

# TOWN OF WELLS, VERMONT



Annual Report  
for the fiscal year ending June 30, 2023



## **DATES TO REMEMBER**

February 28, 2024	Annual School District Informational meeting at 7:00pm at Middletown Springs Elementary School
February 29, 2024	Voters expecting to be absent on Town Meeting Day must request an absentee ballot by 10:00am on March 4 <sup>th</sup> .
March 4, 2024	Town Office closed to Public
March 4, 2024	Pre-Town Meeting/Business meeting at 7:00pm at Wells Village School.
March 5, 2024	Annual Town Meeting – Polls for Australian Ballot open 10:00am - 7:00pm in the Wells Town Office.
April 1, 2024	Dog Licenses Due
May 10, 2024	Property taxes must be paid in full to avoid 8% penalty
June 8, 2024	Toxic Waste Removal at the Transfer Station 12:00pm – 2:00pm
June 30, 2024	Fiscal year 2023-2024 ends
July 1, 2024	Fiscal year 2024-2025 begins
September 7, 2024	Toxic Waste Removal at the Transfer Station 12:00pm – 2:00pm
September 10, 2024	First Payment of Property Taxes Due
November 10, 2024	Second Payment of Property Taxes Due
February 10, 2025	Third Payment of Property Taxes Due
May 10, 2025	Fourth Payment of Property Taxes Due

*On the Cover: "Wells, Vermont" by Vermont Artist Peter Huntoon  
[www.peterhuntoon.com](http://www.peterhuntoon.com)*

## TABLE OF CONTENTS

<b>DATES TO REMEMBER.....</b>	<b>INSIDE FRONT COVER</b>
<b>DEDICATION.....</b>	<b>2</b>
<b>TOWN INFORMATION</b>	
General Information .....	3
Licenses & Permits.....	4
Voter Information.....	5-6
Vital Statistics.....	7
Health Officer Report.....	7
Town Officials.....	8
Select Board Report .....	9
Town Clerk/Treasurer Report.....	10
Budget .....	11-19
Appropriations.....	20
Factors for Tax Rate Calculation .....	21
Delinquent Tax Report.....	22
Auditor's Letter & Financials.....	23-28
Town Inventory .....	29
Highway Report.....	30
Fire Department Report.....	31
Fire Warden Report .....	31
Historical Society Report.....	32
Sheriff Department Report.....	33
Assessor's Report.....	34
Library Report.....	35
Library Treasurer's Report .....	36
Cemetery Treasurer's Report.....	37
Delaney Committee Report.....	38
Transfer Station Report.....	39
Granville Rescue Squad.....	40
Lake St. Catherine Conservation Fund, Inc. Report & Cash Flow.....	41-42
Lake St. Catherine Association Report.....	43
Our Neighbors' Table.....	44
<b>COMMUNITY AGENCY REPORTS.....</b>	<b>45-67</b>
<b>TOWN MEETING INFORMATION</b>	
2023 Town Meeting Minutes.....	68-69
2023 Town Meeting Election Results.....	70-71
2024 Town of Wells Warning.....	72-74
2024 Wells Springs Unified Union School District Warning.....	75-76
<b>COMMUNITY INFORMATION.....</b>	<b>INSIDE BACK COVER</b>

## DEDICATION

### Geraldine Smith Woodruff



Geraldine was born on May 29, 1933 and raised in the town of Wells, VT by her grandparents Carl and Matti Smith. She has three sisters and two brothers. Geraldine attended grade school in Wells through the eighth grade. She spent one year at Granville High School before moving to Hartford, Connecticut where she finished her high school education.

In June of 1951, Geraldine moved back to Wells, Vermont where she met her soul mate for life, Paul Woodruff, Sr. They were married on September 1, 1951 and raised three children: Paul Jr., Frank and Martha.

Geraldine started her career working for Whitcomb Hardware for 14 years and then moved on to worked at the Mettowee Garage for 2 years doing bookkeeping at both jobs. She continued her remaining years with Sandon, Inc., now known as St. Gobain, where she started as a receptionist, moving into purchasing and personnel and then retiring as a senior buyer in August of 1993.

