



GEORGIA VERMONT

Selectboard Regular Meeting Monday, November 24, 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 Regular Meeting Minutes for November 10, 2025
 - [B.](#) Approval of Selectboard Special FY26 Budget Meeting Minutes for November 13, 2025
 - [C.](#) Approval of Warrant #2541
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**
 - [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.
 - [B.](#) Communications from Ken Minck Regarding Verizon Equipment on American Tower and a Request to the Selectboard to Repeal the Development Regulations
8. **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.

B. Town Assessor Errors and Omissions (E & O) Form - Action to Approve

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.

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.

E. Final FY24 Audit Report--We have received the FY24 Final Audit Report, its available for viewing on our website: townofgeorgia.com/selectboard/page/financial-audits or please stop by to obtain a copy.

F. FY26 Budget Meeting Update

G. Holiday Cheer & Bonus Discussion

9. TOWN ADMINISTRATOR, TREASURER AND SELECTBOARD SUB COMMITTEES REPORTS

A. Public Works/Grounds/Recreation

B. Town Administrator

C. Treasurer

10. UNFINISHED BUSINESS

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

B. Georgia Public Library Memorandum of Understanding

C. Local Options Tax

D. Change in Fiscal Year

E. Video Surveillance Policy

F. Bridge #28 (Mill River Bridge)

G. GPL Building Revitalization Committee

11. OTHER

12. PLAN NEXT MEETING AGENDA

A. FY26 Selectboard Special Budget Meeting: December 4, 2025

B. December 8, 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.)

A. Problem Parcel

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 Regular Meeting
Monday, November 10, 2025 at 6:00 PM
Chris Letourneau Meeting Room and via Zoom
Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

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, Kellie Bosenberg, Judith Nasca, Carl Rosenquist

SELECTBOARD ABSENT

Vice Chair Brian Dunsmore

STAFF PRESENT

Kollene Caspers, Lori Hobart (via Zoom), Stacy Katon

GUESTS PRESENT

Ilona Shangraw, GEMS Four Winds (via Zoom)

1. PLEDGE OF ALLEGIANCE

2. CHAIR UPDATE

3. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

1. Four Winds request to waive fees for Fire Community Room. (8B)
2. Communication from T. Cleveland with an update from the GPL Building Revitalization Committee. (8E)

Motion to add the above to the Agenda.

Motion made by C. Rosenquist, Seconded by K. Bosenberg.

Voting Yea: Chair Senna, K. Bosenberg, J. Nasca, C. Rosenquist

4. SELECTBOARD MINUTES AND WARRANTS**A. Approval of Selectboard Regular Meeting Minutes for October 27, 2025**

Motion to approve minutes with one minor change.

Motion made by K. Bosenberg, Seconded by J. Nasca.

Voting Yea: Chair Senna, J. Nasca, C. Rosenquist

Voting Abstaining: K. Bosenberg

B. Approval of Warrant #2540

Motion to approve Warrant #2540 in the amount of \$151,762.59.

- L. Hobart answered questions about the warrant.

Motion made by K. Bosenberg, Seconded by J. Nasca.

Voting Yea: Chair Senna, 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.

6. CORRESPONDENCE**7. BOARD BUSINESS (Public comment on agenda items limited to 5 minutes)****A. Friends of Lake Champlain Update**

- Josh Serpe, Project Manager for the Mill River Road SE Project provided a timeframe for the bulk of work to be completed, starting December 19, 2025 with final completion anticipated by June 1, 2026. The engineer has indicated that the weather should not impede the completion of the project. All work done is in accordance with the project contract.
- The work will be divided into two performance periods, the first to include the installation of the chambers and plunge pool (fall/winter 2025) and the second for regrading, repairing erosion matting, and reseeding as needed (spring 2026).

B. Four Winds request moved up to after Friends:

- Ilona Shangraw was present via Zoom to explain the K-4 nature-based afterschool program Four Winds for GEMS students, run by parent volunteers.
- The program is allocated a budget through PTCO and offers half-day fieldtrips for each grade level at Georgia Beach. This program has been in existence for over 9 years.
- Four Winds is requesting a waiver of fees for Georgia Beach for field trips, as well as the fee for Fire Station Community Room for staff training for four communities.

Motion to approve waiver of fees for Fire Station Community Room for two mornings and Georgia Beach for Four Wind field trips.

Motion made by C. Rosenquist, Seconded by J. Nasca.

Voting Yea: Chair Senna, K. Bosenberg, J. Nasca, C. Rosenquist

C. Discussion and Approval to Use the Employee Injury Process and Guidelines - Action to Approve use of the Procedures and Forms.

- S. Katon introduced and answered questions on the processes and guidelines for employee injury and reporting. She created the document with help from VLCT for staff and department heads to navigate employee injuries.

- Selectboard and S. Katon made suggested changes to the document.
- S. Katon will reach out to VLCT/VOSHA/OSHA for additional information.
- K. Caspers will be trained to file paperwork in case of emergency.

D. 2026 Health Coverage for Town Employees (Insurance Buyout Revision)

- Selectboard discussion on health insurance coverage for full-time Town employees. The employee insurance buyout is currently \$8,500 for those employees who are covered by other health insurance options. Increasing the buyout entices employees to opt into the buyout in lieu of the Town covering 95% of couple or family insurance plans.
- Gold premium \$1,073 per single employee- \$12,885 per year. This is the amount recommended to the Selectboard.
- The Silver plan is approximately \$10,500. All employees are eligible for this coverage.

Motion to approve the increase of the Town of Georgia Health Insurance buyout to those employees who opt in to \$10,500 per year.

Motion made by K. Bosenberg, Seconded by J. Nasca.

Voting Yea: Chair Senna, K. Bosenberg, J. Nasca, C. Rosenquist

E. FY 2026 Budget Meetings will be held at the Town offices on Thursdays at 6:00pm:

- Thursday November 13th, November 20th, December 4th, December 11th and December 18th.
- Thursday November 27th is the Thanksgiving holiday, the Selectboard may choose to hold this weekly meeting before or after the regular Selectboard Meeting on November 24th.
- All meetings will be warned, open to the public, and available via Zoom and each meeting agenda will specify the department and/or budget topic(s) for discussion.
- Finance committee- K. Bosenberg, Chair Senna, and L. Hobart. J. Nasca was invited to join the committee.
- The meetings will be organized as follows:
 - 11/13: Committee members initial meeting to discuss the budget and move forward with Department budget discussions.
 - 11/20: 1-2 Meetings with Department Head(s)
 - 11/24: Budget Review & instructions for each department head/organization
 - 12/4: 1-2 Meetings with Department Head(s)
 - 12/11: 1-2 Meetings with Department Head(s)
- FY 2026 Budget will need approval by the first week in January to make the Town Report printing.

F. GPL Revitalization Committee- email from Terry Cleveland, GPL Trustee Treasurer and Committee Member.

- Chair Senna read the email aloud, which included an update to the GPL Building Revitalization Committee. Two members from the community have been added to the committee, Sarah Savich and Ted Smith. The committee will meet every two weeks. Those dates are 11/18, 12/2, 12/16, 12/30, 01/12. Community members are invited to attend the Nov 18th and Dec 16th meetings for input on the project. All times will be 4 p.m. at the library. More information is forthcoming.

- The Selectboard discussed timing, budget, warning for public hearings, engineer/architect quote, the bond bank process, the Town Plan and getting the issue on the ballot.
- The Selectboard will need the amount for the bond vote to add to the FY26 Budget by the December 22nd Selectboard meeting.

8. TOWN ADMINISTRATOR, TREASURER AND SELECTBOARD SUB COMMITTEES REPORTS

A. Public Works/Grounds/Recreation

- No report was given by T. Cadieux, who was not present for the meeting.
- Information was included in the packet on the Silver Lake logging project, with a request for the Town to consider the Georgia road crew set up a temporary bridge for the purposes of Silver Lake woods logging. T. Cadieux will give a report at the next Selectboard meeting.
- This is a Georgia Conservation Commission/Vermont Forestry/Town logging project for the purposes of selective cutting for the health of the trees/forest.
- Questions to discuss include what equipment is needed, how much time from Town staff and who is responsible for payment of the services.

B. Town Administrator:

- (i) Town Administrator Report - S. Katon went through Selectboard questions on her TA report.
- (ii) Planning Commission Meeting Update for Policies and Procedures
- (iii) Request for Selectboard Audience from **GOGov Citizen Notifications**, software for town alerts; as well as **SeeMyLegacy**, a community engagement and memorial processing platform. Both companies have requested the Selectboard meet with their individual account representatives.
- GOGov & SeeMyLegacy audience request- tabled until summer 2026.

C. Treasurer

- L. Hobart has sent out a timeline to complete end-of-the-year purchasing, which occurs in the last 2 weeks of December. A Selectboard Special Meeting: End of Year Spending, 12/29 will be warned to approve a warrant before the end of the year. This will be made available via Zoom.

9. UNFINISHED BUSINESS

- A. Boat Dock Seasonal Services Bid Decision - Under Review with the Public Works Director
 - Tabled for next meeting with T. Cadieux
- B. Georgia Public Library Memorandum of Understanding - Update from the Town Administrator
 - See TA report, S. Katon is working with the Library Director and GPL Trustees to move forward.
- C. Local Option Tax
 - No updates.
- D. Change in Fiscal Year
 - No updates.
- E. Video Surveillance Policy
 - Sent to Vice Chair for Review, Awaiting Feedback.
- F. Town of Georgia Lot (Parcel ID 112260000)

- According to Zoning Administrator Doug Bergstrom, the Town Attorney says the lot can be sold for as much as the Town paid for it in 2002.
- G. Bridge #28 (Mill River Bridge) - Update from the Public Works Director and Town Administrator.
 - Discussion was had on the Mill River Road Friends of Lake Champlain project, questions answered.
- H. Perrigo Closing
 - No updates.
- I. GPL Building Revitalization Committee
 - See New Business 8E.

10. OTHER

11. PLAN NEXT MEETING AGENDA

- A. November 13, 2025: FY26 Budget Meeting
- B. November 20, 2025: FY26 Budget Meeting
- C. November 24, 2025: Regular Selectboard Meeting

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

- A. Contract Negotiations FY26
Chair Senna would entertain a motion to enter into Executive Session to discuss Contract Negotiations FY26 which premature disclosure or discussion may be detrimental to the board in itself and/or individuals involved.

Motion to Move into Executive Session at 8:07pm

Motion made by C. Rosenquist, Seconded by J. Nasca

Voting Yea: Chair Senna, 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 under the provisions of Title 1, Section 313(a)(1)(A) of the Vermont Statutes.

Motion to invite S. Katon to join the Executive Session

Motion made by C. Rosenquist, Seconded by K. Bosenberg

Voting Yea: Chair Senna, C. Rosenquist, K. Bosenberg, J. Nasca

Motion to exit from Executive Session at 8:40pm

Motion made by C. Rosenquist, Seconded by J. Nasca

Voting Yea: Chair Senna, C. Rosenquist, K. Bosenberg, J. Nasca

No Action taken outside of Executive Session.

13. ADJOURN

Motion to adjourn at 8:46pm

Motion made by C. Rosenquist, Seconded by J. Nasca

Voting Yea: Chair Senna, C. Rosenquist, K. Bosenberg, J. Nasca

228 **TABLED ITEMS:** Boat Dock maintenance, Silver Lake Woods logging

229

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

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

234 **Signed: Stacy Katon, Town Administrator**

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

DRAFT



GEORGIA VERMONT

Selectboard Special Meeting: FY26 Budget Discussion Thursday, November 13, 2025 at 6:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

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

1. CALL TO ORDER 6:00PM

SELECTBOARD PRESENT

Chair Kristina Senna, Kellie Bosenberg, Carl Rosenquist

SELECTBOARD ABSENT

Vice Chair Brian Dunsmore, Judith Nasca

STAFF PRESENT

Kollene Caspers, Lori Hobart

2. OTHER

Chair Update-

- Chair Senna thanked Carl Rosenquist for his Service in Honor of Veterans Day.
- Thanks were also extended to the Town of Georgia Road Crew for clearing the roads on Monday night and Tuesday during and after the snowstorm.

A. FY 26 Budget Discussions

- L. Hobart has sent out a spreadsheet for all Town departments to determine their budget, leaving out salary/benefit/HSA which will be calculated later. All Departments have been asked to budget for a 3.5% increase.
- The Selectboard went through the Town budget spreadsheets provided by L. Hobart to prepare for budget discussions with each Department. Beginning with **Revenue**, members went through each line item to determine what will stay consistent and what may increase.

- The Selectboard moved on to **Grants, Reserve Funds and Impact Fees**. L. Hobart answered questions on the different funds and the Selectboard adjusted the line items accordingly.
- The Selectboard reviewed **Department and Organization Budgets** in preparation for the budget meetings with department and organization heads. L. Hobart answered questions on any line items that exceeded budget or were very low compared to what was budgeted.
- Discussion was had on whether taxpayer approval to borrow funds in anticipation of taxes should be added to the ballot.
- The Selectboard should start thinking about the Annual Town Report, cover photo and the dedication.
- Contracts for contracted services will need to be available for review at the next meeting for budgeting purposes. L. Hobart will work with the Town Administrator to have those available to the Selectboard.
- K. Caspers, Town Health Officer, was available to discuss the THO budget. She suggested an increase in salary from \$650/year to \$1,000/year.
- Local Options Tax updates- L. Hobart reached out to area Towns for information on the local options taxes, and how can residents opt out of the tax for St. Albans. L. Hobart will ask the State questions on how local options taxes work.
- C. Rosenquist had questions on bridge repair, if the Bridge #28 repairs are significantly under budget, is the Twon able to use the remainder of funds to repair another town bridge? L. Hobart will reach out to the bond bank for more information & ask S. Katon to follow up with the project engineer.
- C. Rosenquist also inquired about whether the Selectboard would be interested in pursuing the Fairbanks property purchase for future Town or library purposes. The Selectboard took the information under advisement.

3. **PLAN NEXT BUDGET MEETING AGENDA**

A. November 20, 2025

- Meeting with the following Department Heads- Library and Town Clerk.
- L. Hobart will reach out to the department heads and other organizations to schedule meeting times.

4. **ADJOURN**

Motion to adjourn at 7:39pm

Motion made by C. Rosenquist, Seconded by K. Bosenberg

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

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Minutes and 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

11/20/25

10:06 am

Town of Georgia, Vermont Accounts Payable

Section 5. Item #C. 1

Check Warrant Report # 2541 Current Prior Next FY Invoices

Georgia Treasurer

For checks For Check Acct 01 (General Fund) 11/24/25 To 11/24/25

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
AFLAC	AFLAC	040990 monthly premium	127.50	0.00	127.50	4935	11/24/25
ALLEGIANC	ALLEGIANC TRUCKS	122042507:01 wheel speed sensor	107.15	0.00	107.15	4936	11/24/25
ALLEGIANC	ALLEGIANC TRUCKS	122042615:01 connectors	28.79	0.00	28.79	4936	11/24/25
ALLEGIANC	ALLEGIANC TRUCKS	122042615:02 connector	4.32	0.00	4.32	4936	11/24/25
ALLEGIANC	ALLEGIANC TRUCKS	122042800:01 part	9.83	0.00	9.83	4936	11/24/25
ALLEGIANC	ALLEGIANC TRUCKS	122042876:01 hose, clamp	312.96	0.00	312.96	4936	11/24/25
ALLEGIANC	ALLEGIANC TRUCKS	401046644:03 parts	35.57	0.00	35.57	4936	11/24/25
		fitting, plug, connector					
AMAZON	AMAZON CAPITAL SERVICES	13FTYGWCM7D return charger	-15.99	0.00	-15.99	4937	11/24/25
AMAZON	AMAZON CAPITAL SERVICES	14NCYT1C3FRH book	8.99	0.00	8.99	4937	11/24/25
AMAZON	AMAZON CAPITAL SERVICES	167QNM3GN7MV guide book	74.95	0.00	74.95	4937	11/24/25
AMAZON	AMAZON CAPITAL SERVICES	16QVKRSHQ4LD books/supplies	372.54	0.00	372.54	4937	11/24/25
AMAZON	AMAZON CAPITAL SERVICES	1CP7Q3PDQRMN library AV	8.70	0.00	8.70	4937	11/24/25
AMAZON	AMAZON CAPITAL SERVICES	1D46F9Y94P3J library AV	65.85	0.00	65.85	4937	11/24/25
AMAZON	AMAZON CAPITAL SERVICES	1DPMLJP4LV6K books	595.73	0.00	595.73	4937	11/24/25
AMAZON	AMAZON CAPITAL SERVICES	1DPMLJP4NLV7 books	679.52	0.00	679.52	4937	11/24/25
AMAZON	AMAZON CAPITAL SERVICES	1PLKK4434N4H books	48.97	0.00	48.97	4937	11/24/25
ALA	AMERICAN LIBRARY ASSOCIATION	35538 online courses	178.00	0.00	178.00	E 112401	11/24/25
BLUECR	BLUE CROSS & BLUE SHIELD OF VT	241663355 monthly premium	19040.10	0.00	19040.10	4938	11/24/25
CANON	CANON FINANCIAL SERVICES, INC	42139584 clerk copier	330.92	0.00	330.92	4939	11/24/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT97376 valve stem	39.00	0.00	39.00	4940	11/24/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT97380 valve stem, tube	81.86	0.00	81.86	4940	11/24/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT97443 swvl hose assembly	50.36	0.00	50.36	4940	11/24/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT97845 return brake hose	-12.71	0.00	-12.71	4940	11/24/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT97846 return brake shoes	-74.85	0.00	-74.85	4940	11/24/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT97847 truck parts	270.55	0.00	270.55	4940	11/24/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT97920 truck parts	492.31	0.00	492.31	4940	11/24/25
		hose/foot					
		crimp fitting					
		clamp					
		assembly					
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT97922 return clamp	-337.95	0.00	-337.95	4940	11/24/25
CHARB PAR	CHARLEBOIS TRUCK PARTS INC	IT97923 9/16 clamp	13.65	0.00	13.65	4940	11/24/25
COMCAST	COMCAST	-2588 102825 modem 2	14.95	0.00	14.95	E 112402	11/24/25
COMCAST	COMCAST	-7699 110225 old garage	77.26	0.00	77.26	E 112403	11/24/25
COMCASTB	COMCAST BUSINESS	255477296 phone service	787.16	0.00	787.16	4941	11/24/25
DEMCO	DEMCO, INC.	7718515 supplies	237.41	0.00	237.41	4942	11/24/25
EXIT18	EXIT 18 EQUIPMENT	98327 generator, pulley, spindle	3079.83	0.00	3079.83	4943	11/24/25
EXIT18	EXIT 18 EQUIPMENT	98328 spindle assembly	167.61	0.00	167.61	4943	11/24/25
FCSD	FRANKLIN COUNTY SHERIFF DEPART	608 OCT 2025 October hours	8618.32	0.00	8618.32	4944	11/24/25
GAP	GEORGIA AUTO PARTS	31273 misc part	2.69	0.00	2.69	4945	11/24/25
GAP	GEORGIA AUTO PARTS	31313 tarp, cleaner	14.48	0.00	14.48	4945	11/24/25
GAP	GEORGIA AUTO PARTS	31864 battery	69.99	0.00	69.99	4945	11/24/25
GMLC	GREEN MOUNTAIN LIBRARY CONSORT	G26-4395 Listen Up! Vermont	2176.90	0.00	2176.90	4946	11/24/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-0004 110625 beach	57.87	0.00	57.87	4947	11/24/25
GMP	GREEN MOUNTAIN POWER CORPORATI	-1297 110625 town beach	45.53	0.00	45.53	4947	11/24/25
HARRISON	HARRISON QUARRY LLC	11202 12.21 ton 3/4 plant mix	177.05	0.00	177.05	4948	11/24/25
T HURLBUT	HURLBUT, GLITMAN & ASSOCIATES,	10.30.25 refund recording	15.00	0.00	15.00	4949	11/24/25
		236 Cadieux Road					
JGMFREE	JOHN G. MCCULLOUGH FREE LIBRARY	10.18.25 lost book	5.00	0.00	5.00	4950	11/24/25

11/20/25

10:06 am

Town of Georgia, Vermont Accounts Payable

Section 5. Item #C. 2

Check Warrant Report # 2541 Current Prior Next FY Invoices

Georgia Treasurer

For checks For Check Acct 01 (General Fund) 11/24/25 To 11/24/25

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
LD OLIVER L D OLIVER SEED COMPANY INC	66848	straw blankets,winter ry	147.62	0.00	147.62	4951	11/24/25
LANE LANE ENTERPRISES, INC	635183	culvert pieces	8099.88	0.00	8099.88	4952	11/24/25
LEVELONE LEVEL ONE GRAPHICS	440	highway apparel	865.00	0.00	865.00	E 112404	11/24/25
NOVUS NOVUS GLASS	1 TON	windshield replacement	346.00	0.00	346.00	4953	11/24/25
PAYCHEX PAYCHEX	12716618	3 kiosk	75.00	0.00	75.00	E 112405	11/24/25
PAYCHEX PAYCHEX	2025110401	21 tranx	196.46	0.00	196.46	E 112406	11/24/25
PAYCHEX PAYCHEX	2025111001	41 tranx	284.41	0.00	284.41	E 112407	11/24/25
PAYCHEX PAYCHEX	2025111801	20 tranx	192.07	0.00	192.07	E 112408	11/24/25
PEOPLE PEOPLES TRUST COMPANY	74307 120125	garage interest payment	46664.21	0.00	46664.21	4954	11/24/25
PESTPRO PESTPRO, INC.	206766	monthly treatment	75.00	0.00	75.00	4955	11/24/25
PETE'S PETE'S TIRE BARNS, INC	056320	tires	1617.00	0.00	1617.00	4956	11/24/25
PRIORITY PRIORITY EXPRESS, INC.	80592544	interlibrary loan	249.66	0.00	249.66	4957	11/24/25
PULASKI PULASKI PEST CONTROL	5168	pest treatment	80.00	0.00	80.00	4958	11/24/25
VALLEE2 R L VALLEE INC	10843176	7.17 gal super	29.82	0.00	29.82	4959	11/24/25
VALLEE2 R L VALLEE INC	10843177	54.99 gal regular	168.82	0.00	168.82	4959	11/24/25
R.R.CHARL R R CHARLEBOIS INC	IE77599	elbow,2 axle covers	116.66	0.00	116.66	4960	11/24/25
REPRO REPROGRAPHICS OF NEW ENGLAND	130773	voter cards	111.11	0.00	111.11	4961	11/24/25
REYNOL REYNOLDS AND SON INC	3458848	safety vest	39.15	0.00	39.15	4962	11/24/25
REYNOL REYNOLDS AND SON INC	3459008	gear repair	319.39	0.00	319.39	4962	11/24/25
REYNOL REYNOLDS AND SON INC	3459706	turn out gear	12097.61	0.00	12097.61	4962	11/24/25
REYNOL REYNOLDS AND SON INC	3459716	compressor service	780.31	0.00	780.31	4962	11/24/25
R CAMERON RODNEY CAMERON	772875	mount & balance 6 tires	100.00	0.00	100.00	4963	11/24/25
11239 ROWLEY	530809	374.5 gal #2 diesel	1160.96	0.00	1160.96	4964	11/24/25
ACE ST ALBANS ACE HARDWARE LLC	114219/2	station supplies	38.95	0.00	38.95	4965	11/24/25
ACE ST ALBANS ACE HARDWARE LLC	114220/2	station supplies	7.99	0.00	7.99	4965	11/24/25
OMG ST ALBANS MESSENGER	423788	DRB notice	74.80	0.00	74.80	4966	11/24/25
SUZANNAB SUZANNA BROWN	LOWES/AMAZ	Veteran's flags	172.46	0.00	172.46	4967	11/24/25
Materials for flags for Veteran's in town cemeteries. Suzanna Brown purchased. This is her reimbursement.							
TDI TDI REPAIR FACILITY LLC	10010	rim, separator plate	318.00	0.00	318.00	4968	11/24/25
TDI TDI REPAIR FACILITY LLC	10011	valve stem extension	11.00	0.00	11.00	4968	11/24/25
UNIFIR UNIFIRST CORPORATION	1080305354	uniforms 11.05.25	146.52	0.00	146.52	4969	11/24/25
UNIFIR UNIFIRST CORPORATION	1080306600	uniforms 11.12.25	146.52	0.00	146.52	4969	11/24/25
VERIZON W VERIZON	6127466301	town cell phones	74.90	0.00	74.90	4970	11/24/25
VITAL VERMONT DEPT OF HEALTH VITAL R 1785		engraved paper	38.00	0.00	38.00	4971	11/24/25
VT ELEC VERMONT ELECTRICAL CONTRACTING	4513	emergency light repair	190.00	0.00	190.00	4972	11/24/25
VGS VERMONT GAS SYSTEMS INC	'25 TOWN TAX	return overpayment	52216.02	0.00	52216.02	4973	11/24/25
The property value for Vermont Gas Systems was overstated, resulting in VGS overpaying TOG by \$52,216.02 for the town portion of their property taxes.							
VMCTA VMCTA	11.14.25	Treasurer membership	45.00	0.00	45.00	E 112409	11/24/25
WBMASON W.B. MASON CO., INC.	257936246	water cooler rental	3.69	0.00	3.69	4974	11/24/25
WBMASON W.B. MASON CO., INC.	258122422	water	159.92	0.00	159.92	4974	11/24/25

11/20/2025

10:06 am

Town of Georgia, Vermont Accounts Payable
Check Warrant Report # 2541 Current Prior Next FY Invoices
For checks For Check Acct 01 (General Fund) 11/24/25 To 11/24/25

Section 5. Item #C. 3
Georgia Treasurer

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
Report Total			165,543.58	0.00	165,543.58		

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 \$ ***165,543.58 Let this be your order for the payments of these amounts.

Kristina Senna (Chair)

Brian Dunsmore (Vice Chair)

Carl Rosenquist

Judith Nasca

Kellie Bosenberg

11/20/25
09:54 am

Town of Georgia, Vermont Accounts Payable
Invoice Edit List-Current-Last-Next FY
Invoices Up To 12/12/25

Section 5. Item #C. 7
Georgia Treasurer

Vendor	Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct	Invoice Amount	Discenc. Amount	Discount Amount
AFLAC	AFLAC	040990		11/14/25	12/01/25	01 monthly premium			
		1-2-00-05-10.38	AFLAC	Withholding			127.50	0.00	0.00
ALLEGIANC	ALLEGIANC	122042507:01		10/31/25	11/30/25	01 wheel speed sensor			
		1-7-10-30-62.75	2013	International Repair			107.15	0.00	0.00
		122042615:01		11/05/25	12/10/25	01 connectors			
		1-7-10-30-62.75	2013	International Repair			28.79	0.00	0.00
		122042615:02		11/12/25	12/10/25	01 connector			
		1-7-10-30-62.75	2013	International Repair			4.32	0.00	0.00
		122042800:01		11/13/25	12/10/25	01 part			
		1-7-10-30-62.75	2013	International Repair			9.83	0.00	0.00
		122042876:01		11/18/25	12/10/25	01 hose, clamp			
		1-7-10-30-62.80	2014	International Repair			312.96	0.00	0.00
		401046644:03		11/05/25	12/10/25	01 parts			
		1-7-10-30-62.75	2013	International Repair			35.57	0.00	0.00
Total For ALLEGIANC TRUCKS							498.62	0.00	0.00
AMAZON	AMAZON CAPITAL SERVICES	13FTYGWCMD7D		10/28/25	10/28/25	01 return charger			
		1-7-05-70-22.00	Library	Supplies			-15.99	0.00	0.00
		14NCYT1C3FRH		11/01/25	12/01/25	01 book			
		Z-7-05-70-52.33	VECF-BBF	Grant Expenses			8.99	0.00	0.00
		167QNM3GN7MV		10/13/25	11/12/25	01 guide book			
		1-7-05-70-22.05	Library	Adult Books			74.95	0.00	0.00
		16QVKRSHQ4LD		10/28/25	11/27/25	01 books/supplies			
		1-7-05-70-22.00	Library	Supplies			328.88	0.00	0.00
		1-7-05-70-22.05	Library	Adult Books			43.66	0.00	0.00
Invoice 16QVKRSHQ4LD Total							372.54	0.00	0.00
		1CP7Q3PDQRMN		11/11/25	12/11/25	01 library AV			
		1-7-05-70-22.20	Library	Audio Visual			8.70	0.00	0.00
		1D46F9Y94P3J		11/09/25	12/09/25	01 library AV			
		1-7-05-70-22.20	Library	Audio Visual			65.85	0.00	0.00
		1DPMLJP4LV6K		10/26/25	11/25/25	01 books			
		1-7-05-70-22.05	Library	Adult Books			139.29	0.00	0.00
		1-7-05-70-22.25	Young	Adult Books			303.67	0.00	0.00
		Z-7-05-70-52.33	VECF-BBF	Grant Expenses			123.67	0.00	0.00
		Z-7-05-70-52.29	United	Way Grant			29.10	0.00	0.00

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Town of Georgia, Vermont Accounts Payable
Invoice Edit List-Current-Last-Next FY
Invoices Up To 12/12/25

Section 5. Item #C. 7
Georgia Treasurer

Vendor	Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct	Invoice Amount	Discenc. Amount	Discount Amount
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Invoice 1DPMLJP4LV6K Total							595.73	0.00	0.00
1DPMLJP4NLV7 10/26/25 11/25/25 01 books									
1-7-05-70-22.05 Library Adult Books							524.80	0.00	0.00
1-7-05-70-22.25 Young Adult Books							49.47	0.00	0.00
Z-7-05-70-52.33 VECF-BBF Grant Expenses							94.26	0.00	0.00
Z-7-05-70-52.29 United Way Grant							10.99	0.00	0.00
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Invoice 1DPMLJP4NLV7 Total							679.52	0.00	0.00
1PLKK4434N4H 11/04/25 12/04/25 01 books									
1-7-05-70-22.05 Library Adult Books							33.38	0.00	0.00
1-7-05-70-22.05 Library Adult Books							15.59	0.00	0.00
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Invoice 1PLKK4434N4H Total							48.97	0.00	0.00
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Total For AMAZON CAPITAL SERVICES							1,839.26	0.00	0.00
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ALA	AMERICAN LIBRARY ASSOCI	* 35538		11/06/25	11/06/25	01 online courses			
		Z-7-05-70-52.33 VECF-BBF Grant Expenses					178.00	0.00	0.00
BLUECR	BLUE CROSS & BLUE SHIEL	241663355		11/03/25	11/26/25	01 monthly premium			
		1-2-00-05-10.36 Health Withholding					1,433.17	0.00	0.00
		1-7-05-05-10.23 Gen Gov Insurance Benefit					3,034.94	0.00	0.00
		1-7-05-10-10.18 Clerks Office Ins Bene					2,084.51	0.00	0.00
		1-7-05-28-10.04 Public Works Insurance Be					3,034.94	0.00	0.00
		1-7-05-70-14.00 Library Health Insurance					1,985.99	0.00	0.00
		1-7-10-05-10.13 Highway Ins. Benefits					7,466.55	0.00	0.00
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Invoice 241663355 Total							19,040.10	0.00	0.00
CANON	CANON FINANCIAL SERVICE	42139584		11/11/25	12/11/25	01 clerk copier			
		1-7-05-20-22.10 Admin Copier Expense					330.92	0.00	0.00
CHARB PAR	CHARLEBOIS TRUCK PARTS	IT97376		10/30/25	11/29/25	01 valve stem			
		1-7-10-30-62.75 2013 International Repair					39.00	0.00	0.00
		IT97380		10/30/25	11/10/25	01 valve stem, tube			
		1-7-10-30-62.75 2013 International Repair					81.86	0.00	0.00
		IT97443		10/31/25	11/30/25	01 swvl hose assembly			
		1-7-10-30-62.75 2013 International Repair					50.36	0.00	0.00
		IT97845		11/10/25	12/10/25	01 return brake hose			
		1-7-10-30-62.75 2013 International Repair					-12.71	0.00	0.00
		IT97846		11/10/25	12/10/25	01 return brake shoes			
		1-7-10-30-62.75 2013 International Repair					-74.85	0.00	0.00

