

In recent weeks there has been a noticeable increase in misinformation, speculation and unnecessary drama surrounding our town's new zoning regulations. I want to address this directly, because our community deserves clarity- not confusion.

Zoning regulations are complex and often an emotional topic, but it should never become a platform for spreading false claims, personal attacks or attempts to undermine the public process. Unfortunately, some of the recent statements circulating in the community and on social media have misrepresented the hard work of the planning commission, our consultant, zoning administrator, Selectboard and the zoning regulations themselves.

Let me be clear:

- *The adoption of the zoning regulations was done publicly, transparently and in accordance with Vermont law.*
- *The Selectboard worked with the planning commission, consultant and considered public input.*
- *Every member of the Selectboard represents all residents of Georgia, not just those who attend meetings and speak the loudest.*

I understand that people will disagree; debate is part of the process and part of local government. However deliberate misinformation erodes trust, damages relationships and distracts from the work shaping the future of Georgia. A few recent examples:

- *7,000 dwellings to be built in the AR zone is possible, but over the last six years on average Georgia has only built 12 houses. It would take 583 years to build 7,000 dwellings at this rate. The State of Vermont's new goal is for Georgia to build 35-40 houses per year, which would take 175 years to complete.*
- *Georgia is one of the fastest growing towns, our population dropped in 2025 from 2024. Projections from the town plan indicate in 2030 the estimated population of Georgia to be 5,055 an increase of 200 people. 62% of the Georgia population is over 35.*

The scare tactics, bullying and personal attacks need to stop, the residents of Georgia are better than this and deserve better than this. To every resident of Georgia, if you have questions or concerns about our zoning regulation, please come to the source do not believe everything you see or hear on social media. Attend meetings, reach out to the Selectboard or Planning Commission, and participate!"

The drug paraphernalia at the Georgia Park & Ride has been reported to the police and cleaned up. Thanks go out to the Sheriffs Department, Vermont State Police and VTrans who worked together and are aware of the situation. Thank you to Carolyn Branagan for follow-up.

Thank You to Georgia Market for their ongoing generosity to the community. They will be offering a Thanksgiving Dinner on Thursday.

Vice Chair Dunsmore thanked Chair Senna for her statement and also thanked those who give their time to service in the Town.

3. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

- L. Hobart requested the addition of Warrants #2542 and #2543 to be heard after Warrant #2541 on the agenda.
- S. Brown would like to add an update from the Transportation Advisory Committee during Public Comment.

Motion to add the above to the Agenda.

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

4. SELECTBOARD MINUTES AND WARRANTS

A. Approval of Selectboard Regular Meeting Minutes for November 10, 2025
Motion to approve the minutes with one change in language to the insurance buy-out.
Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

B. Approval of Selectboard Special FY26 Budget Meeting Minutes for November 13, 2025
Motion to approve the minutes as written.
Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

C. Approval of Warrant #2541
Motion to approve Warrant #2541 in the amount of $165,543.58

- L. Hobart explained the VGS overpayment for the Town portion is included in this amount. The school portion is not included.
- L. Hobart answered Selectboard questions on the warrant.

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

D. Motion to approve Warrant #2542 in the amount of $85,722.34 and Warrant #2543 in the amount of $2,158.21.

- L. Hobart answered questions about the warrants.

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

- S. Brown wanted to check if the cemetery money will be in the FY2026 budget. The Selectboard will include it in the budget and she does not have to request it at a budget meeting.
- S. Brown gave a Transportation Advisory Committee update:
  - Transportation budget is in deficit of $33 million. The DMV was shut down for a computer system upgrade.
  - There will be no new projects till 2030.
  - Transportation committees in the legislature are looking for towns to make lists of projects that need to be done within the next 5 years. Such can be transportation and sidewalk studies, replacing culverts, etc. Estimated costs can be included but approximate.
  - The Advisory committee is currently working with Burlington to get roads reclassified, which will allow for additional state funding for roads, bridges and upgrades to keep up with infrastructure.

6. CORRESPONDENCE

A. Northwest Regional Planning Commission (NRPC) Public Hearing 30-Day Notice for the Draft Regional Plan - NRPC Public Hearing and Report on Draft Regional Plan will be held on Wednesday, December 17, 2025 at 5:30pm via Zoom, phone and held in person at the NRPC offices at 75 Fairfield Street, St. Albans, VT 05450. See enclosed official hearing notice.
  - No action needed, notice for informational purposes.

B. Communications from Ken Minck Regarding Verizon Equipment on American Tower and a Request to the Selectboard to Repeal the Development Regulations
  - No comments or questions from the Selectboard.

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

A. Forest Management Plan with Silver Lake Woods - Presentation by Charlie Hancock, Franklin & Grand Isle County Forester and Todd Cadieux, Georgia Public Works Director. Discussion to include the service agreement, temporary bridge for the Silver Lake Woods timber sale, Town labor expenses and logging income. Action on the Agreement/Contract.
  - Charlie Hancock, County Forester with the Vermont State Department of Forests and Recreation was present to speak on the Silver Lake Woods project. T. Cadieux and members of the GCC were present as well.
  - To access the town forest, there is a need to install a bridge crossing an unnamed stream. This will be a temporary truck bridge borrowed through the Department of Forestry. This will be cost effective for the Town to handle the rental and bridge installation. The logging contractor can sub the bridge installation out to a 3rd party contractor, which will add to the cost of the project. An alternative idea would be to install a permanent crossing as it is a Class 4 Road.
  - The intent of the GCC is to get the project done in 2025. T. Cadieux says depending on weather the bridge may be able to be installed in 2025. C. Hancock said he can work with PWD and contractors to ensure safe conditions to start.
  - C. Hancock answered Selectboard questions on the contract and bridge agreement.

Motion to approve the timber sale administration and for Chair Senna to sign the contract and bridge agreement; as well as authorizing the Public Works Department to install the temporary bridge.
Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist.
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

B. Town Assessor Errors and Omissions (E & O) Form - Action to Approve
Motion to approve the Town Assessor Errors and Omissions (E & O) Form
  - S. Katon answered Selectboard questions on the E & O. This is a change in business property and will not be taken off the Grand List.

Motion made by Vice Chair Dunsmore, Seconded by J. Nasca
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist
  - Thanks go out to Town Assessor T. Sabens for her work correcting the Grand List.

C. Northwest Regional Planning Commission (NRPC) Master Agreement for Subgrant to Town of Georgia for Clean Water Service Provider (CWSP) Projects
  - This is a May 2023 Agreement for the Town of Georgia to potentially obtain funding for certain types of clean water projects. Signing the Master Agreement will qualify the Town to obtain Task Awards, which are shorter agreements with the NRPC and CWSP that are issued for specific projects and specific amounts of money.

Motion to approve the NRPC subgrants.
Motion made by C. Rosenquist, Seconded by K. Bosenberg.
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

D. Girl Scout Troop #61489 Request for Reimbursement of Fire Station Community Room Fees

- Troopleader Brittany Blaisedell sent an email requesting the Selectboard refund the $50 fee for the use of the Fire Station Community Room on Saturday, November 15th from 3pm-8pm to distribute the Fall Sales fundraiser items to the Girl Scouts.

Motion to approve fee waiver and refund the $50 fee to the Girl Scouts.
Motion made by Vice Chair Dunsmore, Seconded by K. Bosenberg
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- Vice Chair Dunsmore discussed a potential two-tier system, one where there is a nominal fee for the community room/beach or the fee to be waived for non-profits or community groups, so fee waivers do not need to wait for Selectboard approval at meetings.

E. Final FY24 Audit Report—The FY24 Final Audit Report is available for viewing online: townofgeorgia.com/selectboard/page/financial-audits or please stop by the Town offices to obtain a copy.

F. FY26 Budget Meeting Update

- November 20, 2025 the Selectboard met with the Town Clerk, Zoning Department, Georgia Conservation Commission and the Georgia Public Library for budget discussions. Please see minutes for this meeting for additional information.
- December 4, 2025 is the next budget meeting. The Town Administrator, Georgia Fire and Rescue and Publics Works Department are tentatively scheduled on the agenda.
- Chair Senna reminded the departments the Selectboard has requested budgets increase by a maximum of 3.5%.

G. Holiday Cheer & Bonus Discussion

- No discussion needed, this was approved by the Selectboard in the 2025 budget. S. Katon gave the potential date of Wednesday December 17, noon to 1:30pm at the Town offices.

8. TOWN ADMINISTRATOR, TREASURER AND SELECTBOARD SUB COMMITTEES REPORTS

A. Public Works/Grounds/Recreation

- T. Cadieux is following up on Town beach quotes for plumbing. There is one quote for carpentry, a relative for full disclosure, and he has nothing to gain from the hiring of this individual. Repairs can begin in Spring 2026.

Motion to move forward with Cadieux Carpentry in the amount of $19,060 for construction work at the beach.
Motion made by C. Rosenquist, Seconded by J. Nasca.
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- The damaged truck has been bought and the repair work completed. Vice Chair Dunsmore asked for the amount it cost to repair. T. Cadieux will get that information for the Selectboard.
- A new hot box was purchased and will be used in the near future for road repairs.
- T. Cadieux requested permission to buy a new zero turn tractor with available funds in the budget.