Over the years, Gerry (as many of us know her by) has been an active member in many community organizations. She was a member of the Wells Methodist Church Auxiliary where she participated in many fundraisers. Gerry has also been a charter member of the Wells Historical Society. As a member of the Young at Heart Senior Center in Poultney, VT, she held the position of trustee for over 15 years and still volunteers for their many meals and fundraising activities.

For a short period of time, she became a member of the Wells Fire Department where she would work bingo at the Modern Woodmen of America to help with their bingo fundraiser. It was during this time that she became a lifelong member of the Modern Woodmen of America, Chapter 10244 in Wells where she made it her pride and joy. During her time as a MWA member, Gerry served many, many years as their Activities Coordinator and also is still currently the chair of their bingo committee spending every bingo helping wherever needed. She also helps with the many dinners that the MWA hosts and their community events such as the carnival where you will see her working the food booth. Gerry is also the person behind coordinating the yearly casino bus trips with the MWA.

For hobbies, Gerry enjoys knitting many baby sweaters and blankets, baking and reading. She also enjoys her trips to the casinos with her friends and family. Most of all, Gerry enjoys spending time with her husband, children, grandchildren, great-grandchildren and great-great grandchild.

We want to thank Geraldine for her dedication and over 70 years of community service to the Town of Wells.

# TOWN INFORMATION

## **Town Clerk/Treasurer Hours:**

Open to Public Mon & Wed 7:00am-4:00pm/Tues 7:00am -6:00pm  
All others by appointment only

## **Transfer Station Hours:**

### ***SUMMER Memorial Day Weekend – Indigenous Peoples’ Day Weekend***

Wednesday	10:00am - 2:00pm
Saturday	10:00am - 2:00pm
Sunday	10:00am - 2:00pm

### ***WINTER Indigenous Peoples’ Day - Memorial Day Weekend***

Wednesday	10:00am - 2:00pm
Sunday	10:00am - 2:00pm

*\* Transfer Station will be closed on all Federal Holidays, will be open Saturdays if holiday falls on a Sunday*

## **Library Hours:**

### **Summer:**

Monday & Tuesday 9:00am – 1:00pm  
Thursday 3:00pm – 7:00pm  
Saturday 9:00am – 1:00pm

### **Winter:**

Monday & Tuesday 10:00am -1:00pm  
Thursday 2:00pm – 5:00pm  
Saturday 9:00am – 1:00pm

*\* We are always closed on Sundays, Wednesdays and Fridays*

phone: 802-645-0611

email: wellslibraryvt@gmail.com

## **Church Services:**

### **St. Paul's Episcopal**

PO Box 726  
Wells, VT 05774  
518-499-1850

Parish Mass Sunday 9:00am  
Children's Program Sunday 9:00am  
William Davidson  
therevwd@aol.com

### **United Methodist**

PO Box 203  
Poultney, VT 05771  
802-884-8249

Sunday 8:15am  
Pastor Susan Hardman-Zimmerman  
shardman-zimmerman@susumc.org

### **St. Mary's Catholic**

23 Bulkley Ave  
Granville, NY  
518-642-1262

Sunday 12:30 pm  
Wednesday 9:00am

## **LICENSES & PERMITS**

### **Dog Licenses**

All dogs six (6) months of age or older shall annually, on or before April 1, be licensed. The price is \$10.00 for spayed/neutered dogs, \$14.00 for non-spayed/non-neutered dogs. Rabies certificates must be signed by a duly licensed veterinarian and delivered to the Town Clerk BEFORE any dog can be licensed. The full text of the Wells Dog Ordinance can be found in the Town Clerk's office.

#### **DOG TOTALS**

Sex	#	Fees	State	Late	Total
Spayed	49	245.00	245.00	0	490.00
Neutered	30	150.00	150.00	0	300.00
Male	7	63.00	35.00	0	98.00
Female	4	36.00	20.00	0	56.00
Total	90	494.00	450.00	0	944.00

### **Marriage Licenses**

Marriage Licenses can be obtained in the Town Clerk's office. The fee is \$90.00.

### **Fire Permits**

Contact our Fire Warden, Todd Fenton at 802-645-9522 or our Deputy Fire Warden, Don Preuss, at 802-417-1058.