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Town of Georgia, Vermont Accounts Payable
Invoice Edit List-Current-Last-Next FY
Invoices Up To 12/12/25

Section 5. Item #C. 7
Georgia Treasurer

Vendor	Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct	Invoice Amount	Discenc. Amount	Discount Amount

		IT97847		11/10/25	12/10/25	01 truck parts			
		1-7-10-30-62.75	2013	International Repair			270.55	0.00	0.00
		IT97920		11/12/25	12/10/25	01 truck parts			
		1-7-10-30-62.75	2013	International Repair			492.31	0.00	0.00
		IT97922		11/12/25	12/10/25	01 return clamp			
		1-7-10-30-62.75	2013	International Repair			-337.95	0.00	0.00
		IT97923		11/12/25	12/10/25	01 9/16 clamp			
		1-7-10-30-62.75	2013	International Repair			13.65	0.00	0.00
Total For CHARLEBOIS TRUCK PARTS INC							522.22	0.00	0.00
							=====	=====	=====
COMCAST	COMCAST	* -2588	102825	10/28/25	11/23/25	01 modem 2			
		1-7-05-28-30.50		Town Hall Utilities			14.95	0.00	0.00
		* -7699	110225	11/02/25	11/27/25	01 old garage			
		1-7-05-28-30.35		Old Hwy Garage Utilities			77.26	0.00	0.00
Total For COMCAST							92.21	0.00	0.00
							=====	=====	=====
COMCASTB	COMCAST BUSINESS	255477296		11/01/25	12/01/25	01 phone service			
		1-7-05-28-30.50		Town Hall Utilities			329.20	0.00	0.00
		1-7-05-28-30.25		Fire & Rescue Utilities			205.35	0.00	0.00
		1-7-05-28-30.30		Library Utilities			88.51	0.00	0.00
		1-7-05-28-30.70		New Hwy Garage Utilities			164.10	0.00	0.00
Invoice 255477296 Total							787.16	0.00	0.00
DEMCO	DEMCO, INC.	7718515		10/26/25	11/27/25	01 supplies			
		Z-7-05-70-52.33		VECF-BBF Grant Expenses			237.41	0.00	0.00
EXIT18	EXIT 18 EQUIPMENT	98327		11/18/25	11/28/25	01 generator,pulley,spindle			
		1-7-10-30-52.20		Small Tools and Equipment			2,799.00	0.00	0.00
		1-7-10-30-62.00		Hwy Parts & Supplies			280.83	0.00	0.00
Invoice 98327 Total							3,079.83	0.00	0.00
		98328		11/18/25	11/28/25	01 spindle assembly			
		1-7-10-30-62.00		Hwy Parts & Supplies			167.61	0.00	0.00
Total For EXIT 18 EQUIPMENT							3,247.44	0.00	0.00
							=====	=====	=====
FCSD	FRANKLIN COUNTY SHERIFF	608 OCT 2025		11/04/25	12/04/25	01 October hours			
		1-7-05-30-45.05		Law Enforcement			8,618.32	0.00	0.00

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Town of Georgia, Vermont Accounts Payable
Invoice Edit List-Current-Last-Next FY
Invoices Up To 12/12/25

Section 5. Item #C. 7
Georgia Treasurer

Vendor	Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct	Invoice Amount	Discenc. Amount	Discount Amount

GAP	GEORGIA AUTO PARTS	31273		10/30/25	11/29/25	01 misc part			
		1-7-10-30-62.00	Hwy Parts & Supplies				2.69	0.00	0.00
		31313		10/31/25	11/30/25	01 tarp, cleaner			
		1-7-10-30-62.00	Hwy Parts & Supplies				14.48	0.00	0.00
		31864		11/11/25	12/11/25	01 battery			
		1-7-10-30-62.00	Hwy Parts & Supplies				69.99	0.00	0.00
Total For GEORGIA AUTO PARTS							87.16	0.00	0.00
							=====	=====	=====
GMLC	GREEN MOUNTAIN LIBRARY	G26-4395		11/06/25	12/06/25	01 Listen Up! Vermont			
		1-7-05-70-22.35	Library Online/Electronic				2,176.90	0.00	0.00
GMP	GREEN MOUNTAIN POWER CO	-0004 110625		11/06/25	12/03/25	01 beach			
		1-7-05-28-30.20	Town Beach Utilities				57.87	0.00	0.00
		-1297 110625		11/06/25	12/03/25	01 town beach			
		1-7-05-28-30.20	Town Beach Utilities				45.53	0.00	0.00
Total For GREEN MOUNTAIN POWER CORPORATION							103.40	0.00	0.00
							=====	=====	=====
HARRISON	HARRISON QUARRY LLC	11202		11/04/25	12/04/25	01 12.21 ton 3/4 plant mix			
		1-7-10-05-55.20	Processed Aggregate				177.05	0.00	0.00
T HURLBUT	HURLBUT, GLITMAN & ASSO	10.30.25		10/30/25	10/30/25	01 refund recording			
		1-6-00-05-00.17	Recording Fees				11.00	0.00	0.00
		F-6-00-00-00.10	Recording Fees				4.00	0.00	0.00
Invoice 10.30.25 Total							15.00	0.00	0.00
JGMFREE	JOHN G.MCCULLOUGH FREE	10.18.25		10/18/25	10/18/25	01 lost book			
		1-7-05-70-22.05	Library Adult Books				5.00	0.00	0.00
LD OLIVER	L D OLIVER SEED COMPANY	66848		10/16/25	11/15/25	01 straw blankets,winter rye			
		1-7-10-05-55.05	Erosion Control				147.62	0.00	0.00
LANE	LANE ENTERPRISES, INC	635183		10/15/25	11/14/25	01 culvert pieces			
		1-7-10-25-55.05	Bridge/Culvert Materials				8,099.88	0.00	0.00
LEVELONE	LEVEL ONE GRAPHICS	* 440		11/07/25	11/07/25	01 highway apparel			
		1-7-10-40-18.00	Highway Uniforms/Boots				865.00	0.00	0.00
NOVUS	NOVUS GLASS	1 TON		11/18/25	11/18/25	01 windshield replacement			
		1-7-10-30-62.85	2020 GMC Sierra Repairs				346.00	0.00	0.00
PAYCHEX	PAYCHEX	* 12716618		11/05/25	11/20/25	01 3 kiosk			
		1-7-05-05-45.00	Admin Contracted Services				75.00	0.00	0.00

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Town of Georgia, Vermont Accounts Payable
Invoice Edit List-Current-Last-Next FY
Invoices Up To 12/12/25

Section 5. Item #C. 7
Georgia Treasurer

Vendor	Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct	Invoice Amount	Discenc. Amount	Discount Amount

		* 2025110401		11/04/25	11/06/25	01 21 tranx			
		1-7-05-05-45.00	Admin Contracted Services				196.46	0.00	0.00
		* 2025111001		11/10/25	11/13/25	01 41 tranx			
		1-7-05-05-45.00	Admin Contracted Services				284.41	0.00	0.00
		* 2025111801		11/18/25	11/20/25	01 20 tranx			
		1-7-05-05-45.00	Admin Contracted Services				192.07	0.00	0.00
							-----	-----	-----
Total For PAYCHEX							747.94	0.00	0.00
							=====	=====	=====
PEOPLE	PEOPLES TRUST COMPANY	74307 120125		11/10/25	12/01/25	01 garage interest payment			
		1-7-05-07-47.00	Loan Interest				46,664.21	0.00	0.00
PESTPRO	PESTPRO, INC.	206766		11/12/25	11/12/25	01 monthly treatment			
		1-7-05-28-45.50	Town Hall Building Maint.				75.00	0.00	0.00
PETE'S	PETE'S TIRE BARNS, INC	056320		11/04/25	11/10/25	01 tires			
		1-7-10-30-62.60	2020 Tandem Repairs				1,617.00	0.00	0.00
PRIORITY	PRIORITY EXPRESS, INC.	80592544		10/31/25	11/30/25	01 interlibrary loan			
		1-7-05-70-22.30	Library Interlibrary Loan				249.66	0.00	0.00
PULASKI	PULASKI PEST CONTROL	5168		11/06/25	12/06/25	01 pest treatment			
		1-7-05-28-45.30	Library Building Maint.				80.00	0.00	0.00
VALLEE2	R L VALLEE INC	10843176		10/31/25	11/30/25	01 7.17 gal super			
		1-7-10-30-51.00	Fuels And Oils				29.82	0.00	0.00
		10843177		10/31/25	11/30/25	01 54.99 gal regular			
		1-7-10-30-51.00	Fuels And Oils				168.82	0.00	0.00
							-----	-----	-----
Total For R L VALLEE INC							198.64	0.00	0.00
							=====	=====	=====
R.R.CHARL	R R CHARLEBOIS INC	IE77599		11/12/25	12/12/25	01 elbow, 2 axle covers			
		1-7-10-30-62.40	2017 Tandem Repairs				6.81	0.00	0.00
		1-7-10-30-62.75	2013 International Repair				39.95	0.00	0.00
		1-7-10-30-62.70	2020 Kenworth Repairs				69.90	0.00	0.00
							-----	-----	-----
Invoice IE77599 Total							116.66	0.00	0.00
REPRO	REPROGRAPHICS OF NEW EN	130773		11/14/25	11/29/25	01 voter cards			
		1-7-05-10-22.00	Records Supplies				111.11	0.00	0.00
REYNOL	REYNOLDS AND SON INC	3458848		10/09/25	11/08/25	01 safety vest			
		1-7-05-36-52.20	Fire & Rescue Turn Out Ge				39.15	0.00	0.00

11/20/25
09:54 am

Town of Georgia, Vermont Accounts Payable
Invoice Edit List-Current-Last-Next FY
Invoices Up To 12/12/25

Section 5. Item #C. 7
Georgia Treasurer

Vendor	Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct	Invoice Amount	Discenc. Amount	Discount Amount

		3459008		10/14/25	11/13/25	01 gear repair			
		1-7-05-36-52.20	Fire & Rescue	Turn Out	Ge		319.39	0.00	0.00
		3459706		11/03/25	12/03/25	01 turn out gear			
		1-7-05-36-52.20	Fire & Rescue	Turn Out	Ge		12,097.61	0.00	0.00
		3459716		11/04/25	12/04/25	01 compressor service			
		1-7-05-36-63.00	GFD Equiq	Prshe/Repair			780.31	0.00	0.00
							-----	-----	-----
Total For REYNOLDS AND SON INC							13,236.46	0.00	0.00
							=====	=====	=====
R CAMERON RODNEY CAMERON		772875		11/05/25	11/05/25	01 mount & balance 6 tires			
		1-7-10-30-62.90	2022 GMC Sierra	Repairs			100.00	0.00	0.00
11239 ROWLEY		530809		11/11/25	11/16/25	01 374.5 gal #2 diesel			
		1-7-10-30-51.00	Fuels And Oils				1,160.96	0.00	0.00
ACE ST ALBANS ACE HARDWARE		114219/2		10/30/25	11/29/25	01 station supplies			
		1-7-05-36-22.00	Fire & Rescue	Supplies			38.95	0.00	0.00
		114220/2		11/30/25	11/29/25	01 station supplies			
		1-7-05-36-22.00	Fire & Rescue	Supplies			7.99	0.00	0.00
							-----	-----	-----
Total For ST ALBANS ACE HARDWARE LLC							46.94	0.00	0.00
							=====	=====	=====
OMG ST ALBANS MESSENGER		423788		11/15/25	12/04/25	01 DRB notice			
		1-7-05-20-25.00	Printing/Publishing				74.80	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				172.46	0.00	0.00
TDI TDI REPAIR FACILITY LLC		10010		10/30/25	11/29/25	01 rim, separator plate			
		1-7-10-30-62.75	2013 International	Repair			318.00	0.00	0.00
		10011		10/30/25	11/29/25	01 valve stem extension			
		1-7-10-30-62.00	Hwy Parts & Supplies				11.00	0.00	0.00
							-----	-----	-----
Total For TDI REPAIR FACILITY LLC							329.00	0.00	0.00
							=====	=====	=====
UNIFIR UNIFIRST CORPORATION		1080305354		11/05/25	12/05/25	01 uniforms 11.05.25			
		1-7-10-40-18.00	Highway Uniforms/Boots				146.52	0.00	0.00
		1080306600		11/12/25	12/12/25	01 uniforms 11.12.25			
		1-7-10-40-18.00	Highway Uniforms/Boots				146.52	0.00	0.00
							-----	-----	-----
Total For UNIFIRST CORPORATION							293.04	0.00	0.00
							=====	=====	=====

11/20/25
09:54 am

Town of Georgia, Vermont Accounts Payable
Invoice Edit List-Current-Last-Next FY
Invoices Up To 12/12/25

Section 5. Item #C. 7
Georgia Treasurer

Vendor	Man/ DirPay	Invoice Number	Purchase Order	Invoice Date	Due Date	Ck Acct	Invoice Amount	Discenc. Amount	Discount Amount

VERIZON W VERIZON		6127466301		11/01/25	11/23/25	01 town cell phones			
		1-7-05-28-30.25	Fire & Rescue Utilities				37.45	0.00	0.00
		1-7-05-28-30.70	New Hwy Garage Utilities				37.45	0.00	0.00
							-----	-----	-----
Invoice 6127466301 Total							74.90	0.00	0.00
VITAL VERMONT DEPT OF HEALTH		1785		10/31/25	11/30/25	01 engraved paper			
		1-7-05-10-22.00	Records Supplies				38.00	0.00	0.00
VT ELEC VERMONT ELECTRICAL CONT		4513		11/06/25	12/06/25	01 emergency light repair			
		1-7-05-28-45.50	Town Hall Building Maint.				190.00	0.00	0.00
VGS VERMONT GAS SYSTEMS INC		'25 TOWN TAX		11/19/25	11/19/25	01 return overpayment			
		1-6-00-00-00.05	Current Taxes				52,216.02	0.00	0.00
VMCTA VMCTA		* 11.14.25		11/14/25	11/14/25	01 Treasurer membership			
		1-7-05-60-49.15	Other Dues				45.00	0.00	0.00
WBMASON W.B. MASON CO., INC.		257936246		11/03/25	12/03/25	01 water cooler rental			
		1-7-10-30-55.10	Hwy Office Supplies				3.69	0.00	0.00
		258122422		11/11/25	12/11/25	01 water			
		1-7-10-30-55.10	Hwy Office Supplies				79.96	0.00	0.00
		1-7-05-20-22.00	Admin Office Supplies				79.96	0.00	0.00
							-----	-----	-----
Invoice 258122422 Total							159.92	0.00	0.00
							-----	-----	-----
Total For W.B. MASON CO., INC.							163.61	0.00	0.00
							=====	=====	=====
Report Grand Total							165,543.58	0.00	0.00
							=====	=====	=====

Fund Totals	Expenditures	Dis-Encumbrance

1	164,857.16	0.00
Z	682.42	0.00
F	4.00	0.00

	165,543.58	0.00



Northwest
Regional Planning
Commission

75 Fairfield Street
St. Albans, Vermont 05478
PHONE 802-524-5958
WEB nrpcvt.com

To: Stacy Katon, Town Administrator; Kristina Senna, Selectboard Chair

From: NRPC Staff

Date: November 15, 2025

Subject: Draft Northwest Regional Plan Public Hearing 30-Day Notice

NRPC has updated the Northwest Regional Plan to reflect new state law from 2024. The purpose of this memo is to provide notice to the Town of Georgia that NRPC is beginning the adoption process. This memo provides 30 days’ advance notice of NRPC’s first required public hearing on the draft regional plan in accordance with state law. After this hearing, NRPC anticipates making changes to the plan to reflect additional feedback and comments from the State Land Use Review Board. Enclosed with this memo is a hearing notice, request for comments, and information on how to access the plan and report documenting conformance to the goals and elements established by state law. NRPC is also required to provide a written description and a map that shows any changes to future land use areas in the municipality, and to also explain information about the new Act 250 jurisdiction tier structure and the process for updating designated area boundaries.

NRPC PUBLIC HEARING AND REPORT ON DRAFT REGIONAL PLAN

Wednesday December 17, 2025

5:30PM

Zoom video Link: <https://us02web.zoom.us/j/84764345434>

Zoom by Phone: 1-309-205-3325 Meeting ID 847 6434 5434

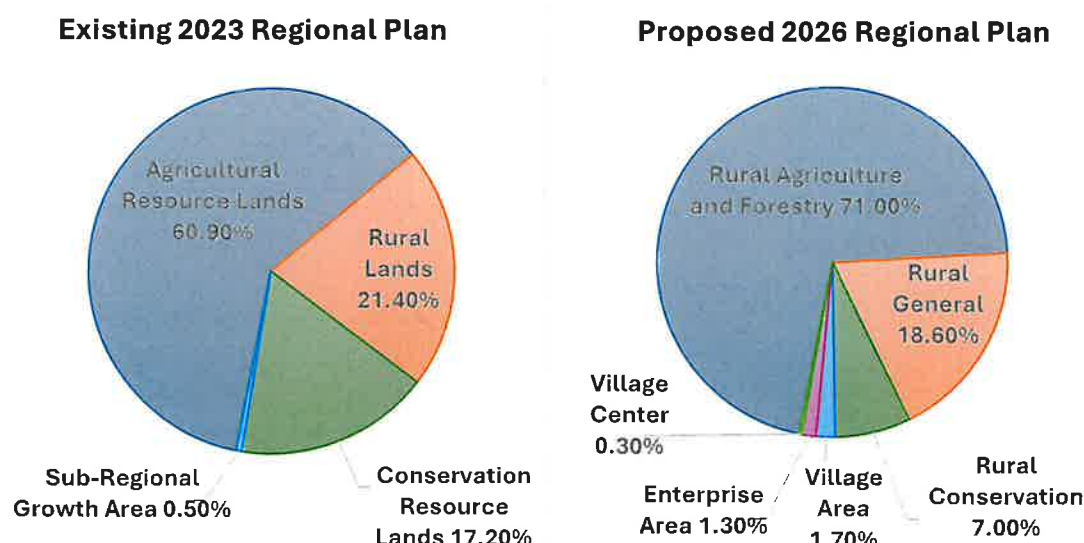
Physical Location: NRPC Offices, 75 Fairfield St. St. Albans, VT 05450

See enclosed official hearing notice.

Copies of the draft plan and report documenting conformance to Vermont Statute per Title 24 VSA Section 4348(d)(1) are available at the NRPC office, 75 Fairfield St., St. Albans, VT or online at www.nrpcvt.com.

CHANGES TO FUTURE LAND USE AREAS

The Regional Future Land Use Map in the draft regional plan has been updated with new future land use areas and boundaries across the region in accordance with new state law from 2024. Changes to the map in Georgia are summarized in the charts below and are shown on enclosed maps.



Act 250 JURISDICTION

The Regional Future Land Use Map includes areas that are eligible for Act 250 Tier 1A and 1B jurisdiction status. Tier 1A status provides Act 250 permit exemptions for all types of projects. There are no Tier 1A eligible areas in the Town of Georgia because there are no mapped Planned Growth Areas. Tier 1B status provides Act 250 permit exemptions for new housing development projects of 50 or fewer dwelling units on 10 acres or less. The mapped Village Areas and Centers in the Town of Georgia are eligible for Tier 1B jurisdiction. Interim Act 250 housing exemptions are already in place in parts of these areas. For Tier 1B status to become effective, allowing the housing Act 250 exemptions to continue, the municipality must “opt-in,” and the map must be approved by the State Land Use Review Board. The Town of Georgia has opted in.

STATE DESIGNATION PROGRAM

The Regional Future Land Use Map includes areas that may be approved as Centers and Neighborhoods under the State’s Designation Programs. If the regional plan is approved by the State Land Use Review Board, the Village Centers mapped at Georgia Center and Georgia South Village will become new Designated Centers and the Village Areas around Georgia Center and Georgia South Village will become new Designated Neighborhoods. No municipal action is needed for the designation process. Should changes to designation boundaries or new designated areas be desired now or in the future, municipalities should reach out to NRPC to see if the change can be incorporated into the next update to the Regional Future Land Use Map. More information on the State’s Designation program is available here:

<https://accd.vermont.gov/community-development/designation-programs>

Enclosures:

- 1. Hearing Notice
- 2. Existing Regional Plan Future Land Use Map for Georgia
- 3. Proposed Regional Plan Future Land Use Map for Georgia



75 Fairfield Street
St. Albans, Vermont 05478
PHONE 802-524-5958
WEB nrpcvt.com

Public Comments Sought on Draft 2026-2034 Northwest Regional Plan

The Northwest Regional Planning Commission (NRPC) is seeking your comments on the draft [2026-2034 Northwest Vermont Regional Plan](#). Per Vermont Statute, NRPC seeks general comments and specific comments with respect to the extent to which the plan is consistent with the goals established in Title 24 VSA Section 4302. Copies of the draft plan and report documenting conformance to Vermont Statute per Title 24 VSA Section 4348(d)(1) are available at the NRPC office, 75 Fairfield St., St. Albans, VT or online at www.nrpcvt.com.

The draft Northwest Regional Plan addresses the economic, social and environmental factors that influence and sustain growth and development in Franklin and Grand Isle Counties. It is intended for use as a guide for decision makers, as a vision for the region and as an eight-year action plan to address issues of regional importance. The updated Regional Plan addresses changes made by new state law adopted in 2024, including:

- A regional future land use map with new future land use areas.
- A map of areas eligible for the State's Designation Program, which confers tax credits and other incentives for revitalization and development.
- A map of areas eligible for Tier 1A and Tier 1B Act 250 jurisdiction.
- A housing target for each municipality, which is the number of new homes needed by 2030 and 2050 based on the State's Regional Housing Needs Assessment.

NRPC will host its first public hearing on December 17th, 2025. NRPC will host at least one more hearing in March 2026. You may provide comments on the draft plan by attending the public hearings or:

- Providing comments online at <https://www.nrpcvt.com/learnmoreandsubmitcomments/>
- E-mailing comments eadams@nrpcvt.com
- Mailing comments to 75 Fairfield St., St. Albans, VT 05478

NORTHWEST REGIONAL PLAN PUBLIC HEARING:

Wednesday December 17, 2025

5:30 PM, before the NRPC Board of Commissioners Meeting

Zoom Meeting Access Information:

If you have trouble connecting, please call 802-582-3091.

Join Zoom Meeting via video <https://us02web.zoom.us/j/84764345434>

Join Zoom via phone: 1-309-205-3325 Meeting ID 847 6434 5434

Physical Location Available: NRPC Office, 75 Fairfield St. St. Albans, VT 05478

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the NRPC will ensure public meeting sites are accessible to all people or provide an opportunity to request accommodations. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Amy Adams, NRPC Title VI Coordinator, at 802-524-5958 or aadams@nrpcvt.com, no later than 3 business days prior to the meeting for which services are requested.

Proposed NRPC Future Land Use - Georgia

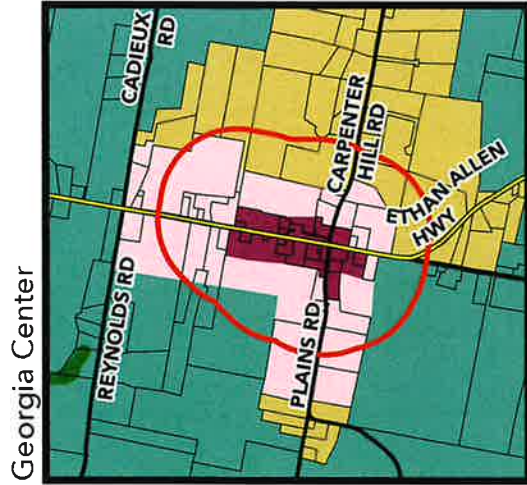
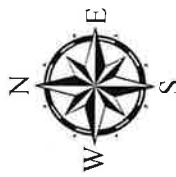
Board Draft #LURB September 2025



Vermont Coordinate System
Transverse Mercator; NAD 83.
For planning purposes only.

Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
802.524.5958
www.nrpcvt.com
June 2025.

Location:
z:\nrpc\gis\project\slr\plan\regionalplan\regionalplan2025\futurelanduse2025.aprx

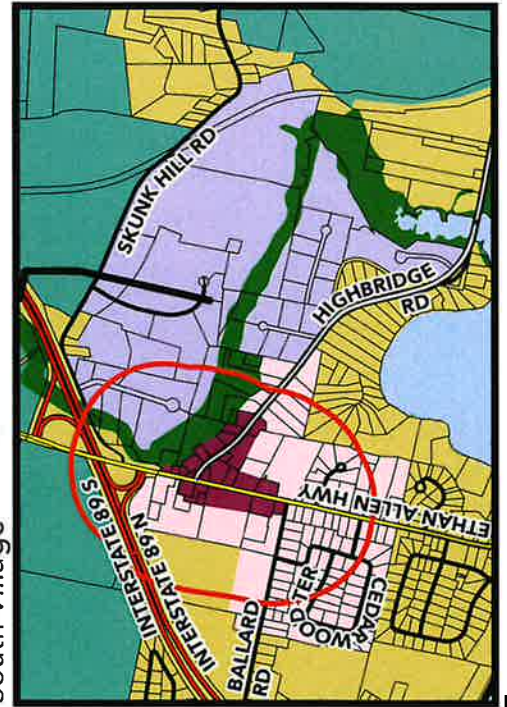


0 0.25 0.5 1 Miles

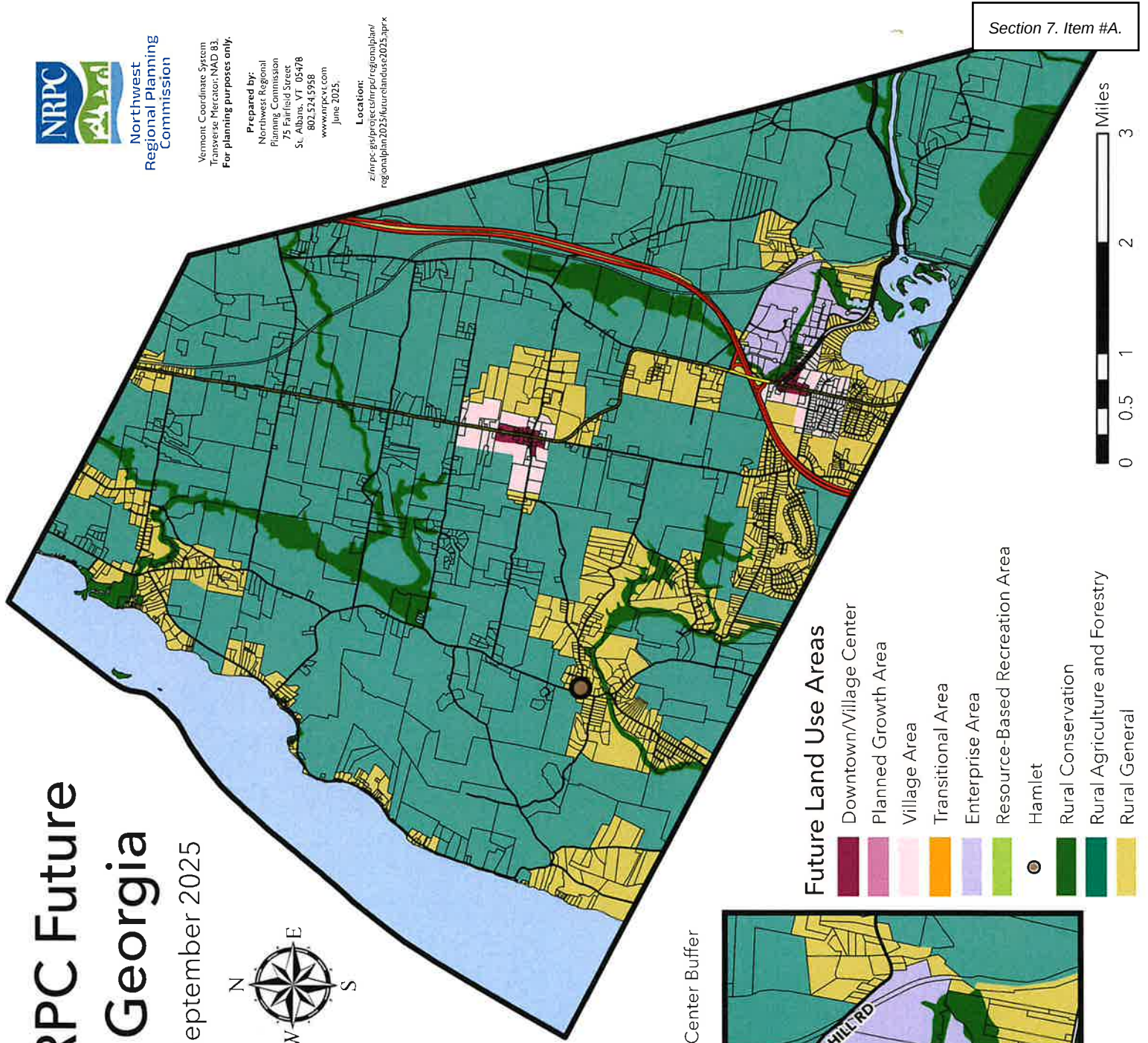
1/4 Mile Village Center Buffer



South Village



0 0.25 0.5 1 Miles



Future Land Use Areas

- Downtown/Village Center
- Planned Growth Area
- Village Area
- Transitional Area
- Enterprise Area
- Resource-Based Recreation Area
- Hamlet
- Rural Conservation
- Rural Agriculture and Forestry
- Rural General

Section 7. Item #A.

Current NRPC Future Land Use - Georgia

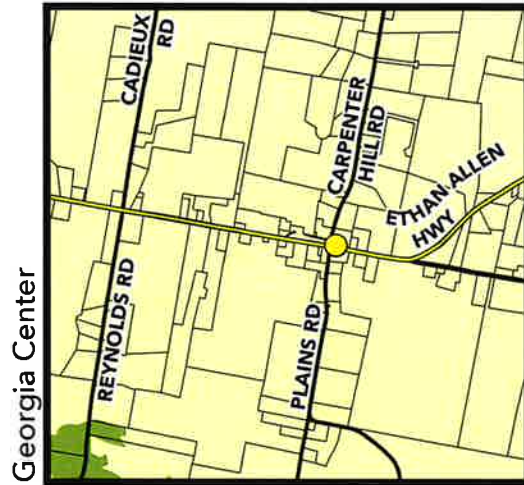
Effective August 30, 2023



Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.

