

**Town of Johnson
Selectboard Meeting
Municipal Building
Thursday, February 19, 2026; 6:30 pm**

6:30 p.m. Call to order and Standing Items

1. 6:30-6:35pm Consider Additions or Adjustments
2. 6:35pm Review Invoices and Orders
3. 6:35-6:40pm Public Comment and Public Announcements
4. 6:40-6:45pm Selectboard Updates and/or Concerns
5. 6:45-6:50pm Consent Agenda
 - a. Consider Approving Minutes of February 2, 2026
 - b. Liquor License Renewal for Marsala Salsa Restaurant and Bar LLC

6:40 p.m. Clerk and Treasurer's Report: warrants, licenses and any action items

7:00 p.m. Work Session

6. 6:50-7:10pm Discussion with Community and Economic Development Specialist Carl Rogers
 - a. Holmes Meadow update: Change Orders
 - b. Industrial Park Update
7. 7:10 –7:30 pm Beautification Committee Grant Application
8. 7:30-7:45pm Review and Consider the Skatepark RFP
9. 7:45-8:00pm Plan Town Meeting Day
10. 8:00-8:15pm Emerald Ash Borer Trunk Injection Treatment
11. 8:15-8:30pm Discussion on Creating Town Revenue
12. 8:30-8:40pm Review and Consider Signing the Certificate of Highway Mileage for year ending February 10, 2026
13. 8:40-9:00pm Town Highway Grant Program
14. 9:00-9:20pm Discussion regarding the future of Lowe Lecture Hall /Old Town Hall
15. 9:20-9:35 pm Review and Consider a Job Description for the Community Economic Development Specialist.
16. 9:35-9:40pm Old Business: Capital Budget and Plan, TSSA, Joint Properties, Scribner Bridge Grants, Buyout Property Planning/Old Library location, Gravel Pit, Speed and Stop Sign Ordinance, Speeding

Adjourn

Option to join by Zoom*:

<https://us02web.zoom.us/j/3446522544?pwd=VkNZZE5tMW5PaEhidVpnUjRxSkxGdz09>

+1 646 558 8656 US (New York)

Meeting ID: 344 652 2544

Passcode: 15531

JOHNSON SELECTBOARD MEETING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, FEBRUARY 2, 2026

Present: Selectboard members: Mike Dunham, Peter Hammond, Adrienne Parker, Eben Patch, Paul Warden

Others: John Sutherland, Rosemary Audibert, Morna Flaum, Kelly Vandorn, Eric Schultz, Lois Frey (remote), Carl Rogers (remote), Tori Hellwig (remote), Kristin MacDowell (remote), Kim Dunkley, Scott Meyer, one other person

Note: All votes taken are unanimous unless otherwise noted.

1. *Call Meeting to Order*

Eben called the meeting to order at 6:32.

2. *Consider Additions or Adjustments to the Agenda*

One item was added to the agenda: rescheduling the next meeting.

3. *Public Comment*

Morna Flaum thanked the board for the letter of support for the blueberry festival.

4. *Selectboard Updates and/or Concerns*

No selectboard members had updates or concerns to bring up.

5. *Consent Agenda*

The consent agenda consisted of the minutes of January 22, 2026. **Paul moved to approve the consent agenda, Peter seconded and the motion was passed.**

6. *Clerk & Treasurer's Report: Warrants, Licenses and Any Action Items*

Rosemary handed out a budget status report through the end of January as well as reports on industrial park, library and river bank project expenses. Current taxes are \$61.83% collected, slightly less than the same time for the past 2 years. The third installment is due next week. She gave the board a list of delinquent taxes. She will contact the attorney and see when they will be able to start work on the tax sale. Maybe it will be late enough that we can include every year of delinquent taxes. We have to wait at least a year before starting tax sale proceedings.

7. *Library Discussion*

Kelly Vandorn said she, John and Peter met today with the Vermont Department of Libraries. It was a good meeting. They were told that we can do our library project in phases and we don't have to complete it in order to meet the requirements of the grant. Catherine Delneo, the State Librarian, will come and meet with the library project committee. The architect will be there as well. They will figure out a way to open the library by December 31, 2026 and finish Phase 1, which will meet all requirements of the grant. So there is no worry about having to pay back money. The library board does still plan to apply for more grants and do fundraising. They want to finish the project as soon as they can.

Paul asked, they have to open the old building to meet the grant requirements? Kelly said Catherine Delneo would like them to fix up the old part of the library and use that. The only two grant requirements regarding that building are that it be made ADA accessible and that there be a private space for telehealth. They will figure out how to do that.

Paul said he thinks this information about meeting the grant requirements should be in writing. The library board should get it documented.

Eben asked if we need to change our contract with the builder. Kelly said there was a meeting with Back Forty Builders this past week. Brian Raulanaitis said the town can make changes that change the cost of the contract. We need to document what the changes are and how they change the cost.

Kelly said the town got an invoice from Tatro. Their original bid was \$184,100 and the invoice amount was \$205,310. She asked Rosemary to hold off on paying it. She didn't know if the bid is a binding contract. Are they required to do the work for that amount?

Eben said we approved an exact dollar amount. There are some add-ons that were never approved by the board. Rosemary said there was a change order. Eben agreed there was a change order for some work that really needed to be done, but maybe it should have come before the board.

Peter said approval of the additional amount for damp proofing was his fault. He got a call from Tatro because dirt was being brought to the library site as part of the Holmes Meadow project. It was to be banked against the foundation and no damp proofing of the foundation had been done. The Tatro project manager said that wasn't in their bid. The dirt was coming and someone had to approve damp proofing the foundation. He noticed that vapor barrier was mentioned in the RFP. Eric Schultz said his understanding was that the vapor barrier mentioned in the RFP was for the ground under the floor, not the walls. Some work was added that was not in the contract and some things were not done. There is a question about anchor bolts not getting done.

Kelly asked who can meet with Tatro to discuss this. Peter said he is planning to call them.

Eben said there are a number of extras that were not approved by the board that are included in the invoice: \$8,500 for concrete cutting, \$5,000 for a frost free hydrant, \$5,610 for damp proofing, and \$2,100 for interior drain installation. Eric asked if Tom Galinat could have given Tatro permission to do this work. Eben said the town administrator does not have authority to approve spending. However, if Tatro could furnish proof that someone from the town gave them the go-ahead, then it would be the town's responsibility to pay these amounts. If there was no approval, he feels we should not pay the extra amounts.

Kelly shared some information with the board. She showed how much money is available and how much the shortfall is. Before we got the Tatro bill, the shortfall was \$331,892.08. With the Tatro bill, there is a higher figure and a lower figure, depending on how much of the Tatro invoice we intend to pay. It is in the \$500K range. She also included a list of potential grants they will apply for and their due dates.

Mike said the information she provided says there are two serious major donors. Does she have a sense of how much they may donate? Kelly said the sense is that that they may donate more than \$100,000. But that is not written in stone.

Kelly said the project is 80% funded. The shortfall is only 20% of the whole project, assuming no cuts in the project.

Kelly said Aurora Rivers is heading up the fundraising effort and Kelly is heading up the grant application effort. The information she handed out included the library board's plan for fundraising, including a letter to potential donors. They have not released this to the public yet, but they will.

Paul asked about the payment schedule. Kelly said it may be changing. Paul asked when we will run out of the money we have now and will need more. Kelly said probably pretty soon. At the point where the inside of the old library is fixed up enough to open, with ADA compliant access and a closed off room, we will be finished with Phase 1 and will have met the grant requirements. Paul asked if there is an estimate of what Phase 1 will cost. Kelly said she thinks we have enough for Phase 1. Rosemary said, as she understands it, none of the grant money is to be used for the old building, just the insurance money. Kelly said Catherine Delneo said the Department of Libraries will change the parameters of the grant to allow for a phased project and the grant agreement will be rewritten.

Eben asked, we have paid out \$1.4 million already? John said it was \$1.2 million prior to the Tatro invoice. With the Tatro invoice, the amount will be \$1.4 million.

Kelly said they asked about the extra \$180,000 the Department of Libraries has available. When all the initial \$1.5 million has been disbursed, we will fill out a form showing that the project is not finished and we still have a need, and then the extra \$180,000 can be used. It is reserved for us.

Eric Schultz said he could see savings from not building the cupola. Eben and Mike said the selectboard already decided to cut the money for that and the granite steps. Eric said it may also be possible to cut landscaping, the gas fireplace and heat pumps, and use cheaper flooring.

Eben brought up communicating with the builder about changing to a phased project. Kelly said Brian Raulinaitis will be at the next committee meeting. We may have to renegotiate the contract.

Mike said granite steps last forever and concrete steps do not. He feels that if there is any possible way to do it, we should use granite steps, even though the board did not approve them.

Kelly said originally a gas insert was going to be put in the fireplace, but that doesn't have to be done right now. It could be done later when there is money. We don't have to buy cabinets right now. We can wait until we can afford it.

Paul said he thinks we need in writing that we can phase the project and we need to define in writing what Phase 1 is. The board agreed that we need a grant amendment and a contract amendment with the builder.

Adrienne asked if the board can approve the updated payment schedule, which is shifted by a month, with the project extended to November 1 instead of October 1. Paul said the payment schedule may change. Adrienne asked, since the next payment is February 28, do we want to approve this payment schedule now, so if a new schedule is not approved before then we don't miss a payment? Eben said under the original payment schedule, a payment was due January 28. Adrienne said because of that, if the board doesn't approve the new schedule, we are late a payment.

Peter moved and Paul seconded to approve the updated payment schedule for the library project. The motion was passed with Adrienne abstaining and Mike opposed.

Kelly said she knows the old granite library steps are in storage somewhere. She doesn't know how many of them are usable. She thinks they are where the road crew stores things.

Peter said he feels like we need to be clear on who our point person is for the library project so that if someone has a question they know who to call. Eben said change orders have to come before the board. Peter said we should have had a clerk of the works but we can't afford it. Eben said building questions should go to the architect and engineer. Paul said anything that costs money has to come to the selectboard. Other questions can go to the architect. Adrienne said so far questions about plans have been going to the architect.

Peter gave an example of a question that came up recently. Boulder Excavation was bringing dirt to the site and there was a question about who would be placing it against the foundation and who would be paying for that. This afternoon a Boulder employee was placing the fill against the foundation. Are we getting a bill for that? His original understanding was that they were trucking the dirt over under the Holmes Meadow grant, but there was no clarity about whether that included placing the material against the foundation. Mike said if no one told them to do it and they did it, they can't send us a bill.

Kelly said it does seem that it would be helpful to have one person overseeing things. Peter asked if we know what the architect or engineer would charge to do that. Eben said a clerk of the works does more than communication. They are the owner's representative, making sure work is done as specified. Paul asked if we should have John reach out to Mumley to find out what it would cost to have them act as clerk of the works. Eben said they won't provide full clerk of the works service, but there is probably project verification in the bid. It would be good to get clarification on that.

Eben asked how the grant amendment will be handled. Kelly said that will be done when Catherine is here.

Eben asked what happens if we run out of money. Kelly said she thinks when we renegotiate the contract we need to make it understood that we don't want any work done that we can't pay for – that work must stop when we don't have money.

Paul asked if we can have an update on the library project in March. Eben suggested having it on March 15.

8. *Brownfield Assessments on Commercial Property Buyouts*

Tori Hellwig of the Lamoille County Planning Commission said in spring 2025, the Vermont Department of Environmental Conservation recommended that commercial buyout properties get Phase 1 environmental assessments. The town worked with LCPC to get funding for the assessments and they were completed. Union Bank had no recognized environmental conditions. The health center and Sterling Market did have some identified, so Phase 2 environmental assessments are recommended for them. There is funding available through the LCPC brownfield program and state grant funds. The town can also enroll in BRELLA prior to acquiring the properties. That can provide liability protection and additional access to state grants and loans. The town needs to let Vermont Emergency Management know whether to move forward with closing, decide whether to move forward with the BRELLA program and decide whether to pursue funding with the LCPC brownfields program.

John said Tori mentioned that the health center and Sterling Market qualify for BRELLA but Union Bank does not. Tori said that is correct. Since no recognized environmental conditions were identified at Union Bank, it is not eligible. But there are funding avenues for assessing the site if needed.

Paul said it sounds like we would decide whether to enroll in BRELLA after the Phase 2 assessments are done. Tori said that is one approach the DEC recommended. It would be worth participating in a pre-application meeting with DEC to discuss the timing.

Eben said he thought assessment and cleanup would be done before the town accepted the properties. Tori said Phase 1 assessment was essentially background research and desktop assessment. Phase 2 would confirm what is there. There is nothing identified currently that needs to be cleaned up. The town can apply for funding through LCPC's brownfields program for the Phase 2 assessments. Eben said we don't own the properties, so why would we apply? Tori said because the town is the prospective purchaser.

Eben moved and Adrienne seconded to request that the Lamoille County Planning Commission use funding available through its brownfields program to pay for Phase 2 environmental assessments of the Johnson Health Center and Sterling Market properties and to request that the LCPC brownfields committee review whether their grant funds can be used to provide BRELLA coverage for the town on those two properties. Mike asked why the property owners are not paying for this. He would think they would do it. **The motion was passed with Mike opposed.**

Scott Meyer asked, if contamination is found, does the state require cleanup and if it does, who is paying for it? Tori said LCPC has funds to pay for everything through corrective action planning. There are assessment grants. There are cleanup grants through the state and the Two Rivers-Ottawaquechee Regional Commission has Community Development Block Grant disaster recovery funds.

Eben said he believes the general consensus is that the board wants to see Phase 2 assessment results before we close on the properties.

Kim asked how we can make the owners responsible for cleanup of the properties. Eben asked if Tori has an answer to that question. She said she doesn't.

Tori said the Swift Current funding which would pay for the Sterling Market buyout is currently on hold. The town needs to notify Vermont Emergency Management if it wants to move forward on closing on the Union Bank and health center properties.

Paul asked if we need property owner permission to do the Phase 2 assessments. Tori said yes and all the current property owners have given permission.

The board agreed to move forward with closing on the Union Bank property.

9. *Review and Consider Approving Rail Trail Lease Agreement*

Eben said Carl recommends approving the rail trail lease agreement between the state Agency of Transportation and the town.

Paul said the lineouts in the agreement seem like an odd way to formalize a legal document. None are initialed or dated. Is our attorney okay with that? Carl said the attorney feels this document is less than ideal, but the state has to use this template in many locations and they don't want to lose track of the master document, so rather than deleting sections, they want to leave them in and cross them out if they do not apply. He noted that the board could ask the town clerk to waive the recording fee so VTrans doesn't have to write a check to the town that the town would then need to reimburse.

Paul moved to accept the rail trail lease agreement between the State of Vermont Agency of Transportation and the Town of Johnson as presented, with the stipulation that crossed-out sections be initialed and dated, and to authorize Eben to sign it. Peter seconded and the motion was passed with Mike opposed.