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

- The Selectboard discussed the purchase of a new generator for the Town garage. He has prior Selectboard approval for purchase.

- T. Cadieux discussed the purchase of a vehicle lift. He wants to do some more research and he has the funds in his budget. He will bring this back to the Selectboard after he has his budget meeting on December 4th.
- T. Cadieux requested Selectboard approval to pre-order 2028 plow equipment, at no upfront costs to the Town of Georgia. The plowing company is two years behind for plow equipment orders. If we put the order in now, this equipment will be available for purchase in 2028. The truck was ordered in September 2024 and will be completed by March/April 2026. The cost estimate is $100,000 and will lock in the price.

Motion to approve T. Cadieux to order the 2028 plow equipment with 24-month lead time and with the ability to back out.
Motion made by K. Bosenberg, Seconded by Vice Chair Dunsmore
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, J. Nasca, C. Rosenquist

- Discussion on bids for 5 large cottonwood trees in the ditch line off Polly Hubbard Road. Working with S. Katon for a FY26 grant for tree removal. These trees are scheduled to come down and be chipped.
- S. Brown inquired about the trees by the cemetery on Polly Hubbard. These trees are not in the budget or able to be covered by grant. The Selectboard may have to update S. Browns cemetery budget to take care of the trees.
- Beach dock quotes, after initial installation, there will be monitoring for water level adjustments and the removal of docks in the fall for seasonal maintenance. Going forward on maintenance agreement, Burlington Harbor & Launch gave quotes of $3400-$4000 for installation, with decommission at the same price. The Selectboard will make a note of these costs for the budget.
- Unit Heater discussion, there was supposed to be three of them installed at the time the new garage was built, as a back-up if the boiler goes down and for recovery when the garage doors open. T. Cadieux asked if the Selectboard would consider this in the near future. He is not sure how much the cost has changed in the past few years, but he included information in the packet.
- The Selectboard had questions on the budget and savings from the truck and insurance. T. Cadieux will have more information for the board at the next budget meeting.
- The old garage is currently being used for storage; the costs for electricity and heat are part of the budget. St. Albans will store a sweeper there this winter.

B. Town Administrator

- TA Report Included in the packet. S. Katon answered Selectboard questions.
- The new insurance claim for the fire truck is in process; she met with the adjustor today. The truck will go to Charliebois on Monday for 1- 1.5 days in service.
- She received a bill for the generator claim and sent a follow-up email.
- She is working on a policy addendum for PTO accrual rates; this will change to weekly instead of monthly according to the union contract.
- STR Ordinance- included in the packet but not listed on the agenda. The Selectboard will address this after the Treasurer's report.

C. Treasurer

- L. Hobart is getting payments out for overpayment of taxes.
- Budget meetings are going well.
- L. Hobart requested to carry over her hours of vacation time, given she cannot take time off during the years end.

Motion to allow L. Hobart exception to carry over vacation time to 2026.

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

D. Short Term Rental Ordinance
Motion to add the Short Term Rental (STR) Ordinance to the agenda
Motion made by Vice Chair Dunsmore, Seconded by J. Nasca
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist, J. Nasca

- D. Bergstrom was present at the meeting to speak on the draft ordinance. After discussing the draft with the Town attorney, he attended a STR ordinance meeting in early November.
- The Selectboard asked questions on licensing, fees and policing of short term rentals.
- There are approximately 20 STR units in the Town of Georgia to date.
- There was discussion on the process for implementing a new ordinance, starting with public hearings. This will be on the Agenda for the December 22, 2025 regular Selectboard meeting.

9. UNFINISHED BUSINESS

A. Boat Dock Seasonal Services Bid Decision - T. Cadieux is still collecting quotes and will give the Selectboard an update.
- See Public Works Director report.

B. Georgia Public Library Memorandum of Understanding
- S. Katon has been working on this and will reach out to the Board of Trustees for guidance. to work on this. Vice Chair Dunsmore will like this in place before they get their budget in place.
- K. Bosenberg shared that she attended the last GPL Trustee meeting and told the Trustees the MOU should be a priority to work in tandem with the 2026 budget.
- This agreement between Town and the Library will list the roles and responsibilities of the Town and Library.

C. Local Options Tax
- No updates, can discuss further at the next budget meeting.

D. Change in Fiscal Year
- No updates, can discuss further at the next budget meeting.

E. Video Surveillance Policy
- Review in progress.

F. Bridge #28 (Mill River Bridge)
- There will be purchase expenses in the next warrant.

G. GPL Building Revitalization Committee
- Update- the 11/25 public meeting is cancelled. The next meeting will be on December 2nd and will be a public meeting. The Committee will meet on December 16th.

10. OTHER

11. PLAN NEXT MEETING AGENDA

A. FY26 Selectboard Special Budget Meeting: December 4, 2025
- Town Administrator, Georgia Fire and Rescue, and Georgia Public Works Department

B. December 8, 2025

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

A. Problem Parcels

Chair Senna would entertain a motion to enter into Executive Session to discuss Problem Parcels which premature disclosure or discussion may be detrimental to the board in itself and/or individuals involved.

Motion to Move into Executive Session at 8:01pm
Motion made by C. Rosenquist, Seconded by J. Nasca
Voting Yea: Chair Senna, Vice Chair Dunsmore, C. Rosenquist, K. Bosenberg, J. Nasca

Chair Senna would entertain a motion to enter into Executive Session to discuss the above with Town Administrator S. Katon and Zoning Administrator Doug Bergstrom under the provisions of Title 1, Section 313(a)(1)(A) of the Vermont Statutes.

Motion to invite S. Katon and D. Bergstrom to join the Executive Session
Motion made by K. Bosenberg, Seconded by J. Nasca
Voting Yea: Chair Senna, Vice Chair Dunsmore, C. Rosenquist, K. Bosenberg, J. Nasca

Motion to exit from Executive Session at 9:17pm
Motion made by K. Bosenberg, Seconded by J. Nasca
Voting Yea: Chair Senna, Vice Chair Dunsmore, C. Rosenquist, K. Bosenberg, J. Nasca

No action taken outside of Executive Session.

13. ADJOURN

Motion to adjourn at 9:17pm
Motion made by C. Rosenquist, Seconded by K. Bosenberg
Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, C. Rosenquist, J. Nasca

TABLED ITEMS:

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
Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