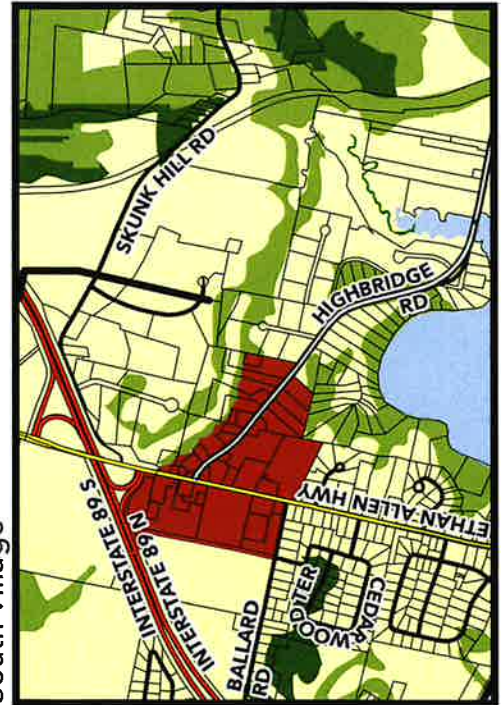
Prepared by:
Northwest Regional
Planning Commission
75 Fairfield Street
St. Albans, VT 05478
802.524.5958
www.nrpcvt.com
June 2025.

Location:
z:\nrpc-gis\projects\nrpc\regionalplan\
regionalplan2025\futurelanduse2025.aprx

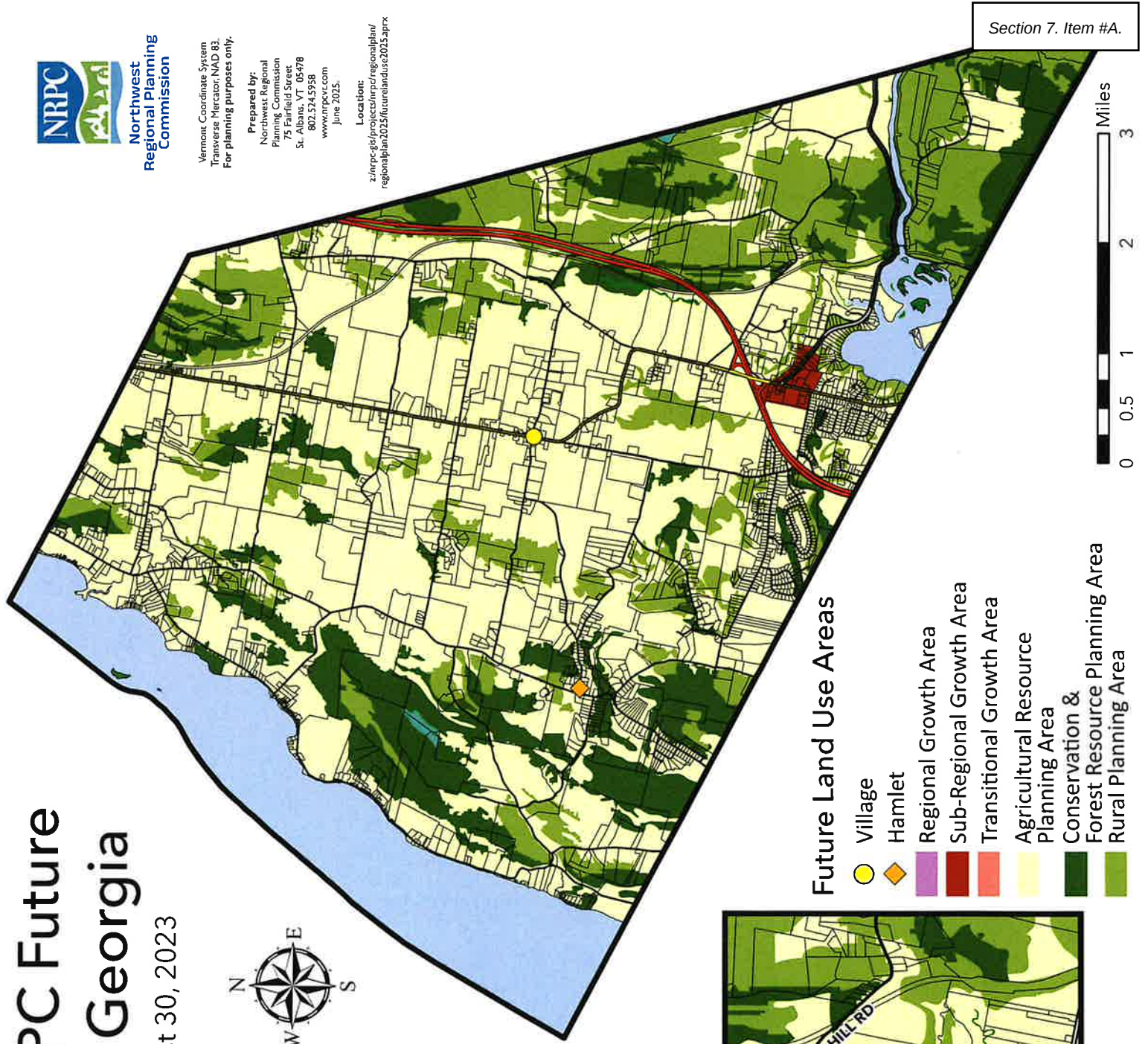


0 0.25 0.5 1 Miles

South Village



0 0.25 0.5 1 Miles



Future Land Use Areas

- Village
- ◆ Hamlet
- Regional Growth Area
- Sub-Regional Growth Area
- Transitional Growth Area
- Agricultural Resource Planning Area
- Conservation & Forest Resource Planning Area
- Rural Planning Area

Northwest Regional Plan Public Hearing 30-Day Notice

From gbrunswick <gbrunswick@nrpcvt.com>

Date Sun 11/16/2025 12:35 PM

To Georgia Town Administrator <administrator@townofgeorgia.com>; Georgia Selectboard <sb@townofgeorgia.com>

Cc Kirk Waite <kirkwaitevt@gmail.com>

 1 attachment (5 MB)

Municipal 30 Day Notice Memo_Georgia Combined.pdf;

NRPC has updated the Northwest Regional Plan to reflect new state law from 2024. This email and attached memo provide 30 days' advance notice of NRPC's first required public hearing on the draft regional plan in accordance with state law. After this hearing, NRPC anticipates making changes to the plan to reflect additional feedback and comments from the State Land Use Review Board. This will include the expansion to the Village Area in the South Village that we have previously discussed with the Selectboard.

NRPC PUBLIC HEARING ON DRAFT REGIONAL PLAN

Wednesday December 17, 2025 5:30PM

See attached official hearing notice.

Copies of the draft plan and report documenting conformance to Vermont Statute per Title 24 VSA Section 4348(d)(1) are available at the NRPC office, 75 Fairfield St., St. Albans, VT or online at www.nrpcvt.com.

Greta Brunswick

Senior Planner (she/her)

Address: 75 Fairfield Street, St. Albans, VT 05478

Website: www.nrpcvt.com

Office: 802.524.5958 ext.116 **Direct:** 802.582.3084

Enclosed to Kris
11/5/25

Section 7. Item #B.



Outlook

American Tower

From Ken Minck <kcminck@gmail.com>

Date Tue 11/4/2025 3:03 PM

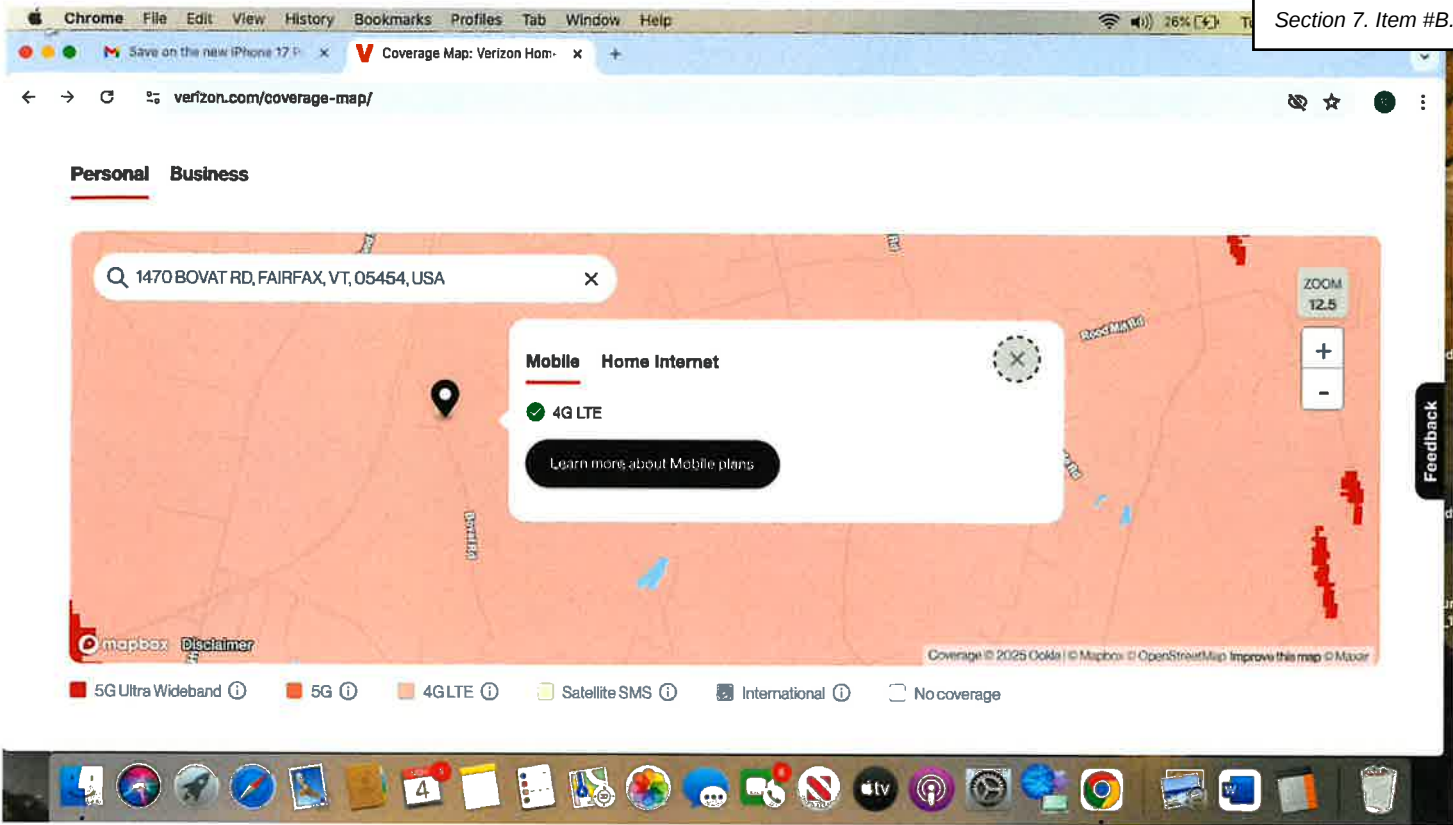
To Georgia Town Administrator <administrator@townofgeorgia.com>

 1 attachment (756 KB)

Screen Shot 2025-11-04 at 2.58.12 PM.png;

Hi Stacy, In talking with Lori, she indicated T-mobile is the only company using the AT tower on Bovat Rd. I've attached a screenshot from Verizon - they also have equipment on the Tower. Could you look into this?

Thanks, Ken Minck



Forest Management Plan

SILVER LAKE
TOWN FOREST

GEORGIA, VERMONT

Original Plan Written October 2015
Amended for Transfer to Town December 2016
Amended March 2018
Updated December 2024

Prepared by: Charlie Hancock
Franklin & Grand Isle County Forester
VT Dept. of Forests, Parks & Recreation
(802) 917-2711/charlie.hancock@vermont.gov
Vermont Licensed Forester 148.0121863

Supporting Material via May 2023 UVM Field Naturalist Program Assessment

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Introduction from the Georgia Conservation Commission

Within Silver Lake Woods, many signs and vestiges of recent and not-so recent human activities are evident. Going back in time, these include:

The recreational trails with their boardwalks and bridges; power line transmission lines and cleared right-of-way; deer stands; hardwood stumps; exhausted farm fields grown to white pine and hardwood or planted to softwood plantations; milkshed, boiling shed, farmhouse and dairy barn foundations; barbed wire fences; smoothed cropland; rock piles and stone walls; old apple orchards; cellar holes and stone-lined well.

Much more human activity had occurred on the parcel well prior to the appearance of these features. This was before the concept of personal land ownership became the norm. For centuries, use of the land by indigenous peoples did not leave lasting evidence, as the emphasis was on resource maintenance rather than extraction and depletion.

A forest is the community of plants and animals living within it, trees being the framework. The course laid out in this plan will focus on managing the forest with the objective of nurturing it over time. In part, this will involve exchanging some of the trees that grew by default from the old fields with those more representative of the land’s natural community, thereby creating a healthy, diverse forest.

I. Property Data Summary

Prepared for: The Georgia Conservation Commission, Town of Georgia

Address: c/o Ken Minck, Georgia Conservation Commission
2143 Polly Hubbard Road
Saint Albans, VT 05478

Phone: (802) 370-0765

Email: kcmminck@gmail.com

SPAN #: 237-076-11256

Town Where Land is Located: Georgia, Vermont

Grand List Acreage: 162 acres

Ortho Photo Number: #108244, 104244; 2008

Sampling Method: variable radius plot sampling; 10 baf prism

Inventory Date: November 19th 2024

II. Plan Introduction

This Forest Management Plan for Silver Lake Woods is designed:

1. To identify property objectives within the framework of landowner goals
2. To analyze the timber and non-timber related natural resources on the property
3. To make management recommendations (both active and passive) that may be possible in light of current stand conditions, aimed at increasing forest health and productivity, enhancing wildlife habitat, and guiding adaptation and resilience to the impacts of a changing climate
4. To meet the Management Planning requirements associated with the Conservation Easement held by the Vermont Land Trust on the parcel
5. To identify any resources which may aid in the management of the Silver Lake Forest
6. To outline a comprehensive Schedule of Management Activities for plan implementation

III. General Description

Silver Lake Woods is located along the Georgia-Fairfax town line. Access to the parcel is via a Class IV extension of Silver Lake Road (Town Hwy 25) at the intersection of the Blake Road. A parking area for public access is located at the southern end of the Class IV extension, which extends approximately .2 miles to the north. The parcel is listed at 162 acres, with 5.5 acres encompassing the VELCO utility right-of-way. Of the remaining land, approximately 89 acres are designated as productive forest prescribed for active vegetative management/timber harvesting focused on the objectives outlines herein. The remaining 66 acres are designated reserve areas due to sensitively and ecological function. Future work in these areas will be limited to vegetative management with the sole aim of invasive species control.

Terrain on the property ranges from gradually sloping to very steep along a series of cliffs, shallow ledge outcrops, and talus slopes found in different areas. Silver Lake sits beyond the north end of the parcel. Silver Lake is an approximately 28-acre body of water that has been dammed, and the City of St. Albans owns it as a supplemental water supply. The Fairfax town line forms the eastern boundary of the parcel and bisects Silver Lake.

Land Use History¹

The Silver Lake parcel was originally settled in the late 1700s by the Purmort and Blake Families, originally from New Hampshire. The Blake property was at the corner of modern-day Blake Road and the class 4 section of modern-day Silver Lake Road. The Purmorts lived nearby at the very end of Silver Lake Road. One of the first records of Silver Lake is in the 1871 Beers atlas, and at that time, it was known as either Blake’s Pond (named after the Blake family) or Daniel’s Pond (the Daniels family owning the lake property on the Fairfax side). In 1912, 16.5 acres of the property on the pond were sold to St. Albans, which facilitated the creation of Silver Lake a few years later.

The farming history of the Silver Lake parcel follows the general trend seen in Vermont from the late 1700s to the mid-1900s, including the rise and fall of sheep and small family dairy farms. Beginning with the settlement of the property in 1797, the land was used for farming Guernsey cattle. Today, there are still a few physical remnants of the old farming operations at Silver Lake, including stone walls and cellar holes dating from the mid-1800s, or even to the initial settlement by the Blake Family in at the end of the 1700s. Also found on the parcel is a square concrete structure, which was likely used for cooling milk cans (a standard practice before the advent and adoption of the bulk tank in the 1950s, which lead to the large-scale loss of small family dairies across Vermont).

The parcel changes hands numerous times in the last 200+ years, including a sale to Swanton Lumber in 1944. In the years which followed, the present softwood plantations were established and commercial harvesting within the second-growth forest (which was allowed to establish after agricultural abandonment) was conducted at various intervals. Chris and John Moseley were the most recent landowners before the Town of Georgia. The Moseley brothers started talking with the Georgia Conservation Commission in 2011 about selling part of their property and went through with the sale about five years later. The parcel was purchased by the Town in 2017 and subsequently conserved with

¹ Information included here is a summary of more detailed historical information four in the Silver Lake Woods Assessment prepared for the Georgia Conservation Commission by the UVM Field Naturalist Program in May 2023.

the Vermont Land Trust, supported by funding from the Vermont Housing and Conservation Board. Today, the Silver Lake Woods spans 164 acres and abuts Silver Lake (with St. Albans still owning Silver Lake itself, remaining as a backup water supply).

Biophysical Region and Soils

The property is located at the eastern edge of the Champlain Valley biophysical region. Thousands of years ago, as the glaciers retreated to the north, the Champlain Valley was lying under first the fresh water glacial Lake Vermont and then the salt water of the Champlain Sea. The water had a profound impact on the soils found here today. Many of the soils found in the valley are “lacustrine”, or water deposited. These soils are made up of fine sediment, sand and gravel that were carried in the water. Water moving at fast speeds is able to hold larger pieces, like gravel, but as the water slows down the largest pieces fall out. Fine sediments lay in the water until it is nearly motionless. This is why there is gravel and rocks in streambeds and clays and fine sediments in lake bottoms. As the glaciers retreated, salt water flowed in from the north, converting the lake to a smaller sea and depositing the sand we can find mixed in the soils today. The underlying bedrock is composed of carbonate-rich rock with some quartzite. The carbonate rich bedrock weathers easily and releases calcium and other important nutrients into the soil, making it very fertile. Glacial rebound gradually diminished the inland reach of the sea water to its present extent. The sea was eventually cut off from the St. Lawrence Seaway, and in time the salt water was replaced by the fresh water of Lake Champlain. The hills within the Champlain Valley were not flooded by either Lake Vermont or the Champlain Sea, but were scoured by the glaciers as they retreated north. This left the glacial till that the soils in these areas are made up of. The soils found on hilltops have much in common with those found in the Northern Green Mountains. Today, the Champlain Valley is low, warm, and comparatively dry. The soils, climate, and vegetation have more in common with the lowlands surrounding the Great Lakes than the Green Mountains.

The dominant soils found on forested portions of the property are of the Woodstock rock-outcrop complex, Cabot and Peru series. **Woodstock** soils make up about 30% of Franklin county soils. The Woodstock out-crop soils, which make up the majority of the eastern portion of the property, are a mix of Woodstock, Tunbridge, and Stowe soils that are intermixed with a bedrock primarily composed of Schist. The Schist bedrock is generally low in essential nutrients, but local sources of enrichment do exist. The bedrock will make up 40-50% of the area, with the Woodstock soils making up another 40%. The Tunbridge and Stowe soils are minor components. This soil type is excessively well-drained, with pockets of deeper loamy soil that has accumulated in undulating depressions over the years since the last glaciation. They are relatively shallow to bedrock (12-20”), potentially restricting root development, and are excessively to somewhat excessively well drained. The productivity on Woodstock soils is good, especially where soil had accumulated in the many hollows and between rock outcroppings. Woodstock soils have a forest productivity rating of II. **Cabot** soils are extremely stony and formed in glacial till that is derived from mainly schistose rock. These soils are deep and somewhat poorly drained and commonly have a fragipan at a depth of 12-15”, creating a perched water table and seasonally wet soils or ponding after periods of heavy rain. These soils also have a productivity rating of II. **Peru** soils are deep, moderately well drained fine sandy loam and can be stony to extremely stoney. They formed in glacial till derived from quartzite, phyllite and schistose rock. Like Cabot soils, they commonly have a fragipan, though deeper at about 20” which may result in a seasonally high water table as well as prevent foot penetration. These soils are found on the slopes of the Green Mountains and in the Champlain Valley, and

also have a forest productivity rating of I, or highly productive. These soils are not considered suitable for farmland by today's standards, but were farmed in the 1800's.

Community Objectives

Long term objectives for the property are to conserve the land in a forested condition, and to practice long-term forest stewardship that increases the health of the forest and the quality of the timber resource. Primary objectives also include enhancing wildlife habitat for a number of species, maintaining forest aesthetics associated with the recreation use of the property, and implementing practices which better adapt and build the resilience of the forest to the impacts of climate change. Management will also incorporate the following principles of sustainable forest management:

1. To maintain the long-term integrity of the forest ecosystem, including the following components: soil productivity, riparian buffers, native biodiversity, naturally occurring community and species mix, control of invasive species, and retention of appropriate numbers and size range (including large diameter) examples of coarse woody debris and standing large trees, both living and dead, in various stages of cavity formation, snag development, and decay (*it should be noted that all low-grade material cut, otherwise marketable as pulp or chip wood, will be retained in the forest during all future harvesting work in the stand to help meet these objectives, also outlined on pg. 9 of this plan*); and
2. To use silvicultural techniques and prescriptions which use the structure (e.g. vertical structure and crown closure), function (e.g. age class distributions, special habitats or food sources, and riparian buffers), and dynamics (e.g. gap size, distribution and rates of formation) of the natural forest as a model for guidance. These examples are not intended to be limiting or all inclusive, but rather illustrate issues to be considered in forest management planning since knowledge about sustainable forestry will continue to evolve and the specificity of mimicking natural forest processes may vary depending upon location and any specific goals for wildlife and biodiversity management.

The Silver Lake Town Forest is subject to a Grant of Development Rights and Conservation Restrictions (**Conservation Easement**) held by the Vermont Land Trust (VLT) and the Vermont Housing and Conservation Board (VHCB). The conservation easement is a legally binding agreement that restricts commercial and residential development and protects ecological features but allows for recreation, forestry and many other compatible uses. The primary purposes of this Easement are to conserve productive forestland, wildlife habitats, biological diversity, natural communities, riparian buffers, wetlands, soil productivity, water quality and native flora and fauna, the ecological processes that sustain these natural resource values, as well as to preserve non-motorized, non-commercial recreational opportunities, open space values, and scenic resources. If the town would like to harvest timber, wood products, commercial non-timber forest products, or establish and operate a maple sugaring operation then they must develop a forest management plan that is approved by the easement holders. Any forest management must be done under the supervision of a professional forester. The forest management plan shall be updated every 10 years or at an interval agreed upon by the town, VLT and VHCB.

Management of the Silver Lake Forest will also seek to increase forest carbon stocking in the forest while also increasing the resilience of the forest carbon stored on site². A variety of forest management

² Authorship of this section by Keeton, Hancock 2019

principles and silvicultural approaches can be used to maintain or increase carbon stocks in actively managed forests. Carbon forestry can accommodate active timber management. But to increase stocking, generally this requires somewhat lighter, smaller, and less frequent harvests compared to intensively managed forests. The specific mix of management approaches (ranging, for example, from no-cut zones to more actively managed stands) and silvicultural systems (e.g. uneven-aged, multi-aged, and even-aged) should be developed in consultation with a professional forester and stipulated clearly in forest management plans.

A variety of silvicultural guides³ can help inform choice of silvicultural system where multiple objectives are desired, including carbon, timber, wildlife, and others. Generally, these may incorporate elements of the following principles favoring accumulation of carbon storage over time:

1. Efficient timber harvest scheduling over time and space to ensure that net annual removals are at or below the net annual carbon stocking increment for a property overall;
2. Incorporation of no-harvest or minimal harvests zones, such as riparian buffers and ecologically significant treatment areas;
3. Use of extended rotations, where harvest rotations or entry cycles for individual stands are lengthened;
4. Use of carefully designed intermediate treatments, such as stand improvement thinning, variable density thinning, and crop tree release methods, that enhance stand quality, health, and growth over time;
5. Use of retention practices in regeneration harvests. These practices retain “biological legacies” of all sorts (e.g. live and dead trees, standing and downed material, and soil organic matter) over multiple rotations or entry cycles. A wide variety of retention practices are available for northern hardwood, conifer, and mixed-woods forest types, including modifications of even-aged (e.g. dispersed and aggregated tree retention within harvest units), multi-aged (e.g. irregular shelterwood method), and uneven-aged (e.g. Structural Complexity Enhancement; group or gap-based selection systems with retention). There is no “one-size-fits-all” approach for retention forestry as a means to maintain or enhance carbon stocking. Rather a landowner, working with a professional forester, will want to select the system most appropriate to a given stand, site, and mix of objectives; and
6. Use of monitoring data to track changes in stocking over time and to update timber harvest schedules and management plans accordingly.

Management Planning

This management plan is intended to be a guide in the ongoing management of the forest resources. It is designed for the 20-year period 2025-2035, with re-evaluation and updating on a ten-year cycle. A Schedule of Management Activities (Section VII) is included which specifies silvicultural treatments and other work for the 20-year period. Activities suggested for the immediate ten-year period (2025-2035) are more detailed and specific than the following period. It is intended that upon re-evaluation activities for the subsequent ten years be more clearly defined. It is understood that modifications to the plan activities or schedule may be necessary as landowner objectives change.

³ https://www.fs.fed.us/nrs/pubs/gtr/gtr_nrs132.pdf
https://vt.audubon.org/sites/default/files/silviculture-options_0.pdf
https://www.nnrg.org/wp-content/uploads/2015/03/Franklin_etal_2007_ecoforestry.pdf

This plan is also intended to meet the management planning requirements subject to the grant of development rights and associated conservation easement held by the Vermont Land Trust. As a condition of that easement, approval of this plan by the Land Trust is required prior to the execution of any work prescribed herein.

V. General Land Management Requirements

Forestry

Landowner objectives identify long term forest management that increases the health of the forest and the quality of the timber resource in concert with other objectives, primarily concerning wildlife, recreation, adaptation, and resilience. As is evident on the property, there are a mixture of desirable and undesirable species, well-formed and mis-shaped trees, healthy and diseased trees, young growing stock, and mature timber. Management activities on the property are designed to remove defective and over-mature trees not retained as legacies, as well as a portion of the mature sawtimber, releasing quality stems in the understory while at the same time maintaining an ideal stocking for the production of high quality saw timber. Thinning is recommended in areas which have become over-stocked or are reaching a fully stocked condition in an effort to increase tree growth and vigor, and allow for full crown development. Harvests will also allow for the advancement of established regeneration, though regeneration is generally not a problem on the property. Species to be managed for on the property include sugar maple, white ash, northern red oak, red maple, black cherry, yellow birch, American beech, basswood, bitternut hickory, service berry, hop hornbeam, eastern white pine and eastern hemlock. Trees should be selected based on stem character and crown development, as well as overall health and vigor. Amenities to wildlife such as mast, browse and cover should be considered as well. Both even-aged and uneven-aged silvicultural techniques will be implemented on the property. Other stands will be converted to an uneven-aged structure in the future. Specific recommendations based on the inventory conducted, follow in Section VI.

In an even-aged system the goal is to create large disturbances that result in the establishment of shade intolerant species such as pine, oak, birch or aspen. This system is also appropriate for natural communities that in nature regenerate after larger disturbances from wind or insect defoliation such as spruce-fir. The shelterwood system is an even-aged method for regenerating more shade tolerant species. An overstory is retained in the stand until the desired regeneration has become established. In all even-aged methods the overstory is eventually removed. A delayed shelterwood could retain a component of the overstory.

In an all-aged management system the goal is to mimic an undisturbed natural forest. In an undisturbed site, the trees will grow to biological maturity and die as individual trees or in small groups due to minor wind-throw events. In Vermont, the climax types that regenerate themselves and develop an all-aged system are northern hardwood (beech-birch-maple), hemlock, and red spruce. This natural disturbance paradigm for management coincides with small, frequent disturbances forming canopy gaps that result in diverse mosaic of age classes dominated by late successional species.

The all-aged system has an equal distribution of stand basal area in each of the following age classes: sapling, poles and sawtimber. The sawtimber class is further broken into small, medium and large sawtimber. All-aged management is generally more intense in terms of planning, and number of treatments over time than even-aged management; however, the all-aged silvicultural techniques have less overall impact to the site. The amount harvested at each entry is less than in an even-aged harvesting system. The all-aged system is also more aesthetically pleasing because large diameter trees are always retained to maintain the size distribution. These large diameter trees include final crop trees that will

bring the highest return for timber, as well as trees that will be retained for their wildlife or aesthetic value. These latter trees will not be cut but left to natural senescence.

Water Quality

One of the most critical measures of a healthy forest is the ability to produce clean, clear water. Aquatic habitats in Vermont represent a large contribution to the state's biological diversity, and they are the highest priority for conservation. The protection of rivers and streams, lakes and ponds, seeps, vernal pools and other wetlands is crucial for the maintenance and improvement of Vermont's water quality and aquatic habitat, supporting a host of amphibians, reptiles, invertebrates, plants, fish, and mammals. Careful management of all forestry activities on the property is of high importance as run-off into waterways can lead to increased turbidity and reduced available oxygen content. A lack of shade can also increase water temperatures.

The Silver Lake property is part of the Malletts Bay Lake Segment, with streams connecting to Beaver Meadow Brook, draining into the Lamoille River, which feeds into Lake Champlain. The dominant hydrological features include north-south perennial streams, a beaver wetland complex, plus seasonally flooded seeps, vernal pools, swamps, and wet meadows with wetland characteristics. As previously mentioned, the Silver Lake parcel falls into the Water Supply Source Protection Areas-Surface Water; therefore, maintaining healthy and functioning hydrologic processes is a priority

A Riparian ESTA (*Ecologically Significant Treatment Area*) has been designated along the main north-south perennial drainage originating from the dam at the southern end of Silver Lake. The ESTA encompasses an approximate 50-ft. buffer around the stream channel, and is based on field evidence, as well as available LiDAR data showing where the fluvial erosion hazard area exists. The ESTA has also been designated around the wetlands and beaver pond complex in the southeastern portion of the parcel. While most riparian areas are well suited for some degree of active forest management, others have characteristics making them ecologically inappropriate for timber harvesting and warrant designation as ESTAs. The lands adjacent to streams, rivers, lakes, and ponds are specialized ecological areas that provide numerous functions, including protecting water quality and aquatic habitat, providing terrestrial wildlife travel corridors, supporting significant natural communities and adjacent wetlands, and protecting channel-forming processes and channel stability. Riparian areas are generally managed according to Acceptable Management Practices (AMPs) to protect surface waters from harmful discharges, but these riparian zones on the property deserve special treatment to protect riparian functions. The areas designated as a Riparian ESTA are based on stream channel size and character and proximity to surface waters/wetlands. The significant contributions to habitat and connectivity also support this designation.

The Riparian ESTA on the property will be considered a no-cut zone, with invasive species management practiced as required and feasible, and vegetation management limited to that which supports the implementation of future *Strategic Wood Additions* (p.11), or other stream restoration activities. In addition to the designated ESTA, the lands containing and buffering the beaver ponds and surrounding wetlands are protected in the aforementioned 'Conservation Easement' (p.6), co-held by the Vermont Land Trust and Vermont Housing and Conservation Board, by a *Wetland Protection Zone*, and the two perennial streams and a 50' buffer are protected by a *Riparian Buffer Zone*. The designated ESTA mirrors these protections.

A 100 ft. minimal cut buffer should be placed on all other perennial streams encountered during any future harvest operations, within which stocking levels should be maintained at or above the B-line on the Northern Hardwood stocking guide, with canopy openings extending into the buffer no more than 0.2 acre in size. A similar buffer at 50 ft. should be placed on all ephemeral/intermittent streams potentially encountered during any future harvesting activity. In addition all Acceptable Management Practices (AMP's) will be in place during any logging operation to prevent discharge into water bodies or sources.