Rosemary said she is fine with waiving the recording fee.

10. Inclement Weather Protocol for Municipal Office

Adrienne said recently when there was a big storm she noticed that Morrisville and some other towns had closed their municipal offices. She is curious if we have any protocol about deciding when to close the office. Rosemary said there is no written policy. Adrienne said she wants to make sure employees are safe and are not trying to get here in severe weather if it is not necessary. Would we want to base it off what the elementary school does? Rosemary said the school may close if there is an inch of snow. Donna Griffiths said there are six towns in the supervisory union. They want them all to do the same thing, so they may close all schools if roads are bad in just some of the towns.

John said his policy where he has worked before has been that employees should give him a call if they do not feel it would be safe for them to come into the office.

Kim said she thinks not having a policy provides more flexibility and allows people to do the right thing.

John suggested he could reach out to the board if bad weather is predicted and he would like to close the office and also put something out on Facebook.

Adrienne asked if there has been any issue with people getting here in bad weather. Rosemary said the issue is more with getting home. Sometimes employees call the highway department and ask when a certain road will be getting plowed so they know when it will be a good time to go home.

Peter said he likes John's approach. He thinks if an employee makes a choice to stay home they should use leave and if we decide to close the office we should pay them.

Rosemary said the only time she remembers closing the office was the big Valentine's Day storm.

Scott said where he used to work, if he knew the weather was going to be bad, he would tell his staff to bring work home and work from home if they felt they could not come in.

Eben said currently Rosemary makes the call as to whether the office should be closed.

Paul said he thinks it might be better to have this conversation after we talk about organization and the chain of command.

Eben noted that it is not really fair if we tell office staff not to come in while expecting highway staff to come in and clear the roads. He noted that the Morrisville office closure was only until 10:00. They were not closed for the whole day.

11. Increasing Town Involvement in Public Office

Adrienne said she appreciates her fellow board members whose terms are up running again. Some may not have wanted to run but felt they had to because no one else was running. She reached out on

Facebook and Front Porch Forum posing a question to the community of why there is no involvement in town government. Responses she got included comments about length of meetings and about the board not being a welcoming space and recommendations for cutting off board members once they have made their point, moving to a town manager instead of a town administrator, having a program for teaching residents about Robert's Rules and public office, merging the town and village, term limits for board members, and moving to monthly meetings. Adrienne said we have had low involvement in our committees, which are a place when where newer people can get their feet wet before moving on to the selectboard. That step isn't happening.

Paul said Adrienne has identified the problem correctly. Mike said someone told him they had sent Adrienne an email and she had not responded. Adrienne said she hasn't gotten to all of the emails yet. Kim Dunkley thanked board members for their service. She appreciates those who are running again. She appreciates that the board understands that finances need to be taken into consideration because there are people in town who have fixed incomes.

Eben and Paul suggested that Adrienne send out the suggestions and comments she got in emails, without names.

Mike said Adrienne had said in a post that being on the selectboard doesn't require special credentials or experience, but he thinks that we need people with experience. It helps to have institutional knowledge and knowledge of the community and its people. Adrienne said she agrees. She was just stating the fact that there is no legal requirement. Who knows what people's assumptions may be about what is required?

Peter said he thinks it is worth having an ongoing conversation about how to encourage more civic involvement. One suggestion he got was that maybe after every meeting we should make a point of putting out communication about key topics from the meeting. Kim said she likes that idea. For instance, she doesn't know if everyone knows what is going on at Holmes Meadow. She thinks townwide training on Robert's Rules could be helpful.

Adrienne asked if she should reach out to see what training the Vermont League of Cities and Towns has available. Eben said that would not hurt.

12. Employee Flow Chart

The board considered three different potential organizational charts Adrienne had presented.

Mike said he thought we had previously agreed that the town administrator should be under the selectboard and everyone else should be under the town administrator. Others said they don't know that that was agreed upon. Adrienne said she thinks there could be issues with having everyone under the town administrator. It could lead to the board not hearing from the town clerk/treasurer or the CEDS as often. She could see it leading to a bottleneck. Paul said he is not sure the CEDS and the committees should be under the town administrator because they deal more with development and that is not John's responsibility.

Eben asked for Rosemary's thoughts. Rosemary noted that one of the options has the animal control officers being under the road foreman. She doesn't see that being a good idea. She also doesn't think the assessor should be under the town clerk/treasurer. She thinks the assessor could be under either the town administrator or the selectboard

Eben said Carrie Johnson's recommendation was to move everyone under the town administrator.

Paul passed around another possible chart.

Mike said he thinks John could possibly fill the CEDS role. We could give half what we would pay the CEDS to John to expand his role.

There was discussion about whether the rec coordinator should be under the CEDS. Paul said growing recreation is economic development but work like getting all the fields mowed is part of the functioning of the town. He feels like it would be a waste of the CEDS's time to be involved in that. Adrienne said her reason for suggesting that is that the CEDS is a main line of communication for committees. She asked, isn't the rec coordinator supposed to increase recreation? Is the role just to sustain what we have in place? Eben said pretty much. He doesn't see much growth. Adrienne asked, but don't we want growth?

Mike left at 8:55.

There was some discussion about whether the CEDS should report to the town administrator or the selectboard. More board members felt it should be the town administrator.

Adrienne moved to adopt the organization chart labeled Option 1 amended to move the rec coordinator and the assessor under the town administrator.

Peter said he remembers trouble in the past with the town administrator and the CEDS having no relationship. That is one of the reasons for that position to be under the town administrator.

Paul seconded.

Peter said he doesn't like Option 1 the way it stands now. He feels like we are rushing. Adrienne said we need to make a decision so we can hire a CEDS. John asked when we will advertise for a CEDS. He thinks Carl will be done in March, though he thinks he will have some flexibility. Adrienne said she hopes we will approve a flowchart tonight and then we can approve a job posting at the next meeting.

Eben said we probably need a CEDS position for a while. As things change and the number of projects change, maybe in the future we would be better off with a grant writer or planner or hiring a firm for specific projects.

Paul said it is hard to figure out where to put the CEDS if we do not know what their job description is. Adrienne said this organizational chart is not set in stone forever. If we drastically change the CEDS's role, we can change the flowchart

The motion was passed with Peter opposed.

13. Discussion on Creating Town Revenue

Adrienne said the discussion on creating town revenue can be postponed until the next meeting.

14. Review and Consider a Revolving Loan Fund Application

Peter moved to go into executive session to review a loan request under 1 V.S.A § 313(a)(11)(b).

Paul seconded and the motion was passed at 9:13.

The board came out of executive session at 9:23.

It was the consensus of the board to deny the loan due to insufficient information on the loan application and insufficient collateral to secure the loan amount requested. John will reach out to the applicant and update him on his application.

15. Reschedule Next Meeting

It was agreed to schedule the next meeting for Thursday, February 19, as February 16 is a holiday.

16. Adjourn

The meeting was adjourned at 9:26.

Minutes submitted by Donna Griffiths



Application ID: DLL - Application - 69903
Application for: First Class Restaurant/Bar License
Category of Business: First Class

Business/ Entity Information

Business/ Entity Name: Marsala Salsa Restaurant and Bar LLC
Business ID: 0415084
Business Address: 1243 Ober Hill Road,
Johnson, Vermont 05656
Entity Type: Limited Liability Corporation
Phone: 802 730-2558
Management Type if LLC: Not Indicated
Email: janchotalal@gmail.com

People Information

- **Person:**
Jan Chotalal

Business Role: Business Principal
Email: janchotalal@gmail.com
Business Address: 1243 Ober Hill Road,
Johnson, Vermont, 05656
US Citizen? Yes
Phone: 8027302558
Political Position N/A
Name: Jan Chotalal
Office: No
Jurisdiction: N/A

Violations:

Violation ID	Court/Traffic Bureau	Offense	Date of Offense
--------------	----------------------	---------	-----------------

Location/ Premises Detail

Community and Economic Development Specialist
TOJ Administrator
John,

The agenda items from me are:

CEDS Report

Holmes Meadow contract: a) change orders (not sure it is all 4); b) not sure if there are other questions

Industrial Park: a) Prindle lot deer wintering area conservation easement and possibly a question about the approval process; b) Gomo lot and prime ag soil covenants; c) tree removal- 1) okay to contract for this work outside of the NBRC grant?; 2) possibly other questions such as arrangement with the state (this matter is evolving); d) Mumley's engineering contract- 1) re-approve and re-authorize signing of revision approved on December 16, 2024; 2) change order based on evaluation of the Village's sewer pump station.

There is a lot going on. I need some time to go through emails and notes to be sure I listed everything that needs to be addressed next Thursday night.

Carl

MEMO

TO: Selectboard
FROM: Carl Rogers, Interim Community and Economic Development Specialist
DATE: February 12, 2026
RE: Industrial Park: Mumley's Contract

There are two old, unresolved details regarding Mumley Engineering's contract for the industrial park. First, in the fall of 2024 Mumley and town representatives worked out a revision to Mumley's original contract dating back to 2023. The revision (dated December 11, 2024) was presented to the Selectboard on December 16, 2024. During the Selectboard meeting that night the board voted to approve the revisions to the existing contract with Mumley and to authorize the board chair or town administrator to sign it. Apparently, it was not fully executed and distributed. Tyler Mumley has provided a revision with his signature dated 2-4-26. He and I agreed it might be best if the Selectboard re-affirmed the December 16, 2024, action and authorize Town Administrator John Sutherland to sign it.

Please adopt a motion to re-affirm the Selectboard's vote on December 16, 2024, to approve the Mumley Engineering industrial park engineering services agreement revision dated December 11, 2024, and to authorize the Town Administrator John Sutherland to sign it.

Second, there has been a question about study of and proposed improvements to the Village's Highland Heights sewer pump station. Wastewater from the industrial park will flow through the pump station. In late 2024 there were questions about the pump station's capacity. As shown in the December 16, 2024, Selectboard meeting minutes, Town, Village and Mumley staff met that day to discuss industrial park water and sewer matters, including the pump station. As stated in those minutes, the initial thinking was that a \$50,000 emergency generator was needed at the pump station. From late December through mid-March Mumley worked on the pump station question. Mumley's work and belief that a \$50,000 generator would be needed was stated very briefly in the January 20, 2025, Selectboard minutes. Mumley submitted two invoices totaling \$1,380 for this work. The Selectboard approved payment of the invoices on April 21, 2025, but it was noted the work was beyond the Scope of Services in Mumley's contract. Mumley has a third invoice for \$585, which has not been submitted yet. It had been mentioned that a change order to Mumley's contract should be approved. Tyler Mumley and I agree that would be the simplest method.

I recommend the Selectboard vote to approve a change order in the amount of \$1,965 to cover Mumley's analysis of the pump station and suggestion to address the concern about its capacity. FYI, the vendor's March 6, 2025, estimate for the new equipment was \$4,999.50. Mumley's work seems to have saved the Town roughly \$45,000.

Please vote to approve a motion approving Mumley's industrial park engineering contract Change Order #1 in the amount of \$1,965 to cover expenses due to study of and finding a resolution to the Highland Heights sewer pump station concern.

MEMO

TO: Selectboard
FROM: Carl Rogers, Interim Community and Economic Development Specialist
DATE: February 13, 2026
RE: Industrial Park Actions

There are several industrial park items for your consideration during the February 19 meeting.

Prindle Lot: Deer Wintering Area – Attorney David Rugh at SP&F took over this matter upon Bob Fletcher’s retirement. Working with the counsel for the Department of Fish and Wildlife, attorney Rugh is preparing a conservation easement (C.E.) which will cement protection of the deer wintering area on the Prindle lot (25.1 acres) as off set for loss of deer wintering area on the industrial park property. Attorney Rugh has not submitted the C.E. as of this writing. You might receive it with this memo or under separate cover.

Bob Fletcher and attorney Rugh advise you follow the process for conveying real estate as spelled out in 24 V.S.A. Section 1061. Therefore, it is my understanding that Thursday night you will not vote to approve and authorize signing the C.E. Rather, you will vote to begin the 30-day public notice period. Attorney Rugh also is submitting advice on this process.

Here is a very, very brief summary of the 10-page draft C.E. from Bob Fletcher. Via the C.E. the Town will grant, “forever, the development rights and perpetual conservation easement restrictions...” “The Primary Purpose of this Grant...is to conserve and protect deer wintering habitat...” The Property, “shall not be subdivided or conveyed in separate parcels...” “No residential, agricultural, commercial, industrial, farming, maple sugaring or mining activities shall be permitted...” “The Protected Property shall be used for forestry, educational, non-commercial and open space uses only.” Permitted uses include non-motorized, non-mechanized, non-commercial, dispersed recreational purposes (e.g. bird watching, walking, hunting, trapping).

Forestry (logging) is permitted but the forest management plan for the property must be submitted to the Department first. If the Town has any plans to harvest timber on the lot, the Town’s 20-year-old forest management plan might have to be updated. The county forester should help with that.

Expect to vote on a motion authorizing staff to begin the required 30-day public notice period for conveyance of the conservation easement on the Prindle lot.

Gomo Lot: Prime Agricultural Soil – There are 2.6 acres of state-wide significant soils on the industrial park lot. The Town wishes to develop the entire 17-acre parcel and not set aside/preserve ag soil in the industrial park. The Town is preparing to address the off-site mitigation alternative with a combination of off-site preservation of ag soils and paying a

mitigation fee. When using off-site set aside, developers must set aside double the number of acres of ag soils on their project property. So, Johnson would need to set aside 5.2 acres. The Gomo lot has many acres of prime ag soils, however setting aside 5.2 acres would require an expensive survey. The Town can describe a 4.35-acre chunk of the Gomo lot without a survey leaving a balance of .85 acre. The state's mitigation fee rate is \$3,800 per acre; thus the Town will have to pay a \$3,230 mitigation fee, in addition to the set aside.

Luke Willey, from Mumley, attorney Rugh and staff from the Agency of Agriculture, Food and Markets (AAFM) have been working on this. The AAFM staff recommended the Town record a Declaration of Covenants and Restrictions with a map clearly identifying the area of the Gomo lot to be protected for agricultural purposes. Attorney Rugh is working on the Declaration with a template supplied by AAFM. He again advises following the conveyance of real estate requirements in 24 V.S.A. Section 1061. He is preparing the notice to be posted and published. Depending on when the Declaration and notice are submitted, those documents may be with this memo or submitted under separate cover.

Please vote to approve a motion authorizing staff to begin the required 30-day public notice period for recording the prime ag soil Declaration of Covenants and Restrictions on the Gomo lot.

Tree Removal – For construction of the industrial park infrastructure to commence in 2026, trees in the road/utility rights-of-way (r.o.w.) and on the stormwater lot (Town's work area) must be cut down no later than April 14. Tree clean up such as limbing, chipping, burning and log stockpiling could be done after April 14. Consensus is this is doable.