For checks For Check Acct 01(General Fund) 12/08/25 To 12/08/25

Vendor		Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
802 FLOOR	802 FLOORING LLC	1313	matl's for training	2054.00	0.00	2054.00	5028	12/08/25
ABOVE PAR	ABOVE PAR CLEANING LLC	5165-1699	cleaning	1040.00	0.00	1040.00	5029	12/08/25
ALLEGIANC	ALLEGIANCE TRUCKS	122042994:01	DEF	378.04	0.00	378.04	5030	12/08/25
ALLEGIANC	ALLEGIANCE TRUCKS	401046644:01	parts	386.68	0.00	386.68	5030	12/08/25
AMAZON	AMAZON CAPITAL SERVICES	14RCDQDDFKMM	books	521.21	0.00	521.21	5031	12/08/25
AMAZON	AMAZON CAPITAL SERVICES	1CGFCCH9NMY3	office supplies	11.99	0.00	11.99	5031	12/08/25
AMAZON	AMAZON CAPITAL SERVICES	1J6Q6HF4WCFJ	books	633.12	0.00	633.12	5031	12/08/25
AMAZON	AMAZON CAPITAL SERVICES	1MRGGQY4WMD3	returned item	-28.00	0.00	-28.00	5031	12/08/25
AMAZON	AMAZON CAPITAL SERVICES	1QGNVC776R1J	books, supplies	106.42	0.00	106.42	5031	12/08/25
AMAZON	AMAZON CAPITAL SERVICES	1TDWDWXQ13VY	filter bags	17.65	0.00	17.65	5031	12/08/25
AMAZON	AMAZON CAPITAL SERVICES	1WLWYJXRLKFT	air compressor	191.56	0.00	191.56	5031	12/08/25
AMAZON	AMAZON CAPITAL SERVICES	1XRMWYTQY69G	books	69.02	0.00	69.02	5031	12/08/25
AMAZON	AMAZON CAPITAL SERVICES	1YYG1KRT63C4	books	862.77	0.00	862.77	5031	12/08/25
AVENU	AVENU INSIGHTS & ANALYTICS	INVB-066751	monthly fee	890.00	0.00	890.00	5032	12/08/25
BOUNDTREE	BOUND TREE MEDICAL, LLC	85996076	gloves	44.97	0.00	44.97	5033	12/08/25
CATAMOUNT	CATAMOUNT LIBRARY NETWORK	11.27.25	CLN 2026 membership	1356.74	0.00	1356.74	5034	12/08/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT98305	parts	1284.10	0.00	1284.10	5035	12/08/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT98341	parts	60.00	0.00	60.00	5035	12/08/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT98350	composite fitting	696.89	0.00	696.89	5035	12/08/25
CIVILENG	CIVIL ENGINEERING ASSOCIATES,	30049	revitalization svcs	7534.98	0.00	7534.98	5036	12/08/25
CLOUD	CLOUDPERMIT, INC.	2971	licensing / import	2500.00	0.00	2500.00	5037	12/08/25
COMCASTB	COMCAST BUSINESS	257955623	town phones	812.62	0.00	812.62	5038	12/08/25
FIDIUM	CONSOLIDATED COMMUNICATIONS	-3032 111825	beach modem	86.53	0.00	86.53	5039	12/08/25
CONTECH	CONTECH ENGINEERED SOLUTIONS	32502269	culverts	123000.00	0.00	123000.00	5040	12/08/25
DEMCO	DEMCO, INC.	7730924	displays/materials	7682.15	0.00	7682.15	5041	12/08/25
DESORCIE	DESORCIE EMERGENCY PRODUCTS, L	20855	engine repair	4116.82	0.00	4116.82	5042	12/08/25
	Insurance Claim # 20251228-A01							
EXIT18	EXIT 18 EQUIPMENT	98326	P&R zero turn	8999.00	0.00	8999.00	5043	12/08/25
FISHER	FISHER AUTO PARTS, INC.	308-226590	oil filters	548.92	0.00	548.92	5044	12/08/25
GAP	GEORGIA AUTO PARTS	32158	couplings,hose	175.78	0.00	175.78	5045	12/08/25
GAP	GEORGIA AUTO PARTS	32170	parts	168.24	0.00	168.24	5045	12/08/25
	disc brake, battery, brake piston tool							
GAP	GEORGIA AUTO PARTS	32172	bottle jack	120.00	0.00	120.00	5045	12/08/25
GAP	GEORGIA AUTO PARTS	32205	parts	23.28	0.00	23.28	5045	12/08/25
GAP	GEORGIA AUTO PARTS	32509	supplies	1932.64	0.00	1932.64	5045	12/08/25
GAP	GEORGIA AUTO PARTS	32584	anti seize lube	90.18	0.00	90.18	5045	12/08/25
GAP	GEORGIA AUTO PARTS	32731	bead sealer	56.00	0.00	56.00	5045	12/08/25
GEEK	GREEN MOUNTAIN GEEK LLC	4461	ann. monitor/qtly update	770.00	0.00	770.00	5046	12/08/25
GEEK	GREEN MOUNTAIN GEEK LLC	4478	computer equipment	3855.98	0.00	3855.98	5046	12/08/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-0000 112425	old garage	142.35	0.00	142.35	5047	12/08/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-0001 112425	library well	29.12	0.00	29.12	5047	12/08/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-0002 112425	library	489.10	0.00	489.10	5047	12/08/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-0005 112425	town office	411.00	0.00	411.00	5047	12/08/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-0006 112425	fire station	481.12	0.00	481.12	5047	12/08/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-0009 112425	street lights	238.13	0.00	238.13	5047	12/08/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-2626 112425	new garage	461.75	0.00	461.75	5047	12/08/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-4295 112425	salt shed	26.45	0.00	26.45	5047	12/08/25
GREENUP	GREEN UP VERMONT	GUV25	appropriation	350.00	0.00	350.00	5048	12/08/25
HANDY	HANDY BUICK GMC CADILLAC, INC.	20956	coolant dye	108.80	0.00	108.80	5049	12/08/25
HARRISON	HARRISON QUARRY LLC	11109	fine & 3/4 plant mix	488.01	0.00	488.01	5050	12/08/25

Vendor		Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
HARRISON	HARRISON QUARRY LLC	11253	3/4 plant mix	555.21	0.00	555.21	5050	12/08/25
HARRISON	HARRISON QUARRY LLC	11260	3/4" plant mix	508.64	0.00	508.64	5050	12/08/25
HARRISON	HARRISON QUARRY LLC	11277	86.61 ton fines	1299.15	0.00	1299.15	5050	12/08/25
INTERACTI	INTERACTIVE SCIENCES, INC	2025-3049-1	Wowbrary 11/25-11/26	500.00	0.00	500.00	5051	12/08/25
J&L	J & L HARDWARE, INC.	546117	parts	406.11	0.00	406.11	5052	12/08/25
J&L	J & L HARDWARE, INC.	546153	parts	18.50	0.00	18.50	5052	12/08/25
J&L	J & L HARDWARE, INC.	546303	parts/supplies	419.19	0.00	419.19	5052	12/08/25
J&L	J & L HARDWARE, INC.	546811	supplies	224.97	0.00	224.97	5052	12/08/25
JENKINS	JENKINS TREE SERVICE	1353	Polly Hubbard trees	2500.00	0.00	2500.00	5053	12/08/25
UNION DUE	LABORERS' INTERNATIONAL OF NO.	NOV 2026	monthly dues	172.00	0.00	172.00	5054	12/08/25
MAIN ST	MAIN STREET GRAPHICS, LLC	20298	sponsor banner-Fall Fest	64.10	0.00	64.10	5055	12/08/25
NWSWD	NW VT SOLID WASTE MGT DISTRICT	29131	bulk trash	40.00	0.00	40.00	5056	12/08/25
PAYCHEX	PAYCHEX	2025120201	23 tranx	205.49	0.00	205.49	E 120825	12/08/25
PD ELEC	PD ELECTRIC, LLC	1384	generator repair work	1914.00	0.00	1914.00	5057	12/08/25
PETE'S	PETE'S TIRE BARNS, INC	056607	4 tires	4400.00	0.00	4400.00	5058	12/08/25
	D coin remi							
PETE'S	PETE'S TIRE BARNS, INC	056686	2 tires	1790.00	0.00	1790.00	5058	12/08/25
PETE'S	PETE'S TIRE BARNS, INC	56576	4 tires	525.12	0.00	525.12	5058	12/08/25
PRIORITY	PRIORITY EXPRESS, INC.	80592549	interlibrary loan	164.28	0.00	164.28	5059	12/08/25
VALLEE2	R L VALLEE INC	10967575	10.47 gal super	42.08	0.00	42.08	5060	12/08/25
VALLEE2	R L VALLEE INC	10967576	48.85 gal regular	148.00	0.00	148.00	5060	12/08/25
R.R.CHARL	R R CHARLEBOIS INC	IE77920	parts	2.89	0.00	2.89	5061	12/08/25
R.R.CHARL	R R CHARLEBOIS INC	IE78199	brake/axle parts	270.88	0.00	270.88	5061	12/08/25
REEDSUPPL	REED SUPPLY CO., INC.	150110	parts	3097.00	0.00	3097.00	5062	12/08/25
11239	ROWLEY	530810	283.2 gal #2 diesel	877.92	0.00	877.92	5063	12/08/25
9550	ROWLEY	11.13.25	unleaded gas	531.87	0.00	531.87	5064	12/08/25
SHELBU	SHELBURNE LIMESTONE CORPORATIO	15717	33.06 ton 1/2 stone	719.06	0.00	719.06	5065	12/08/25
SHELBU	SHELBURNE LIMESTONE CORPORATIO	16307	36.07 ton 1/2 stone	784.52	0.00	784.52	5065	12/08/25
STITZEL	SP&F ATTORNEYS, P.C.	96619	September Services	1603.00	0.00	1603.00	5066	12/08/25
	VELCO easement, Zoning Regs							
	Hibbard Escrow $85							
ACE	ST ALBANS ACE HARDWARE LLC	114572/2	magnetic hook	7.99	0.00	7.99	5067	12/08/25
OMG	ST ALBANS MESSENGER	425388	DRB notice	87.75	0.00	87.75	5068	12/08/25
SUZANNAB	SUZANNA BROWN	LOWES/AMAZ	Veteran's flags	361.40	0.00	361.40	5069	12/08/25
	Materials for flags for Veteran's in town cemeteries. Suzanna Brown							
	purchased. This is her reimbursement.							
UNIFIR	UNIFIRST CORPORATION	1080307969	uniforms 11.19.25	146.52	0.00	146.52	5070	12/08/25
UNIFIR	UNIFIRST CORPORATION	1080308772	town office mats	61.40	0.00	61.40	5070	12/08/25
UNIFIR	UNIFIRST CORPORATION	1080308774	library mats	48.29	0.00	48.29	5070	12/08/25
UNIFIR	UNIFIRST CORPORATION	1080308868	uniforms 11.24.25	146.52	0.00	146.52	5070	12/08/25
KELLER V	VALERIE KELLER	11.26.25	3 baby yoga classes	675.00	0.00	675.00	5071	12/08/25
ANR	VERMONT AGENCY OF NATURAL RESO	FG AND HW	32.99% 3 acre	145.69	0.00	145.69	5072	12/08/25
	3-Acre Rule Stormwater Permit for Forest Glen and Hidden Woods Homeowners							
	Associations							
VSFFA	VERMONT STATE FIREFIGHTERS ASS	2026 DUES	24 members @ $18	432.00	0.00	432.00	5073	12/08/25
VELCO	VERMONT TRANSCO	1067004	recording overpayment	10.00	0.00	10.00	5074	12/08/25
VIKING	VIKING -CIVES USA	4546976	truck parts	2504.78	0.00	2504.78	5075	12/08/25
VIKING	VIKING -CIVES USA	4547389	parts	744.18	0.00	744.18	5075	12/08/25
VIKING	VIKING -CIVES USA	4547429	parts	2305.32	0.00	2305.32	5075	12/08/25
VLCTUNEMP	VLCT EMPLOYMENT RESOURCE AND B	REN041263-Q1	qtly contribution	496.00	0.00	496.00	5076	12/08/25

For checks For Check Acct 01(General Fund) 12/08/25 To 12/08/25

Vendor		Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
VMERSDC	VMERS DB	DEC 2025	monthly contribution	14816.03	0.00	14816.03	5077	12/08/25
	Report Total			223,048.96	0.00	223,048.96		

To the Treasurer of Town of Georgia, We Hereby certify that there is due to the several persons whose names are listed hereon the sum against each name and that there are good and sufficient vouchers supporting the payments aggregating $ ***223,048.96 Let this be your order for the payments of these amounts.