Strategic Wood Addition

Mature forests naturally contribute large woody material to streams, where it provides habitat for fish and other aquatic organisms and contributes to natural stream functions. Strategic wood addition is '*strategic*' in that it addresses a stream function or habitat deficiency and is conducted in a stream reach where the added wood is likely to stay and have a lasting, beneficial impact, mimicking (or accelerating) natural processes. The trees that are felled into the stream are carefully selected and positioned to maximize benefits and stability. Strategic wood addition includes a variety of techniques that can be used to securely add large woody material to streams. In most cases, riparian trees are felled directly into the stream using a chainsaw, although trees could be transported to the stream from upland sites. Strategic wood addition includes, but is not limited to, chop-and-drop, which is a technique that can be used on streams where the riparian trees are large relative to the channel. In these small streams, manipulation of the downed trees is not necessary to stabilize them. Strategic wood addition in larger streams is often conducted with the method known as chop-and-grip, which involves the use of a grip hoist to position downed trees in secure locations so that they will be less likely to move during high flow events.

Large wood in the active channel directs the flow of water and material and creates pools and cover that trout and other fish species use for feeding and for refuge from predators and high flows. Large wood increases stream stability, channel roughness, and floodplain access. Wood structures also help reduce nutrients downstream through sediment storage and nutrient processing. In this age of increasing flood frequency and severity, restoring large wood loading to upland streams can benefit not only the aquatic organisms in the stream but also humans living downstream. Large wood can improve floodplain connection in upstream, undeveloped areas, thereby potentially reducing flood impacts downstream through flood flow storage and sediment retention. It can also help to reduce nutrient loading downstream.⁴

The Georgia Conservation Commission, in partnership with The Franklin County Natural Resource Conservation District and the Vermont Land Trust, is developing a SWA project which will target a section of stream on the Silver Lake Woods parcel which drains from a culvert in the VEC right-of-way to the confluence of the beaver pond outflow. This incised stream (approximately 433' in length) runs through one of the softwood plantations which encompass Stand 2 and is a perfect candidate for this work—exhibiting bank erosion and undercutting in a manner which disconnects the waterway from the adjacent floodplain. Work is currently underway to further define next steps and incorporation with the silvicultural prescription for Stand 2 included herein.

⁴ Vermont Strategic Wood Addition Handbook, Jud Kratzer, Vermont Fish and Wildlife, June 2020

Wildlife Habitat

With some exceptions, wildlife can benefit from careful manipulation of the land. Forest management activities will create openings in the forest canopy, create slash for cover, and stimulate re-growth for wildlife browse and fruit and seed production. In general, the more diverse the flora (vegetation) in an area is in species and richness, the healthier and more diverse in fauna (wildlife) it will be.

The most significant features of the property are the important wetland habitat associated with Silver Lake, the southern beaver pond(s), and adjacent wetlands. Beavers create critical habitat for a diversity of wildlife, including muskrats, otters, raccoons, and moose. Waterfowl in particular are quite dependent on Beaver ponds. Mallards, wood ducks, and black ducks thrive in areas of Beaver impoundments. Beaver ponds also provide critical habitat to red-winged blackbirds, Great Blue Herons, and a variety of amphibian and reptile species. Beaver ponds and wetlands provide important wildlife habitat. In addition to creating important habitat, beavers activities such as rooting, feeding, and digging help to circulate nutrients within the flowage, and the dams they build help to reduce flooding and erosion. Typically, a beaver colony will utilize an area until their food runs out, at which time they will move up or downstream to where food is available. After a time, the abandoned dam will break releasing the impounded water allowing a sedge meadow to emerge. Eventually this sedge meadow will become re-established with woody plants and the beaver will return. This natural cycle is important to the health of the beaver and all the animals that are associated with beaver ponds. Artificially impounding a beaver pond will not allow the cycle to run its course and the health of the ecosystem will be diminished. The pond will eventually start to fill in and become stagnant. Many of the wildlife species that utilized the beaver impoundment would no longer find the pond as beneficial. One heron nest was noted in this pond during the present inventory.

The property has a number of other habitat characteristics that are beneficial to several wildlife species. There are abundant hard and soft mast species found on the property including northern red oak, beech, hop hornbeam, serviceberry, yellow birch, thorn apple, and black cherry. Also noted during the inventory were scattered apple trees found around the softwood plantation and open areas around the historic farmstead. These trees are potentially used by many game species, including white-tailed deer, fox, fisher, porcupine, ruffed grouse, snowshoe hare, cottontail rabbit and grey squirrel. Apple trees also provide good habitat for woodcock and many song birds including blue birds, fly catchers, robins and orioles. Ensuring that a tree gets direct sunlight is the most effective way to enhance its productivity. In order to maintain the health of these trees periodic re-evaluation and thinning from overhead competition should be carried out. Pruning of all dead and diseased branches should also be a priority. The best time of year to prune fruit trees is in March or April, after the damage of severe cold has passed, but before the tree blooms.

Another important feature of the property are the large diameter remnant sugar maple, as well as larger diameter pine and hemlock, found in Stand 1 and portions of the designated reserve areas that have the potential to develop into den or cavity trees, if they are not already. Where appropriate, these trees should be retained as “*Legacy Trees*”. Legacy trees are trees that are intentionally retained in the forest until they reach the end of their biological life span. In addition to providing dens or cavities, they also provide an important food source for woodpeckers that feed on the insects inhabiting them. Large branches or entire trees of this diameter that have fallen to the forest floor provide important down woody debris for use by small mammals and several amphibian species. Fisher is one species that prefers fallen hollow logs for

denning and rearing young. **Targets for Snag and Course Woody Material Retention:** *Snags and cavity trees:* Retain and recruit a minimum of four secure snags or cavity trees per acre. These should include a diversity of diameters and sizes ranging from 5 to 6 inches to over 24 inches. Ideally, on each acre one snag over 24 inches should be retained or developed. *Downed woody material:* An ideal target would be to leave three to five stems at least 18 inches in diameter and 10 stems at least 14 inches in diameter per acre. All should be at least 16 feet long.

Much of the parcel is also part of a large state mapped deer yard which extends west to the Bovat Road requiring special considerations. These include leaving a dense crown closure, protecting travel lanes (ideally they should be 200 ft. wide, comprised of dense softwoods cover, and located near streams), maximizing and perpetuating the area of shelter, and providing preferred, accessible, browse. The area should be kept as diversified as possible, achieved by releasing regeneration and overtopped understory, thinning poles and small saw timber, and harvesting large sawtimber to stimulate regeneration. When these distinctly even-age practices are applied to many small, homogeneous patches by area regulation, uneven-aged structure results (*Management Guide for Deer Wintering Areas in Vermont* 1990. Vermont Department of Forests, Parks and Recreation and Department of Fish and Wildlife). It's important to note that deer also act as biological stressors on the landscape given the impact of herbivory (browse) on hardwood regeneration, especially maple, ash, and oak seedlings. While management in portions of the parcel (specifically within the mapped reserve areas) will focus on providing continuity of cover—ensuring an east-west travel corridor across the parcel, as well as maintaining interior bedding habitat—management in other areas will be directed at discouraging deer. The activities including using slash/tops from future logging activities to preclude access by deer and protect hardwood regeneration. Physical barriers such as tree tubes may also be employed to protect future enrichment plantings (p. 26-27). Hunting is also allowed and encouraged on the Silver Lake parcel as a mechanism for population and impact control.

A number of seeps are also found on the parcel. A seep is a common but small community occurring on slopes or at the base of slopes, in coves or on benches. Groundwater discharge is evident at the margin of the seep. Hardpan or bedrock is a common impediment to downflow of water causing the groundwater to flow horizontally and discharge at the surface. Seeps are often the headwaters of perennial streams and have often been used as sites for spring boxes that supply water to homesteads. Groundwater temperature in this region is usually within a few degrees of 47 degrees Fahrenheit. The flow of these warmer waters to the surface results in earlier spring growth and a winter water source. These sites are important for many species of wildlife. Characteristic amphibians include Spring Salamander, Northern Dusky Salamander, and Two-lined Salamander. The rare petalwing dragonfly is associated with seeps, and seeps are very important sites for Black Bear to feed in the early spring. Wild Turkey also frequent these through the winter to graze on forbs that may persist near the warmer water.

Portions of the Silver Lake parcel, specifically those areas around the old farmstead, offer opportunity for management specifically focused on **Woodcock** and **Ruffed Grouse**. Ruffed grouse are associated with early successional hardwoods such as aspen and paper birch. The best grouse habitat includes three distinct age classes of forest (0-10, 10-25, 25+ yrs) within a 10-15 acre area. Grouse habitat is further improved by interspersed grassy areas, apple trees, and patches of softwood. Grouse feed on a variety of plants and insects. Grasses are the preferred plant in the spring and summer, and in the fall and winter,

they eat twigs and catkins of many trees and shrub species including aspens, birches, cherries, apples, hop hornbeam, oaks, hawthorns, dogwoods, and viburnums.

Grouse requirements include breeding, nesting, brooding and roosting habitat. Breeding cover consists of 15-25 year old hardwoods with a few scattered logs used for drumming sites. Drumming sites must have overhead cover to protect the bird from avian predators. Horizontal cover in the form of logging debris is important to protect the bird from fox and other ground predators. Brooding cover is typically in bushy areas or regenerating stands. The abundant herbaceous component generally found in these brushy sites provides the high energy demands of the brood. Roosting habitat is mostly in the mature forest component. Both hardwood and softwood are used for roosting. There is less predator attack in hardwoods, but there is better winter cold protection in the softwood stands. There are no specific requirements for nesting.

Woodcock may use the same habitat as grouse (especially those areas associated with grouse brooding habitat), with feeding, nesting, and brood rearing of Woodcock all take place in generally the same cover (the differentiation being that Woodcock also need open areas for their courtship ritual, which includes a unique flight display). The best location for a woodcock management unit would be in an area where the soils are more poorly drained, these areas being best suited to their feeding behavior which involves using an articulated beak to poke long, thin breaks into the soil, feeding primarily on worms as well as small invertebrates such as beetles, ants, spiders, and crickets. A traditional management technique for Woodcock habitat is creating successive strip or patch cuts in alder dominated areas on a 5-10 year rotation to maintain this early successional habitat type.

The maintenance of the *open land and edge habitat* on the property—centered around the former farmstead, as well as the power line corridor—is also important, and should be taken into account in terms of management. An edge is defined as an area of horizontal or vertical variability. The distinct differences in horizontal diversity between field and forest, along with the transition zone, provides a greater number of habitat niches for a greater diversity of wildlife species. Some wildlife species that may be found in this forest type include white tailed deer, fox, raccoon, skunk, long tailed weasel, and ermine. Birds include several raptor species, including hawks, screech owl, great horned owl, as well as ruffed grouse, wild turkey, woodpeckers, several species of wren, flycatcher, waxwing, thrush, vireo, warblers, goldfinch, sparrow, and tanager. Management should retain patches of softwood cover along these edges, and soften or feather these edges to decrease negative effects caused by predation and nest parasitism. Additional blue bird boxes could be placed around the margins of the meadows in an effort to provide additional nesting cavities. Boxes should be cleaned each spring prior to the arrival of the next years birds.

Vernal Pools

Vernal Pools (generally less than one acre) are small temporary bodies of water that occur in natural basins within upland forests and are underlain by a relatively impermeable layer such as bedrock. Run-off from spring rains and melting snow fill these depressions with water that persists until summer. The seasonal pattern of flooding and drying makes them a critical habitat for invertebrates and amphibians that define this natural community. Vernal pools typically have no permanent inlet or outlet streams and have very small watersheds. These temporary pools generally last only a few months (at least 2½ months) and then disappear by the end of summer, although some pools may persist even longer in wet years.

During their dry period, vernal pool depressions may be recognized by sparse vegetation, by stained leaves marked by seasonal high water, and by soils that have more wetland characteristics than do the surrounding upland soils. The periodic drying means that there are no fish in vernal pools, but there is a unique assemblage of species that typically includes specialized insects (caddis flies), mollusks (fingernail clams), and other invertebrates (fairy shrimp), being probably the best known amphibian breeding habitat. Amphibians known to use vernal pools for breeding in Vermont include wood frog, spring peeper, spotted salamander, Jefferson's salamander, blue-spotted salamander, and red spotted newt. Vernal pools typically lack trees but are shaded by trees growing in the surrounding upland forest, keeping the pool cool and minimizing evaporation. The vegetation that grows in vernal pools is highly variable in composition. Vernal pools and the animal species that depend on them are threatened by activities that alter the hydrology and substrate of the pools, as well as any significant alteration of the surrounding forest.

The UVM Field Naturalist report for the Silver Lake parcel completed in May 2023 identified two small Vernal Pools with juvenile and adult eastern newts in one pool, and wood frogs and spotted salamander eggs present in both. A November 2024 investigation of the sites found evidence of fingernail clams present in the duff and leaf litter of the mapped pools. Future active management within certain distances of these pools (the *Vernal Pool ESTA* and *Vernal Pool Life Zone*) will be restricted, the language of which is given here and will direct future work in these areas:

1. Vernal pools themselves and their immediate edges will be left undisturbed.
2. That area within 100-ft. of the Vernal Pools will be designated as a *Vernal Pool ESTA*. Within this ESTA harvesting of single, exceptional quality trees is allowed provided the residual stocking level equals or exceeds the A-line as determined by applying the protocol set forth in the current USDA Forest Service Silvicultural Guidelines for the Northeast. Specific actions directed at enhancing habitat structure, specifically the recruitment of large coarse woody debris may be conducted. No new woods road construction will take place within the 100 ft. buffer area. Those actions specifically directed at Invasive Species control (if needed) as also permitted.
3. Adjacent to the 100-ft. buffer described above, an additional 500-ft. is established to the perimeter, described as the *Vernal Pool Life Zone*, to be managed as part of the greater Stand as described.. Within this secondary buffer timber harvesting is permitted, but amphibian needs will be addressed through silvicultural prescriptions which advance the goal of developing and maintaining a forest structure and downed CWD similar to mature conditions by using silvicultural techniques to replicate disturbances that create the small gaps typical of this forest community.

In addition, whole tree harvesting is prohibited within both the *Significant Wildlife Habitat ESTA* and *Vernal Pool Life Zone*.

Rare, Threatened or Endangered Species

A rare species is one that has only a few populations in the state and that faces threats to its continued existence in Vermont. Rare species face threats from development of their habitat, harassment, collection, and suppression of natural processes, such as fire. The Vermont Fish and Wildlife Department uses a

ranking scheme that describes the rarity of species in Vermont. The range is from S1 (very rare) to S5 (common and widespread). Species are assigned a rank based on the number of known occurrences, the population size, and the degree to which the populations are threatened. For example, creeping juniper and lake sturgeon are S1 species, whereas sugar maple and raccoons are S5 species. Using this system, biologists and other experts assign an S1 rank to a species when it may occur in five or fewer populations in the state and/or when the species is threatened with extinction. Rare species with six to 20 populations are given an S2 rank; threats are also considered. Species with 21 to 100 populations are assigned a S3 rank and are generally considered to be uncommon or a watch-list species. The Vermont Non-game and Natural Heritage program (NNHP) part of the VT Fish and Wildlife Departments Wildlife division, maintains an inventory of Rare, Threatened and Endangered (RTE) species in Vermont. No occurrence of RTE species or natural community has been noted on the Georgia Town Forest property.

Neo-Tropical Songbird Habitat

Songbird habitat is discussed separately from the general wildlife habitat in an attempt to highlight its special nature. Some neo-tropical songbirds are currently in decline for a variety of reasons, some due to habitat loss in the breeding territory and some due to habitat loss in wintering grounds. Northern Vermont is breeding habitat for these songbirds. Providing optimum breeding habitat will go a long way in allowing long term success for these species. The following songbirds are the species considered “responsibility birds” by Audubon Vermont (The Birder’s Dozen): American woodcock, yellow-bellied sapsucker, eastern wood-pewee, blue-headed vireo (stable), veery, wood thrush, chestnut-sided warbler, black-throated blue warbler (stable), black-throated green warbler, Canada warbler, white throated sparrow, and scarlet tanager (stable).

The May 2023 assessment⁵ of the Silver Lake Parcel noted that on-the-ground bird observations and eBird records collected since spring of 2020 have revealed a diverse array of migratory and breeding birds in SLW. Although this wildlife assessment was conducted out of season for conclusive evidence of current bird breeding, regular observation of common merganser and wood duck pairs at the beaver pond and on Silver Lake suggest the potential for limited waterfowl nesting on-site. A male swamp sparrow was also observed singing in the tall grass marsh west of the beaver dam, potentially indicating breeding habitat for this bird - a species of high conservation priority in northern forests.

Over one hundred and twenty other bird species have been reported in on the Silver Lake parcel. Two species documented on site, the blackpoll warbler and the common grackle, are near-threatened species. Blackpoll warbler are most likely using Silver Lake woods as a migratory stop, as they prefer boreal forest habitats. Further observations of common grackles are needed to determine if they are foraging, migrating, or breeding on site. Evening grosbeak, a vulnerable species, was also observed. Their populations are declining dramatically, especially in the eastern United States. Though they have been reported to nest in deciduous woodlands, it is quite uncommon as they prefer to breed in mature or second-growth coniferous forests.

Eleven of the twelve Audubon of Vermont designated ‘Birder’s Dozen’ have also been reported on the parcel. These include chestnut-sided warbler, white-throated sparrow, yellow-bellied sapsucker, Eastern

⁵ Silver Lake Woods Assessment prepared for the Georgia Conservation Commission by the UVM Field Naturalist Program in May 2023.

wood-pewee, blue-headed vireo, veery, wood thrush, black-throated warbler, black-throated green warbler, scarlet tanager, and Canada warbler. In total, 27 of the 40 Audubon Responsibility Birds of the Northern Forest have been documented at Silver Lake Woods – species of high conservation priority in New England.

The following management practices may be implemented to maintain and improve habitat for these at risk songbirds. It is important to understand that not all practices can be implemented on every property. Specific management practices will be highlighted in each stand description where applicable.

- 1) Create and enhance vertical structure; one way to accomplish this is to manage using single tree and small group selection silviculture, and to create small gap openings in the forest canopy.
- 2) Limit management activities to late summer, fall or winter, to minimize impact on nesting birds.
- 3) Keep forest buffers along streams.
- 4) Retain a percentage of fruit bearing overstory trees when harvesting, including beech, oak and black cherry, as well as mid layer trees such as serviceberry and apple where present.
- 5) Retain deadwood including standing snags and downed trees. Dead or dying trees will provide roosting, perching, foraging and nesting sites for roughly 40 bird species.
- 6) Soften edges between habitats. Negative edge effects caused by predation and nest parasitism can be minimized by feathering the edge, or developing irregular shaped edges.
- 7) Maximize forest interior. Forest blocks greater than 50 acres will increase the diversity of birds your woodlot can support. Forest interior is defined as habitat that occurs in unbroken forest at least 200-300 feet from the habitat edge. This is important for species such as scarlet tanager, black-throated green and black-throated blue warbler, and eastern wood-pewee.
- 8) Conversely, retain early-successional forest habitat. Early-successional habitat may be accomplished through patch cutting or managing abandoned agricultural land. Patch cuts may be created for early successional bird species such as chestnut-sided warbler, veery, and woodcock. The woodcock needs specialized habitat and where applicable will be discussed in detail in the stand descriptions.

Aesthetics and Cultural Resources

Aesthetics is a factor that should be taken into account while completing any type of project on the property, whether it is forestry, wildlife or recreation-related. Aesthetically important areas should be maintained and enhanced. Unique natural features such as unusually large and unique trees and shrubs should be preserved in their natural state. Individual large trees may be identified as “Legacy Trees” that will remain in the stand throughout all harvesting operations. These trees should be retained for aesthetics, as seed trees, and as future den and cavity trees for wildlife use.

Cultural resources documented on the property during include a number old stone walls, both interior and along boundary lines. These should be protected during any future harvesting operations on the parcel. Evidence of the former homestead(s) on the parcel are also present, including cellar holes and barn foundations. Clearing some of the vegetation close to the foundations and removing non-native shrubs

would highlight the old homestead and provide an opportunity to enrich the educational potential of the site. However, that may encourage greater human interaction and climbing on the foundation. The Commission may consider installing signage to inform the public of this aspect.

Recreation and Forest Roads

There are approximately 1.8 miles of trails located on the Silver Lake parcel. These include historic farm/forest roads (the *Purmont* and *Blake* trails), as well as narrow footpaths (the *Kipling* and *Wilcox* trails) which offer great viewpoints of natural features, such as the numerous streams and talus woodlands, and cover most of the property. They offer excellent recreational opportunities for local visitors, from hiking to trail running to birding. The condition of the trails varies, with portions requiring some form of maintenance or improvement for the long-term sustainability of natural and recreational resources.

Trails along the eastern side of the property traveling through the softwood plantations and up into the higher elevation areas require the most amount of work. The issues associated with the trails are due to them being old farm/forest roads, which were usually built perpendicular to slope contours or in a straight direction uphill. Soil erosion from water flowing on the trails is likely the biggest impact and will continue to degrade and channelize the trail if not addressed. Soil erosion in this area could potentially put the nearby stream at risk of increased sedimentation. These areas of trail lack an ample amount of water bars, broad based dips, or drainage turn outs which can decrease the volume and velocity of water flow on trails by sending water off to the side into a vegetated area for absorption.

Two proposed trail extensions are currently planned for the parcel. The first extension in the northwestern part of the property (extending the ‘Wilcox’ trail north to the parcel boundary) would upgrade an old woods road to add approximately $\frac{1}{3}$ miles to the current network of trails. The area poses some challenges due to slope and condition, requiring vegetative management, smoothing, and installation of drainage structures. This work could also include a small foot-trail extension to the east of the current road leading up to the rocky-hemlock summit closer to Silver Lake.

The second, smaller, trail extension would create a footpath from the lower part of the Blake Trail to the beaver pond complex, offering a unique educational opportunity for visitors to learn about ecosystem engineers as well as provides an excellent bird-watching area. Access into this area could come through a portion of the Softwood Plantation. The soils of this area are somewhat wet and soft underfoot, and trail creation would require a thoughtful design to minimize soil impacts and sedimentation into the nearby stream.

These trails all provide potential opportunity for activities such as walking, wildlife viewing, snow shoeing, and cross-country skiing, in addition to aiding in any future harvest or forest management operations. Woods roads may be kept clear by hand or cleared and stumped using a dozer or excavator. Trail improvements may be made at any time, and future harvest operations should require upgrades. All future treatments on the property should seek to maintain points of interest along these trails, such as specimen trees and cultural resources.

Forest Health

While a number of forest pathogens/pests were noted on the property, there were no overtly significant forest health issues noted at the time of the inventory. Most pests are associated with over-mature trees and the defect inherent in old timber. As harvesting activities periodically remove defective trees, the opportunity for disease infection and insect attack on residual timber is decreased. Future management for insect and disease control will focus on the timely removal of mature and over-mature trees not retained as legacies to maintain the population of insect and disease organisms to a tolerable level. No forest health issues were noted at levels of concern during the present inventory, however seven of the specific diseases/pests noted on the property at present include:

Sugar maple borer

This insect infects pole-sized sugar maple trees that are stressed from overcrowding or suppression in the understory. Damage is caused by the larvae of the insect that feeds under the bark, creating a ridged wound across the main stem. While rarely killing the trees, this severely damages timber quality and overall value of the tree. The best defense against the pest is to remove infected trees during associated work, and maintaining stocking levels that allow for optimum growth and increased vigor. With sound forest management the likelihood of an infestation of this pest is unlikely.

Eutyepella canker

This canker is associated with a fungus that attacks pole and sawtimber sized maples. All maples are affected, though sugar maple is the most common host. Once infected, the pathogen remains in the tree for many years, developing a large concentric, calloused canker and severely deforms the tree, often giving the affected portion of the stem a humped or cobra head looking form. The canker not only reduces timber quality, but creates a weak point often leading to stem breakage. The most effective control of this pathogen is removing infected trees from the stand to remove the source of inoculum and limiting spread of the disease. As with most pathogens, the best defense is also to practice sound management that maintains a vigorous stand.

Beech bark disease

This disease is an insect/fungal association. The beech is first infected by a very small scale insect that exudes a white waxy substance that covers the insect and is readily visible to the naked eye on the tree. Usually in a few years the fungal associate of this disease complex enters the tree through the feeding wounds the insect has created. This fungus produces small red fruiting bodies that mature in the fall and become readily visible on affected trees. Over time a pocked mark appearance develops on the stem where callus tissue is produced to wall off the points of infection as the fungus spreads. Mortality in the tree usually takes several years as the fungus spreads and eventually disrupts the vascular system of the tree, as well as making it susceptible to attack from other diseases or forest pests. Some research indicates that extreme cold will kill the scale insect, which may explain why disease-free beech can be found in colder pockets. No control measure for this disease is known at this time. Diseased beech may be removed from the stand during associated treatments. Clean, healthy beech should be retained to the greatest extent possible.

Beech Leaf Disease

This is a pest of future concern on the Silver Lake Woods parcel, not yet documented on the property or in the surrounding landscape, but which has been recently confirmed in southeastern Vermont. Beech leaf disease (BLD) was first discovered in North America in 2012 in Ohio. It has since been detected in Pennsylvania, New York, Connecticut, Massachusetts, and Rhode Island. BLD affects both American and European beech trees, and causes leaf deformation, dieback, and potential mortality of infested hosts. All ages and size of beech are affected, although the rate of decline can vary based on tree size. In larger trees, disease progression is slower, beginning in the lower branches of the tree and moving upward. In smaller trees, disease progression can be rapid which leads to high mortality of saplings and understory beech. The causal agent of BLD is an introduced nematode from Japan, *Litylenchus crenatae mccannii*. Symptoms include a dark striping pattern which appears on the leaves, parallel to the leaf veins. The darkened area is slightly raised and is thicker than the rest of the leaf tissue, most apparent when viewing from below. As the disease progresses, dieback starts on lower branches and processes upwards. Coupled with Beech Bark Disease, BLD poses a significant threat to the continued maintenance of the species as part of Vermont's forests, the loss of which would significantly degrade biodiversity and wildlife habitat. Current treatment options are new and considered experimental.

Pine Weevil

This a common pest in old field situations which have regenerated in pine. The adult weevil lay its eggs in the top leader of an overstory white pine, usually during the younger stages of the trees development. When the larvae emerge they feed on the leader and kill it. The branches in the next whorl then compete for dominance, which leaves the tree with multiple stems or a very crooked stem. Where appropriate, these trees may be retained as legacies to enhance stand structure and provide habitat features.

Red Rot

Also known as red ring decay this disease attacks the heartwood of living conifers, usually targeting older trees. Infection by the fungal pathogen *Phellinus pini* occurs primarily through dead branch stubs, though sometimes open wounds provide a point of entry. Decay appears as discoloration of the heartwood (typically a reddish color), severely degrading the lignin (essentially what holds the cells together). Advanced decay appears as elongated white pockets parallel to the grain separated by apparently sound wood, eventually merging into a mass of white fibers. Sometimes bell or hoof-shaped conks appear on the main stem. No effective control strategy is known for infected individuals. Trees exhibiting symptoms should be harvested to prevent further reduction in value. This disease typically appears in multiple trees in one area, so group selection is recommended.

Butternut Canker

Butternut canker is a highly virulent disease that is putting the species at risk of extinction in Vermont. There were several butternut found throughout the eastern portion of the property during the present inventory that appear to be in excellent health. One recommendation to the landowner is to consider opening areas around healthy butternut on the property to allow for greater crown expansion and the establishment of butternut seedlings, as they need direct sunlight to germinate and become established. The maturing forests of Vermont, along the prevalence of butternut canker, are limiting the future of this species in our region. Making larger openings around butternut on the property will give them a greater chance of survival.

Emerald Ash Borer

Emerald ash borer has been confirmed in all but Essex County in Vermont, and it's likely that additional confirmations will be made in the Fairfax/Georgia area in the coming years. Emerald ash borer was first discovered in the Detroit, Michigan area in 2002, though it is believed to have arrived in the 1990's. EAB is now known to be established in 32 states and three Canadian provinces. The beetle is about one half an inch and metallic green. Its larvae tunnel through the wood just under the bark of ash trees; killing the tree by cutting off the flow of nutrients. Healthy ash trees can die within 1-4 years of showing their first sign or symptom. All species of ash trees are susceptible.

As part of the ongoing response to the recent discovery of the Emerald Ash Borer (EAB) within the state, Vermont has joined the United States Department of Agriculture (USDA)'s 31-state quarantine boundary. The quarantine will help reduce the movement of infested ash wood to un-infested regions outside of Vermont's borders.

Management should account for the potential impact of this pest, both economically and ecologically. General recommendations for management are found in the individual Stand Recommendations herein, as well as in the *Use Value Appraisal Standards for Forest Management Related to Emerald Ash Borer Infestations*, found in the appendix to this plan. Specific recommendations by stand are found in Section VI of this plan. Additional information on EAB can be found at <https://vtinvasives.org/land/emerald-ash-borer-vermont>, as well as in the appendix of this plan.

Invasive Species

Perhaps the greatest potential threat to forest health on the Silver Lake property comes from the presence of invasive species noted on the parcel, primarily buckthorn, multiflora rose, Japanese barberry, wild parsnip, goutweed, honeysuckle, and phragmites, as well as Japanese knotweed (which have been noted in the area adjacent to Silver Lake Woods). These are highly invasive species that can take over portions of the understory from native plants (greatly limiting long term development of the stand) and thrive in open sunlight common to stand openings and edges.

The Georgia Conservation Commission, in collaboration with the Vermont Land Trust, has developed an Invasive Species Control Plan for the Silver Lake Woods parcel, found in appendix VI. Past control efforts have involved contracting with professional pesticide applicator to treat buckthorn, primarily in the areas between the Blake Trail and beaver dam, in the vicinity of the old farm foundations, and in the old orchard area just north of the foundations and east of the Purmont Trail. Planned efforts working with a certified applicator include addressing phragmites in the area of the beaver dam. Volunteer efforts directed at invasives control in 2024 have included:

- Hand-cutting of a small phragmites patch just north of the power line along the Silver Lake outflow. This will be repeated in subsequent summers until the patch does not re-grow.
- Hand pulling of buckthorn on the west side of the Purmont Trail, north of the power line
- Hand pulling of buckthorn along the Class 4 road
- Hand pulling of buckthorn in the softwood plantations between the Blake Trail and beaver pond
- Cutting of wild parsnip and multi-flora rose at the parking lot.

The Conservation Commission has also installed signage at the Silver Lake Woods parcel to inform forest users about invasives, and the control efforts being undertaken.

Monitoring is most important in open areas and along wooded edges/roads. Invasive species control addresses key strategies for adaptation and resilience, specifically by reducing the incidence of biological stressors.

Climate Change Adaptation

While climate change is expected to have a number of wide-ranging impacts on the forests of Vermont, specific impacts identified that are of particular concern to the property include: Extreme and variable precipitation, shorter winters, changes in tree species ranges, and increased risk of natural disturbance. These impacts will create challenges to meeting landowner objectives.

In response to the threat of climate change forest management on the Silver Lake property will adhere to the following Adaptation Strategies and Approaches:

1. Sustain Fundamental Ecological functions
2. Reduce the impact of existing biological stressors
3. Protect forests from severe fire and wind disturbance
4. Maintain or create Refugia
5. Maintain and enhance species diversity and structural diversity
6. Increase ecosystem redundancy across the landscape
7. Promote landscape connectivity
8. Enhance genetic diversity
9. Facilitate community adjustments through species transitions
10. Plan for and respond to disturbance

A full list of Strategies and Actions is included as an appendix to this Management Plan (*Adaptation Strategies and Approaches (Butler et al. 2014)*). Many of these are addressed in this plan with targeted strategies address in the individual stand descriptions and treatment prescriptions.

