.

Selectboard Meeting Minutes DRAFT
February 9, 2026

Present: Bill Vines, Chairman
Jay Hickory, Vice Chairman
Ricky Bowen
Jim Haff

Patrick Cushing, Town Manager

1. Call to Order
2. Approval of the Agenda
3. Citizen Input
4. Board of Liquor Control
5. Listers Update on Townwide Reappraisal
6. Continuation of Public Hearing to Review Zoning Bylaw Amendments and Subdivision Regulations
7. Town Manager's Report
    a. Forensic Audit RFI Update
    b. FY2026 YTD Budget Review
    c. Other Items
8. Additional Citizen Concerns
9. Selectboard Concerns
    a. Killington Employee Manual, Section 9 – Political Activity
    b. Killington Employee Manual, Section 5 – Conduct of Employees
    c. Other
10. Adjourn

1. **Call to Order**
   The Meeting was called to order at 6:38 pm.

2. **Approval of the Agenda**
   - SB Haff made a motion to approve the Agenda for the January 26th Selectboard Meeting with a request to table to Art. 3 (Approval of the Minutes). CH Vines also requested that Art. 9 (Review Warrants) be removed as there was none up for discussion. The motion was unanimously passed.

3. **Citizen Input**
   - Andrew Gieda, Town Resident, stated he was running for Selectman. Gieda stated that SB Haff's business, KHP Land, was delinquent on taxes but SB Haff had recently paid property taxes in Rutland. SB Haff stated he was working with the Town to pay the delinquent taxes and stated there was a process to rectify this. SB Haff stated that Gieda previously was delinquent on taxes related to one of his businesses.
   - SB Haff, as a Town Resident, asked that he not be included in conversations related to the upcoming Selectboard election as he was not up for re-election.

4. **Board of Liquor Control**
   - Peggy Neisner, Town Clerk, presented McDaddy Corporation's application for a 1st and 3rd class liquor license and outside consumption renewal at The Lookout. SB Haff made a motion for the Town Clerk to move forward with McDaddy Corporation's request for a 1st and 3rd class liquor license and outside consumption renewal at The Lookout. CH Vines seconded the motion. The motion was unanimously approved.

5. **Listers Update on Townwide Reappraisal**
   - Butch Findeisen, the Head Lister, presented a memorandum to the Selectboard. Findeisen stated that the Town and the State have historically rounded tax bills to the nearest $10 dollars. The State recently ended this practice and, as a result, the Listers are calculating new tax bills. The Town's State advisors recommended the Listers speak with the Selectboard and ask them to consider continuing the practice instead of raising the tax bills by a few dollars or cents. The change in tax income would be a total of $6. SB Haff made a motion to accept the Listers' memorandum. The motion was unanimously approved.
   - Merisa Sherman, Lister, provided an update on their process through the Townwide Reappraisal with Vision. Sherman stated the Listers were concrete on the values of all the buildings and were completing their review of land values to ensure all neighborhoods are appropriately valued. Sherman stated that the Listers have until the end of February to finish their review before the preliminary values would come from Vision by mid-March. Property owners would receive those values from Vision and could inform Vision of any incorrect data. The Listers aimed to provide the final values by the beginning of May followed by

several weeks of grievances, if any, from property owners. CH Vines requested that the Listers provide the Selectboard with an update once Vision informs property owners by mail of the preliminary values. The Listers will be posting Public Notices in public spaces and in the Mountain Times once Vision begins to send out these updates.