Kristina Senna(Chair)

Brian Dunsmore(Vice Chair)

Carl Rosenquist

Judith Nasca

Kellie Bosenberg

Vendor	Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct		Invoice Amount	Discenc. Amount	Discount Amount
802 FLOOR 802 FLOORING LLC		1313		11/23/25	12/31/25	01	matl's for training			
		1-7-05-36-44.10 Fire & Rescue Training						2,054.00	0.00	0.00
ABOVE PAR ABOVE PAR CLEANING LLC		5165-1699		11/28/25	12/28/25	01	cleaning			
		1-7-05-28-45.60 Janitorial Supply/Svs.						1,040.00	0.00	0.00
ALLEGIANC ALLEGIANCE TRUCKS		122042994:01		11/20/25	12/10/25	01	DEF			
		1-7-10-30-51.00 Fuels And Oils						378.04	0.00	0.00
		401046644:01		10/31/25	11/10/25	01	parts			
		1-7-10-30-62.75 2013 International Repair						386.68	0.00	0.00
Total For ALLEGIANCE TRUCKS								764.72	0.00	0.00
AMAZON AMAZON CAPITAL SERVICES		14RCDQDDFKMM		11/30/25	12/30/25	01	books			
		Z-7-05-70-52.33 VECF-BBF Grant Expenses						521.21	0.00	0.00
		1CGFCCH9NMY3		11/21/25	12/21/25	01	office supplies			
		1-7-05-20-22.00 Admin Office Supplies						11.99	0.00	0.00
		1J6Q6HF4WCFJ		11/26/25	12/26/25	01	books			
		Z-7-05-70-52.33 VECF-BBF Grant Expenses						633.12	0.00	0.00
		1MRGGQY4WMD3		10/28/25	11/28/25	01	returned item			
		Z-7-05-70-52.29 United Way Grant						-28.00	0.00	0.00
		1QGNVC776R1J		11/17/25	12/17/25	01	books, supplies			
		1-7-05-70-22.00 Library Supplies						26.99	0.00	0.00
		1-7-05-70-22.05 Library Adult Books						67.43	0.00	0.00
		1-7-05-70-22.10 Library Childrens Books						12.00	0.00	0.00
Invoice 1QGNVC776R1J Total								106.42	0.00	0.00
		1TDWDWXQ13VY		11/03/25	12/03/25	01	filter bags			
		1-7-05-28-45.60 Janitorial Supply/Svs.						17.65	0.00	0.00
		1WLWYJXRLKFT		11/25/25	12/25/25	01	air compressor			
		1-7-10-30-62.00 Hwy Parts & Supplies						191.56	0.00	0.00
		1XRMWYTQY69G		11/26/25	12/26/25	01	books			
		Z-7-05-70-52.33 VECF-BBF Grant Expenses						69.02	0.00	0.00
		1YYG1KRT63C4		10/09/25	11/08/25	01	books			
		Z-7-05-70-52.33 VECF-BBF Grant Expenses						190.63	0.00	0.00
		Z-7-05-70-52.29 United Way Grant						672.14	0.00	0.00
Invoice 1YYG1KRT63C4 Total								862.77	0.00	0.00
Total For AMAZON CAPITAL SERVICES								2,385.74	0.00	0.00

Vendor		Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct		Invoice Amount	Discenc. Amount	Discount Amount
AVENU	AVENU INSIGHTS & ANALYT		INVB-066751		11/24/25	12/24/25	01	monthly fee			
			1-7-05-20-44.07 Computer Software & Licen						890.00	0.00	0.00
BOUNDTREE	BOUND TREE MEDICAL, LLC		85996076		11/17/25	12/17/25	01	gloves			
			1-7-05-36-22.05 Fire & Rescue Medical Sup						44.97	0.00	0.00
CATAMOUNT	CATAMOUNT LIBRARY NETWO		11.27.25		11/27/25	12/15/25	01	CLN 2026 membership			
			1-7-05-70-22.35 Library Online/Electronic						1,356.74	0.00	0.00
CHARB PAR	CHARLEBOIS TRUCK PARTS		IT98305		11/21/25	12/10/25	01	parts			
			1-7-10-30-62.60 2020 Tandem Repairs						428.03	0.00	0.00
			1-7-10-30-62.80 2014 International Repair						428.03	0.00	0.00
			1-7-10-30-62.70 2020 Kenworth Repairs						428.04	0.00	0.00
Invoice IT98305 Total									1,284.10	0.00	0.00
			IT98341		11/21/25	12/10/25	01	parts			
			1-7-10-30-62.75 2013 International Repair						60.00	0.00	0.00
			IT98350		11/21/25	12/10/25	01	composite fitting			
			1-7-10-30-62.00 Hwy Parts & Supplies						696.89	0.00	0.00
Total For CHARLEBOIS TRUCK PARTS INC									2,040.99	0.00	0.00
CIVILENG	CIVIL ENGINEERING ASSOC		30049		11/08/25	12/08/25	01	revitalization svcs			
			8-7-00-00-00.05 Library Reserve Expense						7,534.98	0.00	0.00
CLOUD	CLOUDPERMIT, INC.		2971		09/30/25	10/30/25	01	licensing / import			
			1-7-05-20-44.07 Computer Software & Licen						2,500.00	0.00	0.00
COMCASTB	COMCAST BUSINESS		257955623		12/01/25	01/01/26	01	town phones			
			1-7-05-28-30.50 Town Hall Utilities						335.47	0.00	0.00
			1-7-05-28-30.25 Fire & Rescue Utilities						211.62	0.00	0.00
			1-7-05-28-30.30 Library Utilities						94.78	0.00	0.00
			1-7-05-28-30.70 New Hwy Garage Utilities						170.75	0.00	0.00
Invoice 257955623 Total									812.62	0.00	0.00
FIDIUM	CONSOLIDATED COMMUNICAT		-3032 111825		11/18/25	12/16/25	01	beach modem			
			1-7-05-28-30.20 Town Beach Utilities						86.53	0.00	0.00
CONTECH	CONTECH ENGINEERED SOLU		32502269		11/10/25	12/13/25	01	culverts			
			N-7-05-20-00.20 Mill River Bridge Expense						123,000.00	0.00	0.00
DEMCO	DEMCO, INC.		7730924		11/24/25	12/24/25	01	displays/materials			
			1-7-05-70-52.05 Library Prchse-Current yr						7,682.15	0.00	0.00
DESORCIE	DESORCIE EMERGENCY PROD		20855		11/21/25	12/21/25	01	engine repair			
			1-7-05-05-50.00 Insurance Claims						4,116.82	0.00	0.00

Vendor		Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct		Invoice Amount	Discenc. Amount	Discount Amount
EXIT18	EXIT 18 EQUIPMENT		98326		11/25/25	12/05/25	01	P&R zero turn			
			1-7-02-65-52.10 Parks/Rec Prchse-Impact						4,718.61	0.00	0.00
			7-7-05-65-52.15 Parks Reverse Expenses						4,280.39	0.00	0.00
Invoice 98326 Total									8,999.00	0.00	0.00
FISHER	FISHER AUTO PARTS, INC.		308-226590		11/20/25	12/20/25	01	oil filters			
			1-7-10-30-62.40 2017 Tandem Repairs						64.40	0.00	0.00
			1-7-10-30-62.60 2020 Tandem Repairs						124.04	0.00	0.00
			1-7-10-30-62.70 2020 Kenworth Repairs						82.62	0.00	0.00
			1-7-10-30-62.75 2013 International Repair						92.62	0.00	0.00
			1-7-10-30-62.80 2014 International Repair						185.24	0.00	0.00
Invoice 308-226590 Total									548.92	0.00	0.00
GAP	GEORGIA AUTO PARTS		32158		11/17/25	12/17/25	01	couplings,hose			
			1-7-10-30-62.75 2013 International Repair						175.78	0.00	0.00
			32170		11/17/25	12/17/25	01	parts			
			1-7-10-30-62.00 Hwy Parts & Supplies						168.24	0.00	0.00
			32172		11/17/25	12/17/25	01	bottle jack			
			1-7-10-30-52.20 Small Tools and Equipment						120.00	0.00	0.00
			32205		11/18/25	12/18/25	01	parts			
			1-7-10-30-62.75 2013 International Repair						23.28	0.00	0.00
			32509		11/24/25	12/24/25	01	supplies			
			1-7-10-30-62.00 Hwy Parts & Supplies						1,932.64	0.00	0.00
			32584		11/25/25	12/25/25	01	anti seize lube			
			1-7-10-30-62.00 Hwy Parts & Supplies						90.18	0.00	0.00
			32731		12/01/25	12/31/25	01	bead sealer			
			1-7-10-30-62.00 Hwy Parts & Supplies						56.00	0.00	0.00
Total For GEORGIA AUTO PARTS									2,566.12	0.00	0.00
GEEK	GREEN MOUNTAIN GEEK LLC		4461		11/01/25	12/01/25	01	ann. monitor/qtly update			
			1-7-05-70-22.35 Library Online/Electronic						770.00	0.00	0.00
			4478		11/19/25	12/31/25	01	computer equipment			
			1-7-05-70-52.05 Library Prchse-Current yr						3,855.98	0.00	0.00
Total For GREEN MOUNTAIN GEEK LLC									4,625.98	0.00	0.00
GMP	GREEN MOUNTAIN POWER CO		-0000 112425		11/24/25	12/21/25	01	old garage			
			1-7-05-28-30.35 Old Hwy Garage Utilities						142.35	0.00	0.00

