



GEORGIA VERMONT

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Selectboard Regular Meeting Monday, September 08, 2025 at 6:00 PM Chris Letourneau Meeting Room and via Zoom Minutes

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Zoom Details:

8 <https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmпиVmE1MXZSaWZWLzVadz09>

9 Meeting ID: 616 584 3896 | Passcode: 5243524

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

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CALL TO ORDER 6:05PM

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SELECTBOARD PRESENT

15 Chair Kristina Senna, Vice Chair Brian Dunsmore, Kellie Bosenberg, Paul Jansen, Carl Rosenquist

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STAFF PRESENT

18 Todd Cadieux, Kollene Caspers, Lori Hobart, Stacy Katon, Terri Sabens

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PUBLIC PRESENT

21 Ken Minck, Terry Cleveland, Judy Nasca, Michael Danis (via Zoom)

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1. PLEDGE OF ALLEGIANCE

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2. CHAIR UPDATE

- 26
- 27 • Thanks go out to Georgia Market for continued support for our Town and community organizations. The September 7th Serving Sunday benefitted the Town of Georgia Community Events Committee (GCEC), parks and recreation, and the Georgia Conservation Commission. The next serving Sunday will be on September 22nd.

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3. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

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- 33 • L. Hobart requested the additions of signing Warrant #2533 and adding Warrant #2535 in the amount of \$230,456.34.
 - 34 • S. Katon, on behalf of Keith Baker, requested the addition for the Selectboard to approve a new firefighter.
- 35
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37 Motion to add the above the meeting Agenda made by C. Rosenquist, Seconded by Vice Chair
38 Dunsmore.

39 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
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41 **4. SELECTBOARD MINUTES AND WARRANTS**

42 A. Approval of Selectboard Regular Meeting Minutes for August 25, 2025

43 Motion to approve minutes with minor changes.

44 Motion made by C. Rosenquist, Seconded by Vice Chair Dunsmore.

45 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
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47 B. Approval of Minutes for August 26, 2025 Special Meeting

48 Motion to add the email from K. Minck to the minutes.

49 Motion made by K. Bosenberg, Seconded by Vice Chair Dunsmore.

50 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
51

52 Motion to approve the minutes with minor changes and the addition of the email from Ken
53 Minck.

54 Motion made by P. Jansen, Seconded by Vice Chair Dunsmore

55 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
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57 C. Approval of Warrant #2534

58 Motion to approve Warrant #2534 in the amount of \$108,792.92.

- 59 • L. Hobart answered questions about the warrant.
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61 Motion made by K. Bosenberg, Seconded by Vice Chair Dunsmore.

62 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
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64 Approval of Warrant #2535

65 Motion to approve Warrant #2535 in the amount of \$230,456.34.

66 Motion made by K. Bosenberg, Seconded by Vice Chair Dunsmore.

67 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
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69 **5. PUBLIC COMMENT (For items not on agenda)**

70 All participants must clearly state their names. Appropriate actions will be considered once the
71 Selectboard has reviewed the information provided and necessary subsequent research.

- 72 • T. Cleveland, as a Trustee for the Library, had questions regarding the discrepancy in
73 Library Director B. Stone's pay for vacation and sick time. S. Katon explained this is a
74 Paychex issue that is being reconciled. S. Katon has tracked all employee time in a
75 spreadsheet.
- 76 • K. Minck read from Vermont State Statute (24 VSA §4442) regarding the adoption of
77 bylaws, in relation to the new Development Regulations at the Selectboard meeting on
78 August 26th. He had questions on the proper procedure for the adoption of the
79 regulations.
- 80 • Chair Senna said the Town is waiting to hear back from the Town's attorney.
- 81 • K. Minck also asked about the mass mailing from Fairfax Rescue. This is an optional
82 subscription service that the community can decide whether or not to participate.
- 83 • M. Danis (via Zoom) asked if the Selectboard had received the letter he submitted to
84 Zoning Administrator D. Bergstrom regarding his Georgia Shore Road property and

85 impact fees. S. Katon is working on getting the Public Hearing with the Selectboard
86 warned on October 8th to address this specific issue.

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88 **6. CORRESPONDENCE**

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

91 A. Action To Approve-Errors & Omissions Form PVR-4261-E, Town Assessor requested board's
92 approval and signatures to fix errors found from prior assessor.

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94 P. Jansen made a motion to approve Form PVR-4261-E and the Selectboard members sign the
95 form to correct the errors found from the prior assessor.

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97 • T. Sabens explained the errors and omissions in the grand list.

98
99 P. Jansen rescinded his motion based on an error found in the form.

100
101 Motion to approve Form PVR-4261-E with changes and the Selectboard members sign the
102 form to correct the errors found from the prior assessor.

103 Motion made by P. Jansen, Seconded by C. Rosenquist.

104 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
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106 **B. Assessor – Town Reappraisal Bid**

107 The Assessor presented the bids for the Town Reappraisal to the Selectboard. A bid has been
108 chosen and supporting bid documents are available upon request at the Town Office.