6. **Continuation of Public Hearing to Review Zoning Bylaw Amendments and Subdivision Regulations**
    - SB Haff made a motion to open up the Continuation of the Public Hearing to Review Zoning Bylaw Amendments and Subdivision Regulations at 7:00pm. CH Vines seconded the motion. The motion was unanimously approved.
    - Lisa Davis Lewis, Town Planner, led the Public Hearing to Review Zoning Bylaw Amendments and Subdivision Regulations. Lewis first provided an update that the Town was informed by the Rutland Regional Planning Commission that, if the Town wanted to be eligible to apply for Tier 1A, this process needed to be completed in March. Lewis was also informed that if the Selectboard makes substantive and not defined changes, the Zoning Bylaw Amendments and Subdivision Regulations will need to go back under the Planning Commission's revision for them to adopt a new report. The new report will then be returned to the Selectboard who would need to warn a new public hearing within a 14-day notice period.
    - Lewis and the Selectboard restarted their review of bylaw amendments and subdivision regulations including building public improvements, subdivision final plot approval, plot recording requirements, and private/public roads. SB Haff and CH Vines discussed removing a written requirement that site visits needed to be warned. The Selectboard also discussed potential discrepancies and confusions in the written amendments and bylaws.
    - CH Vines requested that Lewis provide a clean copy of the Zoning Bylaw Amendments and Subdivision Regulations with the recommendation changes for Selectboard review.
    - SB Haff made a motion to continue this public hearing on the Zoning Bylaw Amendments and Subdivision Regulations on March 7, 2026. SB Hickory seconded the motion. The motion was unanimously passed.

7. **Town Manager's Report**
    - **Forensic Audit RFI Update**
        i. The Town received four additional RFI for the Forensic Audit. TM Cushing stated that the prices were similar to the price provided by the Town's current auditor, who is not eligible to complete it. TM Cushing stated that the responses also suggested changing the scope as it is too broad, contributing to the high cost. The Selectboard and audience discussed why the forensic audit was proposed as a full-scope audit to the potential auditors and whether a full-scope audit was needed.

- **FY2026 YTD Budget Review**
  i. TM Cushing reviewed the FY2026 YTD Budget with the Selectboard.
  ii. TM Cushing stated the Town was on track with their expenditures overall. There was some re-organization needed in the expenditure budget which would be corrected. The Selectboard reviewed the Operational Budget which was originally $5.2 million dollars. At the end of January 2026, the Town spent $2.8 million of the Operational Budget and is expected to spend a total of $4.8 million dollars from the Operational Budget during FY2026. This deficit was due to the Police and Fire Department's open positions.
  iii. TM Cushing stated the revenue for FY2026 is under budget from what was originally projected. A large portion of this shortfall in revenue comes from a housing cost reimbursement of $210,000 dollars received from Great Gulf that should not have been recorded as revenue. Another shortfall was a decision to include unexpended projects funds as a negative expense which should have been recorded as a reimbursement. TM Cushing noted that the Town's spending is under budget. TM Cushing stated that there was a potential of a $760,000 dollar shortfall in revenue for FY2026. TM Cushing stated if the Town offset this shortfall with the projected underspending from the budget, the shortfall could be adjusted to $359,000 dollars. TM Cushing stated that the Town was looking into a delinquent tax sale process that could generate up to $459,000 dollars. TM Cushing also stated he was interested in looking into the sale of some workforce housing land to Green Mountain Power, who expressed interest in the land a year or two ago. TM Cushing is also interested in selling the old Fire House building on River Road. The Selectboard also examined the decrease in short-term rental fee collections by $31,000 dollars. The Selectboard expressed their support in TM Cushing exploring potential sales of land to help offset the revenue shortfall.
- **Other Items**
  i. The Historical Society will be utilizing part of the vault in the Rec Department to store and scan documents. They were excited to report that they found documents from 1848 and asked if anyone was interested in helping to categorize and dry the documents. Interested parties should reach out to Sheila Pilsmaker or TM Cushing.
  ii. AJGA is interested in hosting a summer tournament before July 4th, 2026. They stated they may have some funding partners lined up for the event. TM Cushing asked whether the Selectboard was either interested in moving forward with the event for 2026, postponing until 2027, or no longer was interested. SB Haff suggested postponing hosting the AJGA event until 2027 but CH Vines, SB Hickory, and SB Bowen expressed interest in TM Cushing pursuing the AJGA event this year.

iii. A School Board Meeting will be held at the Town's Public Safety Building on February 9th to discuss their bond vote.
iv. Interviews have already started for the Director for the Department of Public Works. TM Cushing hopes to have an offer out by next week.
v. TM Cushing asked for Selectboard approval to place the collected State Tax Money into a CD for a few months before the payment is due. The Town has typically done this every year to generate additional revenue from the interest. TM Cushing will discuss this further with the Town Treasurer.