### **Transfer Station Permits**

The transfer station is located on Bull Frog Hollow Road. The acquiring of a transfer station permit sticker can be done at the Town Office and is required prior to using the facility each year starting July 1. Only Wells taxpayers /residents will be able to obtain a transfer station access permit. Starting July 1,2024, the town will be moving to a bag system for disposing of waste instead of the punch cards. Any remaining punches left on your current transfer station cards as of 6/30/24, will be refunded with a bag for each punch through 9/30/24. Stickers and bags will be sold at the Town Office only.

#### **Bag Fees**

Permit which includes 50 bags                      \$75.00

Additional bags in quantities of 25              \$50.00

*\*Additional fees charged for dumping larger items*

ZERO SORT RECYCLING AND COMPOSTING IS MANDATORY & boxes must be broken down. **All trash must be in the town provided bags**

The permit also allows for disposing of items on Hazardous Waste Day and access to the Rutland County Solid Waste District

### **Title 19 Sec.43 VSA Access Permits**

Road access permits must be filed with the Town and/or State before any new driveway or road is constructed. Changes to existing driveways and roads are also subject to Title 19, Sec 43, V.S.A.

### **DMV Renewals**

You can renew your vehicle's registration in the Town Office by bringing in your renewal, a check payable to the Vermont DMV for the proper amount for a 1 year or 2-year renewal. There is a \$3.00 clerk fee to process your renewal.

## **VOTER INFORMATION**

Annual Meetings – March 4 – Voting March 5, 2024 10:00am – 7:00pm

A voter who expects to be absent or who wishes to vote at home can apply for an absentee ballot up to the day before the election. The application form for the absentee ballot may be requested from the Town Clerk by mail, phone or in person. The request for the application may be made by the voter or anyone else as long as the request is in writing and proof is shown that he or she is authorized by the voter to do so.

### **\*\*IMPORTANT!!\*\***

**If, after receiving your mailed absentee ballot, you decide to vote in person, you may do so ONLY if you return the complete set of unmarked ballots, together with the envelopes intended for their return, to the Presiding Election Official at the time you appear at the polls to vote in person OR you will need to sign an affidavit in order to receive a new set of ballots. Failure to do so will result in your inability to vote.**

### **VERMONT VOTER RIGHTS**

#### **• YOU MAY SEE A BALLOT IN ADVANCE**

Your Town Clerk has sample ballots at least 10 days before election.

#### **YOU HAVE A RIGHT TO ASSISTANCE**

Bring the person of YOUR CHOICE into the voting booth with you to help you vote (Not your employer or union representative).

- Ask an election official for assistance.
- Two election officials will help you. (NO ONE can tell you how to vote!)
- Bring a magnifying glass or other device to help you vote.
- If you are disabled or ill, ask the election officials to bring a ballot out to your car.
- Bring a list of candidates or articles into voting booth to help you vote. (You may NOT show your list to other voters or leave it in the booth).

#### **YOU CAN VOTE EARLY OR VOTE FROM HOME**

You can vote in the Town Clerk's Office or take ballot home anytime 20 days before the election.

- ❖ Call the Town Clerk or sign a request form, the Town Clerk will send you a ballot by mail.

#### **YOU CAN GET A NEW BALLOT IF YOU MAKE A MISTAKE**

- If you give your first ballot to an election official, you can get another ballot to vote.  
You can get up to three ballots.

## **YOUR BALLOT IS PRIVATE**

No one has the right to see how you voted or to ask you how you voted.

## **PLEASE ASK QUESTIONS**

Election officials are here to help you understand how to vote. They cannot help you decide who to vote for and may not tell you candidates' names.

## **MY VOTER PAGE & ONLINE VOTER REGISTRATION**

By using the My Voter Page, a registered voter can:

- \* Check registration status;
  - \* View information on upcoming elections;
  - \* Access voter specific elections information, including directions to a polling place and polling hours;
  - \* View a sample ballot;
  - \* Request and track an absentee ballot;
  - \* and much more.
- 
- **General Election** For all State and Federal elections, the Secretary of State's Office is required to mail a ballot to all active registered voters for their use in early/absentee voting. The Town will only be responsible to accommodate requests for early ballots that come in after the state has performed the mailing.