Logging Practices

Management objectives identify the maintenance of healthy wildlife habitat, enhanced recreational opportunity, and aesthetics as complimentary uses with the objectives conservation, resiliency and adaptation, and timber management. In order that these objectives are met, the use of experienced and capable logging contractors is essential. A clear understanding of stand treatment, and the selection and marking of trees for removal is required. Care should be exercised to minimize residual stand damage, maintain pleasing aesthetics, and work in accordance with Vermont water resource protection and general forestry regulations. The most important components of forest management and timber extraction include the sustainable management of the timber resource. This is best accomplished by working with a forester with knowledge of the land and a clear understanding of both the owner’s wishes and the proper silvicultural techniques to meet those goals. The marking of the trees to be removed is a critical component. Even the best loggers have an inherent conflict in deciding which trees to cut. For the logger economics is a priority. In the same vein, it is important to make sure that the forester is working with the landowner’s best interest. The marking and administration of the job should not be related to volume or value of the timber that is cut. The second most important component of a logging operation is the

amount of residual damage to the stand. Careful road layout, the right equipment for the job, and the ability of a skilled logger to economically perform the job in a careful manner will result in less damage and higher future value of the timber. The third critical component is the condition of the roads and landing during and at the end of the job. Water quality standards should be strictly kept, and the erosion controls properly placed to last until at least the next cutting cycle.

Boundary Maintenance

Boundary line review and painting should be carried out on a periodic basis. Usually seven to ten years between paintings will suffice. Painting the boundary lines helps to insure that no violation of timber rights will occur from adjoining lands. Well-maintained boundary lines also reduce the necessity for future re-survey of specific boundary lines, or the entire property. Boundary line condition on the Georgia Town Forest property is fair, with lines noted during the present inventory delineated by stone walls or old barbed wire fencing. Posted signs were also noted along most lines.

To prevent future confusion over line location, it is recommended that the northern line be painted with good quality boundary paint on a ten-year cycle, with the next round of work due in 2025. In addition, all corners should be located and painted at that time. To prevent confusion over boundary line location it is recommended that the landowner complete a boundary line review every three or four years. During the review, note areas that require additional painting to ensure the integrity of the boundary lines.

VI. Stand Analysis

For management purposes, forestland is divided into stands, which are defined as areas of relative similarity (such as age, species, topography, etc.), and can be treated uniformly. Stands are identified on the Forest Stand Map located at the end of this report. The Stand Analysis for each unit is included in this section and contains a description, acreage, management objectives and recommendations. Stand analysis data, collected in the field cruise, is included to quantify the unit characteristics and monitor changes associated with future growth. The estimated sawtimber volume and cordwood volume is indicated. A total of 26 inventory plots were taken on the property, with a relative density of about one plot for every five forested acres.

It should be noted that stocking levels referring to the A, B, or C-line are given for every stand as a point of reference. These stocking levels are based on guides developed for even-aged stands and used for even-aged management. Recommended residual (post-treatment) basal areas and size distribution curves are used as a guideline for all-age forest management. The residual basal area for all-aged hardwood stands is recommended to be 65-75 ft²/acre; for stands with 25-65% softwood the residual basal area is recommended to be 80-120 ft²/acre. Management recommendations in this plan will utilize both even-aged and all-aged silviculture methods.

Stands are separated in part due to past logging history, but also due to soils, and the Natural Community Type that is prevalent in that stand. Natural Communities are distinguished from Stands as the stand type may be the result of human influence. Natural communities are a result of soils, weather, moisture, and glacial action and characterized as the interacting assemblage of organisms, their physical environment, and the natural processes that affect them. Stands are a result of past cutting history, age and species composition. Natural community types will be listed for each Stand where they can be determined, and are our best attempt at defining how different forest types exist naturally. Many natural resource managers are attempting to manage lands according to the natural community type and the natural disturbance regimes that affect them. Natural Community identification and descriptions are based on the book Wetland, Woodland, Wildland, A Guide to the Natural Communities of Vermont, by Elizabeth Thompson and Eric Sorenson.

Soils are one of the most important characteristics of forest ecology as the soils determine species, composition, growth rate and management strategies. There are 4 site productivity classes (rated by number I to IV, ranging from high to non-productive), which indicate the growth in volume per acre per year.

Map Area: 1	Acreage: 83.2
Stand One: Pine-Hemlock-Hardwood	Data Points: 16

Stand Type: Pine-Hemlock-Hardwood (northern red oak 22%, eastern white pine 19%, red maple 16%, sugar maple 15%, white ash 11%, eastern hemlock 6%, American beech 4%). Also present in the stand is paper birch, yellow birch, black cherry, red pine, big tooth aspen, quaking aspen, hop hornbeam, butternut, bitternut hickory, American elm, serviceberry and striped maple.

Description: This stand is the largest on the parcel, encompassing the central and western portions of the property. Structure and species dominance varies within the stand based on management history, as well as soils and topography, but given the general uniformity of condition and future management strategy the area will be managed as one unit going forward. The overstory of the stand is comprised of medium to large sawtimber sized white pine and hemlock at variable density (with hemlock predominant along steeper ridges characterized by shallow soils and outcrops) with red maple and red oak the primary canopy associates throughout. White ash and sugar maple become significant canopy associates at the northern end of the stand. Stem quality on the pine component varies, with many stems exhibiting past damage by the pine weevil, evidence of red rot, and/or excessive lower branching resulting from an open-growth condition. The co-dominant canopy class is comprised of small sawtimber sized red oak, sugar maple, yellow birch and red maple, with small to medium sawtimber quaking aspen noted in some areas. The intermediate canopy features well-formed poles of red oak and sugar maple with black cherry and yellow birch. Beech is also found though the intermediate canopy in northwestern portions of the stand. Terrain is variable, with a series of north south ridges bisecting the stand and dividing portions of the Reserve Forest area.

Regeneration: Generally good, with saplings of white ash, sugar maple and beech found in most of the understory. Seedlings of oak and sugar maple are also abundant in some areas, with bitternut hickory and hop hornbeam also notes.

Natural Community Classification: *Mesic Red Oak-Northern Hardwood*: These forests are typical of the north woods, and differ from the southern oak forests as they lack white oak and hickories. They usually occur in warm, dry microclimates such as south facing slopes and well-drained soils. Natural disturbance and regeneration of oak include single tree fall, and the downward movement of oak seed. Fire may play a role in the continuing presence of the red oak component. A large diameter red oak may have a crown diameter of 70 feet. A single tree fall of a tree this size will produce a large gap in the canopy. This community needs more study to determine successional trends, and the longevity of the red oak. There are no examples of undisturbed stands of this community. This forest may succeed to a *Hemlock-N. Hardwood* type.

Some portions of the stand may also be classified as a *Mesic Maple-Ash-Hickory-Oak* Forest: These forests are a mix between the Rich Northern Hardwood forests common in Vermont and the Central hardwood Forest of the Appalachians to the south. The climate of Lake Champlain allows these more southern species to exist in Northern Vermont in areas close to the Lake. This natural community is poorly understood and more research is needed. Though not rare, it is uncommon due to the limited range as restricted by climate. This is a related community to the *Clayplain* forest with similar species but growing on non-clay soils.

Age Structure: two-aged/developing uneven-aged

Size Class: poles to large sawtimber

Stocking: Well-stocked; between the A and B-lines on the even-aged Mixed Wood stocking guide and above the recommended residual stocking level for an uneven-aged Mixed Wood stand.

Approximate Stand Age: variable to 100+ years with hardwood legacy component 150+ years

Stand History: Stump evidence suggests the last significant treatment in the stand occurred 15-20+ years ago, with some limited harvesting in the southern portion of the stand around 10-12 years ago.

Forest Health: Limited buckthorn seedlings were noted in the understory at the southern end of the stand and along some interior trails, with the greatest density of larger stems found along the margins of the utility Right of Way. A significant portion of the overstory pine component exhibits past damage by the pine weevil, as well as evidence of red rot. Quality in the older red maple component also varies with many stems exhibiting poor form which may result in snapping or breakage from disturbance events such as wind or ice loading.

Access Distance: Less than one mile to all portions of the stand.

Acceptable Growing Stock/acre: 101 ft²/ac. **Total including UGS/acre:** 145 ft²/ac.

Stems/acre: 174 **Mean Stand Diameter:** 13.1 inches

Slope: 3-60% **Aspect:** variable **Site Index:** by soils

Site Class: II, I **Soils:** Woodstock rock-outcrop complex; Peru extremely stony fine sandy loam; Cabot extremely stony fine sandy loam.

Management Objectives: Manage on an uneven-aged basis for the enhancement of forest resiliency and structural complexity, the maintenance of ecological function, the production of high quality sawtimber, and the enhancement of wildlife habitat, all while maintaining recreational opportunity.

Silvicultural Prescription:

It’s recommended that an *Expanding-Gap Irregular Shelterwood* treatment be conducted in the stand to gradually remove the lower quality larger diameter white pine and at-risk red maple in the overstory, accelerate growth rates on higher quality stems in the co-dominant and intermediate canopy classes, release established regeneration, and recruit a greater species diversity of regeneration in newly created larger gaps.

A *Shelterwood* harvest traditionally involves the gradual removal of the entire stand in a series of partial cuttings. Natural reproduction starts under the protection of the existing older age cohort and is finally released when it becomes desirable to give the new age class full use of the growing space (at which point

the older age cohort is removed). Trees that are left during partial cutting may be chosen not only as a seed source or protection for the new stand, but also for their capacity to increase in value. The largest, most vigorous and best-formed individuals of desirable species are retained until the final cutting.

In an *Irregular Shelterwood* system forest cover is retained over a longer period (indefinitely for a portion of the original age cohort, allowed to live out their biological life span as legacy trees) resulting in a more structurally complex uneven-aged condition (so that instead of two age classes the stand has three or more). The more complex structure can increase habitat complexity, increase carbon storage, and help the stand better adapt to the impacts of climate change. Specially, the treatment is designed to reduce the risk of long-term impacts of disturbance events by altering forest structure to reduce the severity of wind and ice damage; to maintain and create refugia by establishing biological reserves; to enhance species and structural diversity in promoting a variety of age classes and restoring a diversity of native species; to promote landscape connectivity by maintaining habitat corridors; and to facilitate community adjustments through species transitions which favor or restore native species that are expected to be adapted to future conditions.

The proposed treatment would harvest groups approximately .25 acres in size over approximately 12% of this area (about 10 total acres in group area, or about 40 total groups) to establish new cohorts of pine and of hardwood regeneration, or to release advanced regeneration already established in the understory within the groups. Groups should be located to remove clusters of low quality, low value, and high-risk stems—specifically white pine, red maple, paper birch, and aspen. Snags may be recruited by girdling a portion of the poor-quality dominants. Retention may be utilized within gaps to enhance structure, specifically maintaining red oak where appropriate (while also encouraging the establishment of additional oak regeneration). A portion of the worst quality cut stems will be left in the woods to contribute to coarse woody debris volumes. Subsequent treatments in the stand would expand the initial gaps where regeneration has become established. Expansion may be irregular and not necessarily a perimeter expansion. *Crop Tree Release* may be utilized in the matrix between the newly created gaps to increase growth rates on quality stems in the intermediate and co-dominant canopy in order to increase crown expansion/mast production of the red oak and sugar maple component, as well as cherry and yellow birch. The residual basal area in the stand should be no lower than 100 ft²/ac. This prescription is integrated from work developed in partnership with Audubon Vermont which is specifically designed to enhance the habitat for priority species of concern. (*Integrating Timber/Habitat Songbird Management, Stand Condition 2, Silvicultural Option 2A*).

Work in those portions of Stand 1 which fall within the designated Riparian ESTA will focus on invasive species control efforts, as well as any potential future vegetative management to support the implementation of future strategic woody additions (described on p.11).

Slash management: Tops and other debris should be pulled from within 30' of the main (mapped) woods roads and trails. Within the stand interior and away from main recreational corridors, it's recommended that tops be left high and distributed across the understory to discourage deer browse, which is a significant limiting factor to the successful regeneration and development of priority tree species such as oak and maple.

Enrichment Planting: It’s recommended that following the execution of this harvest, enrichment planting be conducted within a portion of the newly created gaps to accelerate the establishment of the next age cohort. ‘Enrichment planting’ refers to the practice of planting additional tree species within an existing forest to enhance its biodiversity, ecological function, and often it’s carbon sequestration and storage potential, by introducing native species which might be underrepresented in the current stand. This is particularly relevant in the context of climate change as it can help restore degraded forests and promote a more resilient ecosystem. Enrichment planting on the Silver Lake forest would involve selecting native species well-suited to the site and projected future conditions, as well as genotypes (seed sources) from the next seed zone south (zone 94 on the Eastern Seed Zone Map. These may be species already present in the Silver Lake forest (such as oak and hickory) or species whose within whose range the parcel sits but are not currently present (such as red spruce). Planting may also include the introduction of specific genotypes which are well-adapted to specific biological stressors, such as blight resistant American Chestnut.

Woodcock Habitat Enhancement: In addition to the work outlined above, a portion of the stand surrounding the old farmstead at the southeastern corner of the stand will be managed to enhance the habitat for American Woodcock, following the principles outlined on p. 13-14. While a detailed plan for this work has yet to be developed, this will include regenerating some portion of the adjacent early successional shrub/alder growth, likely using a mulcher or grinding head (sometimes referred to as a brontosaurus brush mower). The area total impacted/cut will be less than ½ acre in size, and may take the form of irregular patches or strips. Cutting will also account for the mapped Riparian ESTA present adjacent to the site. The mulching head may also be used to set-back young growth in and around the existing opening to better allow regular brush hogging aimed at maintenance of the area for the male woodcock courting ritual.

Product: Sawtimber, pulp and cordwood

Cutting Cycle: 12-15 years

Desired diameter: 22 inches red oak

Sawtimber Volume/acre: 8,577 bd.ft/ac.

Cordwood Volume/acre: 32 cords/ac.

Map Area: 2	Acreage: 5
Stand Two: Softwood Plantation	Data Points: 3

Stand Type: Softwood Plantation (red pine 37%, Norway spruce 22%, eastern white pine 17%, red maple 11%). Also present in the stand is sugar maple, northern white cedar, paper birch, and white ash.

Description: This stand comprises four areas in the southeastern portion of the parcel comprised primarily of planted Norway spruce, red pine and white pine. Swanton Lumber established the plantations sometime after purchasing the property in the 1940s. Younger pole sized black cherry, white pine, and striped maple appear throughout the intermediate canopy at varying density. Buckthorn saplings occur closer to the homestead and beaver wetland complex.

Regeneration: Variable/inadequate; hardwood saplings, including white ash and American beech, are established along the margins of these areas, and red maple, sugar maple, white ash, and beech regeneration are frequent seedling species in portions of the understory, however deer browse is limiting successful development.

Natural Community Classification: Unclear at this time given the management history of the stand, but likely *Northern Hardwood* or *Mesic Red Oak-Northern Hardwood*

Age Structure: even-aged

Size Class: small-large sawtimber

Stocking: Well-stocked

Approximate Stand Age: 60-70 years

Stand History: These plantations were established starting in the late 1940s or early 50s. No stump evidence was noted in the stand, but spacing suggests some past tending was conducted following establishment. No recent treatment has occurred.

Forest Health: Pine weevil damage is variable on the white pine and spruce component, with over 40% of the growing stock designated as unacceptable. Spruce gall is also found. Buckthorn was noted in the area surrounding the plantations, as well as in portions of the understory. If the commission continually managed and treated buckthorn, sugar maple would likely replace it. Japanese barberry and multiflora rose are other non-native species within the plantation. Low deer preference shrub occurrences, such as these non-native species, indicate higher levels of deer browse.

Access Distance: Less than one mile to all portions of the stand

Acceptable Growing Stock/acre: 127 ft²/ac. **Total including UGS/acre:** 204 ft²/ac.

Stems/acre: 229 **Mean Stand Diameter:** 12.8 inches

Slope: 3-8%

Aspect: south

Site Index: by soils

Site Class: I, II

Soils: Peru stony fine sandy loam; Westbury fine sandy loam

Management Objectives: Manage on an uneven-aged basis for the restoration of ecological function and forest health, production of quality sawtimber, and the enhancement of wildlife habitat.

Silvicultural Prescription: Those portions of the plantations within the designated Riparian ESTAs will be managed as no-cut zones, with tree removal limited to 1) only those stems which present a potential hazard to recreational trail users, and 2) vegetation management to support the implementation of strategic wood additions and ecological restoration (described on p.11).

In those portions outside the ESTA, it’s recommended that *Group Selection* harvesting be employed to create variable sized canopy openings no greater than ¼ acres over approximately 15% of the designated stand area, with thinning in the stand matrix to reduce stocking levels, maintain vigor and growth, and allow for greater crown expansion on the softwood component. Within groups, all stems greater than 5” in diameter should be harvested, with the exception of structurally significant or mast bearing trees which should be retained to enhance habitat value. Intermediate crown thinning may be conducted in the matrix of the stand. The residual basal area in the stand should be no lower than 130 ft²/ac. following the treatment.

Subsequent treatments may continue to employ group selection to release advanced regeneration, diversify stand structure, and continue the transition of this stand to a more native suit of species more suited to the site. A portion of the red pine and Norway Spruce (about 10%) may be selected for retention in perpetuity as legacy trees and a testament to land-use history of the area.

As with work in Stand 1, this treatment is designed to reduce the risk of long-term impacts of disturbance events by altering forest structure to reduce the severity of wind and ice damage; to enhance species and structural diversity in promoting a variety of age classes and restoring a diversity of native species; and to facilitate community adjustments through species transitions which favor or restore native species that are expected to be adapted to future conditions. Much of the growing stock in these plantations already exhibit low vigor and poor structural integrity, making them highly susceptible to disturbance events. Without a younger age class in place, such events could lead to a proliferation of invasive species which would greatly reduce the long-term health and productivity of the stand area and future forest.

As with Stand 1, enrichment planting may be considered in the Softwood Plantations under the same objective and implementation framework.

Product: Sawtimber and pulp

Cutting Cycle: 10-12 years

Desired diameter: 18 inches red maple

Sawtimber Volume/acre: 13,360 bd.ft/ac.

Cordwood Volume/acre: 51 cords/ac.

Map Area: Reserve Forest	Acreage: 15.5
Northern Talus Woodland/Hemlock Forest	Data Points: 5

The reserve forest area on the Silver Lake parcel (shown in orange hatching on the Forest Stand map) encompasses three distinct areas on the parcel: the talus slopes and the adjacent ledge/cliff areas which extend through the west-central portion of the parcel; steeper hemlock dominated uplands and outcrops around Silver Lake; and a small area in the southeastern portion of the parcel where the surrounding landscape context/hydrology makes access and active management potentially damaging to water quality.

Northern Hardwood Talus Woodland

Areas where large boulders have accumulated below cliffs (such as those areas found along the east side of the Purmont Trail) are characteristic of Northern Hardwood Talus Woodlands. The talus woodlands at Silver Lake is relatively small, but provide critical a habitat for a diversity of plant and animal life. The habitat is characterized by steep, west-facing talus slopes and rocky outcrops surrounded by dense mixedwood forest, and adjacent to a small stream. Shallow soils accumulate in the cracks of the talus where stunted yellow birch and eastern hemlock often grow. Other common tree species include white ash and basswood. Shrubs include red-berried elder and mountain maple. Polypody and marginal wood fern are frequent along the talus. Lichens and bryophytes (mosses) are also common in this natural community. Porcupines, bobcats, coyotes, and raccoons have all been documented in these areas on the Silver Lake forest. This natural community would be state listed as an S3 community. High-quality examples are uncommon in the state but not rare.

During the early months of 2023⁶, wildlife cameras recorded dozens of occurrences of porcupine on both the talus slope and the north/south running ridgeline above. Winter dens, scat, and heavily used footpaths were identified throughout the site. Hemlock trees, a favorite of porcupine, were located on top of the ridge showing significant signs of feeding activity. In addition to nipped twigs and freshly chewed bark, some trees also display signs of porcupine feeding from past years in various stages of healing. A large, de-barked deciduous tree showing the characteristic blonde-color of recently exposed heartwood, and fresh wood chips from active feeding was observed adjacent to the stream at the bottom of the talus slope. Evidence clearly points to a well-established population of porcupines within this site. At least one juvenile porcupine was observed on camera, as well as what appears to be several different adult individuals. High density living arrangements are uncommon amongst porcupines, and therefore demonstrate the exceptional quality of this habitat for the species.

Also caught on wildlife camera was one night-time occurrence of an eastern bobcat, and multiple signs of bobcat scat were identified on a nearby ridge featuring a well-worn game trail. These animals are common in Vermont, but they are rarely seen. The talus slopes and rocky ridges of Silver Lake Woods offer potential prime habitat for denning and courtship, with mating typically occurring in late March or early April. However, given the limited quantity of evidence observed, and the wide-ranging nature of the animal, it is also plausible that the Silver Lake property is only intermittently occupied by bobcats, being utilized primarily for food resources as one part of a larger range.

⁶ Silver Lake Woods Assessment prepared for the Georgia Conservation Commission by the UVM Field Naturalist Program in May 2023.

Lastly, single occurrences of two other species of mammal, fisher and coyote were also recorded on camera at this site in February 2023. Fisher and coyote both play an important ecological role in regulating herbivore behavior and population size. The fisher is especially a sign of a healthy, functioning ecosystem. Fisher is widely known to be one of the only active hunters of porcupine, which may explain its appearance on camera investigating a frequently used den.

For these reasons—ecological sensitivity of the natural community and the high quality of the wildlife habit found here—the Talus Woodland areas will be designated as part of the reserve area, and managed as a no-cut zone, with vegetative management limited to invasive species control as required and feasible. Future recreational trail development should avoid this area due to its sensitivity. The existing Purmont trail provides excellent viewing of the area from the west.

Hemlock Forest

This natural community is found around the steeper slopes and outcrops around Silver Lake and along the western boundary of the parcel. This species composition of this forest community has 75-100% hemlock, with beech, sugar maple, yellow birch, red spruce, and white pine mixed in. Red maple is present in earlier successional stands or in disturbed stands. Hemlock is a late successional species and possibly the species that has the longest biological age in Vermont. Individual trees can live to be 600-1,000 years old. Hemlock forests usually occupy small areas such as steep sided ravines. Soils are occasionally wet and often have a hardpan, resulting in shallow roots. Windthrow is a common natural disturbance in this community. Seeps are often common in the small saddles between the hemlock dominated ridges on the property.

These areas on the Silver Lake parcel are critically important for maintaining water quality, while also providing significant habitat benefit. Those portions within the mapped reserve area serve as an east-west travel corridor where softwood canopy density allows for greater winter deer yard opportunity. The areas will be managed as a no-cut zone, with vegetative management limited to invasive species control as required and feasible, as well as vegetative management associated with the maintenance or expansion of recreational trails.

Future monitoring for Hemlock Woolly Adelgid (HWA) is recommended and encouraged within the reserve area (as well as on the property as a whole). HWA is a small, aphid-like insect that feeds on hemlock species in North America. It has "wool" attached to the twig of hemlock trees, not attached to the needles. HWA is immobile when covered in wax - they are waxy, not silky or stretchy. HWA is wispy like a cotton ball and does not look painted on like pine sap. High-value trees can be treated, though cost makes this an unrealistic landscape scale management strategy. Insecticides don't provide long-term protection, so treatments will need to be repeated. Where HWA has been found in southern New England and the Appalachians it has been devastating to the population. To date, colder winter temperatures appear to have stalled the insect's advancement north in the state (currently only confirmed in southern Vermont), however the impacts of climate change may eventually allow for greater spread north.

Machinery Exclusion Area

The remaining small reserve area in the southeastern corner of the property is designated as an exclusion zone given the nature of its landscape context, being surrounded by beaver pond(s) and associated

wetlands, as two streams with designated *Riparian Ecologically Significant Treatment Areas*. Equipment access poses a significant disruption of hydrology and water quality, as well as the associated wildlife habitat. The area will be managed as a no-cut zone, with vegetative management limited to invasive species control as required and feasible. No new recreational trail development is planned for this area due to its sensitivity.

Taken as a whole, designation of the Reserve Forest areas is designed to employ the adaptation strategies of maintaining or creating refugia by establishing reserves for at-risk and displaced species; enhancing species and structural diversity by establishing reserves to maintain biological diversity; and promoting landscape connectivity by creating and maintaining habitat corridors.

VII. Schedule of Management Activities

<u>AREA</u>	<u>YEAR</u>	<u>MANAGEMENT ACTIVITY</u>
ALL	2025	Paint boundary lines
ALL	2025-27	Additional Recreational Trail Development/AMP Installation
2	2025-26	Strategic Woody Additions Implementation
1, 2	Ongoing	Invasive Species Control
1	2025-26	Expanding Gap Irregular Shelterwood
2	2025-26	Group Selection
1, 2	2026, 2027	Enrichment Planting
Reserve	Ongoing	Invasive Species Control on an Area Basis per Control Plan
ALL	2035	Re-evaluate and update management plan

Note: Management recommendations allow for carrying out the individual prescribed activity within three years, before and after the recommended date.



SERVICE AGREEMENT for TIMBER SALE ADMINISTRATION

The undersigned requests the Department of Forests, Parks & Recreation to carry out the following services on behalf of the Town of Georgia

1. Administration of Timber Sale:

The administration of a timber sale on the property described as the Silver Lake Town Forest and further depicted on the attached Forest Stand Map, including:

- Mark and inventory/tally the timber to be harvested on the subject property in accordance with the management perceptions included in the Forest Management Plan dated December 2024.
- Layout of main skid trails
- Negotiate stumpage price(s) with Purchaser to receive a fair payment for the standing timber.
- Prepare a Timber Sale Contract between the Town and the Purchaser with Charlie Hancock, Franklin and Grand Isle County Forester, acting as the Forester-in-Charge as described in contract documents.
- Administer the Timber Sale to ensure adherence to contract specifications, serving as the point of contact between the Town and Purchaser during the course of the sale.
- Manage the payment of stumpage and the tally of volume cut.
- Facilitate proper close-out of the Timber Sale following completion of the harvest.

It is understood that the above work will be executed according to commonly accepted practices.

The Town of Georgia will be responsible for legal review of the Timber Sale Contract prior to execution.

Accepted by:

Chair, Selectboard
Town of Georgia

Date

MUNICIPAL TIMBER SALE CONTRACT

THIS CONTRACT is made this 24th day of October, 2025 , between the Town of Georgia Vermont, hereinafter called the ***Town***, and **Michael Rainville of Fairfield, Franklin County, Vermont**, hereinafter called the ***Purchaser***.

Town of Georgia:
47 Town Common Rd. N
Georgia VT 05478
(802) 524-3524, town office
administrator@townofgeorgia.com

Michael Rainville:
9089 Rt. 36
Fairfield, VT 05448
(802) 309-4205, cell
rainshop@myfairpoint.net

WITNESSETH, that in consideration of the premises hereof, the Town does hereby sell to the Purchaser and the Purchaser does hereby purchase from the Town, a quantity of timber located on the Silver Lake Town Forest (parcel ID 101900000, SPAN 237-076-11256), Town of Georgia, Vermont, and known as the Silver Lake Timber Sale and further identified and described on the attached map, hereby sold as hereinafter designated and identified, subject to all the terms, conditions, and stipulations hereinafter set forth.

All references to 'Forester-in-Charge' herein shall mean ***Charlie Hancock, Franklin & Grand Isle County Forester, Vermont Dept. of Forests, Parks & Recreation***, or designee, as described in the Service Agreement between the Department of Forests, Parks & Recreation and the Town. All references to 'State' shall mean the State of Vermont.

Charlie Hancock, Franklin & Grand Isle County Forester
111 West St.
Essex Junction, VT 05452-4695
(802) 917-2711, cell
Charlie.Hancock@vermont.gov

THE PURCHASER AGREES:

1. This sale of all trees designated under the term of this Contract, and as referenced in **Tables 1 and 2** herein, will be based upon mill scale for all products exclusive of firewood. The purchaser agrees to pay the following prices per thousand board feet (MBF) or per cord on a weekly basis according to procedures set forth:

Species/ProductPrice/MBF***SAWTIMBER***

Pine/Hemlock	35% after trucking
Hardwood	
\$0-999/mbf	42% after trucking
\$1000+/mbf	50% after trucking

CORDWOOD

Firewood	\$10/cord
Softwood pulp	n/a

Purchaser shall report stumpage weekly on the Timber Sale Payment Record provided by the Forester-in-Charge. Stumpage payments shall be made within 14 days subsequent to Purchaser's receipt of mill payment for timber and cordwood removed. Payment must be received in the office of the Forester-in-Charge no later than Thursday for all products paid for the previous week. Copies of all mill slips shall accompany all payments. Purchaser must also include a signed receipt for any firewood products not sold to a mill. Stumpage checks are to be made payable to ***Town of Georgia*** and delivered to the Forester-in-Charge at 111 West St., Essex Jct. VT 05452-4695

2. That they have entered into the timber sale contract without any reliance upon the Forester-in-charge's acreage estimates, volume estimate, appraisal, or pre-bid documentation.
3. Title to each tree remains with the Town until rightfully cut. The Town shall have a security interest in all logs and wood until paid for by the Purchaser. The title to all felled timber which remains on Town lands after the termination or expiration date of this contract shall revert to the Town. Additionally, any payments which have been made under this contract at the time of termination may be retained by the Town to satisfy the purchaser's failure to complete contractual obligations regardless of the quantity of timber remaining.
4. To post a contract surety, cash bond, or irrevocable letter of credit in the amount of \$1,200 to be held during the life of this Contract, then to be discharged, or held in whole or in part, as payment for unliquidated damages. All cash bonds are non-interest bearing and shall be in the form of a certified check, money order, or bank draft made payable to the Town of Georgia.
5. To the Town's intent that this sale and all associated close-out work will be completed by the expiration date of December 1st 2026. Extensions will be considered by the Town only under extraordinary circumstances. The purchaser shall apply to the Forester-in-charge in writing citing the special circumstances, at least 14-days prior to the expiration date of this contract,

if an extension is desired to complete the sale. As conditions to granting an extension, the Town reserves the right to:

- a. Reappraise the Contract prices paid;
- b. Require payment in full for the unpaid balance of the sale; and/or
- c. Require the Purchaser to pay the Town for any costs of remarking or redesignating the trees in the sale.
- d. The Purchaser has no right to an extension, and the decision to grant an extension, and all terms of any extension, shall be within the Town's sole discretion.

6. Road Construction and Mobilization

- a. This sale may be operated on dry, snow covered, or frozen ground as determined by the Forester-in-charge.
- b. To obtain all necessary state and local permits required to operate this sale, (trucking permits, etc.), and pay all taxes assessed against logs or other products associated with this sale.
- c. All logging and earth moving equipment and transports shall be cleaned and free of dirt and plant material prior to entering on to Town property. The intent of this condition is to reduce the potential for the introduction of non-native plant materials. No allowance was made in the sale price for this requirement. Purchaser shall inform the Forester-in-Charge of the date and time of equipment move-in for visual inspection purposes.
- d. Main skid trails have been located and delineated on the ground by the Forester-in-charge and shall be constructed and maintained as directed by the Forester-in-charge. Main skid trail locations will be reviewed during the presale conference with the Forester-in-charge. Skid trails will be kept to a minimum both in number and width, with new skid trails constructed only where identified by the Forester-in-Charge.
- e. Skid trails will not be located in sensitive areas subject to substantial rutting or where access may pose water quality concerns, unless ground conditions allow (ie. frozen ground). Should marked trees be unreachable given this condition Purchaser will consult with the Forester-in-Charge.
- f. For all activities associated with this timber sale and the time period covered by this timber sale contract, the Purchaser shall comply with Vermont's water quality statutes and the "Acceptable Management Practices for Maintaining Water Quality of Logging Jobs in Vermont" dated August 11, 2018, and at a minimum, shall employ the Acceptable Management Practices to the maximum practicable extent.