Vendor		Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct		Invoice Amount	Discenc. Amount	Discount Amount
			-0001 112425		11/24/25	12/21/25	01	library well			
			1-7-05-28-30.30 Library Utilities						29.12	0.00	0.00
			-0002 112425		11/24/25	12/21/25	01	library			
			1-7-05-28-30.30 Library Utilities						489.10	0.00	0.00
			-0005 112425		11/24/25	12/21/25	01	town office			
			1-7-05-28-30.50 Town Hall Utilities						411.00	0.00	0.00
			-0006 112425		11/24/25	12/21/25	01	fire station			
			1-7-05-28-30.25 Fire & Rescue Utilities						481.12	0.00	0.00
			-0009 112425		11/24/25	12/21/25	01	street lights			
			1-7-05-28-30.75 Streetlight Electricity						238.13	0.00	0.00
			-2626 112425		11/24/25	12/21/25	01	new garage			
			1-7-05-28-30.70 New Hwy Garage Utilities						461.75	0.00	0.00
			-4295 112425		11/24/25	12/21/25	01	salt shed			
			1-7-05-28-30.35 Old Hwy Garage Utilities						26.45	0.00	0.00
Total For GREEN MOUNTAIN POWER CORPORATION									2,279.02	0.00	0.00
GREENUP	GREEN UP VERMONT		GUV25		11/25/25	12/15/25	01	appropriation			
			1-7-30-95-00.75 Green-Up Vermont						350.00	0.00	0.00
HANDY	HANDY BUICK GMC CADILLA		20956		12/01/25	12/20/25	01	coolant dye			
			1-7-10-30-62.90 2022 GMC Sierra Repairs						108.80	0.00	0.00
HARRISON	HARRISON QUARRY LLC		11109		10/21/25	11/21/25	01	fine & 3/4 plant mix			
			1-7-10-05-55.20 Processed Aggregate						488.01	0.00	0.00
			11253		11/13/25	12/13/25	01	3/4 plant mix			
			1-7-10-05-55.20 Processed Aggregate						555.21	0.00	0.00
			11260		11/14/25	12/14/25	01	3/4" plant mix			
			1-7-10-05-55.20 Processed Aggregate						508.64	0.00	0.00
			11277		11/18/25	12/18/25	01	86.61 ton fines			
			1-7-10-05-55.20 Processed Aggregate						1,299.15	0.00	0.00
Total For HARRISON QUARRY LLC									2,851.01	0.00	0.00
INTERACTI	INTERACTIVE SCIENCES, I		2025-3049-1		11/06/25	12/16/25	01	Wowbrary 11/25-11/26			
			1-7-05-70-22.35 Library Online/Electronic						500.00	0.00	0.00
J&L	J & L HARDWARE, INC.		546117		11/20/25	11/30/25	01	parts			
			1-7-10-30-62.00 Hwy Parts & Supplies						406.11	0.00	0.00

Vendor		Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct		Invoice Amount	Discenc. Amount	Discount Amount
			546153		11/21/25	11/30/25	01	parts			
			1-7-10-30-62.00 Hwy Parts & Supplies						18.50	0.00	0.00
			546303		11/24/25	11/30/25	01	parts/supplies			
			1-7-10-30-62.00 Hwy Parts & Supplies						419.19	0.00	0.00
			546811		12/03/25	12/31/25	01	supplies			
			1-7-10-30-62.00 Hwy Parts & Supplies						224.97	0.00	0.00
Total For J & L HARDWARE, INC.									1,068.77	0.00	0.00
JENKINS	JENKINS TREE SERVICE		1353		11/21/25	12/21/25	01	Polly Hubbard trees			
			1-7-10-15-50.00 Roadside Main. - Con Serv						2,500.00	0.00	0.00
UNION DUE	LABORERS' INTERNATIONAL		NOV 2026		11/26/25	12/15/25	01	monthly dues			
			1-2-00-05-10.41 Union Dues						172.00	0.00	0.00
MAIN ST	MAIN STREET GRAPHICS, L		20298		09/10/25	10/10/25	01	sponsor banner-Fall Fest			
			1-7-05-65-64.00 Parks/Rec Community Event						64.10	0.00	0.00
NWSWD	NW VT SOLID WASTE MGT D		29131		11/14/25	12/31/25	01	bulk trash			
			1-7-05-28-51.00 Municipal Trash						40.00	0.00	0.00
PAYCHEX	PAYCHEX	*	2025120201		12/02/25	12/04/25	01	23 tranx			
			1-7-05-05-45.00 Admin Contracted Services						205.49	0.00	0.00
PD ELEC	PD ELECTRIC, LLC		1384		11/02/25	11/17/25	01	generator repair work			
			1-7-05-05-50.00 Insurance Claims						1,914.00	0.00	0.00
PETE'S	PETE'S TIRE BARNS, INC		056607		11/24/25	12/10/25	01	4 tires			
			1-7-10-30-62.50 Grader Repairs						4,400.00	0.00	0.00
			056686		12/01/25	12/10/25	01	2 tires			
			1-7-10-30-62.55 Roadside Mower Repairs						1,790.00	0.00	0.00
			56576		11/21/25	12/10/25	01	4 tires			
			1-7-10-30-62.00 Hwy Parts & Supplies						525.12	0.00	0.00
Total For PETE'S TIRE BARNS, INC									6,715.12	0.00	0.00
PRIORITY	PRIORITY EXPRESS, INC.		80592549		11/30/25	12/30/25	01	interlibrary loan			
			1-7-05-70-22.30 Library Interlibrary Loan						164.28	0.00	0.00
VALLEE2	R L VALLEE INC		10967575		11/30/25	12/30/25	01	10.47 gal super			
			1-7-10-30-51.00 Fuels And Oils						42.08	0.00	0.00
			10967576		11/30/25	12/30/25	01	48.85 gal regular			
			1-7-10-30-51.00 Fuels And Oils						148.00	0.00	0.00

Vendor		Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct		Invoice Amount	Discenc. Amount	Discount Amount
Total For R L VALLEE INC									190.08	0.00	0.00
R.R.CHARL	R R CHARLEBOIS INC		IE77920		11/19/25	12/10/25	01	parts			
			1-7-10-30-62.00 Hwy Parts & Supplies						2.89	0.00	0.00
			IE78199		11/25/25	12/10/25	01	brake/axle parts			
			1-7-10-30-62.40 2017 Tandem Repairs						270.88	0.00	0.00
Total For R R CHARLEBOIS INC									273.77	0.00	0.00
REEDSUPPL	REED SUPPLY CO., INC.		150110		11/21/25	12/21/25	01	parts			
			1-7-10-30-62.40 2017 Tandem Repairs						774.25	0.00	0.00
			1-7-10-30-62.60 2020 Tandem Repairs						774.25	0.00	0.00
			1-7-10-30-62.70 2020 Kenworth Repairs						774.25	0.00	0.00
			1-7-10-30-62.80 2014 International Repair						774.25	0.00	0.00
Invoice 150110 Total									3,097.00	0.00	0.00
11239	ROWLEY		530810		11/25/25	11/30/25	01	283.2 gal #2 diesel			
			1-7-10-30-51.00 Fuels And Oils						877.92	0.00	0.00
9550	ROWLEY		11.13.25		11/13/25	12/13/25	01	unleaded gas			
			1-7-10-30-51.00 Fuels And Oils						531.87	0.00	0.00
SHELBU	SHELBURNE LIMESTONE COR		15717		11/15/25	12/15/25	01	33.06 ton 1/2 stone			
			1-7-10-05-55.20 Processed Aggregate						719.06	0.00	0.00
			16307		11/30/25	12/30/25	01	36.07 ton 1/2 stone			
			1-7-10-05-55.20 Processed Aggregate						784.52	0.00	0.00
Total For SHELBURNE LIMESTONE CORPORATION									1,503.58	0.00	0.00
STITZEL	SP&F ATTORNEYS, P.C.		96619		11/13/25	12/13/25	01	September Services			
			1-2-00-20-10.86 Planning Legal Escrow						84.00	0.00	0.00
			1-7-05-05-43.00 Legal Expenses						1,519.00	0.00	0.00
Invoice 96619 Total									1,603.00	0.00	0.00
ACE	ST ALBANS ACE HARDWARE		114572/2		12/03/25	12/31/25	01	magnetic hook			
			1-7-10-30-62.00 Hwy Parts & Supplies						7.99	0.00	0.00
OMG	ST ALBANS MESSENGER		425388		11/30/25	12/20/25	01	DRB notice			
			1-7-05-20-25.00 Printing/Publishing						87.75	0.00	0.00
SUZANNAB	SUZANNA BROWN		LOWES/AMAZ		11/18/25	11/18/25	01	Veteran's flags			
			1-7-05-28-45.10 Cemetery Maintenance						361.40	0.00	0.00