Statute 17 V.S.A. § 2704 reads, "A person voting at the Primary shall be required to ask for the ballot of the party in which the voter wishes to vote and an election official shall record the voter's choice of ballot by marking the entrance checklist with a letter code, as designated by the secretary of state, to indicate the voter's party choice. The names of all candidates on the ballot shall be listed in alphabetical order. Each voter may vote for one candidate for the presidential nomination of one party, either by placing a mark opposite the printed name of a candidate as in other primaries, or by writing in the name of the candidate of the voter's choice. (Added 1979, No. 199 (Adj. Sess.), § 1, eff. May 6, 1980; amended 1995, No. 38, § 4; 2003, No. 59, § 43.)"

We encourage voters to log into their My Voter Page to learn more.

Registered Voters can log in at: <http://mvp.sec.state.vt.us>

Online registration can be found at: <http://olvr.sec.state.vt.us>



**VITAL STATISTICS**  
**July 1, 2022 to June 30, 2023**

Births	10
Marriages	4
Deaths	14

*All records are available to view during regular business hours. Certified copies are available for a fee of \$10.00 per copy.*

**HEALTH OFFICER REPORT**

The Vermont Department of Health advises you to BE TICK SMART

Tickborne diseases are illnesses that can spread to humans by the bite of an infected tick. They include Lyme Disease (the most commonly reported tickborne illness in Vermont), Anaplasmosis, Babesiosis, Borrelia Miyamotoi, Ehrlichiosis, Powassan Virus Disease,

Tularemia and Spotted Fever Rickettsiosis. Many types of ticks can spread disease. Vermonters from every county are at risk for tickborne diseases, although people living in the southern half of the state are at greater risk. Ticks are active any time the temperature is above freezing, making it a year-round problem in Vermont. Visit [HEALTHVERMONT.GOV](https://www.healthvermont.gov) to learn more about ticks and how to protect yourself and your family.

Protect-Check-Remove-Watch

Vermont motor vehicle fatalities are on the rise on Vermont's roads and hit a 10-year high in 2022.

Visit [vsp.vermont.gov/trafficsafety](https://vsp.vermont.gov/trafficsafety) for traffic safety questions and information on winter driving and distracted driving.

The Agency of Natural Resources-Department of Forests-Parks and Recreation have wood energy incentives and rebates for wood heating appliances of all sizes for both residential and commercial customers. Consider upgrading your wood stove to improve heating efficiency and to reduce indoor and outdoor pollutants.

Visit [fpr.vermont.gov/woodenergy/rebates](https://fpr.vermont.gov/woodenergy/rebates).

The Agency of Natural Resources has funding for low- and moderate-income Vermont homeowners to help with repair or replacement of failed or inadequate on-site drinking water or wastewater systems. The funding is competitive and limited. Questions can be directed to the ANR Healthy Homes Team at (802) 828-0141 or (877)344-0354 or via email at [ANR.HealthyHomes@vermont.gov](mailto:ANR.HealthyHomes@vermont.gov).

Please feel free to contact me for any concerns regarding potential public health issues in Wells.

Valerie Vitale, MD

Town Health officer, Wells

Contact information:

Wells Town Office 802-645-0486 or [wellstownclerk@comcast.net](mailto:wellstownclerk@comcast.net)

## TOWN OFFICIALS

Office	Name	Term	Exp. March
Town Moderator		1	
Clerk/Treasurer	Nora Sargent	3	2025
Select Board	Paul Woodruff, Jr	3	2024
	Don Preuss (chair)	3	2025
	Tammy Holcomb	3	2026
Unified School District	Eric Montbriand	2	2024
Directors	Sue Burke	3	2025
	Amanda Weeden	3	2026
Library Trustees	Annie Constantinos	5	2024
	Amanda Butler	5	2025
	MaryBeth Harrison	5	2026
	Michelle Bates	5	2027
	Michael Lindley	5	2028
Planning Commission	Eleanor Jones	3	2024
	Janet West Jones	3	2024
	Sharon Corey	3	2024
	Cherry Hopson	3	2025
	Cheryl Woodruff	3	2025
	William Chmielewski	3	2026
Justices/Peace	Victoria Angis (D)	2	2025
Expires January	Cheryl Woodruff (D)	2	2025
	Jerry Stein (R)	2	2025
	Michelle Bates (R)	2	2025
	William Steinmetz (R)	2	2025

