



Selectboard Meeting Minutes Draft

Tuesday, January 22, 2024

Present : Stephen Finneron, Chairman
 Jim Haff
 Chris Karr

 Michael Ramsey, Town Manager

1. Call to Order
2. Approval of the Agenda
3. Approval of the Minutes
4. Selectboard Member Feedback and Concerns
5. Open Public Comment
6. Board of Liquor Control
7. MVSU's Woodstock Union Middle & High School New Build Presentation
8. Cannabis Bylaw Review
9. Town Financials
 - a. Golf Comparative Budget Report
 - b. General Fund Comparative Budget Report
 - c. Treasurers Report
10. Citizen Input
11. Other Business
12. Executive Session
13. Adjourn

1. Call to Order

The Meeting was called to order at 6:30pm.

2. Approval of the Agenda

A motion was made to approve the Agenda as presented. It was unanimously approved.

3. Approval of the Minutes

There were no Minutes to approve.

4. Selectboard Member Feedback and Concerns

There was none.

5. Open Public Comment

There was none.

6. Board of Liquor Control

Killington Restaurant submitted a request for an outside consumption permit for the 2024 Subaru Winterfest. SB Haff made a motion for the Town Clerk to move forward with Killington Restaurant's request. CH Finneron seconded the motion, and it was unanimously approved. SB Karr abstained from voting.

7. MVSU's Woodstock Union Middle & High School New Build Presentation

- The Selectboard and Town residents listened to a presentation by Ben Ford on MVSU's Woodstock Union Middle and High School New Build proposal. The presentation began with topics such as which Towns send children to WUMSHS and the condition of the Middle and High School followed by the estimates of the Project Financials to build a new Middle and High School.
- Ford reviewed their plan to reduce the tax impact on taxpayers including \$3.5 million in private funds to offset tax impacts; setting a 16% tax cap for non-income sensitized taxpayers; seeking lower interest rates; and using bond anticipation notes to delay repayment until summer of 2027; and containing costs through "value engineering" to save \$16.5 million pre-bond through size/scope reductions, materials substitutions, and other cost-saving measures. Ford stated the more students that are gained and retained reduces the annual amount required to be raised from taxpayers.
- Ford reviewed the building and ground plans for the new Middle School and High School including the HVAC systems and equipment.
- The total project cost is estimated at \$99,363,893 dollars. The presentation stated that the project \$99M (\$627/sq ft) is under the going rate of other Vermont school projects.
- Ford presented four Tax Impact Tables which are available on the School District's website. The presentation reviewed four proposed tax impact scenarios including a flat enrollment with no further fundraising (solution: 40-year repayment); a modest

enrollment gain of 5 students per year (solution: 30-year bond term); strong enrollment gain of 10 students per year (solution: 25-year bond term); and no bond, loss of \$3.5 million in committed fundraising, spending \$1.5 million a year on repairs, and enrollment loss of 10 students per year. The Selectboard discussed discrepancies in tax rates and tax changes.

- Ford presented on the process leading up to the New Build proposal which began in 2016. The anticipated next steps include a final costing of a new school in January 2024; hopeful voter approval of the bonds for the construction of a new school on March 5, 2024; breaking ground on the new school in early 2025; opening of the new school in August 2026; and the new Jim McLaughlin fields open on the site of the old school following demolition and seeding in August 2027.
- The Selectboard discussed whether workforce housing from the TIF districts will drive population growth and subsequently student population growth.
- A Q&A was held afterwards for the Selectboard and Town Residents.

8. Cannabis Bylaw Review

Lisa Davis Lewis provided a review of the Cannabis Zoning Bylaw Amendments. SB Haff made a motion to warn the Cannabis Zoning Bylaw Amendments for February 12, 2024. It was unanimously approved.

9. Town Financials

a. Golf Comparative Budget Report

- i. The Selectboard tabled their discussion on the Golf Comparative Budget Report.

b. General Fund Comparative Budget Report

- i. The Selectboard tabled their discussion on the General Fund Comparative Budget Report.

c. Treasurers Report

- i. The Selectboard tabled their discussion on the Treasurers Report.

10. Citizen Input

There was none.

11. Other Business

TM Ramsey presented an amendment to the upcoming Budget Article. The Expense Budget is now listed as \$7,210,304 dollars instead of \$7,121,304. This change is based on additional non-governmental funds being received. SB Haff made a motion to approve the Budget Article amendment. It was unanimously approved.

12. Executive Session

There was none.

13. Adjourn

The Meeting was adjourned at 10:33pm.