Vendor		Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct		Invoice Amount	Discenc. Amount	Discount Amount
UNIFIR	UNIFIRST CORPORATION		1080307969		11/19/25	12/19/25	01	uniforms 11.19.25			
			1-7-10-40-18.00 Highway Uniforms/Boots						146.52	0.00	0.00
			1080308772		11/25/25	12/25/25	01	town office mats			
			1-7-05-28-45.60 Janitorial Supply/Svs.						61.40	0.00	0.00
			1080308774		11/25/25	12/25/25	01	library mats			
			1-7-05-28-45.60 Janitorial Supply/Svs.						48.29	0.00	0.00
			1080308868		11/26/25	12/26/25	01	uniforms 11.24.25			
			1-7-10-40-18.00 Highway Uniforms/Boots						146.52	0.00	0.00
Total For UNIFIRST CORPORATION									402.73	0.00	0.00
KELLER V	VALERIE KELLER		11.26.25		11/26/25	12/26/25	01	3 baby yoga classes			
			Z-7-05-70-52.33 VECF-BBF Grant Expenses						675.00	0.00	0.00
ANR	VERMONT AGENCY OF NATUR		FG AND HW		12/03/25	12/03/25	01	32.99% 3 acre			
			1-7-05-05-90.00 General Contingency						145.69	0.00	0.00
VSFFA	VERMONT STATE FIREFIGHT		2026 DUES		11/25/25	12/25/25	01	24 members @ $18			
			1-7-05-36-44.20 Fire Prevention						432.00	0.00	0.00
VELCO	VERMONT TRANSCO		1067004		11/25/25	11/25/25	01	recording overpayment			
			1-6-00-20-00.25 Miscellaneous Revenue						10.00	0.00	0.00
VIKING	VIKING -CIVES USA		4546976		11/14/25	12/14/25	01	truck parts			
			1-7-10-30-62.75 2013 International Repair						2,504.78	0.00	0.00
			4547389		11/21/25	12/21/25	01	parts			
			1-7-10-30-62.75 2013 International Repair						744.18	0.00	0.00
			4547429		11/24/25	12/24/25	01	parts			
			1-7-10-30-62.75 2013 International Repair						2,305.32	0.00	0.00
Total For VIKING -CIVES USA									5,554.28	0.00	0.00
VLCTUNEMP	VLCT EMPLOYMENT RESOURC		REN041263-Q1		11/21/25	01/01/26	01	qtly contribution			
			1-7-05-75-13.00 Unemployment						496.00	0.00	0.00
VMERSDC	VMERS DB		DEC 2025		11/26/25	12/11/25	01	monthly contribution			
			1-2-00-05-10.25 Retirement Withholding						14,816.03	0.00	0.00
WBMASON	W.B. MASON CO., INC.		CM4221510		11/12/25	11/12/25	01	water deposit return			
			1-7-10-30-55.10 Hwy Office Supplies						-12.00	0.00	0.00
			1-7-05-20-22.00 Admin Office Supplies						-12.00	0.00	0.00
Invoice CM4221510 Total									-24.00	0.00	0.00

Vendor	Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct		Invoice Amount	Discenc. Amount	Discount Amount
		CM4221511		11/12/25	11/12/25	01	water deposit return			
		1-7-10-30-55.10 Hwy Office Supplies						-12.00	0.00	0.00
		1-7-05-20-22.00 Admin Office Supplies						-12.00	0.00	0.00
Invoice CM4221511 Total								-24.00	0.00	0.00
		CM4223878		11/12/25	11/12/25	01	water deposit return			
		1-7-10-30-55.10 Hwy Office Supplies						-3.00	0.00	0.00
		1-7-05-20-22.00 Admin Office Supplies						-3.00	0.00	0.00
Invoice CM4223878 Total								-6.00	0.00	0.00
Total For W.B. MASON CO., INC.								-54.00	0.00	0.00
Report Grand Total								222,994.96	0.00	0.00

+ 54.00
223,048.96

Fund Totals	Expenditures	Dis-Encumbrance	
1	85,446.47	0.00	
Z	2,733.12	0.00	
8	7,534.98	0.00	
N	123,000.00	0.00	bond draw
7	4,280.39	0.00	
	222,994.96	0.00	

Form PVR-4261-E

ERRORS AND OMISSIONS CERTIFICATE

The Board of Listers of the Town of GEORGIA are hereby supplying the following changes to the 2025 (Year) Grand List. Specifically:

Owner		SPAN
Owner: VERMONT GAS SYSTEMS INC		SPAN: 237-076-11774
Change From: $21,232,700	Change To: $19,179,100	Difference: -$2,053,600
Reason: THE INCORRECT CLA PERCENTAGE AMOUNT WAS USED WHEN UTILITY WAS REPORTED		
Owner		SPAN
Change From	Change To	Difference
Reason		
Owner		SPAN
Change From	Change To	Difference
Reason		
Owner		SPAN
Change From	Change To	Difference
Reason		
Owner		SPAN
Change From	Change To	Difference
Reason		
Owner		SPAN
Change From	Change To	Difference
Reason		
Owner		SPAN
Change From	Change To	Difference
Reason		
Owner		SPAN
Change From	Change To	Difference
Reason		

Courtesy of the Vermont Department of Taxes

LISTERS/ASSESSOR AND SELECTBOARD

Signature of Lister/Assessor	Date	Signature of Selectboard/Alderman	Date
Terri J Sabens	12/2/2025		
Signature of Lister/Assessor	Date	Signature of Selectboard/Alderman	Date
Signature of Lister/Assessor	Date	Signature of Selectboard/Alderman	Date
Signature of Lister/Assessor	Date	Signature of Selectboard/Alderman	Date
Signature of Lister/Assessor	Date	Signature of Selectboard/Alderman	Date

TOWN CLERK

I, ________________________________, town clerk of ________________________________, certify receipt of these changes. This certificate will be attached to or recorded in the grand list of ________________________________ for tax year ______________.

Signature of Town Clerk	Printed Name	Date

32 V.SA. § 4261. Correcting omission from grand list
When real or personal estate is omitted from the grand list by mistake, or an obvious error is found, the listers, with the approval of the Selectboard, before December 31, may supply such omissions or correct such errors and make a certificate thereon of the fact; provided, however, the listers may make a correction resulting from the filing or rescission of a homestead declaration without approval of the Selectboard.

MUST BE ATTACHED TO THE FINAL GRAND LIST FILED WITH THE TOWN CLERK.

GEORGIA VERMONT

Short Term Rental (STR) Licensing Ordinance

I. **Authority:**

This Ordinance is adopted pursuant to the authority set forth in Chapters 59 and 61 of Title 24 of the Vermont Statutes Annotated, including specifically 24 VSA § 2291(29). This Ordinance shall be designated as a civil ordinance under 24 V.S.A. § 1971(b).

II. **Purpose:**

The purpose of this ordinance is to seek to balance the well-established practice of renting residential dwelling units to travelling transients and the visiting public, while preserving the character of residential neighborhoods and minimizing potential negative impacts of Short-Term Rentals, and continuing to promote public health, safety and welfare of visitors and residents, both full-time and part-time. By establishing an orderly process for identifying Short-Term Rental properties in the Town and compiling a database of the Designated Responsible Persons and emergency contact information for each Short-Term Rental property, the Town intends to ensure an effective and expedient response to an emergency that may arise in connection with the Short-Term Rental property.

Furthermore, through the establishment of a dynamic Registry of Short-Term Rental properties, the Town seeks to gather information regarding the practice of renting residential dwelling units on a short-term basis, so the Town may better evaluate and determine through data what regulation of such rental properties, if warranted, is appropriate and consistent with the best interests of the Town, its residents (full-time and part-time) and visitors.

III. **Definitions:**

The following definitions shall apply to this Ordinance.

A. "Advertising" shall mean any method used to promote the existence or availability of a STR. Advertising includes but is not limited to the use of websites, STR platforms, search engines, emails, signs, displays, radio & television broadcasts, newspapers, periodicals, direct mail, or other printed and electronic media.

B. "Designated Responsible Person" shall mean a Person or Persons designated and authorized by the Owner to act as their agent, or that Person's employee or agent, capable of and responsible for responding to emergency situations and other issues related to the STR when the property is being rented or leased as an STR, including providing first responders with timely interior and exterior access to the Short-Term Rental. For the sake of clarity, the Designated Responsible Person may be the Owner of the STR.

C. "Dwelling Unit" shall mean one or more rooms, connected together, constituting a separate, independent house-keeping unit or establishment for Owner occupancy, rental, or lease, physically separated from any other rooms or dwelling units which may be in the same building, and containing independent cooking, sanitation, and sleeping facilities.

D. "Enforcement Officer" shall mean the Town Zoning Administrator or any other person designated as an Enforcement Officer by the Selectboard.

E. "Person" shall include any natural person, corporation, municipality, the State of Vermont, or any department, agency, or subdivision of the State, and any partnership, unincorporated association, or other legal entity.