The Forester-in-Charge upon request of the Purchaser will provide a copy of the above-referenced document. Compliance with all State and Federal rules and regulations regarding erosion control, water quality, and wetland protection is required.

- g. Before operations begin, there will be a pre-sale conference on site between the Purchaser and the Forester-in-charge to discuss specific sale conditions. The Purchaser shall further notify the Forester-in-Charge before starting, suspending, or closing operations of the sale.

7. General Conditions

- a. Harvest (sale) area is designated as described in **Tables 1 and 2** herein
- b. Not to sever or damage trees not designated for cutting unless mutually agreed upon by the Purchaser and Forester-in-Charge
- c. To sever and utilize all designated trees as described in **Tables 1 and 2**. Purchaser agrees to cut any and all stumps low, but leaving the paint mark showing, said stumps generally not to exceed the height of the root swell. All stems designated with Group Selection areas shall be felled unless marked in accordance with Table 2. Due to market conditions, all softwood pulp may be retained in the woods per conditions in articles (d) and (e) below.
- d. Tops from all felled trees will be pulled from within fifty (50) feet of main designated recreational trails. Tops shall be severed at merchantable diameter and left where they fall except as noted above. Tops from felled trees shall not be left hanging on standing trees.
- e. To comply with 10 V.S.A. § 2648 (slash removal), to remove all slash within fifty (50) feet of the right-of-way of public highways and adjoining property lines and within one hundred (100) feet of standing buildings on adjoining property. In addition, slash shall be removed from all streams.
- f. All log landings, skid trails, and truck roads shall be located where designated by the Forester-in-Charge. Travel surfaces and drainage on skid trails and truck roads shall be maintained in a condition satisfactory to the Forester-in-Charge at all times. A bulldozer will remain present on site during the course of the sale and will be required for sale closure and/or landing cleanup and/or temporary stabilization of truck roads and skid trails. This includes the stabilization of truck roads, skid trails

and water crossings to prevent erosion or runoff if the sale extends for more than one operating season, or is inactive for an extended period of time.

- g. All trash, waste oil, hydraulic fluid, gasoline, and any other hazardous waste shall be collected, removed from the site daily, and properly disposed of.
- h. Consistent with 10 V.S.A. § 6617, any and all spills of hazardous material, including but not limited to petroleum products, in excess of 2 gallons or any amount that poses a potential or actual threat to human health or the environment, shall be immediately reported by Purchaser in accordance with regulations adopted by the Vermont Department of Environmental Conservation. Purchaser shall simultaneously notify the Forester-in-charge of any spill. Purchaser shall maintain at least one petroleum/hazardous materials spill response kit on each log landing during active operations. Landing-based spill response kits shall, at a minimum, be capable of containing up to 30 gallons. In addition, a spill response kit shall be located within an area of cutting during active operations. These spill response kits shall, at a minimum, be capable of containing up to 5 gallons.
- i. All documented and undocumented historic remnants are considered a resource and will be protected from disturbance. Historic remnants include but are not limited to cellar holes, wells, kilns, burial sites and other evidence on the landscape of past human occupation. All applicable known historic remnants on the subject property will be identified and marked with pink flagging by the Forest-in-Charge, with notice given to the purchaser. Felling of trees and equipment operation will not occur inside this perimeter without the consent of and conditions specified by the Forester-in-Charge. Purchaser shall notify the Forester-in-Charge of any historic remnants discovered during the operation of the sale and avoid disturbance of these historic resources pending specific instructions from the Forester-in-charge.
- j. Spring poles and slash will be treated to contract specifications as the cutting progresses rather than being saved for the end of the job.
- k. It may be desirable, for operational reasons, to mark additional merchantable trees at the time the sale is in progress. With Purchaser's agreement, such trees may be marked and cut and paid for by the Purchaser at contract prices.
- l. To prevent excessive road damage or erosion during spring breakup or extended periods of wet weather, the Purchaser agrees to suspend all operations or portions of the operation upon notification by the Forester-in-Charge that such conditions exist. The Forester-in-charge agrees to notify the Purchaser promptly when conditions are satisfactory for operations to resume.

- m. To suspend all operations or portions of the operation if excessively wet, dry, or hazardous conditions develop, and/or upon notification by the Forester-in-charge, and not resume operations until notified by the Forester-in-charge that conditions are satisfactory to resume.
- n. If deemed necessary due to weather or other conditions by the Forester-in-Charge, temporary waterbars will be installed and landings will be temporarily blocked.
- o. In the event that the Purchaser fails to satisfactorily complete the sale according to the terms of the contract, the performance bond may be retained in whole or in part, to cover any costs or damages associated with the sale.

8. Special Operation Conditions

- a. The Forester-in-Charge, in consultation with the Seller, shall provide and install signage to warn recreational users of possible hazards. It shall be the responsibility of the Purchaser to ensure that the signs remain intact and visible while the sale is operational. If signage is vandalized or otherwise removed by a third party the purchaser will immediately notify the Forester-in-Charge.
- b. Log-reinforced waterbars will be installed at designated locations prior to operations. Main skid trails susceptible to erosion may require log-reinforced waterbars at any time.
- c. Several sensitive areas are present on the marked sale area. The location of these seeps will be identified by the Forester-in-Charge to the sale operator, and marked as referenced in **Tables 2** herein. Equipment must remain outside of these areas at all times and trees must be felled away from area boundaries.
- d. Areas witnessed with a combination of blue and orange ribbon, as described in **Table 2** are equipment exclusion areas designated to protect seeps, vernal pools, streambanks, and other sensitive sites. Designation marks will be located on the outside edge of the feature.
- e. Care should be taken in felling trees to protect the advanced regeneration to the greatest extent practicable

9. Closeout Conditions

- a. During the close of operations, the Purchaser shall employ “Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont” dated August 11, 2018, to the maximum practicable extent and, at a minimum, shall remove all non-permanent structures from streams, and restore and stabilize the streambank and channel. All approaches to streams, between the stream and the first water diversion of either side and all disturbed streambanks shall be stabilized and seeded and mulched with seed-free straw mulch.
- b. All truck roads and skid trails shall be smoothed, water barred, and left in a condition satisfactory to the Forester-in-charge at the earliest possible time or by July 1st 2026 whichever is sooner, and all water crossings will be removed and stabilized as specified by the Forester-in-charge when ground conditions permit.

10. Certification Regarding Debarment

- a. Party certifies under pains and penalties of perjury that, as of the date that this Agreement is signed, neither Party nor Party’s principals (officers, directors, owners, or partners) are presently debarred, suspended, proposed for debarment, declared ineligible or excluded from participation in Federal programs, or programs supported in whole or in part by Federal funds.
- b. Party further certifies under pains and penalties of perjury that, as of the date that this Agreement is signed, Party is not presently debarred, suspended, nor named on the State’s debarment list at: <http://bgs.vermont.gov/purchasing/debarment>

11. Subcontracting, Worker’s Compensation, General Liability, Property Damage, and Automotive Liability Insurance

- a. Purchaser will not assign or subcontract the performance of this agreement to any party without prior written permission from the Town, and that any subcontractor shall supply the Town with a signed statement that they have read, understand, and agree to abide by, and comply with, the terms of this contract. The Purchaser shall provide the Forester-in-charge with signed copies of all sub-contract agreements, and shall ensure that the Forester-in-charge receives insurance certificates for all subcontractors (including contract wood product truckers), as set forth below, prior to commencing operations.
- b. The Purchaser understands that the Town will not provide any individual retirement benefits, group life insurance, group health and dental insurance, vacation or sick leave, workers compensation or other benefits or services available to Town

employees, nor will the Town withhold any state or federal taxes except as required under applicable tax laws, which shall be determined in advance of execution of the Contract. The Purchaser understands that all tax returns required by the Internal Revenue Code and the State of Vermont, including but not limited to income, withholding, sales and use, and rooms and meals, must be filed by the Purchaser.

- c. That the Purchaser, and any agents, sub-contractors and employees of the Purchaser, shall act in an independent capacity and not as officers or employees of the Town.

The Purchaser shall indemnify the Town and its officers and employees against all claims or suits arising from any act or omission of the Purchaser, its agents, employees, subcontractors or others under his control in the performance of this Contract. The Town shall notify the Purchaser in the event of any such claim or suit, and the Purchaser shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

- d. To comply with Title 21, V.S.A., Chapter 9 relating to worker's compensation to the extent applicable. The Purchaser will also include this provision in all subcontracts it may enter, and require compliance with this provision by all subcontractors of the Purchaser. The Purchaser will need to provide certificates of insurance to show that the following minimum insurance coverage is in effect for all agents, employees or others under their control, before commencing work on this contract. It will be the responsibility of the Purchaser to maintain current certificates of insurance on file with the Forester-in-Charge through the term of the contract.

Workers Compensation: With respect to all operations performed, the Purchaser, and any agents or subcontractors, shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all operations performed under the contract, the Purchaser, and any agents or subcontractors, shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises – Operations

Products and Completed Operations

Personal Injury Liability

Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

\$1,000,000 per Occurrence

\$2,000,000 General Aggregate

\$1,000,000 Products/Completed Operations Aggregate

\$1,000,000 Personal & Advertising Injury

Purchaser shall name the Town of Georgia and its officers and employees as additional insureds for liability arising out of this contract.

Purchaser shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this contract.

Automotive Liability: The Purchaser, and any agents and subcontractors, shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the contract.

Limits of coverage shall not be less than: \$1,000,000 combined single limit.

No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Purchaser, and any agents and/or subcontractors, for the Purchaser's, and any agents and/or subcontractor's operations. These are solely minimums that have been established to protect the interests of the Town and State.

- e. The Purchaser will provide the Forester-in-charge with a list of all employees, agents or subcontractors, including truckers, employed by, hired by, or under contract with, the Purchaser for execution of this contract. The Purchaser must keep the list current and identify if the employee, agent or subcontractor is covered by, or exempted from, workers' compensation insurance and provide appropriate documentation to demonstrate compliance with state law.
 - f. The Forester-in-Charge may mark some trees with an arrow, pointing upward, to designate that the forester marking the tree noted that a potential overhead hazard existed at the time the tree was marked. No warranty is made that all potential hazards have been identified or marked. The Purchaser, and any agents, sub-contractors, employees and/or other under its control are solely responsible for identifying and eliminating, or minimizing exposure to potential hazards the trees or located in the surrounding area.
12. OSHA Requirements: To comply with all requirements of OSHA's Logging Standard, (29 CFR 1910.266), related to safe operational practices during logging operations. The parties agree that the Purchaser, and any agents, sub-contractors and employees and other under the control of the Purchaser, shall specifically comply with OSHA standards for the use of Personal Protective Equipment required for use on logging operations, including but not limited to hard hats, eye and face protection, hearing protection, foot protection and leg protection. In addition, while onsite, the Purchaser, and any agents, sub-contractors and

employees and other under the control of the Purchaser shall wear seasonally appropriate high visibility clothing on the torso and first aid kits must be worn or carried by hand fellers. The Purchaser further agrees to include this provision in all subcontracts.

13. Quarantines

- a. **FIREWOOD** – Purchasers should be aware that many states in the region have firewood quarantines that apply to importation of all species of firewood from Vermont. The definition of firewood, required treatments, and certifications vary from state to state. Contact the state department of agriculture or forestry in the destination state for more information.
- b. **EMERALD ASH BORER** – It is unlawful to willfully and intentionally move ash wood infested with emerald ash borer (EAB) without proper treatment. The Forester-in-charge will inform the purchaser if the sale is in a known EAB infested Area in Vermont posted at VTinvasives.org or of the presence of visibly infested trees. If trees are infested with EAB, the purchaser must follow the State of Vermont's Recommendations to Slow the Spread of Emerald Ash Borer. The purchaser shall understand and agree to abide by and comply with these recommendations. Transportation across state lines may be regulated by the receiving state.

For more information, please call: Josh Halman, Forest Health Program Lead, VT FPR (802-279-9999) or Katherine Servidio, Forest Economy Program Manager, VT FPR (802-636-7804).

THE TOWN AGREES:

1. To designate trees to be cut according to **Table 2** included herein.
2. To clearly mark all necessary property lines and interior features in the sale as described in **Table 2** herein, confirming that boundary locations reflect legal ownership of the parcel.
3. To designate and clearly mark known remnants of historical value such as stone walls, cellar holes, kilns, and also to locate and describe any buffers or designated crossings as described in **Table 2** herein.
4. To indemnify the Purchaser against all claims or suits arising from any act or omission of the Town, its agents, employees, subcontractors or others under its control in the performance of this Contract. The Purchaser shall notify the Town in the event of any such claim or suit,

and the Town shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

IT IS MUTUALLY AGREED THAT:

1. That the terms of this Contract are completely set forth in this agreement and none of its conditions may be varied or modified, except by written agreement between Town and Purchaser.
2. This Contract will be governed by the laws of the State of Vermont.
3. That failure by Purchaser to comply with the terms of this Contract shall be sufficient cause, upon written notification by the Town, for immediate suspension of operations and failure to pay shall be cause for immediate cancellation or suspension of operations.

This contract shall begin on date of signature and expire on December 1st 2026.

WE, THE UNDERSIGNED PARTIES, AGREE TO BE BOUND BY THIS CONTRACT.

TOWN OF GEORGIA

Authorized Town Official

Date

PURCHASER

Michael Rainville

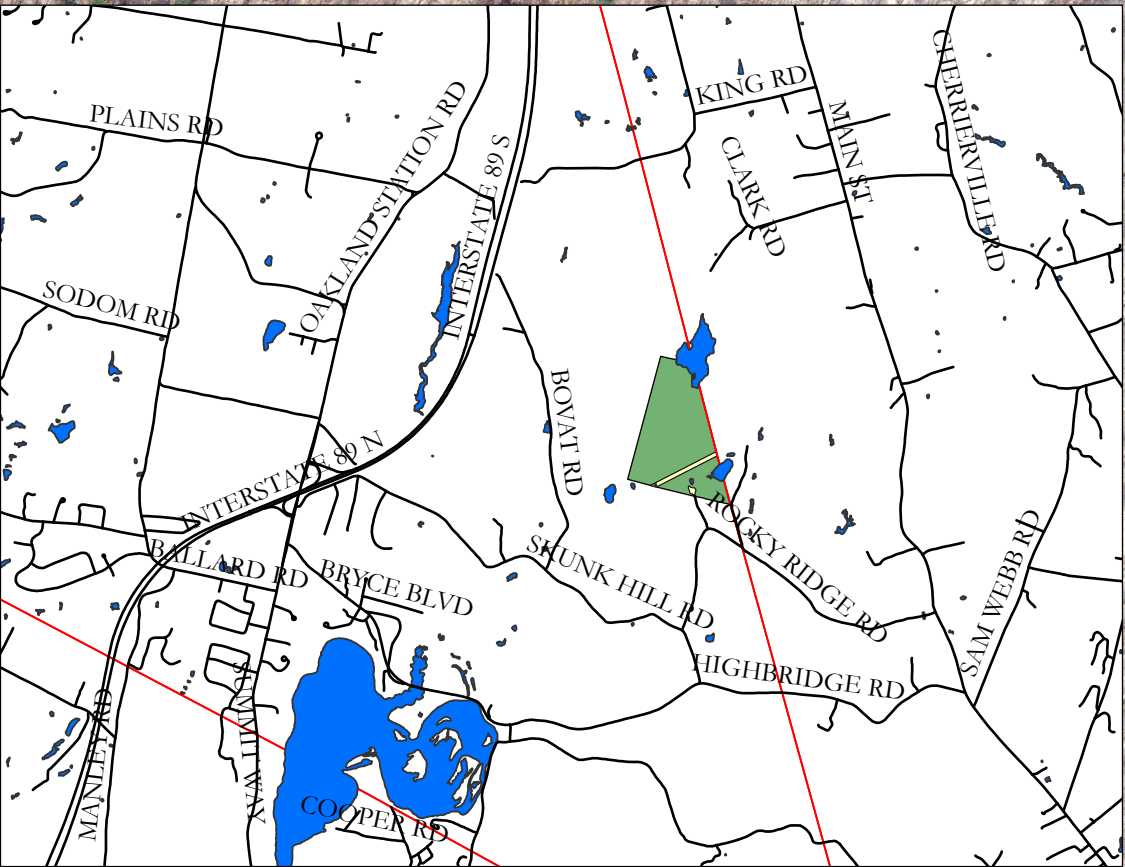
Date

TABLE 1 – TREATMENT UNIT DESCRIPTIONS

Stand 1 – approx. 83 acres – Expanding Gap Irregular Shelterwood		
<u>Goals</u> – Harvest designated mature & at risk sawtimber; protect, release, and grow best quality pole and sawlog trees to increase overall stand quality; further diversify stand structure of the benefit of wildlife and ecological functions/values	<u>Marking</u> – CUT TREE marking in BLUE slash with stump mark. GIRDLE TREE marking with BLUE X	<u>Operator guidelines</u> – as described previously, contractor may retain all softwood pulp in the forest with attention to conditions outlined in Section 7 (<i>General Conditions</i>)
Stand 2 – 5 acres – Group Selection		
<u>Goals</u> – Phased plantation removal to encourage regeneration/transition to native suit of species; restoration of ecological function	<u>Marking</u> – HARVET GROUPS with plantation areas delineated by RED FLAGGING	<u>Operator guidelines</u> – as described previously, contractor may retain all softwood pulp in the forest with attention to conditions outlined in Section 7 (<i>General Conditions</i>)

TABLE 2 – MARKING PROTOCOLS

Feature	Marking Material	Marking Description
Property boundary (PB)	Pink flagging	1 flag = line; 3 flags = corner
Designated main skid trails	Orange flagging	With three flags designating a trail intersection(s)
Cut tree (CT)	Blue paint	1 diagonal slash at breast height + dot below stump height
Girdle tree (GT)	Blue paint	“X” – girdle to create habitat
Sensitive site (SS)	High-visibility combination of blue and orange flagging	Multiple flags define area containing important feature to be protected
Harvest Group Boundaries	Red flagging	Flagging denotes perimeter of group area. Flagged trees to be retained.
Retention w/in Groups	Blue Paint	Two dots at breast height



Acreage Chart		
1. Total acres in parcel according to town records	162	
2. Actual number of acres to be excluded	6.5	
3. Acres included in Management Plan (line 1-2)	155	
4. Acres enrolled as calculated	166.5	
5. Prorate Factor (line 3/line4)	0.9309	
Stand Type	Calculated Acres	Prorated Acres
1. Pine-Henlock-Hardwood	89.3	83.2
2. Softwood Plantation	5.4	5
Open/Idle	0.9	0.8
Total Active Management		89
Reserve Forest	49.5	46.1
Vernal Pool ESTA	0.4	0.4
Riparian ESTA/Water	21	19.5
Total Passive Management		66
Total Plan Acres		155
Total Active Management 57% Total Passive Reserve 43%		

Legend

Vernal Pool_ESTA

Vernal Pool

Proposed Trail

Existing Trails

Roads

Stand Boundary

Town Boundary

Water

Streams

Wetlands

Riparian ESTA

Reserve Area

Forest

FOREST STAND MAP

SILVER LAKE TOWN FOREST

Located in Georgia, Vermont

Map produced by C. Hancock

Franklin & Grand Isle County Forester

Vermont Dept. of Forests, Parks and Recreation

November 2024

from Orthophoto #108244, 104244; 2008

SPAN #237-076-11256

This is Not a Survey

1:3,200

0 130 260 520 780 1,040 Feet

FORESTS, PARKS & RECREATION

VERMONT

AGENCY OF NATURAL RESOURCES

CHARLES HANCOCK

#148.0121863

FORESTS, PARKS & RECREATION

VERMONT

State of Vermont

LICENSED FORESTER

Form PVR-4261-E

Section 8. Item #B.

ERRORS AND OMISSIONS CERTIFICATE

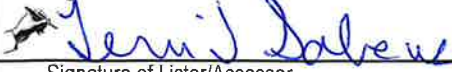
The Board of Listers of the Town of GEORGIA are hereby supplying the following changes to the 2025 Grand List. Specifically:
(Year)

Owner VFI KR SPE 1 LLC		SPAN 237-076-12494
Change From \$617,919	Change To \$0	Difference -\$617,919
Reason ACCOUNT SHOULD HAVE BEEN INACTIVATED AS THE EQUIPMENT WAS REMOVED IN 2024		
Owner HALFORD MOTORS INC		SPAN 237-076-11016
Change From \$2,500	Change To \$0	Difference -\$2,500
Reason BUSINESS CLOSED A FEW YEARS AGO, NO BUSINESS PERSONAL PROPERTY ON PROPERTY		
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		

Form PVR-4261-E

Page 1 of 2
Rev. 02 79

LISTERS/ASSESSOR AND SELECTBOARD

Signature of Lister/Assessor 	Date 11/18/25	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
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.S.A. § 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.

RE: Master Agreement

From Dean Pierce (NRPC) <dpierce@nrpcvt.com>
Date Mon 9/29/2025 3:58 PM
To Georgia Town Administrator <administrator@townofgeorgia.com>
Cc kcmminck@gmail.com <kcmminck@gmail.com>

Hi Stacy.

I'm happy to provide more info, although I am the first to admit the process can seem a bit convoluted:

A few years ago NRPC was designated as one of Vermont's Clean Water Service Providers (CWSPs).

CWSPs have funding for certain types of clean water projects. In the two watersheds that include Georgia, the total amount of funding is in the hundreds of thousands of dollars.

Most of the money CWSPs distribute flows to "partner organizations," who then spend it on contractors who complete the projects. Partner organizations can include Towns.

To become a partner organization, an entity like a town first submits background material and a request to become "prequalified." (Georgia did this a long time ago.)

When the RPC approves the request, the next step is for the RPC and the Town to sign a Master Agreement. (A signable Master Agreement was submitted to the Town right after the Town became prequalified, but it was never returned.)

As you might have noticed, the Master Agreements don't actually award any money. The purpose of the Master Agreement is to 'set the stage' for shorter agreements we call Task Awards. Task Awards are issued for specific projects and specific amounts of money.

The main steps to get a Task Award (after a Master Agreement is in place) are:

1. Submit an application to the CWSP (RPC) (certain types are solicited three times a year; other types can be submitted at any time).
2. Attend a meeting of the "Basin Council", which reviews the request and issues a recommendation.
3. If the Basin Council recommends approval, the CWSP (RPC) writes up a Task Award for the project.

Costs associated with projects are reimbursed, not paid up front. Good news is that there is no local match required. Projects can last one to two years (or even longer).

Does this help?

Please let me know if it would help to set up a zoom meeting or call. I'm happy to do that.

Dean

Dean Pierce
Senior Planner (he/him)

Please note/ phone number has changed!

Address: 75 Fairfield Street, St. Albans, VT 05478

Website: www.nrpcvt.com

Office: 802.524.5958 (x 124)

Direct: 802.582.3087

This email may constitute a public record.

From: Georgia Town Administrator <administrator@townofgeorgia.com>

Sent: Monday, September 29, 2025 11:45 AM

To: Dean Pierce (NRPC) <dpierce@nrpcvt.com>

Cc: kcmminck@gmail.com

Subject: Fw: Master Agreement

Good Morning Dean,

My name is Stacy Katon, and I recently began serving as the Town Administrator for Georgia. I received an email from Mr. Minck last Friday regarding a Master Agreement, and he suggested that I reach out to you for more information.

At this time, I am not familiar with this agreement or why it was not signed, as he mentioned. Could you provide me with some background on the agreement and how signing it might benefit our community? This will help me determine whether to bring it before our Selectboard for consideration or to invite you to speak directly with us about it.

Thank you for your assistance, and I look forward to learning more.

Best regards,
Stacy Katon

Stacy Katon

Town Administrator
47 Town Common Road North
St. Albans, VT 05478

Please Note: To ensure compliance with Vermont's Open Meeting Law, *do not use "Reply All"* when responding to this email. Replies should be sent individually to avoid unintentional quorum discussions outside of a warned public meeting.

From: Ken Minck <kcmminck@gmail.com>

Sent: Friday, September 26, 2025 8:52 AM

To: Georgia Town Administrator <administrator@townofgeorgia.com>

Subject: Master Agreement

Hi Stacy, I serve on the Basin Water Quality Council for basin 7. (BWQC) At our last meeting it was discovered that for some unknown reason Georgia had never signed the agreement with NRPC. If you could set up a meeting with Dean Pierce (NRPC) he could explain the Master Agreement. In order to access funding from the Clear Water program through NRPC this agreement needs to be signed. Pls let me know when Dean can meet.

Thanks, Ken Minck
8023700765
BWQC 7
Founder GCC
1 attachment



Master agreement establishing organizations as subgrantees to the Clean Water Service Provider

From Dean Pierce <dpierce@nrpcvt.com>

Date Wed 5/10/2023 7:49 AM

To Kent Henderson <khenderson@friendsofnorthernlakechamplain.org>; 'Weston, Lauren - Conservation District, St. Albans, VT' <Lauren.Weston@usda.gov>; Erin De Vries <erin@vermontriverconservancy.org>; Tasha Wallis <tasha@lcpvt.org>; TOWN WESTFIELD <townofwestfield@comcast.net>; Peter Danforth <lccddirector@gmail.com>; Charles Baker <cbaker@ccrpcvt.org>; Lindsey Wight <lindsey@mravt.com>; Emily.Finnegan@vt.nacdnet.net <Emily.Finnegan@vt.nacdnet.net>; sarah.damsell@vt.nacdnet.net <sarah.damsell@vt.nacdnet.net>; townmanager@fairfax-vt.gov <townmanager@fairfax-vt.gov>; Evans, Robert <REvans@margolishealy.com>; Georgia Treasurer <treasurer@townofgeorgia.com>; Georgia Town Administrator <administrator@townofgeorgia.com>

Cc Alison Spasyk <aspasyk@friendsofnorthernlakechamplain.org>; Meghan Rodier <meghan@lcpvt.org>; jcouture <jcouture@maplesyrupvt.net>; Dan Albrecht <daltbrecht@ccrpcvt.org>; edwin.sedell@vt.nacdnet.net <edwin.sedell@vt.nacdnet.net>; Ken Minck <kcmink@gmail.com>; Dea Devlin <ddevlin@nrpcvt.com>; Bethany Remmers <bethany@nrpcvt.com>

Greetings, all.

The day has arrived: I am able to provide you with the master agreements NRPC has developed to establish your organizations as subgrantees for CWSP projects.

Please be on the lookout for the actual document., which will be accessible—and can be electronically signed—online using a link. (It should arrive later this morning.)

These master agreements will provide a foundation for what we call subgrant task awards.

When an organization is awarded funding for a water quality project, a subgrant task award document will provide the details about the work, budget, schedule. (Organizations that have been awarded funding in the first round of projects will receive these documents in the next day or two.)

If you have any questions, please let me know.

Regards,

Dean

Dean Pierce / Senior Planner

Northwest Regional Planning Commission | 75 Fairfield Street, St. Albans, VT 05478

Phone: Mobile (try first) 802.933.1595 Office 802.524.5958 | Fax: 802.527.2948 | Website: www.nrpcvt.com

**NORTHWEST REGIONAL PLANNING COMMISSION
IN ITS CAPACITY AS BASIN 6 AND BASIN 7 CLEAN WATER SERVICE PROVIDER**

**MASTER AGREEMENT FOR SUBGRANT TO
Town of Georgia (Georgia)
AGREEMENT # CWSP-2023- VFWD**

1. **Parties:** This is an Agreement for services between the Northwest Regional Planning Commission, a public body formed by its member municipalities as enabled under 24 V.S.A. 4341, with principal place of business at 75 Fairfield Street, St. Albans, VT (hereinafter called "NRPC") and Choose an item ., with its principal place of business at _____ (hereinafter called "SUBGRANTEE"). SUBGRANTEE is required by law to have a Business Account Number from the Vermont Department of Taxes.
2. **Subject Matter:** The subject matter of this Agreement is water quality improvement for non-regulatory projects in the Missisquoi Bay Basin and in the Lamoille River Basin in the State of Vermont as envisioned by Act 76, the Clean Water Service Delivery Act. The SUBGRANTEE shall perform or cause to be performed, and timely deliver to the NRPC, services as developed cooperatively by the SUBGRANTEE in consultation with the NRPC, the Vermont Department of Environment Conservation, and the applicable Basin Water Quality Council. These services may be any of a number of tasks for Project Phases and Project Types as outlined in the request for qualifications titled RFQ for Clean Water Partners issued in September 2022, and subsequent updates. Once the scope of work has been determined and a budget for individual projects has been approved by NRPC and the Basin Water Quality Council, a Subgrant Task Award shall be prepared including: task summary, budget, schedule, any special items, maximum limiting amount, duration, and any additional contract provisions related to the specific funding source. A notice to proceed shall also be issued. The SUBGRANTEE is pre-qualified for the project phases and types indicated in Attachment A.
3. **Agreement Term:** The period of SUBGRANTEE's performance shall begin upon signing and end on June 30, 2027, with possible extension to June 30, 2028, and possible subsequent extension to June 30, 2028, as allowed by Environmental Protection Rule Chapter 39 (Clean Water Service Provider Rule) and CWSP / Act 76 Guidance as promulgated by the State of Vermont. Agreement extensions will be based on performance for the prior term period and availability of funds.
4. **Source of Funds:** Primarily State DEC Water Quality Formula funds.
5. **Amendment:** No changes, modifications, or amendments in the terms and conditions of this Agreement shall be effective unless reduced to writing, numbered, and signed by the duly authorized representative of the NRPC and SUBGRANTEE.
6. **Performance Reporting:** Any required final performance report for work under this agreement will be developed using the latest version template available from the Vermont DEC. If a project completed under this agreement involves project implementation, additional reporting at the best management practice (BMP) level may be required and must be consistent with DEC requirements.

7. Performance Measures, Milestones, Deliverables: All projects completed under this agreement must address the applicable Performance Measures, Milestones, and Deliverables contained within the current version of the CWIP Project Types Table included as Appendix B in the CWIP Funding Policy.
8. Procurement: A SUBGRANTEE may propose to use Subcontractors to provide professional services such as engineering, ecological design, outreach, etc. to assist with discrete project phases as long as that Subcontractor is competitively procured consistent with Act 76, the Act 76 Rule and DEC guidance. For the convenience of SUBGRANTEES, NRPC has prequalified several engineering/consulting firms to assist the NRPC and SUBGRANTEES with carrying out projects. SUBGRANTEES may solicit quotes from this list of pre-qualified firms and/or from other firms when developing project applications to bring to the NRPC and the applicable Basin Water Quality Council for consideration.

When a subgrant is awarded to the SUBGRANTEE for completion of one or more phases at a project location and the SUBGRANTEE wishes to use one or more Subcontractors (as enabled above), the SUBGRANTEE must employ competitive selection procedures where required by the SUBGRANTEE's procurement policies. Firms may be drawn from the pre-qualified CWSP contractors list, others in the business community, or a combination thereof.