In December we were informed of an Agency of Transportation floodplain restoration project in Jericho. AOT is involved because a state road either was washed out or is threatened. The Vermont Land Trust (VLT) is involved because one of its conserved properties is impacted by flood damage. AOT has a FEMA grant for the project. AOT and VLT are interested in using layered trees (with root wad attached to the trunk) to fill and stabilize the stream bank. Someone who knows about Johnson's industrial park plans referred AOT and VLT to us. VLT has gone so far as marking 113 trees that would be pulled out of the ground instead of being cut off at the ground. VLT estimated about 75% of the 113 trees are in the Town's work area.

A contractor and potential bidder checked the work of pulling trees and clearing all unmarked trees in the Town's work area, then gave a cost estimate. AOT and VLT are considering it now. The agreement with AOT and VLT, if one is signed, would have AOT reimburse the Town for the cost of pulling, cutting to length and stockpiling on site the trees AOT wants. The Town would be responsible for removing all remaining trees in the Town's work area. In theory, pulling the marked trees for the state would reduce the Town's net expense because there would be fewer trees to cut down and clean up. Moreover, these pulled trees are the larger trees which would take more work to cut and clean up. On the other hand, these might be the more valuable trees for sawlogs and firewood.

There are three questions for the board now. First, shall we continue these discussions with AOT and VLT?

Second, to receive the 50% NBRC grant reimbursement for this contract work the bidding specifications and contract must comply with NBRC's federal requirements. I recommend the Town forego the grant reimbursement for this work. Preparing the bidding specifications to NBRC standards will take more time than writing specifications compliant with the Town procurement policy. The federal requirements will most certainly push up the bid amounts. Also, the loggers and contractors who would be the likely target for this work probably have little or no experience meeting federal contract requirements and might not bid. Pat Ripley, the NBRC designated local development district coordinator (the informed adviser to grantees) agrees. He wrote, "I am in agreement that the Town would be better served avoiding the NBRC procurement requirements in this case since the tree clearing cost is relatively low and the timeline for completing the work is very tight." Does the Selectboard agree to proceed with tree clearing work without using NBRC grant reimbursement?

In the interest of fair bidding, please keep these estimated costs to yourself. The contractor estimated the expense of pulling trees to be about \$70,000 and the tree clearing to be about \$25,000. Later in a phone conversation he said the tree clearing estimate could be a little low.

Third, bidding specs and the bid form could be written with options for the arrangement with AOT and without that arrangement. The option for the arrangement with AOT would request bids for: a) pulling trees outside the Town's work area, b) pulling trees in the work area, and c) cutting and cleaning up all remaining trees in the Town's work area. If before your next meeting, this matter advances to the point we could start seeking bids, may we do that?

Below are photos for you to add to your trustee packet, as well as the project summary, vision & goals, and the potential community engagement piece. The photos are just examples of the mosaic work she has done for other people and communities. Nothing has been decided yet for the potential Cold Spring project. A lot of it will be dictated by the materials (old pottery, plates, tiles, etc) donated by the community and other community input (see below).

As soon as you know, please tell me what time we are on the agenda so I can let the artist, [Mary](#), know. She will zoom in.

Many thanks,

~Kyle

Vision, Goals, and Desired Outcomes

Our vision for this project is to help transform Johnson into a thriving, vibrant, and connected arts-centered community by enhancing public spaces through public art and infrastructure improvements. By integrating creative placemaking with essential infrastructure upgrades, we aim to strengthen community identity, boost economic vitality, and improve overall livability.

Project Summary:

To commission Vermont artist, Mary Lacy to create a site-specific tile mosaic at the Johnson Cold Spring on Main Street, Johnson, VT.

The Johnson Cold Spring is a vital institution that provides drinking and non-drinking water for Johnson residents and the surrounding communities. The location has historical significance, with references to the "Cold Spring" area in local historical records. It is easy to see and find due to its prominent Route 15 location (Johnson's Main Street), and in the summer, the Cold Spring is a beautiful park, surrounded by perennials and shade trees. The three benches (and soon a bike rack) are often used by pedestrians and cyclists coming off the Lamoille Valley Rail Trail, looking for a cool place to rest and fill water bottles.

Public art plays a vital role in shaping the identity of Johnson, Vermont, a town deeply rooted in creativity, community, and cultural heritage.

Specific Goals:

1. **Enhance Public Spaces** – Install sculptures, murals, and other interactive art pieces to create a visually dynamic and inviting environment.
2. **Strengthen Community Connections** – Foster engagement by involving local artists, residents, and students in public art projects that reflect Johnson's history, culture, and values.
3. **Boost Economic Growth** – Attract visitors, support local businesses, and increase foot traffic in the downtown and village center.
4. **Improve Walkability & Accessibility** – Implement pedestrian-friendly infrastructure such as well-lit pathways, wayfinding signage, and gathering spaces that make the town more welcoming.
5. **Celebrate Johnson's Artistic Legacy** – Highlight Johnson as a hub for creativity by linking the Vermont Studio Center, local schools, and community arts organizations.

Desired Outcomes:

- A more walkable, visually appealing, and engaging town that fosters pride and inclusivity.
- Increased economic activity and tourism, supporting local businesses and artisans.
- Strengthened sense of place and cultural identity through art that reflects Johnson's heritage and values.
- Improved community cohesion by creating shared spaces for residents and visitors to enjoy.
- Expose more people to art in an accessible, public sphere.

By investing in this project, Johnson will establish itself as a model rural arts community, where public art and infrastructure improvements drive long-term economic, cultural, and social benefits.

This mosaic project comes at a critical moment for Johnson, as the town faces economic, social, and infrastructural challenges while also embracing opportunities for revitalization. With recent flooding impacts, long droughts, business closures, and demographic shifts, there is an urgent need to reinvigorate public spaces, support local businesses, and foster community resilience.

The timing aligns with ongoing infrastructure improvements, including enhancements to Main Street, the Lamoille Valley Rail Trail (LVRT), and the Village Green. Integrating art into this very popular public space will ensure that public art becomes a key component of Johnson's revitalization efforts, making the town more walkable, engaging, and welcoming.

Additionally, Johnson's business community has been impacted by economic fluctuations, and this project provides an opportunity to draw visitors, increase foot traffic, and stimulate local commerce. As a designated Village Center and home to the Vermont Studio Center, Johnson has the potential to become a regional destination for public art and cultural tourism.

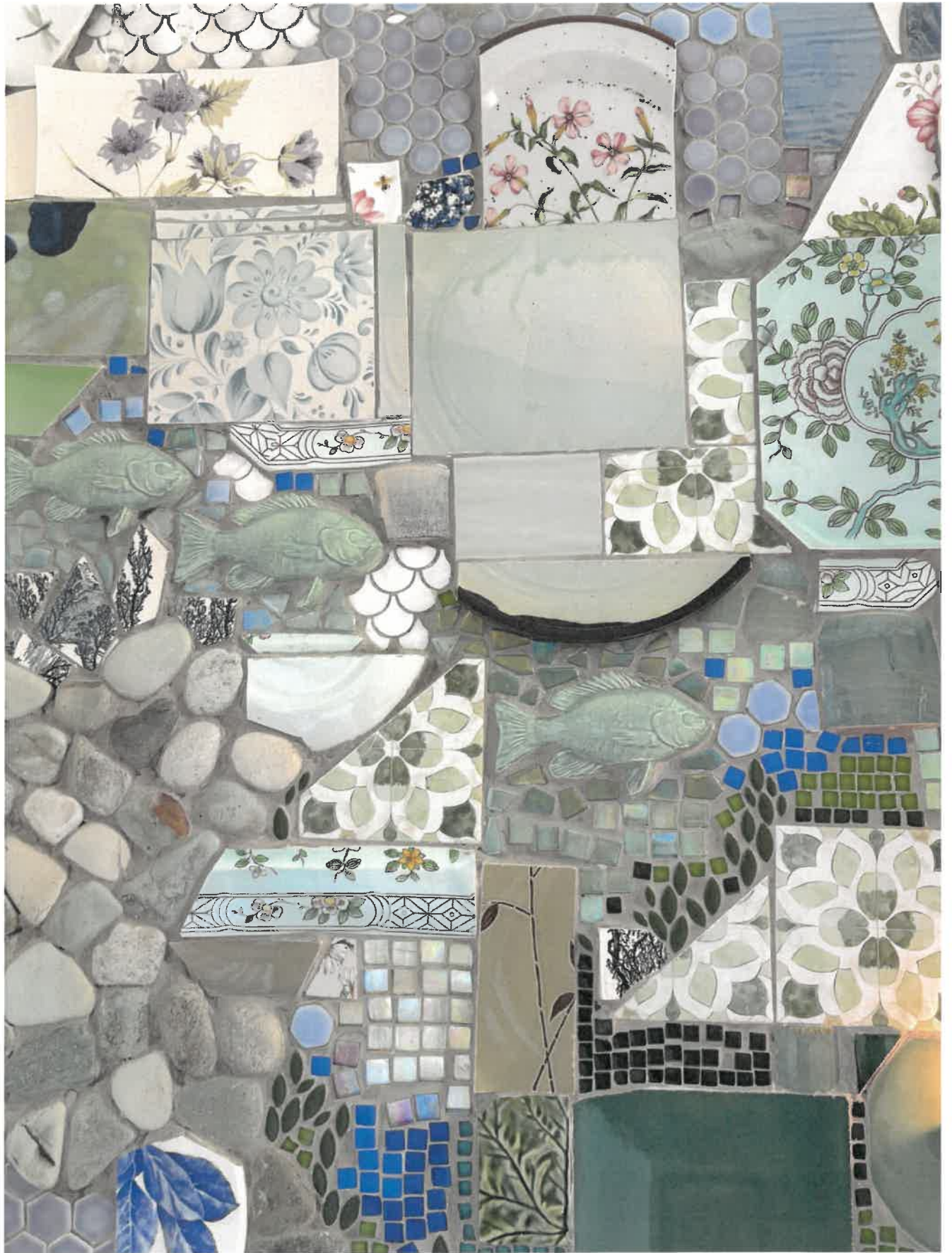
This project also serves as a platform to bridge social divides by engaging local artists, students, and community members from diverse backgrounds. By fostering collaboration between artists, town leadership, businesses, and civic organizations, this initiative will strengthen cross-sector partnerships and position Johnson as a model for rural arts-driven community revitalization.

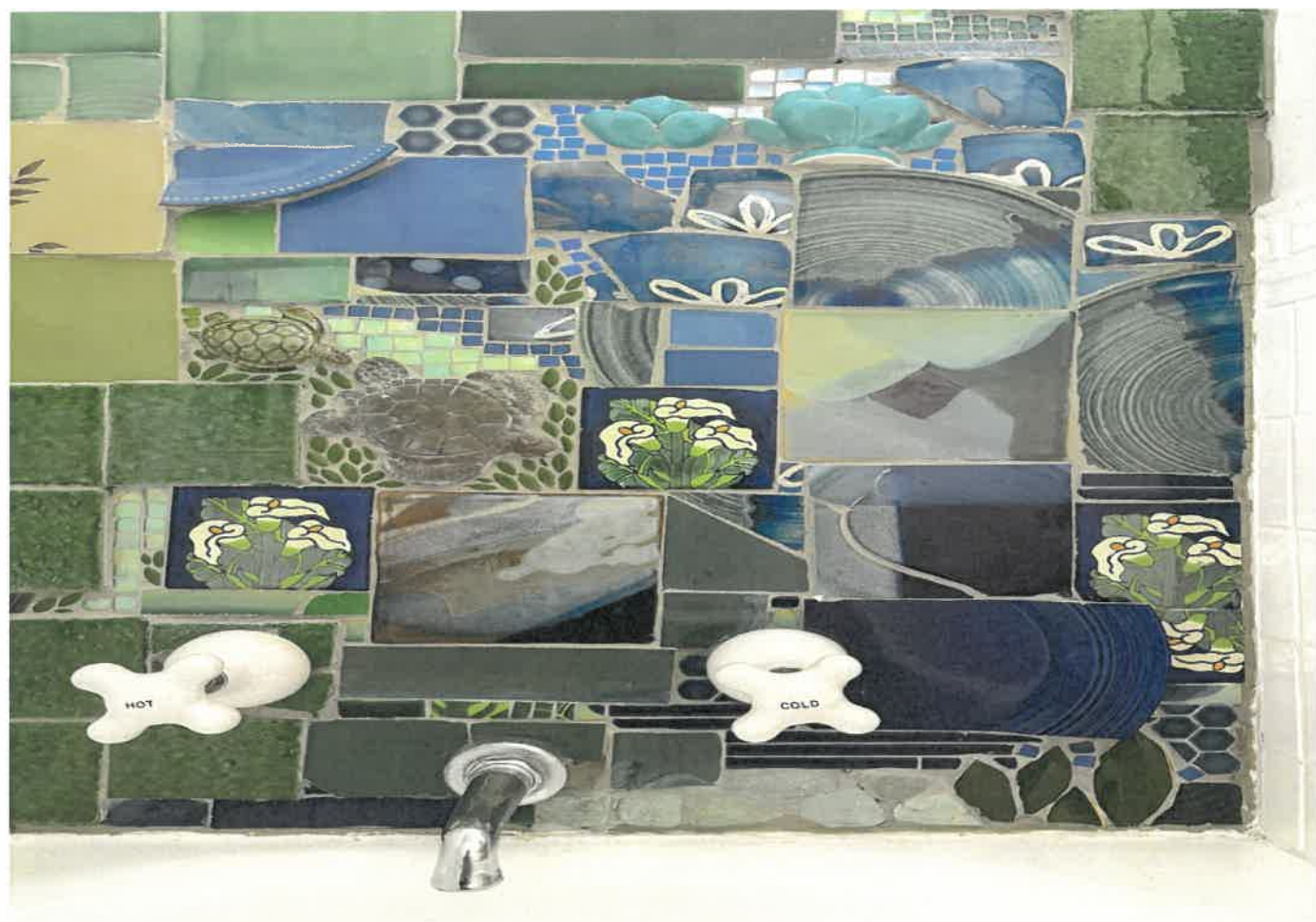
There are at least four possible touchpoints with the community. First, an artist talk/potluck dinner to introduce the project and gather conceptual inspiration and stories from community members. Second, at both this event and ongoing for several months after, there will be an invitation to contribute personal objects to the mixed media mosaic: tiles, plates, and personal items that fit the material requirements. Third, there will be an opportunity for several community volunteers to help install and grout the completed mosaic, getting their hands dirty onsite in a memorable and meaningful way. And fourth, there will be an open call to participate in a community mosaic-making workshop. Participants will be invited to make mosaic vases and pitchers as extensions of the fountain—a continued celebration of water and its life-giving and communal nature. The workshop will work with the excess of materials left over after the large-scale mosaic is completed—reusing many of the same colors, the remaining donated objects, and visual concepts. Participants will leave with a personal mosaic pitcher, plant pot, or flower vase that they can keep as a connection to the project, the community, and the fountain itself. This is an ideal project for families to complete together or small groups of mixed ages. Kids

often invite a sense of freedom to the artmaking, while they may need assistance with the more technical moments, such as grouting.