F. "Owner" shall mean the Person(s) in whom is vested title to real property in or on which an STR is located, or that is rented as an STR, regardless of whether that title is undivided or fractional. While an Owner may be represented by, and Owner obligations under this Ordinance may be performed by, an agent, the Owner is ultimately responsible for the STR and compliance with this Ordinance.

G. "Short-Term Rental Registration Form" shall mean the form that the Owner of a Short-Term Rental property must submit to the Town or its designee, containing required information related to the Short-Term Rental property.

H. "Short-Term Rental" or "STR" or "Short-Term Rental property'' means any lease or rental of residential real property, including a furnished house, condominium, or other dwelling room or self-contained Dwelling Unit, or to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year, but specifically excluding commercial lodging establishments such as hotels, motels, inns and bed and breakfasts. For the sake of clarity, the definition of Short Term Rental shall include residential real property located within a Commercial Lodging Facility that is held in separate and unaffiliated ownership from the Commercial Lodging Establishment itself, as in the case of individually owned rooms within a so-called condominium hotel, where said residential real property is rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.

IV. **Short-Term Rental Registration Form**

A. Prior to renting an STR property, the Owner of the property proposed for STR, or their authorized agent, shall complete and submit to the Town an STR Registration Form and pay any required fee(s) for each Dwelling Unit they may separately rent as an STR. An authorized agent may register and pay required fees on behalf of multiple STR owners provided the required fees are paid for each Dwelling Unit. An STR Registration Form may be completed and submitted at any time during the calendar year, provided that submission of a complete form as determined by the Zoning Administrator precedes rental of the involved STR Dwelling Unit. The STR Registration Form, once submitted and deemed complete, shall cover the STR for the remainder of the calendar year and shall be subject to the renewal provisions hereof beginning January 1 of the following year.

B. The STR Registration Form shall be developed by the Zoning Administrator and, subject to the requirements of this Ordinance, may be administratively modified or amended from time to time by the Selectboard at the Board's sole discretion.

C. The STR Registration Form shall require that the Owner of STR property provide the following information to the Town, as well as such additional information about the STR as the Selectboard may reasonably require:

(1) Physical (E-911) address(es) of all Short-Term Rental property offered for lease/rental;

(2) The identity of a Designated Responsible Person who will serve as a local point of contact when the owner is unavailable.

(3) Declaration of occupancy based on the number of approved bedrooms as determined by a Wastewater Permit or Lister Card. The approved occupancy limits shall not be exceeded.

D. After completing and submitting an STR Registration Form, the Owner shall report to the Town any material change(s) in the required information submitted to the Town within thirty (30) days of the occurrence of the change.

E. Upon the conveyance of title to any STR Licensed property in the Town, and no later than thirty (30) days from the date of the conveyance as evidenced by the date on an instrument conveying the property filed in the Town's Land Records, the new Owner shall complete a new STR Registration Form with updated information to continue to use the property as an STR.

V. **Other STR Requirements**

A. The owner of the STR, or the owner's Designated Responsible Person, who receives a verified noise complaint may be required to install a noise monitoring system and post designated quiet hours.

B. The contact information required by 18 V.S.A. 4467 shall be displayed in plain sight within the STR.

C. Either the owner of the STR, or the owner's Designated Responsible Person, shall be geographically proximate and available and on call 24 hours a day, seven days a week during rentals to respond in the event of an incident.

D. Accurate occupancy limits shall be included in all advertisements of the STR. Advertised occupancy limits shall not exceed the number of bedrooms x 2 plus 2 (excluding children under 2 years old). The official number of bedrooms may be confirmed using wastewater permit records for the property.

E. Vehicles associated with the STR of a property shall not park outside of designated off-road parking areas and shall not park on shared private driveways, private roads, or public highways.

F. Provisions must be in place for timely trash removal after each rental.

G. If an Accessory Dwelling Unit (ADU) is proposed to be rented as an STR, then the parcel owner shall be required to live on the property full time, with the property being their primary residence, unless zoning approval is received to convert the improvements on the property to a duplex..

H. The owner of the STR is responsible for the collection and payment of applicable Vermont Taxes, including Vermont's Meals and Rooms Tax (MRT) and Local Option Tax.

I. The owner shall obtain the educational information packet regarding Short-Term Rentals provided by the Vermont Division of Fire Safety, as required by 18 V.S.A. 4468(a).

J. The owner of the STR shall inform, in writing, all adjacent residential neighbors of their application for an STR license within 14 days of submitting their application.

K. In addition to non-compliance with other mandatory provisions hereof, it shall be a violation of this Ordinance for the Owner of real property used as an STR to:

(1) Lease or rent their property as a Short-Term Rental without first registering it with the Town as provided herein.

(2) Provide intentionally false or materially misleading information on any Short-Term Rental Registration form.

(3) Fail or refuse to pay the STR Registration fee or renewal fee.

L. The Owners of all STR properties shall ensure that the Georgia Fire Department has year-round, 24-hour access to the STR through a Fire Department approved lock box or other reasonable means of providing immediate access authorized by the Fire Department.

M. All STR properties shall have a Designated Responsible Person, who may be the STR Owner, who is available and authorized to respond to emergency situations and other issues related to the STR when the property is being rented or leased as an STR. The Designated Responsible Person shall respond within 45 minutes of notification by a Georgia Firefighter or Police Officer regarding any issue or problem involving a STR when the property is being rented or leased as an STR. For the purposes of the foregoing sentence, "respond" shall mean arrive, in person, at the location of the involved STR property, unless specifically excused from doing so by a Georgia Firefighter, Police Officer, the ZA or other Person authorized to enforce this Ordinance. This provision is not intended to require a Designated Responsible Person to violate the law, including speed limits, or place themselves or others in an unreasonable at-risk situation to facilitate a timely response.

VI. **Short-Term Rental Licenses:**

A. **Applications**

Applicants for a license shall submit a completed STR Registration Form, available via the Online Permit Portal, that includes submission of Vermont Short Term Rental Safety, Health and Financial Obligations Form, as required by 18 V.S.A § 4468(b).

B. **Violations:**

The Enforcement Officer may revoke or deny the license of a Short-Term Rental upon violations of these regulations within the preceding twelve-month period. Revocation or denial of a license shall prohibit the owner from using the premises as a Short-Term Rental, during which period the owner shall be subject to fines for any unlicensed rental operation until a valid license is issued.

C. **Fees**

The Selectboard may, from time to time, establish and adopt registration fees related to the administration of this Ordinance, including STR registration and renewal fees, and may incorporate all such fees into a duly adopted fee schedule, which may be amended from time-to-time at the Selectboard's sole discretion.

VII. **Enforcement**

Any Person who violates a provision of this civil ordinance shall be subject to injunctive relief and a civil penalty for each such violation. Each day the violation continues shall constitute a separate offense. The Enforcement Officer shall issue and pursue before the Judicial Bureau, or another court having jurisdiction, municipal complaints to enforce this Ordinance. An Enforcement Officer or the Town Attorney may dismiss or amend a municipal complaint in appropriate circumstances in accordance with law or court rules.

1. **Waiver Fees**
An Enforcement Officer is authorized to recover waiver fees, in lieu of a civil penalty, in the following amounts, for any person who declines to contest a municipal complaint and pays the waiver fee:

First Offense $100

Second Offense $200

Third Offense............................. $300

Fourth and Subsequent Offenses. $400

Offenses shall be counted on a twelve (12) month basis, beginning January 1 and ending December 31 of each year. An Enforcement Officer shall have discretion, for good cause shown, to issue a written warning, without re covering a waiver fee, for any First Offense. In such instance, the written warning shall be counted as a First Offense for calculating the number of annual offenses.

2. **Civil Penalties**
An Enforcement Officer is authorized to recover civil penalties in the following amounts for each violation:

First Offense $200

Second Offense $400

Third Offense............................. $600

Fourth and Subsequent Offenses. $800

Offenses shall be counted on a twelve (12) month basis, beginning January 1 and ending December 31 of each year. An Enforcement Officer shall have discretion, for good cause shown, to issue a written warning, without re covering a civil penalty, for any First Offense. In such instance, the written warning shall be counted as a First Offense for calculating annual offenses.

3. **Other Relief**
In addition to the enforcement procedure available under Chapter 59 of Tile 24, the Enforcement Officer is authorized to work with the Town Attorney and commence a civil action in a court of competent jurisdiction to obtain injunctive relief and/or to seek such other appropriate relief to enforce this Ordinance as is authorized by law.

VIII. **Severability**
If any provision of this Ordinance is deemed by a court of competent jurisdiction to be unconstitutional, invalid or unenforceable, that provision shall be severed from the ordinance and the remaining provisions that can be given effect without the severed provision shall continue in effect.

IX. **Effective Date**
This Ordinance shall take effect on XXXX XX, 2025, unless a petition is filed in accordance with 24 V.S.A. § 1973.

Adopted at Town of Georgia this ____ day of ______2025.