After their selection by a SUBGRANTEE for work on a specific project, a contractor may continue to work for the SUBGRANTEE on further phases of the project (i.e., through construction/implementation of that clean water project) provided that the Subcontractor's costs are consistent with the initial phases of work and as long as the NRPC and/or its SUBGRANTEE who is managing the project is satisfied with their work. When a SUBGRANTEE is soliciting bids for Construction Services to physically install/implement a water quality project, the SUBGRANTEE must competitively procure those services where required by the SUBGRANTEE's procurement policies and in a manner consistent with DEC Guidance.

Additionally, SUBGRANTEES shall abide by the following additional requirements:

- purchasing of goods shall require the solicitation of at least two different quotations, except when purchasing items valued at \$1,000.00 or less;
 - records related to the procurement of services shall be retained for the term of the contract plus three years;
 - records related to the procurement of goods shall be retained for one year after the audit covering the period of purchase of those goods;
 - procurement of a good or category of goods totaling \$15,000.00 or greater from one vendor in one year shall be by written contract, and
 - equipment and other durable assets purchased shall be maintained.
9. Cancellation: This Agreement may be cancelled by either party for any reason by giving written notice at least fifteen (15) days in advance.

10. Attachments: This Agreement consists of fifteen (15) total pages including the following attachments which are incorporated herein:

- Attachment A – Scope of Work for Each Topic Area.
- Attachment B – Payment Provisions and Cost Proposal
- Attachment C – Standard State Provisions for Contracts and Grants
- Attachment C – Standard State Provisions for Contracts and Grants—*Only the following subsections of Attachment C shall pass through to this agreement:*
 - Section 10 (“False Claims Act”);
 - Section 11 (“Whistleblower Protections”);
 - Section 12 (“Location of State Data”);
 - Section 14 (“Fair Employment Practices and Americans with Disabilities Act”);
 - Section 16 (“Taxes Due the State”);
 - Section 18 (“Child Support”);
 - Section 20 (“No Gifts or Gratuities”);¹
 - Section 22 (“Certification Regarding Debarment”);
 - Section 30 (“State Facilities”); and
 - Section 32.A (“Certification Regarding Use of State Funds”)

Attachment D – Other Grant Agreement Provisions

WE, THE UNDERSIGNED PARTIES, AGREE TO BE BOUND BY THIS AGREEMENT.

GRANTEE NORTHWEST
REGIONAL PLANNING COMMISSION

SUBGRANTEE
Town of Georgia (Georgia)

Signature: _____

Signature: _____

Name: Catherine Dimitruk

Name: _____

Title: Executive Director

Title: _____

Date: _____

Date: _____

ATTACHMENT A

SCOPE OF WORK FOR EACH TOPIC AREA

The SUBGRANTEE is pre-qualified for the project phases _____ .

Project Phases

These descriptions are for illustrative purposes only. Formal descriptions operative in any subgrant shall be as determined by DEC.

A. Assessment/Identification

Sector-specific and multi-sector assessments follow established protocols to identify areas with the highest contributions of pollutants and recommend potential clean water project BMPs. Work includes landscape level assessments and field work, project identification, and project prioritization to target cost effective actions (e.g., SWMPs). Established assessment methodologies require the use of the tools and protocols developed and provided by the DEC. It is expected that assessment work will lead to a prioritized list of potential clean water projects to pursue.

B. Project Development

Project Development includes Initial Development and Project Screening.

Initial development may consist of:

- Discussions in person, via phone, via email and via video with landowners of location of water quality projects, with subcontracted water quality engineering/consulting firms
- Describing the restoration or water quality improvement needs and objectives a project could address;
- Identifying site design considerations;
- Identifying natural resources constraints and anticipated permits;
- Identify potential roadblocks or impediments for the project, if applicable;
- Proposing next steps for the project, e.g., design/implementation steps (if applicable); providing rough cost estimate of project phases; identifying potential funding sources.

Project screening may include determining where projects:

- Meet eligible project types and standards, as established by the CWSP and DEC;
- Include only eligible expenses, as established by the CWSP and DEC;
- Are on land eligible to receive/benefit from CWSP funded projects, as determined by the CWSP and DEC;
- Do not adversely impact natural resources, or where projects will adversely impact natural resources, impacts are allowable, as determined by DEC.

C. Project Design

Project design activities vary by project type but typically include:

- Completion of 30% Preliminary Design and 100% Final Designs consistent with the Vermont DEC Clean Water Initiative Program (CWIP)

- Completion of draft applications for any required permits (e.g, wetlands, municipal zoning permit, etc.)
- Completion of cost estimates and draft bid documents
- Completion of draft operations & maintenance plan and agreement(s)
- Procurement and Oversight of subcontractors needed to complete design work such as engineering firms, wetland specialists, geoengineering, archeological, land surveyors, etc.
- Identification and preparation of deliverables, including plans and permits; and
- Documentation such as photos, plans, electronic files, etc.

Project design activities must be completed in accordance with the Department of Environmental Conservation's (DEC) CWIP funding policy and include all applicable milestones and deliverables.

D. Project Construction/Implementation

Project completion/implementation activities vary by project type but typically include:

- Review of bids for construction/implementation
- Regular oversight of firms such as construction firms, organizations or individuals physically engaged in the construction/implementation of a water quality improvement project
- Preparation and/or review of as-built plans
- Documentation such as photos, plans, electronic files, etc.
- Sign-off (punch list review) of work completed by subcontracted construction firms

Project development and implementation activities must be completed in accordance with the DEC CWIP funding policy and include all applicable milestones and deliverables. Completed projects also must have an operation and maintenance plan and agreement in place, signed by responsible party(ies). The operation and maintenance plan and agreement must allow for ongoing independent verification in addition to monitoring, maintenance, and repairs.

E. Inspection, reporting & verification

These activities will in time consist of the independent inspection and documentation of BMPs and their condition. BMP documentation will include using DEC's Survey 1-2-3 smartphone application. Inspection and Reporting activities will be performed consistent with standards contained in The Manual. Inspection and reporting activities will be performed by individuals who meet any Inspection and Reporting training requirements established by DEC. In the case of inspections of specialized BMPs, individuals will also meet DEC's credential requirements, if any.

ATTACHMENT B PAYMENT PROVISIONS & COST PROPOSAL

The NRPC agrees to compensate the SUBGRANTEE for services performed up to the maximum amounts stated below provided such services are within the scope of the agreement and are authorized as provided for under the terms and conditions of this agreement.

- A. General. The NRPC and the SUBGRANTEE will develop a cost for each project based on the scope of work as mutually agreed upon using the approved hourly rates and overhead rates and fees in alignment with those submitted by the SUBGRANTEE in response to the September 2022 RFQ and Calls for Proposals as may be posted at <https://www.nrpcvt.com/services-programs/water-resources/cwsp-projects-funding/> or <https://www.nrpcvt.com/about-nrpc/rfp-rfq/>. All costs necessary to carry out the activities described in Attachment A and Task Awards are to be determined by actual cost records kept by the SUBGRANTEE and any sub-contractors of the SUBGRANTEE in accordance with the provisions of this Agreement, the cost principles established by 2 CFR Chapter I & Chapter II, Part 200 (OMB super circular- effective 12/26/14), and are subject to review under the Single Audit Act of 1984. The total of such payments made shall be adjusted to conform to determination made in such final audit in accordance with these provisions.
- B. Payment Procedures. The NRPC shall pay, or cause to be paid, to the SUBGRANTEE progress payments which may be monthly or as otherwise agreed to by the parties for actual costs incurred as determined by using cost records for each Task and expense line items such as labor, benefits and direct and indirect costs of the required services covered by this Agreement. Also,
1. Requests for payment shall be accompanied by progress reports and be made directly to the NRPC, for all work. Any printed reports delivered under the terms of this Agreement shall be printed using both sides of the page whenever practical.
 2. Request for payment for sub-consultant activities shall be included with the SUBGRANTEE's submittals, but will be documented separately.
 3. The NRPC shall pay for all approved services, expenses and materials accomplished or used during the period of this Agreement, and only that effort will be included on invoices under this Agreement.
 4. The above payments shall be made promptly in accordance with applicable STATE and Federal regulations. The NRPC shall seek to make payments within sixty (60) days of receipt of an invoice from the SUBGRANTEE.
 5. All payments by the NRPC under this Agreement will be made in reliance upon the accuracy of all prior representations by the SUBGRANTEE including but not limited to bills, invoices, progress reports and other proofs of work.

- C. **Invoice Requirements:** Payment must be requested using an invoice form showing for each applicable project the name of project, period in which work is completed, amount billed to date and balance by task (including a progress report and sub-contractor invoices). A preferred invoice form will be supplied by the NRPC. In the event of a multi-year or overlapping fiscal year contract, all expenses incurred in a given fiscal year must be billed in that fiscal year to qualify for reimbursement.

Invoice and supporting documentation shall be submitted electronically to dpierce@nrpcvt.com and simultaneously also to Amy Adams, Office Administrator, at aadams@nrpcvt.com. NRPC may require that the SUBGRANTEE submit deliverables and associated materials via an online form or platform.

- D. Communicating & Acknowledging Funding Support: Written publications must include the following statement: "This project is supported by a grant from the Vermont Agency of Natural Resources Clean Water Initiative Program" or similar language as directed by NRPC. For the purposes of this paragraph, publications include press releases, media interviews, final reports, and events.
- E. Additional Requirements: Attachments C and D are provisions that flow down from NRPC's Agreement with the State of Vermont to the SUBGRANTEE, and therefore become a part of this Agreement, as applicable. Should any of the provisions be contradictory or in conflict with another, the provisions flowing down from the specific funding source from NRPC's Agreement shall be primary.

The completion of the Agreement is subject to the availability of funds.

Written reports may be submitted to NRPC by electronic communication in a format acceptable to NRPC, provided, however, that printed written reports delivered under the terms of this Agreement shall be printed using both sides of the page whenever practical.

ATTACHMENT C:
STANDARD STATE PROVISIONS FOR CONTRACTS AND GRANTS
REVISED OCTOBER 1, 2024

- 1. Definitions:** For purposes of this Attachment, “Party” shall mean the Contractor, Grantee, or Subrecipient, with whom the State of Vermont is executing this Agreement and consistent with the form of the Agreement. “Agreement” shall mean the specific contract or grant to which this form is attached.
- 2. Entire Agreement:** This Agreement, whether in the form of a contract, State-funded grant, or Federally-funded grant, represents the entire agreement between the parties on the subject matter. All prior agreements, representations, statements, negotiations, and understandings shall have no effect. Where an authorized individual is either required to click-through or otherwise accept, or made subject to, any electronic terms and conditions to use or access any product or service provided hereunder, such terms and conditions are not binding and shall have no force or effect. Further, any terms and conditions of Party’s invoice, acknowledgment, confirmation, or similar document, shall not apply, and any such terms and conditions on any such document are objected to without need of further notice or objection.
- 3. Governing Law, Jurisdiction and Venue; No Waiver of Jury Trial:** This Agreement will be governed by the laws of the State of Vermont without resort to conflict of laws principles. Any action or proceeding brought by either the State or the Party in connection with this Agreement shall be brought and enforced in the Superior Court of the State of Vermont, Civil Division, Washington Unit. The Party irrevocably submits to the jurisdiction of this court for any action or proceeding regarding this Agreement. The Party agrees that it must first exhaust any applicable administrative remedies with respect to any cause of action that it may have against the State regarding its performance under this Agreement. Party agrees that the State shall not be required to submit to binding arbitration or waive its right to a jury trial.
- 4. Sovereign Immunity:** The State reserves all immunities, defenses, rights, or actions arising out of the State’s sovereign status or under the Eleventh Amendment to the United States Constitution. No waiver of the State’s immunities, defenses, rights, or actions shall be implied or otherwise deemed to exist by reason of the State’s entry into this Agreement.
- 5. No Employee Benefits For Party:** The Party understands that the State will not provide any individual retirement benefits, group life insurance, group health and dental insurance, vacation or sick leave, workers compensation or other benefits or services available to State employees, nor will the State withhold any state or Federal taxes except as required under applicable tax laws, which shall be determined in advance of execution of the Agreement. The Party understands that all tax returns required by the Internal Revenue Code and the State of Vermont, including but not limited to income, withholding, sales and use, and rooms and meals, must be filed by the Party, and information as to Agreement income will be provided by the State of Vermont to the Internal Revenue Service and the Vermont Department of Taxes.
- 6. Independence:** The Party will act in an independent capacity and not as officers or employees of the State.
- 7. Defense and Indemnity:**
- A.** The Party shall defend the State and its officers and employees against all third-party claims or suits arising in whole or in part from any act or omission of the Party or of any agent of the Party in connection with the performance of this Agreement. The State shall notify the Party in the event of any such claim or suit, and the Party shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit. The State retains the right to participate at its own expense in the defense of any claim. The State shall have the right to approve all proposed settlements of such claims or suits.
 - B.** After a final judgment or settlement, the Party may request recoupment of specific defense costs and

may file suit in Washington Superior Court requesting recoupment. The Party shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Party in connection with the performance of this Agreement.

- C. The Party shall indemnify the State and its officers and employees if the State, its officers, or employees become legally obligated to pay any damages or losses arising from any act or omission of the Party or an agent of the Party in connection with the performance of this Agreement.
- D. Notwithstanding any contrary language anywhere, in no event shall the terms of this Agreement or any document furnished by the Party in connection with its performance under this Agreement obligate the State to (1) defend or indemnify the Party or any third party, or (2) otherwise be liable for the expenses or reimbursement, including attorneys' fees, collection costs or other costs of the Party or any third party.

8. Insurance: During the term of this Agreement, Party, at its expense, shall maintain in full force and effect the insurance coverages set forth in the Vermont State Insurance Specification in effect at the time of incorporation of this Attachment C into this Agreement. The terms of the Vermont State Insurance Specification are hereby incorporated by reference into this Attachment C as if fully set forth herein. A copy of the Vermont State Insurance Specification is available at: <https://aoa.vermont.gov/Risk-Claims-COI>.

9. Reliance by the State on Representations: All payments by the State under this Agreement will be made in reliance upon the accuracy of all representations made by the Party in accordance with this Agreement, including but not limited to bills, invoices, progress reports, and other proofs of work.

10. False Claims Act: Any liability to the State under the Vermont False Claims Act (32 V.S.A. § 630 et seq.) shall not be limited notwithstanding any agreement of the State to otherwise limit Party's liability.

11. Whistleblower Protections: The Party shall not discriminate or retaliate against one of its employees or agents for disclosing information concerning a violation of law, fraud, waste, abuse of authority, or acts threatening health or safety, including but not limited to allegations concerning the False Claims Act. Further, the Party shall not require such employees or agents to forego monetary awards as a result of such disclosures, nor should they be required to report misconduct to the Party or its agents prior to reporting to any governmental entity and/or the public.

12. Use and Protection of State Information:

- A. As between the State and Party, "State Data" includes all data received, obtained, or generated by the Party in connection with performance under this Agreement. Party acknowledges that certain State Data to which the Party may have access may contain information that is deemed confidential by the State, or which is otherwise confidential by law, rule, or practice, or otherwise exempt from disclosure under the State of Vermont Access to Public Records Act, 1 V.S.A. § 315 et seq. ("Confidential State Data").
- B. With respect to State Data, Party shall:
 - i. take reasonable precautions for its protection;
 - ii. not rent, sell, publish, share, or otherwise appropriate it; and
 - iii. upon termination of this Agreement for any reason, Party shall dispose of or retain State Data if and to the extent required by this Agreement, law, or regulation, or otherwise requested in writing by the State.
- C. With respect to Confidential State Data, Party shall:
 - i. strictly maintain its confidentiality;
 - ii. not collect, access, use, or disclose it except as necessary to provide services to the State under this Agreement;

- iii. provide at a minimum the same care to avoid disclosure or unauthorized use as it provides to protect its own similar confidential and proprietary information;
 - iv. implement and maintain administrative, technical, and physical safeguards and controls to protect against any anticipated threats or hazards or unauthorized access or use;
 - v. promptly notify the State of any request or demand by any court, governmental agency or other person asserting a demand or request for Confidential State Data so that the State may seek an appropriate protective order; and
 - vi. upon termination of this Agreement for any reason, and except as necessary to comply with subsection B.iii above in this section, return or destroy all Confidential State Data remaining in its possession or control.
- D. If Party is provided or accesses, creates, collects, processes, receives, stores, or transmits Confidential State Data in any electronic form or media, Party shall utilize:
- i. industry-standard firewall protection;
 - ii. multi-factor authentication controls;
 - iii. encryption of electronic Confidential State Data while in transit and at rest;
 - iv. measures to ensure that the State Data shall not be altered without the prior written consent of the State;
 - v. measures to protect against destruction, loss, or damage of State Data due to potential environmental hazards, such as fire and water damage;
 - vi. training to implement the information security measures; and
 - vii. monitoring of the security of any portions of the Party's systems that are used in the provision of the services against intrusion.
- E. No Confidential State Data received, obtained, or generated by the Party in connection with performance under this Agreement shall be processed, transmitted, stored, or transferred by any means outside the United States, except with the express written permission of the State.
- F. Party shall notify the State within twenty-four hours after becoming aware of any unauthorized destruction, loss, alteration, disclosure of, or access to, any State Data.
- G. State of Vermont Cybersecurity Standard Update: Party confirms that all products and services provided to or for the use of the State under this Agreement shall be in compliance with State of Vermont Cybersecurity Standard Update in effect at the time of incorporation of this Attachment C into this Agreement. The State of Vermont Cybersecurity Standard Update prohibits the use of certain branded products in State information systems or any vendor system, and a copy is available at: <https://digitalservices.vermont.gov/cybersecurity/cybersecurity-standards-and-directives>
- H. In addition to the requirements of this Section 12, Party shall comply with any additional requirements regarding the protection of data that may be included in this Agreement or required by law or regulation.

13. Records Available for Audit: The Party shall maintain all records pertaining to performance under this Agreement. "Records" means any written or recorded information, regardless of physical form or characteristics, which is produced or acquired by the Party in the performance of this Agreement. Records produced or acquired in a machine-readable electronic format shall be maintained in that format. The records described shall be made available at reasonable times during the period of this Agreement and for three years thereafter or for any period required by law for inspection by any authorized representatives of the State or Federal Government. If any litigation, claim, or audit is started before the expiration of the three-year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

14. Fair Employment Practices and Americans with Disabilities Act: Party agrees to comply with the requirement of 21 V.S.A. Chapter 5, Subchapter 6, relating to fair employment practices, to the full extent applicable, and shall include this provision in all subcontracts for work performed in Vermont. Party shall also ensure, to the full extent required by the Americans with Disabilities Act of 1990, as amended, that qualified individuals with disabilities receive equitable access to the services, programs, and activities provided by the Party under this Agreement.

15. Offset: The State may offset any sums which the Party owes the State against any sums due the Party under this Agreement; provided, however, that any offset of amounts due the State of Vermont as taxes shall be in accordance with the procedures more specifically provided in 32 V.S.A. § 3113.

16. Taxes Due to the State: Party certifies under the pains and penalties of perjury that, as of the date this Agreement is signed, the Party is in good standing with respect to, or in full compliance with, a plan to pay any and all taxes due the State of Vermont.

17. Taxation of Purchases: All State purchases must be invoiced tax free. An exemption certificate will be furnished upon request with respect to otherwise taxable items.

18. Child Support: (Only applicable if the Party is a natural person, not a corporation or partnership.) Party states that, as of the date this Agreement is signed, Party is not under an obligation to pay child support or is in good standing with respect to or in full compliance with a plan to pay any and all child support payable under a support order. Party makes this statement with regard to support owed to any and all children residing in Vermont. In addition, if the Party is a resident of Vermont, Party makes this statement with regard to support owed to any and all children residing in any other state or territory of the United States.

19. Sub-Agreements: Party shall not assign, subcontract, or subgrant the performance of this Agreement or any portion thereof to any other Party without the prior written approval of the State. Party shall be responsible and liable to the State for all acts or omissions of subcontractors and any other person performing work under this Agreement pursuant to an agreement with Party or any subcontractor.

In the case this Agreement is a contract with a total cost in excess of \$250,000, the Party shall provide to the State a list of all proposed subcontractors and subcontractors' subcontractors, together with the identity of those subcontractors' workers compensation insurance providers, and additional required or requested information, as applicable, in accordance with Section 32 of The Vermont Recovery and Reinvestment Act of 2009 (Act No. 54), as amended by Section 17 of Act No. 142 (2010) and by Section 6 of Act No. 50 (2011).

Party shall include the following provisions of this Attachment C in all subcontracts for work performed solely for the State of Vermont and subcontracts for work performed in the State of Vermont: Section 10 ("False Claims Act"); Section 11 ("Whistleblower Protections"); Section 12 ("Confidentiality and Protection of State Information"); Section 14 ("Fair Employment Practices and Americans with Disabilities Act"); Section 16 ("Taxes Due the State"); Section 18 ("Child Support"); Section 20 ("No Gifts or Gratuities"); Section 22 ("Certification Regarding Debarment"); Section 30 ("State Facilities"); and Section 32.A ("Certification Regarding Use of State Funds").

20. No Gifts or Gratuities: Party shall not give title or possession of anything of substantial value (including property, currency, travel, and/or education programs) to any officer or employee of the State during the term of this Agreement.

21. Regulation of Hydrofluorocarbons: Party confirms that all products provided to or for the use of the State under this Agreement shall not contain hydrofluorocarbons, as prohibited under 10 V.S.A. § 586.

22. Certification Regarding Debarment: Party certifies under pains and penalties of perjury that, as of the date that this Agreement is signed, neither Party nor Party's principals (officers, directors, owners, or partners) are presently debarred, suspended, proposed for debarment, declared ineligible, or excluded from

participation in Federal programs, or programs supported in whole or in part by Federal funds. Party further certifies under pains and penalties of perjury that, as of the date that this Agreement is signed, Party is not presently debarred, suspended, nor named on the State's debarment list at:

<https://bgs.vermont.gov/purchasing-contracting/debarment>.

23. Conflict of Interest: Party shall fully disclose, in writing, any conflicts of interest or potential conflicts of interest.

24. Vermont Public Records Act: Party acknowledges and agrees that this Agreement, any and all information obtained by the State from the Party in connection with this Agreement, and any obligations of the State to maintain the confidentiality of information are subject to the State of Vermont Access to Public Records Act, 1 V.S.A. § 315 *et seq.*

25. Force Majeure: Neither the State nor the Party shall be liable to the other for any failure or delay of performance of any obligations under this Agreement to the extent such failure or delay shall have been wholly or principally caused by acts or events beyond its reasonable control rendering performance illegal or impossible (excluding strikes or lockouts) ("Force Majeure"). Where Force Majeure is asserted, the nonperforming party must prove that it made all reasonable efforts to remove, eliminate or minimize such cause of delay or damages, diligently pursued performance of its obligations under this Agreement, substantially fulfilled all non-excused obligations, and timely notified the other party of the likelihood or actual occurrence of an event described in this paragraph.

26. Marketing: Party shall not use the State's logo or otherwise refer to the State in any publicity materials, information pamphlets, press releases, research reports, advertising, sales promotions, trade shows, or marketing materials or similar communications to third parties except with the prior written consent of the State.

27. Termination:

A. Non-Appropriation: If this Agreement extends into more than one fiscal year of the State (July 1 to June 30), and if appropriations are insufficient to support this Agreement, the State may cancel this Agreement at the end of the fiscal year, or otherwise upon the expiration of existing appropriation authority. In the case that this Agreement is funded in whole or in part by Federal funds, and in the event Federal funds become unavailable or reduced, the State may suspend or cancel this Agreement immediately, and the State shall have no obligation to pay Party from State revenues.

B. Termination for Cause: Either party may terminate this Agreement if a party materially breaches its obligations under this Agreement, and such breach is not cured within thirty (30) days after delivery of the non-breaching party's notice or such longer time as the non-breaching party may specify in the notice.

C. Termination Assistance: Upon nearing the end of the final term or termination of this Agreement, without respect to cause, the Party shall take all reasonable and prudent measures to facilitate any transition required by the State. All State property, tangible and intangible, shall be returned to the State upon demand at no additional cost to the State in a format acceptable to the State.

28. Continuity of Performance: In the event of a dispute between the Party and the State, each party will continue to perform its obligations under this Agreement during the resolution of the dispute until this Agreement is terminated in accordance with its terms.

29. No Implied Waiver of Remedies: Either party's delay or failure to exercise any right, power, or remedy under this Agreement shall not impair any such right, power, or remedy, or be construed as a waiver of any such right, power, or remedy. All waivers must be in writing.

30. State Facilities: If the State makes space available to the Party in any State facility during the term of

this Agreement for purposes of the Party's performance under this Agreement, the Party shall only use the space in accordance with all policies and procedures governing access to, and use of, State facilities, which shall be made available upon request. State facilities will be made available to Party on an "AS IS, WHERE IS" basis, with no warranties whatsoever.

31. Requirements Pertaining Only to Federal Grants and Subrecipient Agreements: If this Agreement is a grant that is funded in whole or in part by Federal funds:

- A. Requirement to Have a Single Audit:** The Subrecipient will complete the Subrecipient Annual Report annually within 45 days after its fiscal year end, informing the State of Vermont whether or not a Single Audit is required for the prior fiscal year. If a Single Audit is required, the Subrecipient will submit a copy of the audit report to the Federal Audit Clearinghouse within nine months. If a single audit is not required, only the Subrecipient Annual Report is required. A Single Audit is required if the subrecipient expends \$1,000,000 or more in Federal assistance during its fiscal year and must be conducted in accordance with 2 CFR Chapter I, Chapter II, Part 200, Subpart F. The Subrecipient Annual Report is required to be submitted within 45 days, whether or not a Single Audit is required.
- B. Internal Controls:** In accordance with 2 CFR Part II, §200.303, the Party must establish and maintain effective internal control over the Federal award to provide reasonable assurance that the Party is managing the Federal award in compliance with Federal statutes, regulations, and the terms and conditions of the award. These internal controls should be in compliance with guidance in "Standards for Internal Control in the Federal Government" issued by the Comptroller General of the United States and the "Internal Control Integrated Framework" issued by the Committee of Sponsoring Organizations of the Treadway Commission.
- C. Mandatory Disclosures:** In accordance with 2 CFR Part II, §200.113, Party must disclose, in a timely manner, in writing to the State, all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award. Failure to make required disclosures may result in the imposition of sanctions which may include disallowance of costs incurred, withholding of payments, termination of the Agreement, suspension/debarment, etc.

32. Requirements Pertaining Only to State-Funded Grants:

- A. Certification Regarding Use of State Funds:** If Party is an employer and this Agreement is a State-funded grant in excess of \$1,000, Party certifies that none of these State funds will be used to interfere with or restrain the exercise of Party's employee's rights with respect to unionization.
- B. Good Standing Certification (Act 154 of 2016):** If this Agreement is a State-funded grant, Party hereby represents: (i) that it has signed and provided to the State the form prescribed by the Secretary of Administration for purposes of certifying that it is in good standing (as provided in Section 13(a)(2) of Act 154) with the Agency of Natural Resources and the Agency of Agriculture, Food and Markets, or otherwise explaining the circumstances surrounding the inability to so certify; and (ii) that it will comply with the requirements stated therein.

(End of Standard Provisions)

ATTACHMENT D
OTHER GRANT AGREEMENT PROVISIONS

- A. The parties agree that ownership of all data, papers, reports, forms, or other material collected or produced by the Contractor, under this contract, (the "work product") shall belong to the Contractor. Upon a request made by the Northwest Regional Planning Commission or State of Vermont, the Contractor shall provide, free of cost, copies of all such work product no later than 30 days from the date of the request. The Northwest Regional Planning Commission and State of Vermont shall have a nonexclusive, nontransferable, irrevocable, royalty free paid-up license to use or have used the work product for or on behalf of the Northwest Regional Planning Commission or State of Vermont during the pendency of the agreement and thereafter.
- B. This clause shall replace the term for document retention referenced in Attachment C, #13. The records described therein shall be made available at reasonable times during the duration of the term.

11/24/2025 Selectboard Highlights

1. Beach Quotes for Plumbing
2. Beach Quote for Carpentry Fix- Action
3. 2013 Truck is 90% complete
4. Touching up roads to be ready for winter
5. Temp Bridge discussion for Silver Lake Woods
6. Z turn purchase with available funds- Action Did not purchase Used Generator (Capital Budget)
7. Vehicle Lift with available funds- Action
8. Approval to order plow equipment for a 2028 tandem purchase- 24-month lead time currently- Action
9. Large Cottonwoods coming down 2990 Polly Hubbard from DJ's Tree service soon
10. Leaning Willows by Juaires coming down soon
11. Lots of Budget work being done
12. Beach Dock Proposal- Action
13. Unit Heater discussion for Town Garage
- 14.



FRANKLIN COUNTY SHERIFF

John Grismore
Sheriff

387 Lake Road
P.O. Box 367
St. Albans, Vermont 05478
(802) 524-2121 – Office
(802) 524-7947 – Fax

Captain Chad Miles
Chief Deputy

Tina Ploof
Business Manager

Crystal Forcier
Office Manager

DATE: 11/14/2025
TO: Stacy Katon, Town Administrator, Town of Georgia
FROM: John Grismore, Sheriff
RE: October Monthly Reporting

October Notes:

Motor vehicle related issues continue to be the highest represented incident reported in October as is consistent with the other towns for which we provide police services. One point of concern is the increasing number of excessive speed cases (30 or more miles per hour over the posted speed limit). In October, we wrote 2 tickets and made 1 arrest for excessive speed.

As reported last month, the drug issue persists in Georgia. In October we made 2 arrests for drug possession. In alignment with our focus on continuous improvement and to better understand the trends in drug related involvements, I will be adding a section to the Report Summary titled "Total Drug Involvements." This category will include any case where drugs or drug paraphernalia is noted by the deputy. The "paraphernalia" piece is something that we've never faithfully captured – thinking if there wasn't a drug present, the items used to consume the drug wasn't vital to the case (there is no criminal charge for possessing drug paraphernalia). I've mandated that my folks capture this data going forward so we can provide you with a better picture of what we're seeing.

Forward Looking:

With the winter weather upon us, we expect to see a decrease in speeding and other motor vehicle related offenses. We do expect to see an increase in motor vehicle accidents, however. We will continue to cover the secondary roads to keep track of any vehicle accidents particularly when the weather is severe to ensure motorists aren't stranded.

Report Summary:

	May	June	July	August	September	October
Total Hours Worked	80	88	90	102.5	81	94.75
Total Incidents	53	68	46	50	47	35
Incidents Per Hour Worked	0.66	0.77	0.51	0.49	0.58	0.37
Total Arrest Charges	4	8	1	14	6	6
Total Traffic Stops	39	36	29	33	24	24
Total Directed Patrols	0	12	6	3	3	0
Total Warnings Issued	37	37	25	33	22	22
Total Tickets Issued	18	14	9	13	10	11

Incident Data:

Traffic Stop	24
Excessive Speed	2
Accident - Injury to person(s)	1
Accident - Property damage only	1
Assist - Agency	1
Assist - Public	1
Drugs	1
Property Watch	1
Vandalism	1
VIN verification	1
Wanted Person (State Warrant)	1

Arrest Data:

Driving with a Criminally Suspended License	1
Drugs - Cocaine, Possession Misdemeanor	1
Drugs - Depressant, Stimulant, And Narcotic Possession Misdemeanor	1
Excessive Speed	1
False Information To A Police Officer	1
Identity Theft	1

Motor Vehicle Enforcement Data:

Section 9. Item #B.