By working across socioeconomic groups, abilities, cultures, genders, and ages, we aim to ensure that the final artwork is not only a reflection of our town but also a product of true community collaboration and inclusivity.







Town of Johnson, Vermont
Skatepark Improvements & Renovation Project

Issued: February 19, 2026

Proposals Due: March 11, 2026

Project Site: 178 Wescom Road Municipal Skate Park

1.0 INTRODUCTION & BACKGROUND

The Town of Johnson, Vermont, is seeking a qualified contractor or firm to add a flow bowl to an existing concrete structure in the municipal Skate Park located at 178 Wescom Road in Johnson, Vermont.

Construction and site cleanup are expected to take three to four weeks. All work and cleanup must be completed by June 30, 2026.

Candidates must submit a brief resume, a list of similar projects completed, references, price quote, and all other required documentation in a sealed envelope marked "Johnson Skatepark Quote" by **Wednesday, March 11, 2026**, to:

Town of Johnson Administrator, PO Box 383, Johnson, VT 05656

Or to by email to: tojadministrator@townofjohnson.com

2.0 SCOPE OF WORK

The Selected Consultant/Contractor ("the Proposer") shall provide all labor, materials, equipment, and supervision required for the project.

- **Concrete & Site Work:**

The new flat-bottom bowl will have sloped grass berms and a short path on the southeast end to connect with an existing asphalt skating area.

The overall project area is expected to be approximately 5,159 square feet. Sketches on pages 4-5 show the site and a list of the bowl's skate features.

Material for berms can be harvested from the central meadow located within the park and owned by the Town of Johnson. Additional sitework compliance details are available from the Town Administrator.

All sitework and cleanup must be completed by June 30, 2026.

- **Permitting:** We have a local Flood Zone Construction permit. If required for town and county flood resilience planning, the contractor will track as-built information on volumes of dirt moved and concrete poured.

3.0 PROJECT REQUIREMENTS

- **Material:** All new features must be constructed of high-quality poured-in-place concrete. See Additional Details on page 3.
- **Contractor:** Must have experience in building concrete skatepark features in Vermont. Contractor must comply with all posted Skate Park Rules and requirements, including: No use of tobacco, Cannabis products or Alcohol while performing work within the park.

4.0 SUBMISSION REQUIREMENTS

Proposals must be submitted in a sealed envelope delivered to the Johnson Municipal Office and must be labeled "**Town of Johnson, Vermont Skatepark Improvements Proposal**".

Cover Letter: Signed by an authorized representative.

1. **Company Experience:** Profile of the firm, including experience designing and building concrete skateparks (minimum 3 years preferred).
2. **Project Personnel:** Resumes of key staff.
3. **Budget:** Detailed cost breakdown by task.
4. **Schedule:** Estimated timeline for design and completion.
5. **Insurance:** A Certificate of Insurance showing liability and Workers Compensation, naming the Town as an additional insured, is required.
6. **References:** A minimum of three (3) professional references for similar projects completed in the last ten years.

5.0 EVALUATION CRITERIA

Proposals will be reviewed by the Town of Johnson Selectboard. The Town reserves the right to accept or reject any proposal at their sole discretion, to waive any technical defects or minor irregularities which, in its discretion, is in the best interest of the Town.

The decision by the Selectboard will be determined as final

6.0 TIMELINE

- **RFP Published:** February 20, 2026
- **Submissions Due:** Wednesday, March 11, 2026
- **Contract Award:** Monday, March 16, 2026

7.0 CONTACT INFORMATION

All questions regarding this RFP must be submitted in writing to:

John Sutherland- Town Administrator

Email: tojadministrator@townofjohnson.com Tel: (802) 635-2611

Mail to: Town of Johnson

P. O. Box 383 / 293 Lower Main Street

Johnson, Vermont 05656

ADDITIONAL DETAILS

Structure:

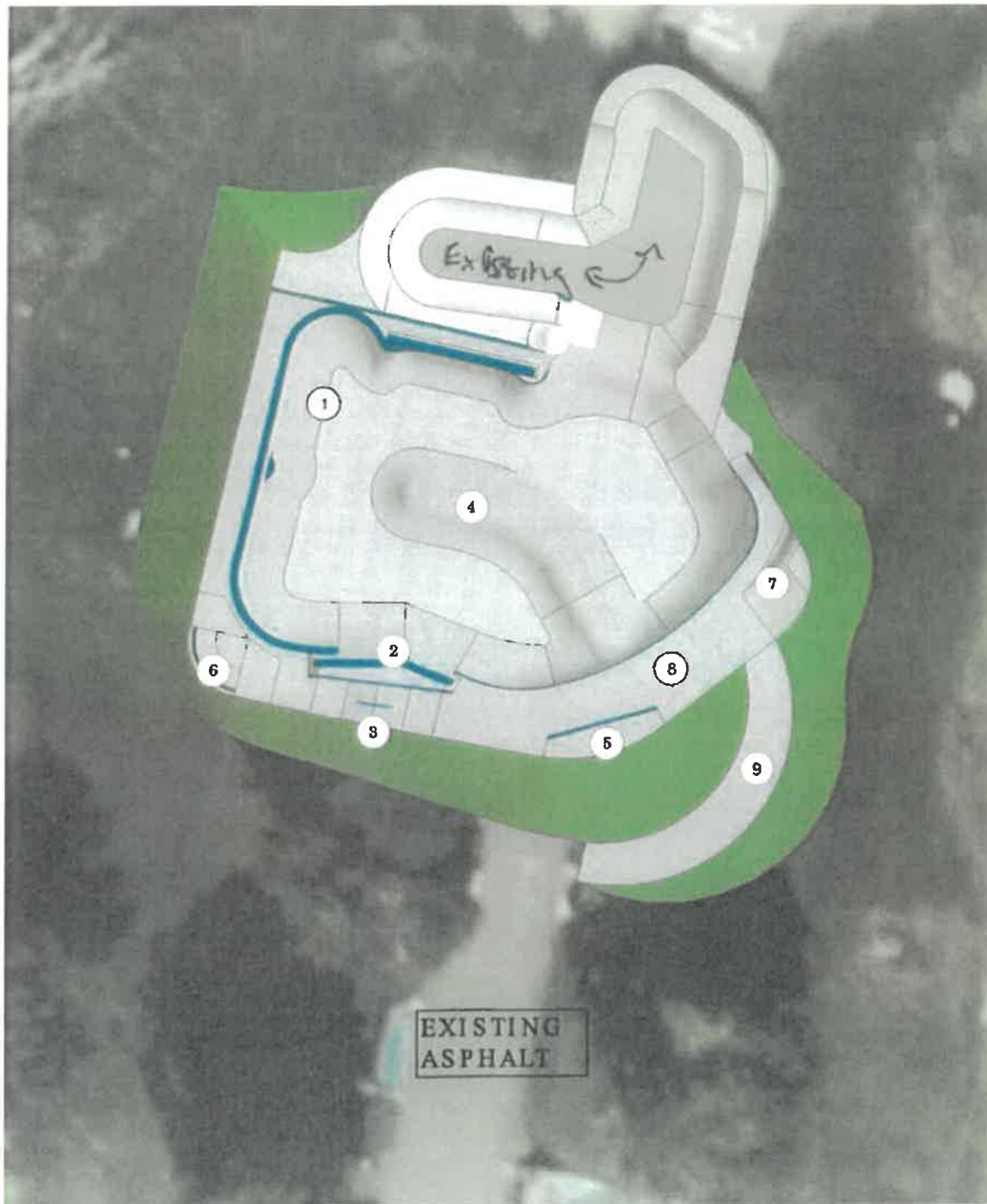
- CONCRETE CLASS: 3500PSI FOR FLATS, 4000PSI SHOTCRETE FOR RAMPS
- #3 REBAR 12" OC BOTH WAYS
- STEEL TROWEL FINISH

Sitework

- CONNECT TO EXISTING DRAINS, EXTEND DRAIN(S) INTO CENTRAL MEADOW
- BANKRUN 6" MINUS TO BE COMPACTED AT BASE OF STRUCTURE, AND BERM
- COMPACTABLE 1 1/2" MINUS TO BE COMPACTED FOR SHAPING RAMPS
- 25 YARDS TOPSOIL FOR DRESSING SITE
- SEEDED AND MULCHED AT END OF PROJECT *Note: include cost in estimate. Town may provide seed & mulch if their supplies are sufficient.*

PROJECT SKETCHES

The new bowl and berm will connect with the south ends of the Halfpipe and original Bowl. Numbered dots show: 1. Flat-bottom Bowl; 2. Bank Wall; 3. A-Frame w/Rainbow Rail; 4. Finger Twinkie; 5. Manual Pad w/Curb; 6. Pocket; 7. Pyramid Hip; 8. Top Decks; and 9. Connecting Path.



Project sketch, 5,150 square ft, 2-28-2025
Johnson VT Skatepark
Presented by the Vermont Skatepark Advocates Corp.
Blue lines indicate skate-able edges for clarity

Site sketch shows Town parcel property line.

The section sketch adds some rider perspective. Blue lines show skateable edges.



TOWN OF
JOHNSON
VERMONT



ANNUAL REPORT
FOR YEAR ENDING:
JUNE 30, 2025



376 Patchen Rd
South Burlington, VT 05403
Phone: (802) 862-0302
burlington@savatree.com

Prepay & Save

For the best savings (5%):

- Pay with check online (ACH) at savatree.com/prepay or scan here.
- Mail a check with enclosed stub



For 3% savings:

- Pay with credit or debit card at savatree.com/prepay



Sue Lovering
PO Box 317
Johnson, VT 05656-0317

REMINDER NOTICE

DISCOUNT EXPIRES 2/15/26

YOUR 2026 SERVICES AGREEMENT

For services at 22 Lendway Ln, Johnson, VT 05656

Presented by your arborist Joe LaRock

Services Renewing for 2026

Thank you for trusting us to care for your landscape this year. This is your annual reminder you can save on your 2026 services with our prepay discount: save 5% when prepaying by check (online ACH or in the mail), or save 3% when prepaying online with a credit or debit card.

To take advantage of this offer, please visit savatree.com/prepay or return the enclosed coupon. This offer expires February 15, 2026.

As a valued customer, your services are already on our schedule for next year. As a reminder, your annual services renew automatically unless you notify us to cancel.

Please see the details of your customized program below and give us a call if you have any questions.

If you have already responded, please feel free to disregard this letter.

2026 Plant Health Care Program

Specialty Treatments:

Emerald Ash Borer Trunk Injection Treatment

\$1,026.00

This treatment provides excellent control of the devastating Emerald Ash Borer for two growing seasons. It is performed as a trunk injection.

SUBTOTAL FOR 1 SERVICES	\$1,026.00
5% Prepay Discount	\$51.30
Prepay Subtotal	\$974.70
Estimated Sales Tax	\$0.00
TOTAL PREPAY DUE TO SAVE 5%	\$974.70

TERMS AND CONDITIONS

Thank you for choosing SavATree! The following terms and conditions, together with the terms, prices, and specifications outlined on your estimate, proposal, and/or services agreement and Plant Health Care and/or Lawn Care Datasheet ("Datasheet"), if applicable for your state, constitute your entire agreement with SavATree, LLC; Lou Giroud Tree Service, LLC; Arborwell, LLC; Barrett's Tree Service, Inc.; Lawns Unlimited, LTD; Atlas Environmental Services, LLC; and all related DBAs (collectively referred to as "SavATree") ("Agreement").

PERFORMANCE BY SAVATREE – Our Plant Health Care and Lawn programs are designed to manage and not eradicate weeds, insects, mites, disease and deer browsing. Horticulturally tolerable levels of insects, mites, disease and deer browse may still be present after treatments. Epidemic infestations may require additional visits at additional cost to you, pending your approval.

Each time we are on your property, an evaluation card will be left or emailed indicating the service(s) performed and, if necessary, any additional recommendations and precautions to be observed. Remeasurement of your lawn, trees or shrubs may also be done if there is a discrepancy between the original estimate and the actual square footage or product(s) required. You will be notified of any price adjustments for future services.

Work crews will arrive at the job site unannounced unless otherwise noted herein. The Datasheet provides approximate and alternate dates of our service. SavATree shall not be liable for damage or losses due to delays for weather or causes beyond our control, or for failure to observe precaution notices. By accepting this Agreement and engaging our services, you accept that every day during the Agreement's term is a day on which applications may be applied, and you are continuously on notice that SavATree will perform applications on any day during the term of this Agreement if any other day becomes unnecessary or infeasible for performance (due to weather, scheduling conflicts, or weed, insect, mite and disease cycles) in which case you waive SavATree's performance on such a day. Absent extraordinary circumstances, you request that SavATree not further contact you concerning dates of application as such further contact would be a burden to you.

You understand that, in connection with rendering our services to you, SavATree may be required to bring trucks and other heavy equipment onto your driveway and other parts of your property. SavATree operates under the assumption that any and all parts of your property onto which we must bring such equipment can sustain the presence, weight, and movement of that equipment, and you hereby hold SavATree harmless for, and agree not to bring any claims against SavATree as a result of, any damage or degradation to any part of your property that results from the presence on it of such equipment. You understand that certain work that SavATree will render for you, such as dismantling large trees, will likely have a visible impact on your lawn and other parts of your property (e.g., divots, holes, sawdust, etc.). While we will do our best to minimize, mitigate, and repair any such impact, you hereby hold SavATree harmless for, and agree not to bring any claims against SavATree as a result of, any such impact on your property.

You understand that after removal of stumps/roots that some shrubs/trees will continue to produce sprouts that may require multiple treatments, at additional cost to you (and at your election), for control and that these treatments may result in damage to nearby plants/shrubs/trees and that you hereby hold SavATree harmless for, and agree not to bring any claims against SavATree as a result of, any damage to nearby plants/shrubs/trees.

The following provision applies to New York and Minnesota clients only: The term of this Agreement shall be for twenty years from the date it is signed by you; however this Agreement may be terminated without penalty at any time by either party. Minnesota clients are required to cancel this Agreement upon sale of property serviced with this Agreement.

WORKMANSHIP – All work is performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Our work meets and exceeds the guidelines and standards set forth by ANSI (the American National Standards Institute) A300. As part of the Arbor Patrol Program, we may perform some minor deep root watering, minor fertilization and/or minor pruning of insect infested or diseased limbs. Any additional major work to be performed will be evaluated during a follow-up site inspection by an arborist who will submit an estimate, proposal, and/or services agreement for client approval. Recommendations are intended to minimize or reduce hazardous conditions associated with trees. The owner or owner's representative is responsible for the annual scheduling of the required inspection of any supplemental tree support systems.