- 109 • T. Sabens gave her recommendations for the Town Reappraisal to the Selectboard,
110 Tyler Technologies, in the amount of \$297,200.
- 111 • T. Sabens explained the difference between bids, Tyler operates electronically, will
112 respond to all inquiries from property owners, and will also print out the property record
113 cards for reference. Tyler will mail out all the mailers to the public, with the Town of
114 Georgia paying only for postage. The other companies were not as sophisticated in
115 their technology and would require additional assistance from the Town of Georgia
116 staff.
- 117 • L. Hobart stated \$308,278 is budgeted for the reappraisal.
- 118 • Tyler Technologies can start Summer 2026, completing in 2028. The reappraisal won't
119 go into effect until every house in Georgia has been appraised.

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121 Motion to accept the recommendation from T. Sabens for Tyler Technologies to be hired as the
122 Town's reappraisal company.

123 Motion made by P. Jansen, Seconded by Vice Chair Dunsmore.

124 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
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126 **C. Selectboard to Sign the Updated Official Zoning Map for Town of Georgia**

- 127 • S. Katon presented the new Zoning Map to the Selectboard for signature.

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129 **D. Action To Approve SFY26 Grants In Aid Grant**

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131 Motion to approve the SFY26 Grants in Aid Grant.

- 132 • T. Cadieux answered questions on the grant and scope of the grant.

133 Motion made by P. Jansen, Seconded by K. Bosenberg.
134 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
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136 E. Historical Society – 50-Year Proclamation Request

137 The Historical Society will be requesting that the Selectboard issue a proclamation recognizing
138 the Society for **50 years of service in preserving the town’s history and memories of our**
139 **past.**

- Chair Senna read the 50-year Proclamation out loud.

141 Motion to approve and for the Selectboard to sign the Georgia Historical Society's 50-Year
142 Proclamation.

143 Motion made by P. Jansen, Seconded by C. Rosenquist.

144 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist
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147 **8. TOWN ADMINISTRATOR, TREASURER AND SELECTBOARD SUB COMMITTEES**
148 **REPORTS**

149 A. Public Works-Update from Todd Cadieux

- There are currently four Port-o-lets at Georgia Beach in place, with another two to be added for the Georgia Fall Fest on September 13th. The Selectboard suggested that another two Port-o-lets be added, for a total of eight, given the bathrooms at the beach are still closed. After Fall Fest, there will be two Port-o-lets at the beach for the remainder of the season.
- Electrical work at Georgia Beach has been completed and the Fire Marshall has signed off on the work. The next projects include plumbing and heating.
- Work with the roadside mower is starting late due to mechanical issues with the mower. The road crew will work long hours to get the mowing done.
- T. Cadieux had questions on keys for the municipal buildings, including who has access and where will the keys be kept. Chair Senna explained the need for a lock box that several designated persons have access to in case of emergency. There was discussion as to whether it should have a camera on it for security purposes.
- Discussion was held on the beach gate and camera access, this access is seated to only one administrative user, which is currently the Town Administrator. Philo will come to the Town offices on September 10th to improve access and give more information to the Town on access for multiple users.
- Vice Chair Dunsmore thanked T. Cadieux for his work at Georgia Beach.

169 B. Town Administrator – Bridge #10 (Highbridge) Update

- Bridge #10 (Highbridge) is now open. Work was completed successfully and the bridge reopened ahead of schedule. Thank you to our engineer, Tyler Billingsley, and the contractor, Blow & Cote with Todd Cadieux, for their work. This was a large-scale, specialized project on a critical piece of town infrastructure, and the process went smoothly. We appreciate everyone’s efforts in bringing this project to completion ahead of schedule.

177 C. Recreation-Annual Fall Festival is on September 13, 2025 from 3 PM - Dusk, at Georgia
178 Beach.

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- New this year is the dunk tank, where everyone has an opportunity to dunk the Town Administrator. Fireworks will be at dusk, join us for the celebration, featuring musical group “Heavy Pour,” who will play from 4pm-7pm.
 - Dunk Tank participants will also include members of the Army National Guard and the Town Clerk.

185 D. Town Administrator – New Town Electronic Sign

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- The new Town electronic sign is now up and operating.
 - A dedication ceremony will be held on **September 17, 2025, at 3:00 PM** to thank **Encore Renewable Energy** for their generous **\$20,000 corporate donation**, which made this purchase possible.
 - We would also like to recognize:
 - **Bryce Realty** for donating materials and labor to assist with installation and final framing.
 - **Doug Bergstrom** for setting up, organizing, and creating the engaging content that will run on the sign.
 - **Logan Grimm, Eagle Scout Candidate from Troop 42**, for presenting sign designs and ideas, working with vendors to secure pricing, and providing special presentations on electronic signage.
 - This project truly required many hands, and we are grateful to everyone who contributed their time, skills, and expertise.
 - The new sign will allow for faster communication with residents by sharing town news, event highlights, weather updates, and important notices such as office closures.
 - S. Katon and D. Bergstrom have been working on content for the Town sign, including thanking Encore for their generous donation, as well as recognizing the other parties for their contributions.
 - S. Katon is also working on a grants spreadsheet that she has reviewed with the auditor to keep track of the grants, making sure the grant requirements are met. She will share this spreadsheet with the board.