8. **Additional Citizen Concerns**
   - Lucretia Wonsor, Town Resident, asked about two articles on the upcoming ballot that both asked the same question. Wonsor asked if the Town consulted with the attorney to determine if this was valid and what would happen if both articles passed. The Selectboard stated that both articles were included as one was put forth by the Selectboard and another was put forth by a Town Resident's petition. The Selectboard stated that the article which mentioned authorized funds would be binding, if passed, while the article not mentioning funds would be advisory. Andrew Gieda, Town Resident, questioned the Selectboard's ability to follow-up on advisory articles and referenced a previously passed article authorizing the Selectboard to perform a study on the impact of leaving the Mountain View Supervisory Union. The Selectboard responded that they were asked by a previous Town Manager to hold on this process due to the State's ongoing re-evaluation of education districts.

9. **Selectboard Concerns**
   - **Killington Employee Manual, Section 9 – Political Activity**
     i. CH Vines read Section 9 - Political Activity from the Killington Employee Manual which states that "No employee may use his or her official authority for the purpose of interfering with or affecting the nomination or election of any candidate for public office or demand or solicit from any individual direct or indirect participation in any political party, political organization, or support of any political candidate. Employees are prohibited from using Town facilities, equipment, or resources for political purposes, and for pursuing political activities while working." CH Vines continued to read the rest of Section 9.
     ii. CH Vines stated that the Town had employees who were also members of Town boards, including the Selectboard. CH Vines stated that VCLT and VSA do not have any public rules on dual function employees and how they should conduct themselves, besides avoiding conversations that would be a conflict of interest. The only guide available is if the Town has a policy related to conduct. CH Vines stated that the closest guide the Town has is the Killington Employee Manual, Section 5 - Conduct of Employees.

- **Killington Employee Manual, Section 5 – Conduct of Employees**
    i. CH Vines read Section 5 - Conduct of Employees from the Killington Employee Manual which states that “All employees are considered representative of the Town, and as such, are expected to conduct themselves in a courteous, helpful, and respectful manner in all their interactions with the public, other employees, and elected and appointed officials.” CH Vines continued to read the rest of Section 5. CH Vines stated he interpreted this to mean that dual employees should be courteous, helpful, and respectful. Dual employees should not have conversations of political nature during their working hours as a Town employee.
- **Other**
    i. Concerning the forensic audit, SB Haff stated that he would like to receive an update on the TIF project. Specifically, SB Haff requested an update on the passed Article 4 from the 2023 Town Meeting Day which asked voters if the bonds of the Town of Killington, in an amount not to exceed $11,200,000 dollars, subject to the receipt of any other sources of funding be issued for the purpose of the planning, design, acquisitions, construction, installation, and equipment of a water system improvements to the Town of Killington. SB Haff asked if the bond was applied for.
    ii. SB Haff spoke on the accusation of lies and dishonesty that were put forth during the previous Town Meeting Day election. SB Haff stated that the forensic audit should include a review of all employee timesheets, including his own, SB Bowen’s, SB Hickory’s, the Bookkeeper’s, and the former Town Clerk’s timesheets, to determine whether claims about not receiving overtime payments were correct.
    iii. SB Haff requested that TM Cushing look at the first TIF bonds to ensure they were allocated to the correct funds and, if a forensic audit is not approved, a review of employee timesheets be completed. TM Cushing stated he would not recommend a review of employee timesheets as a means of moving forward.

10. Adjourn

The Meeting was adjourned at 10:20 pm.

DRAFT