You have a duty to inspect your property within fifteen (15) calendar days of service and provide written notice within that time of alleged damage of any nature. If written notice is not provided within that time, you agree that any claims alleging damage of any nature and/or rights to withhold future payments under this Agreement are waived.

NO WARRANTIES – Except as expressly set forth in this agreement, no representations, warranties, or guarantees, express or implied, are intended with regard to products used or services performed.

INSURANCE – SavATree is insured for liability resulting from injury to persons or negligent damage to property, and all its employees are covered by Workers' Compensation Insurance. A certificate of insurance is available upon request.

OWNERSHIP – By accepting this Agreement and engaging our services, you warrant that all trees, plant material and property on which work is to be performed are either owned by you or that permission for the work has been obtained from the owner by you. It is

further agreed that the property owner or representative shall be responsible for obtaining any and all permits which may be required by local authorities. You hereby agree to defend, indemnify, and hold SavATree harmless from all claims for damages resulting from your failure to obtain such permits and/or your failure to obtain proper permissions for SavATree to perform its services.

TERMS OF PAYMENTS – The total cost estimates within this Agreement are valid for 60 days unless otherwise noted. All invoices are payable upon receipt. A deposit of 50% may be required prior to the commencement of General Tree Care work. Planting and transplanting services require a deposit of 50% at the time of authorization of such services. A finance charge at the maximum rate allowed under applicable state law will be added to invoices after 30 days. Your next service may not be performed if your account is past due. Past due balances void any guarantees and/or warranties. If outside assistance is used to collect the account, you are responsible for all costs associated with the collection including, but not limited to, reasonable attorneys' fees and court costs. Sales tax, if applicable, will be added to the amounts of this Agreement per your local and state tax jurisdiction. Should any terms of this Agreement be amended, subsequent payment for our services shall constitute your written acceptance thereof. The following provision applies to New York clients only: By accepting this Agreement and engaging our services, you accept that the annual program total cost shall increase on January 1st of each year of this Agreement by the annual increase in the CPI (CPI-U) published on www.bls.gov for twelve months ending September 30, unless otherwise agreed, with a minimum annual increase of 1%. Further, you hereby acknowledge that you have received notice of and understand the total cost of SavATree's services.

CONCEALED CONTINGENCIES – You agree to pay SavATree on a time and materials basis for any additional work required to complete the job occasioned by concrete or other foreign matter; stinging insect nests in the tree, trees, or branches; rock, pipe, or underground utilities encountered in excavations; and work not described within this Agreement, or any other condition not apparent in estimating the work specified. You are responsible for advising SavATree regarding the location of underground utilities in the area where work is to be done, including, but not limited to, notifying the proper authorities and marking underground utilities and/or any concealed object. SavATree shall not be responsible for damage to such utilities or concealed objects. Furthermore, SavATree shall not be required to perform any services under this Agreement in the event SavATree deems the conditions are such that its services cannot be safely performed and/or performance becomes impractical.

STATE NOTIFICATION REQUIREMENTS – Certain states require that specific product information be submitted to you. If required, attached to this Agreement is our Datasheet, which provides such information. The Datasheet also can be found at www.savatree.com/ds/index.html. Massachusetts clients should see the Consumer Information Bulletin at www.savatree.com/ds/macnsminfo. You have the right to receive specific date pre-notification for certain applications in certain states. Your written authorization on the Authorization Page of this Agreement waives any pre-notification requirement unless noted otherwise. In New York State, the property owner or owner's agent may request the specific date or dates of the application(s) to be provided and, if so requested, the pesticide applicator or business must inform of the specific dates and include that date or dates in the contract. In Wisconsin: Upon request, any of the following will be provided prior to a pesticide application: brand, product, or common chemical name and a copy of the label of each pesticide that may be applied; date of application (may be provided orally, if you agree); and the name, business address, and telephone number for more information about the application.

LIMIT OF LIABILITY – SavATree's total liability for any losses, damages, and expenses of any type whatsoever incurred by you or any of your guests, tenants, or invitees in connection with or resulting from SavATree's services under this Agreement ("Losses"), which are caused by wrongful acts or omissions of SavATree, shall be limited solely to proven direct and actual damages in an aggregate amount not to exceed the amounts actually paid to SavATree hereunder. In no event will SavATree be liable for special, indirect, incidental or consequential damages, irrespective of the form or cause of action, in contract, tort or otherwise, whether or not the possibility of such damages has been disclosed to SavATree in advance or could have reasonably been foreseen by SavATree.

FORCE MAJEURE – SavATree shall not be liable for any failure to perform its obligations under this Agreement if such failure is caused by acts of God, earthquake, war, attack, strikes, revolutions, lack or failure of transportation facilities, laws, or governmental regulations or other causes that are beyond the reasonable control of such party.

ARBITRATION – Any dispute, controversy or claim arising out of or relating to this Agreement or the breach thereof, the work performed by SavATree for you, and/or any commission or omission by SavATree, shall be submitted to and determined by arbitration before a single arbitrator pursuant to the Commercial Rules of the American Arbitration Association. The arbitration shall be held at the American Arbitration Association office closest to the site at which SavATree performed the underlying services for you. The arbitration award shall be final and binding. Judgment on the award may be entered in any Court having competent jurisdiction thereof.

CUSTOMER REFERRAL PROGRAM – Word of mouth is our best advertising. When you are satisfied with our services, please tell a friend. Each time you refer a new customer to us who meets with an arborist, we will send you a thank you gift.

YOUR SATISFACTION IS IMPORTANT – Should our service fall short of your expectations, please contact us immediately and we will do everything we can to make it right.



Property Card: 22 LENDWAY LN
Johnson, VT

NO PHOTO
AVAILABLE

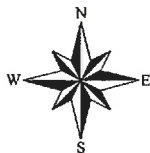
Parcel ID: 596-010
Taxmap Number: 10-01-90

Owner: JOHNSON TOWN OF
Co-Owner:
Mailing Address: PO BOX 383
JOHNSON, VT 05656

Property Description: 19 AC-16.27 AC VILLAGE
Book / Page: 127 / 435-438
Parcel Status: A
SPAN: 336-104-10706

Property Address: 22 LENDWAY LN
Use Code: M

Book/Page: 127 / 435-438
Total Acres: 19
Total Value: \$79,700
Land Value: \$79,700
Building Value: \$0
Tax Status: N



22 LENDWAY LN, Johnson, VT

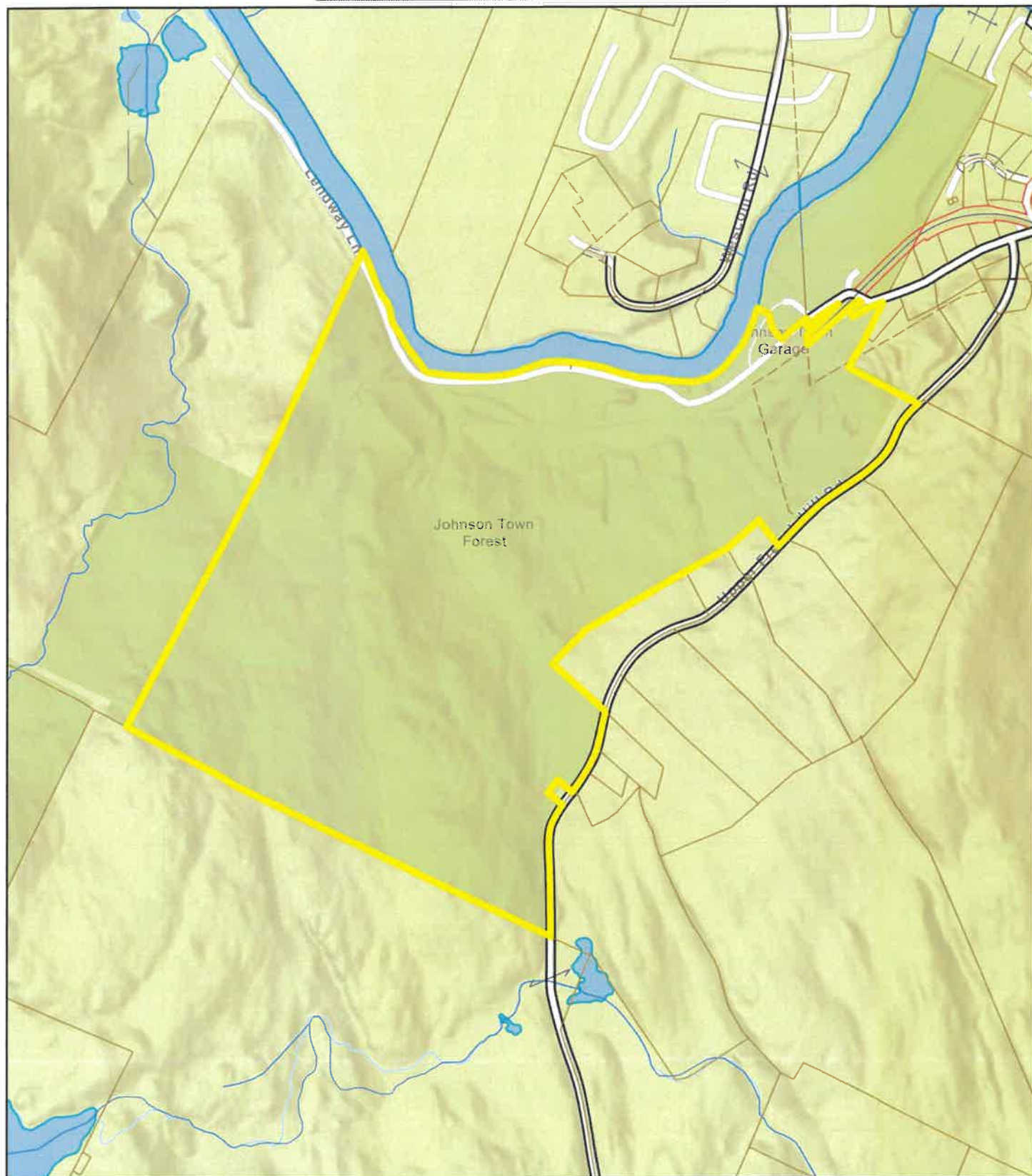
Map/Lot: 10-01-90

1 inch = 888 Feet



www.cai-tech.com

February 12, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Strengthening Johnson's Local Revenue Base

1. Property Taxes

The backbone.

- Residential, commercial, industrial, land
- Often 60–90% of a town's general fund
- Stable, predictable, politically spicy

Sub-bucket vibes:

- Grand list growth (new housing, rehabs, infill)
 - Reappraisals (does not create new money, just redistributes)
-

2. State Aid & Revenue Sharing

Money that flows down from the state.

- Education funding
- Transportation aid
- General municipal aid
- PILOT payments (state-owned property compensation)

This is usually formula-based and partially out of the town's control.

3. Local Fees & Charges

Pay-for-service money.

- Permits (building, zoning, wastewater, fire inspections)
- Licenses (dogs, liquor, events)
- User fees (parking, transfer station, recreation programs)
- Utility fees (water, sewer, stormwater if enterprise-funded)

Great because they tie cost to use, but rarely huge.

4. Enterprise Funds

Town-run services that operate like businesses.

- Water & sewer
- Electric or fiber (if municipally owned)
- Parking systems
- Solid waste

These should be self-sustaining and not rely on taxes.

5. Local Option Taxes (Where Allowed)

Optional but powerful.

- Rooms & meals
- Sales surtax
- Local gas or fuel taxes

Often voter-approved and tied to tourism or visitor use.

6. Grants & External Funding

Project-specific money.

- Federal grants
- State grants
- ARPA-style one-time funds
- Climate, housing, transportation, broadband grants

Amazing for capital projects, terrible for ongoing operations.

7. Economic Development Returns

Indirect but long-term.

- New businesses expanding the tax base
- Increased property values

- Workforce housing enabling growth
- Downtown revitalization effects

This is the slow burn but the most transformative.

8. Fines, Penalties & Enforcement

Not a strategy, just a byproduct.

- Parking tickets
- Code violations
- Late fees

Never healthy to rely on, but it shows up.

9. Asset-Based Revenue

Using what the town already owns.

- Leasing town land or buildings
- Cell towers
- Solar arrays on municipal property
- Naming rights or sponsorships (parks, events)

Quietly underrated.

10. Donations, Endowments & Special Funds

Nice, but never guaranteed.

- Park conservancies
- One-time gifts
- Fundraising for specific facilities

Best for enhancements, not core services.

How to Adopt a Local Option Tax in Your Community

Vermont law at [24 V.S.A. § 138](#) allows municipalities to adopt one or more of three types of local option taxes (LOT). This guide explains what local option taxes are, how to adopt and repeal them, and the role of the Vermont Department of Taxes in administering them. If you have questions, contact the Vermont Department of Taxes at 802-828-2551.

What Is a Local Option Tax?

A local option tax provides a way for municipalities in Vermont to raise revenue by assessing a 1% tax in addition to certain State tax types. There are three types of LOT:

- 1% local option tax on sales, in addition to the State's 6% sales tax rate
- 1% local option tax on meals and alcoholic beverages, in addition to the State's 9% meals tax and 10% alcoholic beverage tax rates. If adopted, both meals and alcoholic beverages must be subject to LOT. A municipality wishing to adopt a LOT on meals must also adopt the LOT on alcoholic beverages, and vice versa.
- 1% local option tax on rooms in addition to the State's 9% rooms tax rate

For example, a LOT on sales applies only to sales of items that are subject to the Vermont sales tax. Note: LOT does not apply to the sale or rental of motor vehicles, as they are subject to Purchase and Use Tax.

Where Does a Municipality Begin?

Each municipality's situation is unique. Municipal officials should consult residents and business owners to ascertain the benefits and consequences of adopting a LOT.

Prior to adopting a LOT, officials should consider speaking with legal or other tax professionals as well as other Vermont municipalities that have considered adopting LOTs.

The Vermont Department of Taxes does not provide legal or tax advice to individual municipalities about local option tax decisions.

How a Municipality Adopts a Local Option Tax

1. The legislative body of the municipality, such as a selectboard, must recommend the local option tax by majority vote.
2. At either an annual meeting or a special meeting called for this purpose, the majority of the municipality's voters who attend the meeting and vote must approve the local option tax.
3. The municipality must give the Department at least 90 days' notice before the quarter start-date of a newly effective local option tax.

Act 57 of 2025 has changed the apportionment of LOT receipts for municipalities and the Payment in Lieu of Taxes (PILOT) Fund. Effective October 1, 2025, municipalities receive 75% and the PILOT Fund receives 25%.