SL2 - 11-20 MPH Over Speed Limit	5
SIG - Signals Required	4
FYY - Stop Sign	3
CEL - Using Portable Electronic Device Outside Work or School Zone 1st violation	2
DP - Failed To Display Front Registration Plate	2
NR - Persons Required To Register	2
OVS - Obstructing Windshields	2
SL1 - 1-10 MPH Over Speed Limit	2
DEF - Condition Of Vehicle	1
DP2 - Failed to Display Rear Registration Plate or Failed to Display Both Registration Plates	1
INS - Operating Without Liability Insurance	1
IS - 31 Or More MPH Over Speed Limit	1
LAS - Unreasonable And Imprudent Speed For Conditions And Hazards - Local	1
LID - Throwing, Depositing, And Dumping Refuse - Less Than One Cubic Foot (Uncompacted)	1
MJ1 - Possessing Marijuana/Hashish - 1st Offense (Under 21)	1
OSC - Operating After Suspension/Revocation/Refusal	1
SL3 - 21-30 MPH Over Speed Limit	1
SL4 - 31 Or More MPH Over Speed Limit	1
VNI - Vehicle Not Inspected Within 15 Days Of Vt. Registration	1

Community Correspondence:

Date	Mode	Contact Name	Information/Concern	Action(s) Taken
			There were no issues surfaced by the public in October.	



FRANKLIN COUNTY **SHERIFF**

ACTIVITY REPORT - OCTOBER 2025

Date / Time	Incident Type	Location
10/1/2025 13:26	Traffic Stop	Ethan Allen Hwy / Georgia Market
10/2/2025 19:10	Traffic Stop	Oakland Station Rd / Route 7
10/2/2025 19:41	Traffic Stop	Ethan Allen Hwy / Maplefields
10/6/2025 15:06	Traffic Stop	1959 Ethan Allen Hwy
10/6/2025 15:40	Accident - Property damage only	Ethan Allen Hwy / I89
10/7/2025 9:46	Traffic Stop	Ethan Allen Hwy / Manor Dr
10/7/2025 11:40	Accident - Injury to person(s)	144 Hibbard Rd
10/9/2025 17:37	Traffic Stop	Ethan Allen Hwy / Dee Rd
10/9/2025 18:42	Traffic Stop	I 89 S Exit 18
10/9/2025 19:54	Traffic Stop	Ethan Allen Hwy / Overpass
10/9/2025 20:07	Property Watch	864 Ethan Allen Hwy
10/9/2025 20:23	Traffic Stop	Sandy Birch Rd / Sand Hill Rd
10/9/2025 20:35	Traffic Stop	Sandy Birch Rd / Sand Hill Rd
10/9/2025 20:45	Wanted Person (State Warrant)	55 Sodom Rd
10/13/2025 10:35	Traffic Stop	Ethan Allen Hwy / Manor Dr
10/13/2025 10:54	Traffic Stop	1959 Ethan Allen Hwy
10/14/2025 8:38	Vandalism	312 Ethan Allen Hwy
10/14/2025 10:10	Traffic Stop	Ethan Allen Hwy / Ballard Rd
10/18/2025 21:26	Traffic Stop	Ethan Allen Hwy / Ballard Rd
10/18/2025 23:40	Assist - Agency	2980 Ethan Allen Hwy
10/22/2025 1:52	Excessive Speed	I89 SB Exit 18
10/23/2025 8:15	VIN verification	2715 Ethan Allen Hwy
10/23/2025 9:26	Traffic Stop	231 Ethan Allen Hwy
10/26/2025 19:07	Traffic Stop	Sandy Birch Rd / Sand Hill Rd
10/26/2025 19:52	Excessive Speed	Sandy Birch Rd / Sand Hill Rd
10/26/2025 20:18	Traffic Stop	Ethan allen hwy / VT 104a
10/26/2025 20:41	Traffic Stop	Highbridge Rd / Ethan Allen Hwy
10/26/2025 21:51	Drugs	Exit 18 I 89 Nb
10/26/2025 23:30	Traffic Stop	Ethan Allen Hwy / I89 SB
10/26/2025 23:50	Traffic Stop	Highbridge Rd / Ethan Allen Hwy
10/27/2025 0:02	Traffic Stop	Highbridge Rd / Industrial Park
10/28/2025 10:34	Assist - Public	864 Ethan Allen Hwy
10/29/2025 10:15	Traffic Stop	Georgia Health Center
10/31/2025 10:19	Traffic Stop	Ballard RD / Ethan Allen Hwy
10/31/2025 10:46	Traffic Stop	Ethan Allen Hwy / Maplefields

Town Administrator's Report

1. General Updates

- **Insurance Claims:** The Hotbox claim has been paid and received. We are still awaiting payout on the Plow Truck claim.
 - **New Insurance Claim:** A new claim has been filed for the Fire Truck that was damaged during the winter storm on November 10, 2025.
-

2. Departmental Updates

- **Library MOU:** Follow-up work will continue over the next few weeks.
 - **Assessor's Office / Utility Property Valuations:**
 - There is no Errors & Omissions coverage available from the prior assessor's insurance policy.
 - I have initiated a claim through our insurance.
 - Terri has reached out to the Vermont District Advisor regarding the valuation error; we will update the Board once we receive feedback.
 - I have forwarded the email correspondence between the Assessor and District Advisor so the Board remains informed.
 - **Sheriff's Office:** October 2025 reporting from Sheriff Grismore is attached for review.
-

3. Projects and Grants

- **HISP Grant #CA0783:** Reimbursement in the amount of \$33,167.55 has been received for the public safety highway signs grant.
- **FY25 GIA Grant #0785:** Reimbursement request has been submitted and is under review. Payment is expected in November, pending no additional questions.
- **FY24 GIA Grant #0550:**
 - Work has been completed but submission issues delayed initial processing.
 - I requested reconsideration from AOT; they agreed to re-review if before-and-after photos were provided.
 - Todd submitted photos on November 4. I will finalize and resubmit in hopes of receiving partial reimbursement. Awaiting AOT's response.

- **EZStation Video Software:** Doug continues troubleshooting application issues. He has reached back out to the software provider as the program still will not load correctly on Todd's computer.

4. Financial / Budget Updates

- **Generator Incident Claim (6/19/25):** The claim remains open. I followed up with Todd on October 22 to confirm whether replacement work is complete. Once the final invoice is received, we will submit for reimbursement and aim to close the claim before year-end.
- **Bank Reconciliations:** Review and sign-off processes are underway and expected to be completed by year-end.
- **PACIF Policy Review:** Verification of property and vehicle schedules is in progress. Lists have been distributed to the Board and Department Heads; once updated, I will reconcile all changes with the insurance company.
- **FY26 Strategic Plan:** Department Heads and the Board are encouraged to begin considering FY26 goals aligned with the Town Plan, Capital Plans, and budget priorities. A clear strategic plan will support strong progress toward annual objectives.

5. Personnel and HR

- **PTO Accrual Tracking:** Vacation and sick accruals have been reviewed; no issues reported. Monitoring continues.
- **Union 686 (AFSCME):** Follow-up continues with Larry Mouquin regarding the PTO accrual addendum in the union contract.
- **FY26 Health Insurance:** Open Enrollment materials for health and vision benefits were distributed to eligible employees on November 15 for coverage effective January 1.
- **FY26 Health Insurance Buyout:** The Board approved an increase to the annual buyout, now \$10,500, equivalent to the Silver Plan employee-only premium.

6. Policy / Ordinance / Compliance

- **Workplace Injury Procedures:** Updated procedures and guidelines have been distributed. Board-recommended revisions are in progress.
- **Complaint Procedures:** Standardized forms, procedures, and tracking logs are being drafted and are under internal review.
- **Planning Commission Collaboration:** The Planning Commission is currently reviewing the following ordinances and policies:
 - Sidewalk Ordinance
 - No Smoking Ordinance
 - Speed Limit Ordinance
 - Street Naming Ordinance
 - Tobacco-Free Policy

- Social Media Policy
The next Planning Commission meeting is scheduled for October 25, 2025.

7. Other Business / Upcoming Items

- **FY26 Budget Development:** Budget development remains a priority. Contract reviews and the annual insurance application process are underway.
- **Health Officer Appointment:** Our Town Health Officer, Kolleen Caspers, has a term ending March 2026. The State requires a 60-day advance notice for reappointment or changes. More information will be provided in the new year.
- **Year-End 2025:** With year-end approaching quickly, efforts continue to ensure all loose ends are tied up and the Town is prepared for 2026.
- **FY26 Strategic Planning Session:**
As I am still new to the organization, I would like us to set aside time for a collaborative goal-setting session for FY26.
 - Please let me know whether the Board prefers a group brainstorming session or would like to begin with individual ideas submitted to me so I can create a draft outline for review.
 - I welcome all feedback—please reach out.

Respectfully submitted,
Stacy Katon
Town Administrator
Town of Georgia



Fw: TOWN OF GEORGIA - VT GAS ERRORS & OMISSIONS

From Georgia Assessor <assessor@townofgeorgia.com>
 Date Tue 11/18/2025 1:27 PM
 To Georgia Town Administrator <administrator@townofgeorgia.com>

Sorry I forgot to copy you on the original.

Regards;

Terri J Sabens - VPA III

Municipal Assessor

Town of Georgia

47 Town Common Road No.

St. Albans, VT 05478

1-802-524-3524

assessor@townofgeorgia.com

<https://www.townofgeorgia.com/>

In-Person hours are Tuesday's 9-3

From: Georgia Assessor <assessor@townofgeorgia.com>
Sent: Tuesday, November 18, 2025 1:15 PM
To: Jill.Remick@vermont.gov <Jill.Remick@vermont.gov>; Wright, Christie <christie.wright@vermont.gov>
Cc: Mitchell, Benton <benton.mitchell@vermont.gov>
Subject: TOWN OF GEORGIA - VT GAS ERRORS & OMISSIONS

Good day,

I am inquiring about a Vermont Gas utility error that was made by the prior assessor for the 2025 grand list abstract. He didn't change the reported value to the \$21,232,700 that was reported and left the value at \$33,067,700 that he put it in for in the 2023 grand list abstract. Below is the thread of these past 3 years of the Vermont Gas utility valuation.

This has been a huge hit for the Town of Georgia to have to reimburse Vermont Gas \$52,000 for the municipal portion and expected to come up with \$228,000 for the education portion of tax revenue. This is just for the 2025 E&O; we haven't even considered how to compensate the amounts if/when Vermont Gas will request abatements for the 2023 & 2024 grand list errors.

The town has checked into his insurance policy; it appears that it will not cover any of his professional clerical errors as he only carried general liability insurance.

We are asking the state to help out and help pay the education portion since these errors could have and should have been caught during the sales studies and are reported to us through the state via VTPIE with assumptions of

2023 - Reported value was \$32,979,773 and he entered \$33,067,700 without incorporating the CLA of 77.57%.

2024 - Reported value was \$30,210,470 with a CLA of 70.70% incorporated for a reported value of \$21,258,802. He didn't change the value at all and left it at \$33,067,700.

2025 - Reported value was \$29,936,341 with a CLA of 70.70% incorporated for a reported value of \$21,164,993. He didn't change it but in the snippet, it has been changed from the E&O for the revised tax bill that I created.

I see that the state adjusted CLA was 88.23% for Georgia this year, but there was still the 70.70% CLA reported, should that have been changed and if so, should it have been changed by the state now that they are sending them to the municipalities through VTPIE to \$26,412,834?

Thank you in advance for any help or advise you can provide.

Regards;

Terri J Sabens - VPA III

Municipal Assessor

Town of Georgia

47 Town Common Road No.

St. Albans, VT 05478

1-802-524-3524

assessor@townofgeorgia.com

<https://www.townofgeorgia.com/>

In-Person hours are Tuesday's 9-3



GEORGIA VERMONT

Section 9. Item #B.

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 a 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. All vehicles associated with the STR of a property, including guests of the short-term renter(s), shall have designated off-

road parking. Vehicles shall not use 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 h
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 _____

Section 9. Item #B.

Received and Recorded: _____

Town Clerk: _____
Cheryl Letourneau



STR Ordinance

From Georgia Zoning <zoning@townofgeorgia.com>

Date Wed 11/12/2025 10:41 AM

To Georgia Selectboard <sb@townofgeorgia.com>; Georgia Town Administrator <administrator@townofgeorgia.com>

📎 2 attachments (257 KB)

GEA25-001 - Georgia STR Ordinance - SPF Revd 11-10-25 ord.docx; GEA25-001 - Georgia STR Ordinance - Clean from SPF 11-10-25 ord.docx;

Selectboard

I've attached the updated Short-Term Rental Licensing ordinance from Dave Rugh. There has been a lot of updating based on recent court cases regarding the regulation of short-term rentals nationwide. One of the documents has the markup of changes and the second document is a clean new version.

The main purpose of the Georgia Ordinance is to ensure rentals comply with the rules and that the town has contact information in case of issues or emergencies. In a brief overview of short-term rentals located in Georgia, there appear to be about 20. Due to the three zip codes covering Georgia, there may be more.

There are firms that can find all of the STRs in town for a fee. Based on my discussion with them, if we raised the licensing fee to \$300, it would cover the service cost.

At this point, I am not recommending using the service based on the current number of STRs. Our office receives frequent calls regarding short-term rental regulations in Georgia, so I believe that number could increase over the next few years.

Kind regards,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator
Floodplain Manager, Webmaster
Direct: 802-528-5890
Main: 802-524-3524
townofgeorgia.com

Please note that this email message, along with any response or reply, is considered a public record, and thus, subject to disclosure under the Vermont Public Records Law (1 V.S.A. §§ 315-320).

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Proposal for Seasonal Services – Boat Docks

Submitted to: Town of Georgia, Vermont

Attn: Town Administrator

47 Town Common Rd N, St. Albans, VT 05478

administrator@townofgeorgia.com

Submitted by:

Lakeside Dock Handlers

71 Pearl Street

Grand Isle, VT, 05458

Contact: Jackson Valley, Colby Beaupre

Phone: (802) 373-5235 (802)752-6799

Email: LSdockhandlers@gmail.com

Date Submitted: September 15, 2025

Cover Letter

Dear Town Administrator and Selectboard,

On behalf of Lakeside Dock Handlers, I am pleased to submit this proposal for the seasonal installation, maintenance, and removal of the boat docks at Georgia Beach. Our team specializes in dock handling, boat wrapping, and marina partnerships across Vermont, with years of hands-on experience in providing reliable waterfront services.

We understand the importance of safety, proper maintenance, and responsiveness in managing public dock systems. Our goal is to ensure that Georgia Beach docks remain safe, secure, and accessible throughout the boating season, while preserving the Town's long-term investment.

We are confident that our experience, experienced team, and attention to detail make us the right partner for the Town of Georgia. Thank you for considering our proposal.

Sincerely,
Jackson Valley and Colby Beaupre
Owners, Lakeside Dock Handlers, LLC

Qualifications & Relevant Experience

- **Dock Services Expertise:** Lakeside Dock Handlers specializes in seasonal dock installation and removal throughout Northwestern Vermont.
 - **Partnership Experience:** We currently partner with Keeler Bay Marina to provide seasonal marina installation, maintenance, and removal. We also do all of our boat wrapping and boat storage at Keeler Bay Marina. This requires similar logistical and safety practices as dock handling.
 - We also help Mooring's Marina install and remove their marina.
 - **Safety & Compliance:** Our team is fully insured and trained.
 - **Local Knowledge:** As a Vermont-based company, we are familiar with Lake Champlain water level patterns and seasonal challenges.
-

Scope of Work & Timeline for 2026

1. Seasonal Installation for 2026 will be completed by Dock Doctors, not Lakeside Dock Handlers

2. Seasonal Removal (Fall 2026):

- Remove all docks at the conclusion of the boating season.
- Store docks in a secure and organized manner to preserve condition.
- Perform preventative checks during removal to prepare for the following year.

3. Annual Maintenance:

- Conduct mid-season inspections and minor repairs as needed.
- Perform preventative maintenance to maximize dock lifespan.
- Replace worn hardware, tighten connections, and maintain safety compliance.

4. Water Level Monitoring & Adjustments:

- Monitor water levels throughout the boating season.
- Make adjustments to dock positioning/height as necessary to ensure continued safe access.

Timeline:

- **In-Season Maintenance:** June – September 2026
- **Fall Removal:** October 2026

-We can be semi-flexible with the Timeline to accommodate the town of Georgia’s needs

Cost Proposal & Fee Schedule

We propose the following flat-rate pricing for yearly services at Georgia Beach:

- **Dock Removal & Storage (Fall):**\$4,500
- **Annual Maintenance (mid-season + repairs):** \$200 an hour

(The reason we run Annual Maintenance at an hourly rate is that Lake Champlain is so unpredictable. Some years, like 2025, the lake has consistently dropped like a rock, which would require consistent pushing and lowering of the dock. In years past, the lake has risen extremely fast, which would require our team to pull the Georgia Town dock closer to shore. We can't correctly predict how often we will be out there making adjustments to the dock on any given year. A Maintenance hourly rate protects our team and the town of Georgia.)

- **Water Level Monitoring & Adjustments:** Included in maintenance package

(All costs include labor, equipment, transportation, and insurance. Any major repairs or replacement parts beyond standard maintenance will be pre-approved by the Town prior to work.)

References

1. **Keeler Bay Marina** – Dock & Boat Wrapping Partnership
Contact: Mike Gammal
Phone: (802)578-5880
 2. **[Moorings Marina]**
Contact: Sean Gowland
Phone: (802)355-7395
 3. **Dock Doctors**

Contact: Harrison Flynn
Phone:(802)349-4341
-

Proof of Insurance & Licenses

- Certificate of Liability Insurance: [Attached PDF or available upon request]
-

Conclusion

Lakeside Dock Handlers, LLC is committed to delivering reliable, safe, and professional dock services for the Town of Georgia. We look forward to the opportunity to serve the community and ensure Georgia Beach docks remain in excellent condition for years to come.

Respectfully submitted,

Jackson Valley

Colby Beaupre

Owners, Lakeside Dock Handlers, LLC

Phone: (802) 373-5235

Email: LSdockhandlers@gmail.com

Town of Georgia										GOAL Is less than a 3.5% overall budget increase									
Public Works Operating Draft Budget 2026																			
Actual Thru October 31, 2025																			
General Ledger Description	2025 Budget	2025 Actual	Variance	2026 Budget	Increase/ (Decrease)	Overall Budget Change	Taxes	How Paying? Impact Fees	Reserves	Comments									
1-7-05-28 PUBLIC WORKS																			
1-7-05-28-30.20 Town Beach Utilities	4,100	2,997	(1,103)	4,100	\$0	0.00%													
1-7-05-28-30.25 Fire & Rescue Utilities	15,800	15,482	(318)	17,000	\$1,200	7.59%													
1-7-05-28-30.30 Library Utilities	12,000	11,433	(567)	12,000	\$0	0.00%													
1-7-05-28-30.35 Old Hwy Garage Utilities	5,000	5,659	659	5,800	\$800	16.00%													
1-7-05-28-30.50 Town Hall Utilities	13,200	11,955	(1,245)	13,200	\$0	0.00%													
1-7-05-28-30.70 New Hwy Garage Utilities	18,000	17,428	(572)	19,000	\$1,000	5.56%													
1-7-05-28-30.75 Streetlight Electricity	3,000	2,413	(587)	3,000	\$0	0.00%													
1-7-05-28-45.05 Building Maint. Other	0	0	0	0	\$0	#DIV/0!													
1-7-05-28-45.10 Cemetery Maintenance	5,000	5,000	0	5,000	\$0	0.00%													
1-7-05-28-45.15 Cemetery Mowing	0	248	248	250	\$250	#DIV/0!				1/2 Split with Fairfax									
1-7-05-28-45.20 Town Beach Bldg. Maint.	5,000	8,066	3,066	n/a	n/a	n/a				Waiting on quotes									
1-7-05-28-45.25 Fire & Rescue Bldg Maint.	5,800	8,487	2,687	n/a	n/a	n/a				New Siding waiting on quote									
1-7-05-28-45.30 Library Building Maint.	9,000	5,431	(3,569)	8,500	(\$500)	-5.56%				New Garage door									
1-7-05-28-45.35 Old Hwy Bldg. Maint.	0	127	127	5,300	\$5,300	#DIV/0!				New Modine Heater									
1-7-05-28-45.50 Town Hall Building Maint.	7,500	21,472	13,972	17,500	\$0	0.00%													
1-7-05-28-45.60 Janitorial Supply/Sec.	17,500	10,904	(6,596)	0	\$0	#DIV/0!													
1-7-05-28-45.65 Georgia Historical Society	0	0	0	8,500	\$1,200	16.44%													
1-7-05-28-45.70 New Hwy Bldg. Maint.	7,300	13,410	6,110	1,150	\$50	4.55%													
1-7-05-28-49.00 Roadside Flags	1,100	1,375	275	0	\$0	#DIV/0!													
1-7-05-28-50.20 Town Beach Equip. Maint.	0	0	0	2,150	\$150	7.50%													
1-7-05-28-51.00 Municipal Trash	2,000	972	(1,028)	500	\$0	0.00%													
1-7-05-28-55.00 Town Hall Building Supply	500	23	(477)	500	\$0	0.00%													
1-7-05-28-55.70 New Hwy Bldg. Supply	500	0	(500)	500	\$0	0.00%													
Total Public Works	\$ 313,654	\$ 142,881	\$ 10,581	\$ 123,450	\$ (313,654)	-100.00%													



JOHN DEERE

Prepared ForTOWN OF GEORGIA HIGHWAY
DEPARTMENT

47 TOWN COMMON RD N

SAINT ALBANS, VT 054786089

(802) 524-3323

Prepared By

Eric Severy

United Ag & Turf

482 Vermont Route 78

Swanton, VT 05488

802-393-1825

eric.severy@uatne.com

Quote Id 1308231**Creation Date** 17-Nov-2025**Expiration Date** 24-Nov-2025**Quote Summary**

Equipment Summary	Suggested List	Selling Price	QTY In Group	Extended
Z950M ZTrak	\$16,928.21	\$13,272.59	1	\$13,272.59
Equipment Total				\$13,272.59
Quote Summary				
Total Selling Price				\$13,272.59
Sub-total				\$13,272.59
Balance Due				\$13,272.59

Salesperson : X _____

Accepted By : X _____



Selling Equipment

Quote # 1308231
Customer TOWN OF GEORGIA HIGHWAY DEPARTMENT

Z950M ZTrak

QTY In Group : 1

Hours	---	Suggested List
Serial Number	---	\$16,928.21
Stock Number	---	Selling Price
PUK Parent Serial #		\$13,272.59
		Discount Amount
		(\$3,655.62)

Equipment Summary

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
0695TC	Z950M ZTrak	1	\$15,299.00	23.0%	(\$3,518.77)	\$11,780.23

Base / Options

Code	Description	Qty	List Price	Discount %	Discount \$	Adjusted Selling Price
001A	United States /Canada	1	\$0.00	23.0%	\$0.00	\$0.00
1504	60 In. Side Discharge Mower Deck	1	\$0.00	23.0%	\$0.00	\$0.00
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1	\$595.00	23.0%	(\$136.85)	\$458.15
1036	24x12x12 Pneumatic Turf Tire for 54 In. and 60 In. Decks	1	\$0.00	23.0%	\$0.00	\$0.00
Total Base / Options			\$15,894.00		(\$3,655.62)	\$12,238.38

Other Charges

Description	List Price
FREIGHT	\$400.00
ENVIROCRATE USER FEE	\$65.00
Pre-Delivery/Set-Up	\$450.00
ASA	\$119.21



Total Adjustments			\$1,034.21
Total Selling Price	\$16,928.21	(\$3,655.62)	\$13,272.59



Extended Warranty Proposal

PowerGard™ Protection Plan

Z950M ZTrak

Date: 17-Nov-2025

Machine/Use Information		Plan Description		Price	
Manufacturer	JOHN DEERE	Plan Type	POWERGARD	Deductible	\$0.00
Equipment Type	Commercial Mowing	Warranty Coverage	Comprehensive - Full Machine	Quoted Price	\$2,166.00
Model	Z950M	Total Months	48	PowerGard List	\$2,166.00
Country	US	Total Hours	1500	Date Quoted	17-Nov-2025

MFWD/Tracks N

GRACE pricing is only good during the first 12 months or 1000 hours of ownership for new tractors during the John Deere basic warranty period. After this period, DELAYED pricing can be purchased up to the end of the John Deere basic warranty for tractors of 24 months or 2000 hours, and having passed a special inspection/certification process. The Total Months and Hours listed above include the John Deere basic Warranty. "Limited" Plan coverage = Engine & Powertrain only. "Comprehensive" Plan coverage = Full Machine.

PowerGard Protection Proposal Prepared for:

I have been offered this extended warranty and

Customer Name - Please Print

- ☐ I ACCEPT the PowerGard Protection
☐ I DECLINE the PowerGard Protection

Customer Signature

If declined, I fully understand that any equipment listed above is not covered for customer Expenses due to component failures beyond the original basic warranty period provided by John Deere.

Note: This is not a contract. For specific PowerGard Protection coverage terms and conditions, please refer to the actual PowerGard Protection Plan contract for more information and the terms, conditions, and limitations of the agreement.

What PowerGard Protection is:

The PowerGard Protection Plan is an **extended warranty** program for reimbursement on parts and labor for covered components that fail due to faulty material or original workmanship that occur beyond the John Deere Basic Warranty coverage period. The agreement is between Deere & Company and the owners of select John Deere Commercial and Agricultural equipment, who purchase the PowerGard Plans for the desired coverage as indicated in this proposal.

What PowerGard Protection is not:

PowerGard Protection is **not insurance**. It also does not cover routine maintenance or high wear items, or insurance-related risks/perils such as collision, overturn, vandalism, wind, fire, hail, etc. It does not cover loss of income or loss of value of crops during or after an equipment failure. See the actual product-specific PowerGard Protection Plan agreement for a complete listing of covered components, and limitations and conditions under the program.

Features/Benefits:

PowerGard Protection includes the following features and benefits under the program:

- Pays for parts and labor costs incurred on failed covered components (less any applicable deductibles).
- Does not require pre-approval before repairs are made by the authorized John Deere dealership.
- Payments are reimbursed directly to the dealership, with no prepayment required by the contract holder.
- PowerGard Protection agreements ensure that only Genuine John Deere Parts are used in all repairs.
- PowerGard coverage is fully transferable to future owners, with no transfer fees when coverage remains.
- PowerGard ensures higher resale value and makes equipment more marketable during the sale or trade-in.
- PowerGard allows you to budget your total cost of ownership, with financing available through John Deere Financial or other sources.
- PowerGard helps prevent large, unexpected repair bills during later years of equipment ownership, in exchange for a smaller protection fee up front.



EXIT 18 EQUIPMENT
27 Morse Drive
Georgia, VT 05454
Phone: 802-524-2974
Fax: 802-524-2974
Website: www.Exit18Equipment.com
Email: brenda@exit18equipment.com

Quotation

Quote # : 98326
Generated on 11/18/2025 10:37:54 AM

Bill To:
Town of Georgia
47 Town Commons Road
St. Albans, VT 05478

Ship To:
Town of Georgia
47 Town Commons Road
St. Albans, VT 05478
Phone: 802-307-2259

Part	Description	Qty	Price	Disc	Subtotal	Tax	Total
FER 5902061	IS700BS 2760 SS	1.00	10449.00	1450.00	8999.00	0.00	8999.00

Subtotal:	\$8,999.00
Tax:	\$0.00
Misc Charges:	\$0.00
Misc Tax:	\$0.00
Handling:	\$0.00
Total:	\$8,999.00

This quote is good for 30 days or until prices change, whichever comes first.

Date: Tuesday, November 4, 2025

Buyer: Town of Georgia

Address: 47 Town Commman Rd

City: **St Albans**

State: Vt

Zip: 05478

Phone: 802-524-9794

Cell:

Email: roadforeman@townofgeorgia.com

Salesperson: **Brian LaBerge**

Address: 337 Franklin Park West

City: **St. Albans**

State: VT

Zip: 05478

Phone: 802-524-6782

Direct Line: 802-713-8384

Email: BLaBerge@champlainvalleyequipment.com

[illegible]

Georgia Road Foreman

From: Rene J Fournier Farm Equipment <rjfeq@rjfeq.com>
Sent: Wednesday, November 5, 2025 8:02 AM
To: Georgia Road Foreman
Subject: Exmark Price

You don't often get email from rjfeq@rjfeq.com. [Learn why this is important](#)

Hello, So the current list price on the Lazor is 11700.00 but with municipality discounts sale price would be 9775.00

Thank You
Andre

Model LRE730GKA604A3
23.5HP

--
Andre Stefaniak
General Manager
Rene J Fournier Farm Equipment
109 North River St / PO Box 141
Swanton, VT 05488
802-868-4050 Fax 3481

Cadieux's Carpentry
 975 County Rd. Swanton VT. 05488
Phone: 802-393-9302
Email: cadieuxscarpentry@gmail.com



Section 10. Item #A.

	11/18/25
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BILL TO	EMAIL	PHONE NUMBER
Town of Georgia Public Works Department Attn: Todd Cadieux		

Description: Georgia Beach Pavilion - Women & Men's Bathrooms
- Paint ceilings - Paint floors - Repair vinyl wallboard coverings (strip and reinstall) - Remove bathroom stalls - Reinstall bathroom stalls and make taller - Install trim over all seams - Install 2 handicap bars per bathroom in the handicap stall (one to the side of each toilet, one on the back wall) - Install a shatter proof mirror over the sinks - Install an infant changing stand in each bathroom - Install soap and toilet dispenser in each bathroom (materials on site) Estimated Materials: \$5,980.00 Estimated Labor: \$11,680.00

TOTAL	\$17,660.00

Thank you for your business

Cadieux's Carpentry

975 County Rd. Swanton VT. 05488

Phone: 802-393-9302

Email: cadieuxscarpentry@gmail.com



Section 10. Item #A.

11/18/25

BILL TO

EMAIL

PHONE NUMBER

Town of Georgia
Public Works Department
Attn: Todd Cadieux

Description: Georgia Beach Pavilion - Siding

Remove and install vinyl shakes on the north end

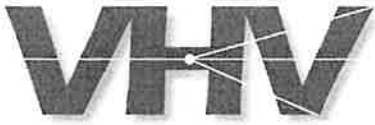
Install vinyl shakes on the south end

No material costs included. All materials supplied by the town and on site

TOTAL

\$1,400.00

Thank you for your business



PROPOSAL

March 1, 2024

Todd Cadieux
Public Works Director
Georgia Highway Department
Georgia, VT

Subject: Highway garage unit heaters

Dear: Todd

VHV Company is pleased to provide the following proposal to provide and install natural gas fired unit heaters. I've broken out the pricing as discussed. Pricing includes equipment, gas piping, venting, thermostats, start-up, and testing. Information obtained from our recent site visit was used and forms the basis of our proposal.

Clarifications:

- All work will be performed during normal work hours (7:30 am to 4:00 pm, M-F)
- Electrical of any kind is excluded from this proposal.
- Scissor lifts are excluded from this proposal.
- Roofing work is included in this proposal.
- Unit heaters are 120 volt.

Install one unit heater and three concentric roof vents price: \$17,932.00 Seventeen Thousand Nine Hundred Fifty-Two Dollars.

Install three-unit heaters and three concentric roof vents price: \$41,391.00 Forty-One Thousand Three Hundred Ninety-One Dollars.

Please call if you have any questions. If this proposal is acceptable, please sign and return to me. We appreciate the opportunity to work with you.

Sincerely,

Scott Royce
Service Sales/ Project Manager
Mobile- 802-399-0367