209 E. Treasurer-Update from Lori

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- L. Hobart updated the Selectboard that Georgia residents have been paying their tax bills.
 - L. Hobart asked how to proceed, regarding a request from a credit union to get copies of 11 tax bills. In the past, other institutions have paid \$5/per tax bill, but there is no policy on the record. Chair Senna asked L. Hobart to reach out to the past Town Treasurer Amber Baker for more information on this practice.
 - The Town Audit is almost completed, more information will be shared at the next board meeting.
 - L. Hobart will reach out to the Town Department heads for capital budget information and to get started on 2026 budget planning.

221 F. Buildings-Library Revitalization Project

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- T. Cleveland sent a report to the Committee from the engineer. T. Cleveland stated the library Trustees had met with company out of NH for space and new circulation desk within the library. He took measurements and will draw up a plan to present to the library.

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- P. Jansen is requesting K. Bosenberg replace him on the Library Revitalization Committee.
 - T. Cadieux asked about placement of the new library book drop, in reference to its possible relocation in the future as well as for placement and plowing. The new book drop cannot be placed in the location of the current book drop, as it is larger. Discussion was had on fixing the current book drop so as not to leak, or using the book drop at the front of the library. T. Cadieux will work with the library for a solution.

234 G. Budget and Finance-FY26 Budget

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- T. Cleveland asked about meetings for Capital and Regular budget, first round meetings in October. Before the 16th, or in early November.
 - See Treasurer update for additional information.

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239 **9. UNFINISHED BUSINESS**

240 A. Change In Fiscal Year

- 241
- No updates.

242 B. Beach Gate Issues-Update regarding the 8/27/25 issue with gate.

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- See Public Works Update.

244 C. Town Video Surveillance and Physical Access Control Policy

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- No updates.

246 D. VELCO-ROW-SLW-Easement-Notice of Sale is posted on September 5, 2025.

- 247
- No updates.

248 E. Parcel ID 1122600000-TOG Lot-Awaiting New Development Regs

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- No updates.

250 F. Bridge #28 (Mill River Bridge)

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- T. Cadieux has started to make purchases in preparation for the bridge replacement in 2026.

252 G. Beach Bathroom Renovations

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- S. Katon will work with Vice Chair Dunsmore to get an RFP for a plumber and contractor to complete the renovations.

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255 H. Perrigo Closing

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- No updates.

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258 **10. PLAN NEXT MEETING AGENDA**

259 A. September 22, 2025

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

262 A. Personnel -TA Review

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264 Vice Chair Dunsmore made a motion to enter into executive session for the purpose of Personnel-TA

265 Review at 7:29pm. Vice Chair Dunsmore made a motion to invite S. Katon to the executive session.

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267 Chair Senna asked the Board to return to regular session to discuss the Agenda addition of Keith

268 Baker's request to hire a new firefighter.

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270 Vice Chair Dunsmore rescinded his motion to enter into executive session. Vice Chair Dunsmore

271 rescinded his motion to enter into executive session with S. Katon.

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273 Motion to hire Steve Giles for the position of firefighter with the Town of Georgia.

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275 Motion made by C. Rosenquist, Seconded by Vice Chair Dunsmore

276 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist

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278 Chair Senna would entertain a motion to enter into Executive Session to discuss Personnel- Town
279 Administrator Review which premature disclosure or discussion may be detrimental to the board in
280 itself and/or individuals involved.

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282 Motion to Move into Executive Session at 7:31pm

283 Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist

284 Voting Yea: Chair Senna, Vice Chair Dunsmore, C. Rosenquist, K. Bosenberg, P. Jansen

285
286 Chair Senna would entertain a motion to enter into Executive Session to discuss the above with
287 Town Administrator S. Katon under the provisions of Title 1, Section 313(a)(1)(A) of the Vermont
288 Statutes.

289
290 Motion to invite S. Katon to join the Executive Session

291 Motion made by Vice Chair Dunsmore, Seconded by C. Rosenquist

292 Voting Yea: Chair Senna, Vice Chair Dunsmore, C. Rosenquist, K. Bosenberg, P. Jansen

293
294 Motion to exit from Executive Session at 8:35pm

295 Motion made by Vice Chair Dunsmore, Seconded by P. Jansen

296 Voting Yea: Chair Senna, Vice Chair Dunsmore, C. Rosenquist, K. Bosenberg, P. Jansen

297
298 **No action taken outside of Executive Session.**

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301 **12. ADJOURN**

302 Motion to adjourn at 8:36pm

303 Motion made by P. Jansen, Seconded by Vice Chair Dunsmore

304 Voting Yea: Chair Senna, Vice Chair Dunsmore, K. Bosenberg, P. Jansen, C. Rosenquist

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

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

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

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