Example: A municipality votes 'yes' to a LOT on Town Meeting Day, March 4. The municipality notifies the Department of Taxes by March 31 (the last day of the first quarter) that they have chosen to start assessing LOT. The earliest effective date of the new LOT is the start of the third quarter (July 1).

Does a municipality still need to get legislative approval by the Vermont legislature?

No. [Act 144 of 2024](#) changed the process by which municipalities may adopt a LOT. A local charter change and approval of the charter change by the Vermont legislature are no longer required.

Can a municipality adopt a LOT at any time?

Yes, as long as the three steps discussed above are followed. The Commissioner of Taxes may limit the number of municipalities adopting a LOT in any given calendar year.

Administration of Local Option Tax

When a municipality votes to implement a LOT, all businesses authorized to collect taxes in Vermont are required to collect from customers and pay to the Vermont Department of Taxes all LOT for applicable sales that occur in or are delivered to the participating municipality. As part of the review process, the Department verifies that businesses have collected and paid LOT correctly.

The Department's costs of administration and collection are covered on a per-return basis. The fee is \$5.96 per return, per town, and is deducted from the LOT collected, with 75% of the fee coming from the municipality's LOT revenue and 25% coming from the State's Payment in Lieu of Taxes (PILOT) Fund.

After retaining the fee, the Department sends 75% of the LOT collected to the municipality on a quarterly basis. The remaining 25% is sent to the PILOT Fund. Money in the PILOT Fund is used to compensate municipalities for State property located in the municipality that is exempt from property taxes.

Effect on Businesses and Individuals

Local Option Tax is a destination-based tax, meaning it's based on the location where the purchaser takes possession. Once implemented, businesses must charge the LOT on taxable purchases completed within the municipality where a LOT is in effect or when a taxable item is delivered to a customer within a municipality with a LOT in effect.

Examples for LOT Applied to Retail Sales

1. A customer goes into a retail business in Williston (Williston has a LOT on sales), purchases a taxable item, and leaves the store with the item. The customer has taken possession of the item in Williston, so the LOT is due.
2. A customer in Newport (Newport does not have a LOT on sales) orders a taxable item from a retail business in Williston, and the retailer mails or delivers the item to the customer in Newport. The customer has not taken possession in Williston, so no LOT is due.
3. A customer in Williston orders a taxable item from a retail business in Newport and the retailer mails or delivers the item to the customer in Williston. The customer has taken possession in Williston, so LOT is due.

Examples for LOT Applied to Meals, Rooms, and Alcoholic Beverage Purchases

1. A customer dining in a restaurant in Waterbury (Waterbury has a LOT on meals and alcoholic beverage sales) buys a meal and an alcoholic beverage. The meal and the alcoholic beverage purchases are subject to the 1% LOT.
2. A visitor staying at a hotel or bed and breakfast in Waterbury must pay a 1% LOT because Waterbury has a LOT on rooms.
3. A business located within Waterbury that delivers a meal to a customer's address in a town without a LOT should not collect Waterbury LOT on that meal. A business located outside Waterbury that delivers a taxable meal to a customer's address within Waterbury must collect Waterbury LOT on that meal.

After a Municipality Elects to Adopt a Local Option Tax

As noted above, the municipality must give the Department at least 90 days' notice before the quarter start-date of a newly effective LOT. Upon approval by the Department, businesses shall begin collecting the LOT on the first day of the quarter that begins after the required 90-day notice period has elapsed.

During this period, the Department sends a correspondence to every business taxpayer in the municipality with further instructions, including:

- How to determine when to charge a LOT
- Tools to help determine where LOT applies
- Electronic filing requirements

The Department also provides similar information and guidance to every business taxpayer in towns adjacent to the LOT municipality.

Repealing a Local Option Tax

The voters of a municipality may repeal a local option tax at an annual meeting or a special meeting warned for that purpose. To repeal a LOT, the vote must be by a majority of those present and voting. One of the following must occur to initiate a municipal vote to end a LOT:

1. A majority of the legislative body of the municipality makes a recommendation to repeal the LOT,
or
2. A petition of 10% of the municipality's voters makes a recommendation to repeal the LOT.

Resources

- [Local Option Tax](https://tax.vermont.gov/business/local-option-tax) information for businesses (tax.vermont.gov/business/local-option-tax)
- [GB-1230, Guide to Meals and Rooms and Sales and Use Tax Statistical Data](https://tax.vermont.gov/sites/tax/files/documents/GB-1230.pdf) (tax.vermont.gov/sites/tax/files/documents/GB-1230.pdf)
- [24 V.S.A. § 138](https://legislature.vermont.gov/statutes/section/24/005/00138) Local Option Taxes (legislature.vermont.gov/statutes/section/24/005/00138)
- [32 V.S.A. § 3709](https://legislature.vermont.gov/statutes/section/32/123/03709) PILOT Special Fund (legislature.vermont.gov/statutes/section/32/123/03709)
- [Act 144 of 2024](https://legislature.vermont.gov/bill/status/2024/H.546) (legislature.vermont.gov/bill/status/2024/H.546)
- [Act 57 of 2025](https://legislature.vermont.gov/bill/status/2026/H.397) (legislature.vermont.gov/bill/status/2026/H.397)

District 6, 8
Certcode 0806-0

CERTIFICATE OF HIGHWAY MILEAGE
YEAR ENDING FEBRUARY 10, 2026

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2026 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of **JOHNSON** in **LAMOILLE** County
on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305, added 1985, is as follows:

PART I - CHANGES TOTALS - Please fill in and calculate totals.

<i>Town Highways</i>	<i>Previous Mileage</i>	<i>Added Mileage</i>	<i>Subtracted Mileage</i>	<i>Total</i>	<i>Scenic Highways</i>
Class 1	0.000			0.00	0.000
Class 2	12.500			12.50	0.000
Class 3	37.19			37.19	0.000
State Highway	11.351			11.351	0.000
Total	61.041			61.041	0.000
* Class 1 Lane	0.000			0.00	
* Class 4	12.21		1.71	10.5	0.000
* Legal Trail	0.32	1.71		2.03	

* Mileage for Class 1 Lane, Class 4, and Legal Trail classifications are NOT included in total.

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

1. **NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".

2. **DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).

3. **RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).

Signed Meeting Minutes are attached

4. **SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

IF THERE ARE NO CHANGES RECORDED THIS YEAR: Place an X in the box and sign below. ☐

PART III - SIGNATURES - PLEASE SIGN.

Signatures of Selectmen/ Aldermen/ Trustees:

Signature of T/C/V Clerk:

Date Filed:

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL: Signed copy will be returned to T/C/V Clerk.

APPROVED:

Representative, Agency of Transportation

DATE:

Notice of Public Hearings and Site Visits

The Town of Johnson Selectboard hereby provides notice of a public hearing being held in accordance of with 19 V.S.A. § 708708 the purpose of hearing and acting upon the site visits and testimony provided for the reclassification of Town Highway 21, a distance of 0.90 miles until the intersection of Legal Trail #1, Town Highway 22 from the intersection of Legal Trail #1 and Town Highway 22 until the intersection of the Town Highway 22 Class III section, a distance of 0.56 miles, and Town Highway 23 from the intersection of Town Highway 22 until the end, a distance of 0.25 miles. All three highways are to be considered for reclassification from Class IV to Legal Trail.

Statement of Public Good:

The cost of maintenance of these roads required by the Municipal Roads General Permit outweighs the benefits of the maintenance provided. The primary use of these highways is recreational, the recreational use, both year-round and seasonal, would not be restricted by the reclassification under current ordinances.

The Public Hearing Has Been Scheduled For:

DATE: September 2nd 2025 at 6:00pm
PLACE: The Municipal Building, Second Floor
293 Lower Main Street West, Johnson Vermont 05656

The Site Visit of Town Highway 22 Has Been Scheduled For:

DATE: September 2nd 2025 at 4:30pm
PLACE: Town Highway 22, at the intersections of Town Highway 22 and Town Highway 26, Known as intersection of Carter Road and Ober Hill Road. Please note that the Class III section of Carter Road from the intersection of Ober Hill Road to the turn-around is not being considered, only from the turn-around on. Due to the one-way nature and narrowness of the road interested parties use caution when parking and walking up.

The Site Visit of Town Highway 23 Has Been Scheduled For:

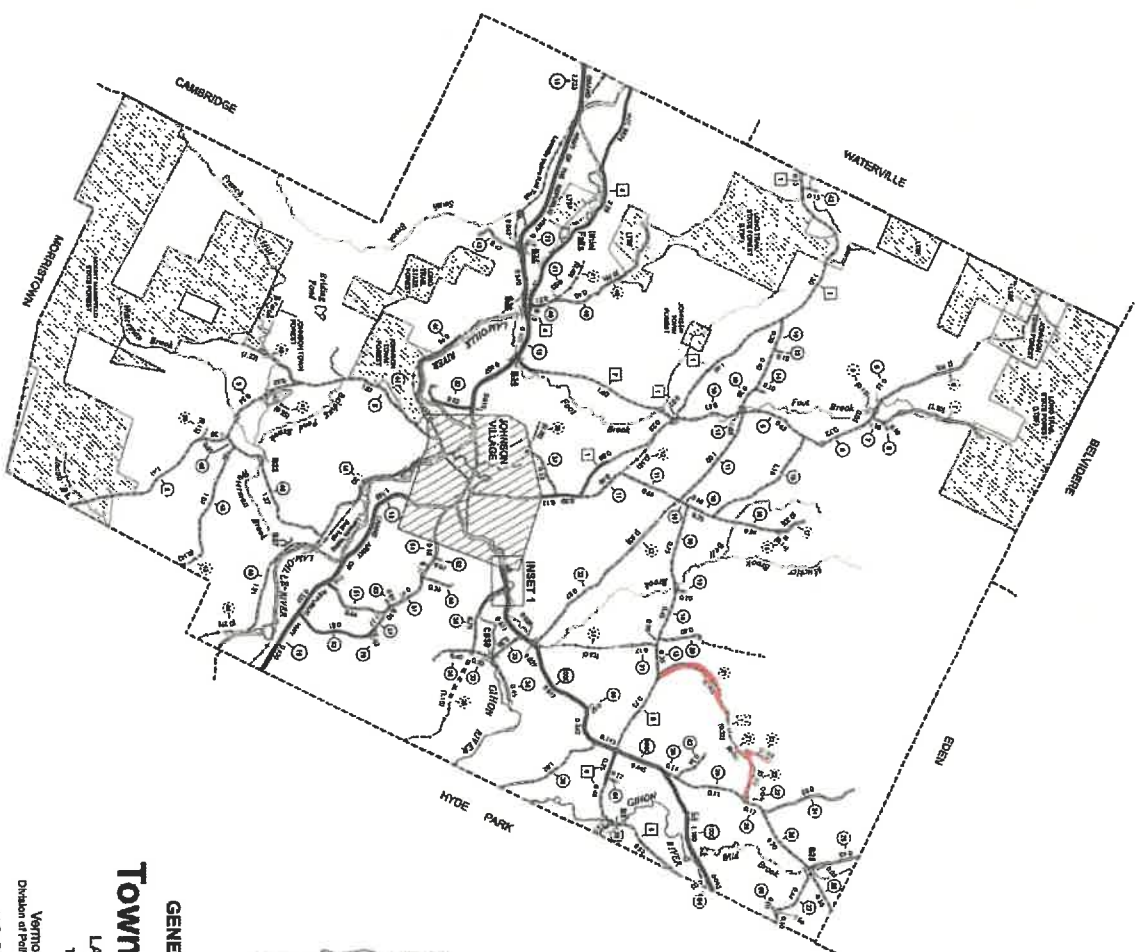
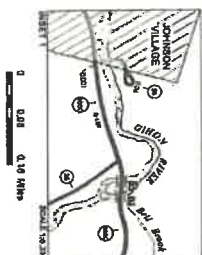
DATE: September 2nd 2025 at 5:00pm
PLACE: Town Highway 23, at the intersections of Town Highway 22, Known as Carter Road, and Town Highway 23

The Site Visit of Town Highway 21 Has Been Scheduled For:

DATE: September 2nd 2025 at 5:30pm
PLACE: Town Highway 21, at the intersections of Town Highway 21, and Town Highway 5 and Town Highway 18. Known as the intersection of Mine Road and Ben Ober.

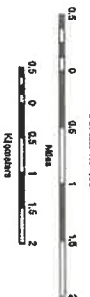
Please Note, testimony will only be accepted at the Hearing Portion for the purposes taking minutes and proper recording. The Site Visits are to view and inspect.

TOTAL CARRY IN BILLED		RECEIVED SUMMARY	
WVC	CLASS 1	CLASS 1	CLASS 2
1	4.08	6,270	6,270
2	1.80	6,500	6,500
3	2.58	11,700	11,700
4	0.19	714	2,428
5	0.19	714	2,428
6	0.19	714	2,428
7	0.19	714	2,428
8	1.53	714	2,428
9	1.53	714	2,428
10	1.53	714	2,428
11	2.10	714	2,428
12	2.10	714	2,428
13	0.19	714	2,428
14	0.19	714	2,428
15	0.19	714	2,428
16	0.19	714	2,428
17	0.19	714	2,428
18	0.19	714	2,428
19	1.56	714	2,428
20	1.56	714	2,428
21	0.90	714	2,428
22	0.90	714	2,428
23	0.90	714	2,428
24	0.90	714	2,428
25	0.90	714	2,428
26	0.90	714	2,428
27	0.90	714	2,428
28	0.90	714	2,428
29	0.90	714	2,428
30	0.90	714	2,428
31	0.90	714	2,428
32	0.90	714	2,428
33	0.90	714	2,428
34	0.90	714	2,428
35	0.90	714	2,428
36	0.90	714	2,428
37	0.90	714	2,428
38	0.90	714	2,428
39	0.90	714	2,428
40	0.90	714	2,428
41	0.90	714	2,428
42	0.90	714	2,428
43	0.90	714	2,428
44	0.90	714	2,428
45	0.90	714	2,428
46	0.90	714	2,428
47	0.90	714	2,428
48	0.90	714	2,428
49	0.90	714	2,428
50	0.90	714	2,428
51	0.90	714	2,428
52	0.90	714	2,428
53	0.90	714	2,428
54	0.90	714	2,428
55	0.90	714	2,428
56	0.90	714	2,428
57	0.90	714	2,428
58	0.90	714	2,428
59	0.90	714	2,428
60	0.90	714	2,428
61	0.90	714	2,428
62	0.90	714	2,428
63	0.90	714	2,428
64	0.90	714	2,428
65	0.90	714	2,428
66	0.90	714	2,428
67	0.90	714	2,428
68	0.90	714	2,428
69	0.90	714	2,428
70	0.90	714	2,428
71	0.90	714	2,428
72	0.90	714	2,428
73	0.90	714	2,428
74	0.90	714	2,428
75	0.90	714	2,428
76	0.90	714	2,428
77	0.90	714	2,428
78	0.90	714	2,428
79	0.90	714	2,428
80	0.90	714	2,428
81	0.90	714	2,428
82	0.90	714	2,428
83	0.90	714	2,428
84	0.90	714	2,428
85	0.90	714	2,428
86	0.90	714	2,428
87	0.90	714	2,428
88	0.90	714	2,428
89	0.90	714	2,428



**VERMONT
GENERAL HIGHWAY MAP
Town of Johnson**

Prepared by the
Vermont Agency of Transportation
Division of Policy, Planning and Intermodal Development
in cooperation with
U.S. Department of Transportation
Federal Highway Administration



DISCLAIMER: The unclassified highways listed on Highwayz, classified and restricted highways, and legal title are shown as those of which the Agency of Transportation has record, or from any state.