Kristina Senna ______________________________

Brian Dusmore ______________________________

Paul Jansen ______________________________

Carl Rosenquist ______________________________

Kellie Bosenberg ______________________________

Received and Recorded:______________

Town Clerk:________________________
Cheryl Letourneau

NOTICE OF ADOPTION
TOWN OF GEORGIA SHORT TERM RENTAL (STR) LICENSING ORDINANCE

The Selectboard of the Town of Georgia does hereby ordain:

Pursuant to the provisions of 24 V.S.A. Chapters 59 and 61, and other such general enactments as may be material thereto, on December 8, 2025, the Selectboard adopted the Town of Georgia Short Term Rental (STR) Licensing Ordinance. Among other provisions, this Ordinance establishes a licensing process for identifying short-term rental properties, which allows it to track the rental of such properties; imposes some baseline rules and regulations for the operation of short-term rentals, including requiring compliance with State tax and life safety codes; and ensures there can be an effective and expedient response to an emergency that may arise at a short-term rental. The Ordinance's purpose is to balance the well-established practice of renting residential dwelling units to travelling transients and the visiting public, while preserving the character of residential neighborhoods and minimizing potential negative impacts of Short-Term Rentals, and continuing to promote public health, safety and welfare of visitors and residents, both full-time and part-time.

Dated this __ day of December, 2025.

____
Stacy Katon, Town Adminsitrator
Town of Georgia

The Town of Georgia Short Term Rental (STR) Licensing Ordinance shall become effective on **February 6, 2026,** unless a petition signed by not less than 5% of the qualified voters of the Town requesting that the adopted Ordinance be submitted to voters of the Town at an annual or special town meeting is filed with the Town Clerk on or before **January 21, 2026**. The full text of the Ordinance may be viewed at the Georgia Town Clerk's office or on the Town's website at www.townofgeorgia.com.

For more information, contact: Stacy Katon, Town Administrator, Town of Georgia, 47 Town Common Road, St. Albans, VT 05478, 802-524-3524, administrator@townofgeorgia.com.

TOWN OF GEORGIA

CHECKLIST FOR ORDINANCE ADOPTION/AMENDMENT/REPEAL

The Short-Term Rental (STR) ordinance is proposed and approved:

 Introduction of proposed Short-Term Rental (STR) ordinance at regular or special selectboard meeting held on November 24, 2025.

 Approval of STR ordinance by majority of total membership of selectboard on December 8, 2025.

The selectboard notifies the public of its intent to make the STR ordinance effective:

 STR ordinance will be entered into the selectboard minutes on: December 8, 2025.

 Copies of the STR ordinance will be posted in the following five conspicuous places in town on Friday, December 12,2025:

1. _Town offices ____________________
2. _Georgia Public Library_____________
3. _Georgia Elementary & Middle School_
4. _Georgia Market___________________
5. _Maplefields_______________________

 Notice will be published in the St. Albans Messenger newspaper circulating in the town on: December 12, 2025, which is not more than 14 days after adoption by the selectboard.

 The newspaper notice includes:

- Name of the municipality;
- Municipal website address (if the town has a website and it is updated on a regular basis);
- Title or subject of the STR ordinance;
- Full text or concise summary of the STR ordinance;
- Name, telephone number, and mailing address of a municipal official designated to answer questions and receive comments;
- Location where the full text of the STR ordinance may be examined; and

• Explanation of citizens’ right to petition pursuant to 24 V.S.A. § 1973 for a vote on the STR ordinance.

If the town does not receive a voter petition within 44 days of the date the selectboard adopted the STR ordinance:

o STR ordinance will become effective on Friday, February 6, 2026 which is 60 days after the date of its adoption, or on another chosen date following the expiration of the 60 days as established by the selectboard;

o STR ordinance will be recorded in town records on Monday, February 9, 2026.

If the town receives a voter petition within 44 days of date the selectboard adopted the STR ordinance, the selectboard must warn (i.e., notice) a (special or annual) town meeting to determine whether voters will disapprove of the STR ordinance.

 Voter petition must be received on Wednesday, January 21, 2026 by 4:00pm.

If the annual town meeting falls within 60 days from receipt of the petition, the selectboard includes an article pertaining to the STR ordinance in the annual meeting warning and:

 At least two copies of the ordinance will be posted at each polling place during the hours of voting; and

 Enough copies of the ordinance are made to give to voters at the polls upon request.

If the voters disapprove of the STR ordinance at an annual or special town meeting, the STR ordinance does not take effect.

If the voters approve of the STR ordinance at an annual or special town meeting, the STR ordinance takes effect at the conclusion of that meeting (unless otherwise specified).

Town of Georgia

Selectboard Meeting
Date: December 4, 2025
Prepared By: Stacy Katon, Town Administrator
Reporting Period: November 21 – December 4, 2025

Town Administrator's Report

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1. General Updates

- **Plow Truck Insurance Claim:** Claim has been processed, and payment of **$35,614.50** will be mailed on **12/5/25**.
- **Fire Truck Insurance Claim:** Working with the carrier to move the claim forward. The repair shop experienced delays this week, but expects to take the truck next week.

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2. Departmental Updates

Library

- Continued work on the Library MOU; follow-up will continue over the coming weeks.

Assessor's Office / Utility Property Valuations

- A claim has been submitted to our insurance carrier and has moved to underwriting for review.
- The **Vermont District Advisor** informed Terri they will not assume responsibility for the valuation error; it will fall to the Town to address.
- Terri identified an additional utility-related issue and will attend the **December 8, 2025** Selectboard meeting to request approval for an updated E&O claim.

Treasurer

- Received confirmation that **Greenbacker Revenue (Georgia Wind)** payments for **FY24 and FY25** have been processed, totaling **$90,000**. This revenue will now be paid automatically going forward.

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3. Projects and Grants

- **Timber Sales / Silver Lake Forest:** Logging contract for the Forestry Management Plan has been postponed until **Fall 2026** due to weather conditions.
- **FY25 GIA Grant #0785:** Reimbursement submission is under review. Payment is expected in November pending no additional questions from the State.
- **FY24 GIA Grant #0550:**
  - Work is complete, but submission issues caused delays.
  - I requested reconsideration from AOT; they agreed to re-review with proper before/after photos.
  - Todd submitted photos on November 4. I will finalize and resubmit in hopes of partial reimbursement. Awaiting further response from AOT.
- **EZStation Video Software:** Doug continues to troubleshoot persistent loading issues on Todd's computer. The software provider has been re-contacted for support.

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4. Financial / Budget Updates

- **Greenbacker Revenue:** Treasurer received confirmation of payment processing this week.
- **Generator Incident Claim (6/19/25):** The final invoice has been submitted to the insurance carrier as of **12/2/25**. Payment is expected before year-end.
- **Bank Reconciliations:** Ongoing and expected to be complete by year-end.
- **PACIF Policy Review / Asset List:**
  - The 2025 updated Asset List has been shared with PACIF values and corrections to formatting, duplicates, and outdated entries.
  - I am working with PACIF to confirm appropriate coverage levels for mobile equipment.
- **FY26 Strategic Plan:** Department Heads and the Board should begin outlining FY26 goals aligned with the Town Plan, Capital Plans, and budget priorities. A coordinated strategic plan will support measurable progress in 2026.

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5. Personnel and HR

- **Union 686 (AFSCME):**
  - Larry Mouquin responded regarding the PTO addendum; a member has requested increasing annual PTO carryover from **40 hours to 80 hours**, matching the current negative accrual allowance.
  - This will be presented for discussion at the **December 22, 2025** meeting.
- **FY26 Health Insurance:**
  - Open Enrollment materials for health and vision were distributed to eligible employees on November 15. New elections will take effect January 1.

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6. Policy / Ordinance / Compliance

- **Workplace Injury Procedures:** Updated procedures have been distributed. Board-recommended revisions are underway.

- **Complaint Procedures:** Standardized forms, processes, and tracking logs are in development and under internal review.
- **Planning Commission Collaboration:**
  - I attended the November 25 Planning Commission meeting, which was highly productive.
  - We reviewed several ordinances and policies, and I am now drafting revisions and compiling Commission feedback for Board consideration.
  - Appreciation is extended to the Commission for their insight and assistance.
  - January priorities for the Commission will be shared at a future meeting.

Policies and ordinances currently under review:

- Sidewalk Ordinance
- No Smoking Ordinance
- Speed Limit Ordinance
- Street Naming Ordinance
- Tobacco-Free Policy
- Social Media Policy

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7. Other Business / Upcoming Items

- **NRPC – Clean Water Service Provider Master Agreement:**
  Board approved signature; awaiting the final signable agreement from Dean Pierce (NRPC). Will circulate when received.
- **FY26 Budget Development:**
  - Budget development remains a major priority.
  - A date needs to be selected for the **FY26 Public Information Meeting** so postcards can be printed and mailed at least **30 days prior**.
- **Health Officer Appointment:**
  - Town Health Officer Kolleen Caspers' term ends in **March 2026**.
  - The State requires **60 days advance notice** for reappointment or changes.
  - Additional information will be available in early 2026.
- **Contracts Ending in FY26:**
  - Records Management Services – May 2026
  - Dispatching Services – June 2026
  - Law Enforcement Services – June 2026
  - GEMS Plowing Contract – 2026–2027 season
- **FY26 Strategic Planning Session:**
  As a newer administrator, I would like the Board and Department Heads to participate in a collaborative FY26 goal-setting session.
  - Please advise whether the Board prefers a **group working session** or **individual submissions** to compile into a draft plan.
  - I am developing long-term ideas and welcome Board or staff input via email or in-person discussion.