Highways and bridge data by the Agency of Transportation, then short structure is shown from the VTCLIVERS. Primarily VDOT and the database, as other data from the Vermont Open Records Portal. Only restricted items are shown.

Vermont State Parks Canoeable System
North American Decline of 1983
SPCS_Zone_Identifier: 4400
Declastic Ref: none System 80
4,000-miles/yr; Ending - Northing

JOHNSON SELECTBOARD MEETING MINUTES
JOHNSON MUNICIPAL BUILDING
MONDAY, NOVEMBER 3, 2025

Present: Selectboard members: Peter Hammond, Adrienne Parker, Eben Patch, Paul Warden
Others: Tom Galinat, Carl Rogers, Lois Frey, Howard Romero, Casey Romero, Jasmine Yuris, Jesse Whitworth, several other people
Absent: Mike Dunham

Note: All votes taken are unanimous unless otherwise noted.

1. *Call Meeting to Order*

Eben called the meeting to order at 6:30.

2. *Consider Additions or Adjustments to the Agenda*

Eben added items related to scheduling for tandem truck builds and social media posting.

3. *Public Comment and Public Announcements*

Howard Romero asked where we stand on Legion Field. Paul said it looks like the Legion Field meeting will be December 3.

Howard said he wants to get the area for the ice rink leveled before everything freezes so Brian Raulinaitis can build a more level rink this year. Does Howard have permission to use grant money to get a landscaper and level a small piece of the field?

Adrienne said she is open to hearing the amount and approving it. Howard said he would go with the lowest bid he could get.

Paul said we have to decide where the rink will be and that will be part of the conversation at the December 3 meeting. Howard said there is really only one place the rink can go – where it has been. Paul asked why it can't be elsewhere. Howard said the oven often figures into use of the rink, it is easier to get water for the rink at the street there rather than at the other end of the field, that is the part of the field that needs the least leveling, there is no water or sewer under that area, and parking is right there on the street.

Eben asked if the level will be taken down at one end or if fill will be brought in. Howard said one contractor he has spoken to wants to take dirt from the high part and move it to the low part; another wants to bring in dirt. Both approaches are valid. To him, it is a question of money. Paul said it is probably best not to bring fill into the floodplain. Howard agreed that it would be ideal to use what is there.

Board members agreed they are open to Howard having the work done before the Legion Field meeting. Eben asked Howard to get an RFP together and get bids before the next selectboard meeting.

Howard said he volunteered to run the Tuesday Night Live Committee, but he didn't volunteer to be general manager and designer of the Legion Field project for free. He wants to bring a proposal to be paid out of grant money for his time and expenses for managing the Legion Field project going forward. Eben said the selectboard could choose to use someone other than

Howard for completion of the project. Howard said that is up to the board. Paul suggested waiting until after the meeting until there is some plan and Howard can see what is to be done.

Howard said the bandstand has been moved temporarily. It can't really be used where it is for Tuesday Night Live. If the field is all chopped up, it may not be useable for Tuesday Night Live. Adrienne said she doesn't know what the library construction will entail. Will they take big machines onto the field and ruin what has just been leveled? Howard and Eben said machines will not be going onto the field as part of the library construction. Howard said the Tuesday Night Live Committee will probably dig some trenches. They will have to be filled with grass by the first week in July and by then we need to have enough turf to support 500 people. Paul asked what the trenches are for. Howard said for bringing electricity to the bandstand. It may be possible to bring electricity from the library.

Adrienne said construction for the library will continue into summer. She asked if Howard sees that affecting Tuesday Night Live. Howard said not necessarily, but Tuesday Night Live needs power and the bandstand in place. He is concerned about that happening. Tuesday Night Live has no other place to go. There were many reasons why having it at Old Mill Park did not work from the Tuesday Night Live Committee's perspective.

Adrienne suggested that if some FEMA buyout properties are opened up, one of them could possibly provide a location. Howard said when the Sterling Market building is demolished, that will open up about 3/4 of an acre, but it is right next to the highway. Tuesday Night Live was held on Route 15 before and it did not work well.

4. *Selectboard Updates and/or Concerns*

Adrienne said there was a great turnout for the special town meeting and there was some good discussion on whether acquiring the Lowe Lecture Hall was a viable option. She was glad to hear the will of the voters. Paul agreed that there was a great turnout.

5. *Consent Agenda*

The consent agenda consisted of the minutes of October 6, 20 and 24, 2025. **Adrienne moved to approve the consent agenda, Peter seconded and the motion was passed.**

Adrienne said she thought there might be an error in the October 28 minutes regarding the voting totals. Rosemary explained that the discrepancy in numbers was due to people who checked in but did not vote.

6. *Clerk/Treasurer's Report: Warrants, Licenses and Any Action Items*

Paul moved to approve liquor and tobacco licenses for Stewart's Shop (the former Jolley), a liquor license for Sodexo Operations (the college), and a third class liquor license for Marsala Salsa, Peter seconded and the motion was passed.

Rosemary handed out the current year budget status report. Expenditures are at 30.6% of budget. We have received our large yearly payment from the state for law enforcement. Today we got our ANR PILOT payment. Eben noted that PILOT revenue came in over budget. Rosemary said we are starting to get more recording fees because we are getting more recordings.

7. *CTO Time for Short Pay Period*

Eben said we changed the pay week for our employees and employees are requesting to be able to use CTO time to round out the short week that will result. Rosemary said the pay week used

to end on Wednesday and now it will be ending on Sunday. Eben said as a result there will be one week when employees will be short 3 days in their paycheck. They are requesting to be able to use up to 24 hours of CTO time to make that week whole if they wish. Paul said as long as it is optional he is fine with that. Adrienne and Peter agreed. **Peter moved to allow employees to use CTO time not to exceed 24 hours to make up for the upcoming short pay period, Paul seconded and the motion was passed.**

8. *Wreaths on Powerhouse Bridge*

Adrienne said last year the Beautification Committee bought two wreaths for either end of the Powerhouse Bridge. She sees there is electricity there but she doesn't know the status. She is hoping Jason can plug in the wreaths. If something small like an extension cord is needed, the Beautification Committee can provide it. She is hoping the selectboard will approve using Jason's time to put the wreaths up.

Peter said in Tom's notes he had asked whether it was worth putting doors in the siding. Adrienne said he is talking about Scribner Bridge, not the Powerhouse Bridge. But that is related because if the crew gets a lift for Scribner Bridge work, they can use it to put up wreaths on the Powerhouse Bridge the same day. Eben said he doesn't know if the highway crew will have enough time in their schedule to work on Scribner Bridge this year. If they don't get a lift they can probably put up the wreaths without one. He is fine with it being a project for the crew as long as they can fit it into their schedule. The board agreed.

9. *Johnson EATS, New Committee Request*

Jasmine Yuris explained that the Food Access and Awareness Task Force wants to turn into a town committee and they want to dissolve the existing Community Oven Committee and put it under the umbrella of the new committee because there is a lot of interconnectedness and overlap between the two groups. The Food Access and Awareness Task Force wants to apply for grants and they realize that being a town committee would make that easier. Part of their request is to combine the funds of the two groups. The treasurer of the new committee would be Charlotte Roozkrans, who is treasurer of the Community Oven Committee. Jesse Whitworth said the task force thought it would be appropriate to become a committee because of monetary concerns and ability to run events. They have already identified a grant that could give them \$25,000.

Jasmine said the committee is also asking if the town could pay for them to have a minute taker at their meetings. Eben said quite a few committees take their own minutes. Adrienne said she thinks it is important for all committees to have a minute taker, especially those that are newer.

Peter moved and Adrienne seconded that the selectboard establish the Johnson EATS Committee as an advisory only town committee, absorbing the funds of the Community Oven Committee.

Adrienne offered a friendly amendment, which Peter agreed to, adding that the town will pay \$1,000 for a minute taker for the new committee. Eben said he would vote no because of the amendment. There is no line in our budget for minute taking for this committee this year so he assumes it would just be buried under selectboard expense. He would be fine with potentially adding a line for a minute taker for this committee during budget development for next year. Adrienne asked if we could add to the motion that the funds will be allocated to the committee for minute taking when the board develops the next budget. Paul said he thinks first

we need to look at other committees. We can't just pick and choose which committees we provide minute takers for based on how we feel on any given night. Jasmine asked if it is possible to just upload the meeting video in lieu of minutes. Rosemary said she doesn't think so. Adrienne and Peter agreed to withdraw the amendment about funds for the minute taker.

The motion was passed.

Eben moved to appoint Jasmine Yuris, Jesse Whitworth, Charlotte Roozekrans, Kate Riley, Diane Lehouiller, Gregor Novakowski and Pam Jaspersohn to the Johnson EATS Committee, Peter seconded and the motion was passed.

10. Committee Restructuring

Adrienne said she would like the board to think more about possible committee reorganization so that she can make a motion about it at the next meeting. She suggests a structure where the Conservation Commission and Planning Commission would be unchanged. There would be a recreation committee with subcommittees possibly including the economic growth task force, youth and adult team sports, and green spaces. There would be a culture and arts committee with subcommittees for events (Jubilee, Tuesday Night Live, etc.) and public art. The Historical Society would be unchanged.

Adrienne said she has seen a decline in new involvement in our regular committees. She doesn't want to see committees continue to lose volunteers. She wonders if it would help to restructure committees and make it clearer to people who are not involved how they can be involved. She noted that the Rail Trail Committee would be a subcommittee of the recreation board. She looked into whether it should be a recreation board, committee or commission. Stowe has a recreation commission and that gives them more authority. They are in charge of employees and have their own budget. She doesn't know if that would be beneficial to us. It is something to consider. Paul said he thinks a board has more authority than a commission.

Adrienne noted that she suggests the Tree Board would be a subcommittee of the Conservation Commission. Peter asked Lois Frey if the Conservation Commission has talked about that. Lois said no. They haven't talked about having a hierarchy. Peter asked if she has any idea how the members would feel about that. Lois said she would not speak for the others. The Conservation Commission would need to discuss it. The Conservation Commission has specific charges they have to follow. Adrienne said the Tree Board could also go under the green spaces subcommittee.

Eben said he agrees with Adrienne. We have a lot of committees and if each of them has a requirement to take minutes that adds to the strain. He likes the idea of what the Historical Society does. They have a board with subcommittees that report back to it. That allows people to do things more freely.

Donna Griffiths asked, for a subcommittee to meet without Open Meeting Law requirements, it has to be less than a quorum of the full committee, right? Eben said yes. Donna said she wonders if committees would be enough bigger than the subcommittees for that to work. Maybe it would lead to even fewer people volunteering because of the need to keep subcommittees from having a quorum. Lois said subcommittee meetings can include people who are not part of

the main committee. Adrienne said for example she will participate on the community oven subcommittee of Johnson EATS, but she will not be a member of Johnson EATS.

The board discussed the possibility of asking committee chairs how they feel about the proposed restructuring. It was agreed to start with just the parks and recreation related groups – the Conservation Commission, Tree Board, Reimagine Johnson Recreation Economy Task Force, Skatepark Committee and Rail Trail Committee. Representatives from these groups will be invited to the January 19 selectboard meeting.

11. TSSA Ordinance and Map Revision

Carl showed a map of the Town Sewer Service Area in the west end of the village. Alec Jones of the Lamoille County Planning Commission agrees that the map is correct and that the only addition to the Town Sewer Service Area required in that part of town is the part of the industrial park lot that is outside the village. There is one lot on the south side of Route 15 that is surrounded by other lots that are in the TSSA. Carl doesn't know if the board wants to add that to the TSSA. It is a private parcel.

Eben suggested leaving it as is. He asked if Rosemary knows why it is not part of the TSSA. Rosemary said she thinks Laraway was added because the village requested it. But this neighboring lot was not part of the request. Paul said he would be in favor of adding the lot to the TSSA. It would just give the owners the option of joining up; they would not have to. Eben asked, if we added this to the TSSA and the current owners decided to connect to the sewer line, it would come off our allocation, right? Carl said yes. Eben brought up the possibility that they could decide to put in some use like a brewery. Adrienne said she is in favor of adding it. Eben agreed it could be added.

Carl showed a map of the TSSA in the Route 100C/ Sinclair Road area. What is being done in that area is to include the entire lot for lots that had been divided by the TSSA line.

Carl said he has started pursuing the option of writing a new Town Sewer Service Area ordinance that would repeal the 2009 ordinance. It would basically keep 95% of the 2009 ordinance but there would be some changes. Article 1(B) says “the Town intends to authorize the Village to assess sewer rents and charges” but that can now be changed to the past tense. Article 1(B)(1) has a sentence that says, “No other extensions of the Village Sewer System may be allowed within the TSSA by this ordinance.” Carl and Rosemary could not figure out how that sentence is consistent with the rest. Carl sees no harm in deleting it. In Article 1(B)(2), he proposes to eliminate “or divided” from the sentence “Connections shall not be extended or divided to lands outside the mapped area.” He can't figure out why those words are there. In Article 1, the reference to 24 VSA § 3611 seems irrelevant. It has to do with the municipality taking someone's property for sewer improvements. The 2009 ordinance states that it repeals ordinances from 1977. Carl proposes adding language to the new ordinance saying that it reaffirms that the previous ordinances are repealed. The board agreed to that. Carl said he added the industrial park to the allocation priorities.

Paul questioned the statement that “The board may limit the amount to be granted in any one year to an amount equal to the total number of gallons available divided by the number of years remaining in the ‘Agreement’ or the useful life of the Sewer Plant, whichever is less.” Do we need that sentence? Eben said it gives us the ability to back out if the sewer plant is failing. Paul

said it seems that we are restricting our option to limit the number of gallons. After further discussion, it was agreed to change the sentence to say, "The board may limit the amount to be granted in any one year."

Paul asked how an individual could violate the ordinance. Eben said they could just connect without going through the process or they could go to the village and get permission to connect while bypassing the town.

The board agreed to start the formal ordinance adoption process at the next meeting. It will include a public hearing as an agenda item.

12. NBRC Signatory Delegation

Eben said when Duncan resigned from the selectboard, Tom was appointed as the NBRC signature authority. Who would the board like to appoint now, with Tom stepping back? Paul moved and Peter seconded to appoint the chair or interim CEDS as signatory for Northern Border Regional Commission documents. Carl said he thinks it needs to be one specific person. Paul withdrew the motion. **Paul moved to authorize selectboard chair Eben Patch or vice chair Adrienne Parker as signatories for Northern Border Regional Commission documents if NBRC will accept two names, and otherwise to authorize only Eben Patch. Peter seconded and the motion was passed.**

13. Town Administrator Transition Planning

Adrienne drafted a job description for an interim or permanent town administrator. She said there are no major differences from the previous job description; she just reorganized and simplified it a bit. **Paul moved to approve the town administrator job description as presented on November 3, 2025, with the addition of the approval date and town letterhead. Adrienne seconded and the motion was passed.**

Eben said Adrienne also worked on a job description for the town clerk/treasurer position but he has not read it yet. Paul said he has not yet read it either. Adrienne said we can come back to that at another meeting. Eben suggested that Rosemary read it over if she has time.

The board agreed to post for both an interim and a full-time administrator to see if there is interest in the full-time position. Peter said he is willing to post it that way to get bites for the full-time position, but he feels ill at ease with hiring a permanent town administrator before the staffing study is done. Eben said if someone does express interest we can let them know that the job description may change a little. Peter said there is still an open question as to whether it would be a good idea to combine the town administrator position with the CEDS position. That very much changes what the position would be. Eben said he agrees but he would still like to get something out there.

It was agreed to post the advertisement on the town website and Facebook page, in the newspaper, with VLCT, and on Indeed, with Rosemary authorized to sign up for a town Indeed account if the town does not already have one. It was agreed that there will be a single job posting mentioning both interim and permanent positions. Adrienne said she can post on Facebook and the town website. Rosemary agreed to post in the News and Citizen and with Indeed and VLCT.

14. Signature Delegation for GIA

The town received the FY27 Grants in Aid for highways for a project on Maple Hill off of Collins Hill. **Adrienne moved to approve the Grants in Aid for FY27 and to authorize the chair or town administrator to sign, Paul seconded and the motion was passed.**

15. Town Meeting House Hazardous Materials Testing and Next Steps

Paul moved to hire Evergreen Environmental for lead and asbestos testing at the Lowe Lecture Hall for an amount not to exceed \$2,313 per the quote dated September 30, 2025. Adrienne seconded and the motion was passed.

The board agreed that the money should be spent to have the structural assessment done as previously discussed.

Peter asked if we can have a lawyer begin working on whatever is needed for the acquisition. Eben said he will reach out to Stitzel, Page & Fletcher. He will also communicate with Hope Sullivan of the Vermont Studio Center.

Adrienne asked if we should wait until the purchase is completed to start the task force. Eben said he thinks we should.

16. Building and Grounds Maintenance Plan

Adrienne said the selectboard got a good email from Eric Osgood recommending a buildings and grounds maintenance plan. She thought a good first step before that would be to do a survey of all building and grounds conditions. She made a survey Tom could fill out before he leaves. Eben said he thinks it is a good form. Adrienne said when a new town administrator is hired, they could redo the form to get acquainted with the buildings and grounds and then the board could develop a maintenance plan. Paul asked if we should give the form to anyone besides Tom. Adrienne said she was hoping he would fill it out with a person who knows a lot about the building. For instance, a Historical Society member for the Holcomb House or Jason for the town garage.

17. Budget Organization and Planning

Eben said Tom recommended that committees be directed to keep budget increases at 2.8% or lower. Sometimes a “not to exceed” amount can be treated as a goal, whether the money is needed or not. He would like to see committees increase their revenue by 5% and try to stay under a 3% increase in expenditures. There are ways to increase revenue for every committee that raises revenue. He does not want to set a target percent increase. Until we have a complete budget, it is hard to approve committee requests.

Adrienne said she doesn't think the revenue increase suggestion fits enough committee to send an email to all of them asking that they increase their revenue by 5%. Peter asked if we would send that email to all committees or just those that have revenue lines. Eben said probably just those with revenue lines, minus the two that are already net zero.

Paul and Eben discussed asking Tom to get proposed budgets from committees for the next meeting, asking them to be conscious of budget increases, and having him explain at the next meeting his comments about issues last year due to the board not setting a “not to exceed” percentage.

Adrienne moved to ask committees what they want their budgets to be. The motion died for lack of a second. Eben suggested that we have committees send us their proposed budgets and the board will look at them once the full budget has been developed. The board agreed to that.

18. *Remotion the Reclassification of TH-21, TH-22, and TH-23*

Paul moved to reclassify Town Highways 21, 22 and 23 from Class IV highways to legal trails, Adrienne seconded and the motion was passed.

Eben explained that the motion to do this was previously made in open session, but it did not make it into any of the meeting recordings, so it was not reflected in the minutes.

19. *Scheduling for Tandem Truck Build*

Eben said Jason would like the board's permission to contact Viking to get a build spot for the next truck we will order. They are scheduling about 36 months out. Rosemary asked if there is any money involved. Eben said he doesn't know. He said he doesn't want to spend a lot of money reserving a build spot, but if it is free or only costs a small amount he would be okay with it. He is okay with getting a build spot and then working back from that to decide when to order the truck. The rest of the board agreed to that.

20. *Social Media Posting*

Adrienne asked if it is okay if she makes a Facebook page for the Johnson Jubilee that is connected to the town Facebook page. It would be helpful for it to be connected to the town Facebook page because then everyone subscribed to the town page can be invited to subscribe to the Jubilee page and it can get more followers. The same profile can create different pages so both pages could be linked to the same profile. Eben said he is not comfortable using the town subscriber list to invite people to follow a page for a non-town entity. Adrienne said the Jubilee is town sponsored. Eben suggested we could post about the Jubilee on the town Facebook page and provide a link. He would be comfortable with that. Peter and Paul said they are comfortable linking the Jubilee page to the town Facebook page.

Adrienne said SLR is doing a flood modeling map. They mentioned that it would be nice if we had a way to send them videos and photos of previous floods. Is it okay if she posts a submission form for people to upload their photos and videos? Eben said Beth Foy did this in 2023. He can ask her about it. Rosemary noted that the Historical Society has quite a few photos from the 1927 flood.

Adrienne said she made a survey to get community input about how people want green spaces in Johnson to be used after the FEMA buyout process. She would like to post it before the Legion Field meeting and the Sterling Market meeting. Eben asked if she has talked with Jesse about the survey. Adrienne said yes, she sent it to him and Paul. Paul said he thinks more information is better. The only concern is that DuBois & King has already held the first visioning meeting and they will be coming back with information from that first meeting. We can't give them a lot of new information and new direction. But getting more information from citizens is helpful. Adrienne said she would also like to print out the survey forms and have them at the entrance of the municipal building for people who prefer a paper form. The board agreed to putting out the survey.

21. *Adjourn*

The meeting was adjourned at 9:09.

Minutes submitted by Donna Griffiths

State of Vermont
District Maintenance and Fleet Division
Maintenance District 8
236 State Drive
Swanton, VT 05488
www.vtrans.vermont.gov

Agency of Transportation

[phone] (802) 524-5926
[fax] (802) 524-7940
[ttd] (800) 253-0191

February 1, 2026

RE: FY 2027 Town Highway Grants / Bridge Inspections / Annual Town Financial Plan and Meeting / Town Road and Bridge Standards Certification of Compliance / Class 2 Centerline Line Pavement Marking Letter

Please note that the information in this packet is time sensitive!

Dear Town Official(s):

Town Highway Grant Programs

It is anticipated that the Town Highway grant program will resume this year, so applications are now being accepted. Attached is the FY 2027 Municipal Highway Grant Application. This form is to be used to apply for **both** the Town Highway Structures Grant program and the Town Highway Class 2 Roadway Grant program; a separate application needs to be submitted for each project. **Town highway grants applications are due back to District 8 no later than April 15, 2026.** They may be mailed or sent via e-mail to john.wilkin@vermont.gov. Grant awards will be made based on several factors, including, but not limited to, whether the town has received recent grants, the completeness of the submittal, and the overall condition of the existing structure(s) or roadway that the town is requesting the grant for. Other factors being equal, applications submitted by the April 15 due date will receive higher priority.

Town Bridge Inspections

REMINDER.... the town's bridge inspection reports can be found using the VTransparency website. The link is as follows: <https://vtransparency.vermont.gov/>. There will then be two selections for accessing bridge inspections – one where a search can be done by town and the other through a map.

TA 60 Annual Town Financial Plan

In accordance with Title 19 VSA Section 306(j), municipalities must complete a TA 60 Annual Financial Plan (a blank one is enclosed). The town is reminded that to qualify for any of the Agency's grant-related programs, a copy of the town's **current** Annual Financial Plan must be on file at the District 8 office. Districts will meet with **town officials** of each municipality within **60 days** of Town Meeting; this meeting can be held in person, virtually or over the phone. Typically, meetings are used to review the Annual Town Financial Plan, get status reports on any grant program projects previously approved or recently submitted, and review the town's plan for the maintenance and construction of town highways for the ensuing year. The town can either elect to fill the TA 60 out and submit with any town highway grant applications or wait for our annual meeting to review and complete together. **To set up a time for the annual meeting, please call Steven Stanley at (802) 527-5564.**

Town Road and Bridge Standards – Certification of Compliance for Town Road and Bridge Standards

The 2019 State-approved town road and bridge standards template was rolled out in June of 2019. The adoption of this template enables towns to be eligible for higher ERAF share and the 10% “incentive” for the Town Highway Structures and Class 2 Roadway grant programs – most towns within District 8 did adopt the 2019 standards; if a town has questions about this, please feel free to reach out.

Each year towns must certify that they have road and bridge standards and that they follow them. This is an annual requirement regardless of which standards a town has adopted. Included is the annual Certification of Compliance. This needs to be signed and submitted back to the district.

Class 1 and Class 2 Centerline Pavement Marking Letter

As in previous years, VTrans will be painting centerline on Class 1 and Class 2 highways. Towns should utilize the email on the attached letter with their schedule for repairing and retreatment of these town highways.

Town Contact Information

Lastly, please fill out the Town Contact Information Sheet so that we can keep our information current. It can be emailed to john.wilkin@vermont.gov or sent via USPS.

If you have questions regarding any of the above information, please do not hesitate to call John Wilkin at (802) 782-9109, or Steven Stanley at (802-527-5564. Thank you!

Sincerely,

Steven Stanley
District Project Manager

Enclosures:

FY 2027 Municipal Highway Grant Application

TA60 Annual Town Financial Plan

Certification of Compliance for Town Road and Bridge Standards/Network Inventory

Class 2 Centerline Pavement Marking Letter

Town Contact Information Sheet

Lowe Lecture Hall, December 13, 2024

Attendance: Aimee Green (Jenna's Promise), Milford Cushman (Cushman Design Group), Eva Casey, Caroline Butler, Geoff Butler, Kevin Casey, Crystal Bolio, Emily Peck (Johnson Health Center), Peter Hammond (Johnson Selectboard), Randal Szott (Town of Johnson), Jenna Lapachinski (Preservation Trust of VT), Caitlin Corkins and Polly Allen (VT Historic Preservation), Erin Desautels (Johnson Woolen Mill), Garret Hirschak (MSI), Seth Jensen (LCPC), Jeff Clarke, Trevor Corp, Jim MacDowell and Koi Boynton (VSC).

We have attempted to compile this attendance list with as much accuracy as possible please feel free to contact us if we have made mistakes.

Jeff shared an overview: Built in 1832, approaching 200 years, architecturally significant and essential community history. VSC purchased in 1994. VSC is engaged in a \$50MM multi-year effort to renovate 18 campus buildings in the village. The master planning process concluded that there is currently nor will there be in the future a clear programmatic need for Lowe Lecture Hall. VSC's envisions a future in which Lowe, stewarded by either a public/private or public ownership model, continues to serve the community. This conversation is the beginning of a process to explore the future of Lowe.

Jim reviewed VSC work on Lowe: Perimeter drainage was installed. Preservation Trust grant repaired tower and windows and original sashes. Put a new roof on, kept up paint, 6-year-old furnace. A cultural facilities grant provided sounds system and other internal upgrades. Lowe has not been updated Lowe to meet VSC's standard of efficiency – we currently use it seasonally. It is difficult to heat.

Milford reviewed Lowe renovation needs: As part of VSC's acknowledgement of ownership and stewardship – we have completed a cost analysis for Lowe and it would cost \$1MM to lift and stabilize the building with a new foundation and requisite site work, without changes to energy efficiency or accessibility. Stabilization is because the foundation is rotten. The hillside to the south allows water to come down over the ledge and into the basement. To meet VSC energy net 0 and accessibility standards is \$3.4MM (including the original \$1MM to stabilize). \$250,000 would be a band aid stabilization – no lifting of the building. Act 250 applies. Not in flood plain.

Discussion:

There are many examples statewide of community-based solutions for preservation and programming of historic structures. In Johnson and surrounding communities:

Arts and culture
Child care
Health services
Gathering

Take care to avoid program redundancy (eg Jenna's Promise has Jenna's house that will serve as a gathering space, opening in March) when and where possible.

Great opportunity to engage broader local / regional community to enroll in Lowe's future. So few residents have been inside the building.

Support / sustainability models are challenging. One example is the community supported enterprise model (eg a nonprofit or trust owns, maintains and manages the property manages while leasing it to an operator.

Think strategically about funding strategy and timeline. There is significant capital out there including grant funding and tax credit programs, each with their own set of requirements and timing. In many cases funding source has significant influence over or determines the project timeline. Northern Borders Regional Commission (shovel ready projects only) could be great for this project as it offers generous matching grants – up to \$3MM.

What type of latitude would State grant to truly transform building interior to fit potential uses? There will be multiple layers of regulatory review.

FEMA's community assistance team is working in Johnson to identify essential community assets. Lowe needs to be placed on that list.

Please share what we have talked about within and across your personal / professional networks. It is an organic process right now and great things can come from that.

Action Items:

- Circulate notes and attendee list **Completed**
- Trevor to compile seasonal use cost to operate (taxes, utilities, etc.) **Completed**

Lowe Lecture Hall taxes and utilities for last year.

Electric, fuel, water & sewer, property tax =	\$8630
Insurance =	\$4378
Total =	\$13008

Please keep in mind the utility costs above are based on very low seasonal usage.

- VSC connected to FEMA community assistance team- **Completed**
- LCPC work with VSC to organize community visioning / charette session for May/June
- Explore other opportunities to host community members in the space

As I offered during our discussion please feel free to reach out to me directly if you have any questions. Happy New Year from us all.

Trevor

Trevor Corp
Director of Buildings and Grounds
he/him/his
(802) 730-2678 mobile
(802) 635-2727 ext. 221 office
80 Pearl Street, P.O. Box 613, Johnson, VT 05656