## **Report from the Wells Selectboard 2022/2023**

This year has been a busy one as always. As time goes on, both the state and county play a large part in what goes on in our town. There is more paperwork and meetings for us that are in progress. We have been able to accomplish a lot. Our town is lucky to have avoided most of the flood damage that has damaged much of the state. However, we have had issues with our aging trucks causing us to purchase a small 1-ton dump truck. In addition, a new 10-wheel dump truck has been ordered, which will replace the oldest in the fleet, a 2008 International Work Star. The lead time for the truck ordered is about 2 years but with luck we could see it in the Winter of 2024. Our transfer station came up for inspection and after discussion with the state we are in full compliance. We received a grant for new signage and our attendant Captain Jack is keeping things in line for us, thank you Captain.

Moving onto a more serious topic, we have commenced to repair the slide on East Wells Road, an issue since Hurricane Irene. We have been monitoring the movement with the use of an Inclinometer since early Summer and working with an engineering firm. This solution is going to probably be the largest project we have had to deal with. We were able to complete several grants to improve our roads. The 'Better Road Grant' will help the current conditions on Sawmill Hill Road with gravel. There will be ditching plus stone lining on the steeper areas. A grant in aid allowed us to do more work on Lamb Hill Road and Tadmer Road. A large concrete wall was constructed along the brook to keep it and the road in place. Unfortunately, we were denied a Class 2 road grant. This year, however, we have a 'Structures Grant' in place to help fund the East Wells Road slide. Hopefully a Class 2 grant is forthcoming to catch up on our paving.

As a board, we have been hands on. We have built and repaired picnic tables for the town's park, the garden area received new fencing and pruning of the trees and shrubs. In the Spring, new signage will go up. Another project coming up will be an expansion of the Wells cemetery, which will be a joint project with the highway department, cemetery committee and a donation of time and equipment from Stan Martelle.

Our biggest adversary this year has been the weather due to constant rain, which has made our grading routine almost impossible to keep on schedule. Looking toward the future, we are hoping for a combination of a Winter salt and sand storage shed and new Town Garage. One of the most exciting projects of the year was applying and receiving a 'Village Center Designation,' which makes more grants available to property owners in the area and town-owned property. The center runs from the library to the town hall. The application procedure was intense and involved photos and mapping of all properties within the designated area. We appreciate the Rutland Regional Planning Commission for their technical support. A hearing was held in Montpelier to state our case, which we won convincingly. We also will have a say as to the speed limit, crosswalks, school zone and traffic issues along route 30 in our center area.

We would be remiss if we did not mention the loss of Carol Duquette, a valued member of the Planning Commission.

Select Board - Don Preuss, (Chair), Paul Woodruff, Tammy Holcomb

## TOWN CLERK/TREASURER REPORT 2022/2023

It has been another busy and different year here at the office. Many of the systems that we use through the state and other agencies continue to switch to digital so this is a little challenging to get used to. Many of our major portals that we use like the licensing departments, grand list, and many of our reporting portals have all gone online only. We continue to ask you to do as much business by email, mail, or phone as you can. We have a drop slot in the front door to accommodate your tax payments if you do not wish to mail them. Taxes are still due on the date indicated, so your May 10 payment will be due May 10, 2024, and as always post marks are not considered on time (so please plan accordingly to have them here prior to May 10, 2024, if you are mailing them).

We have just about wrapped up indexing and scanning the old records using the ARPA money we received. Having the ability to access records online has become a valuable resource for many. We are one of just a couple towns in the state that have all their land records available online. You may access these files online by going to [www.axisgis.com/wellsvt](http://www.axisgis.com/wellsvt) or [www.wells.lr-1.com](http://www.wells.lr-1.com).

The elections were very trying with new procedures, redistricting of the town and the new tabulator. We came through the elections learning a lot and we will have better procedures in place to make it easier for when you come in to vote in the next federal election. As we encounter another year of elections, we ask that you have patience and know that we are just doing our jobs as instructed. We will NOT be mailing LOCAL election ballots to everyone unless we are instructed to do so. As always you can go online, fill out a form, or email us and we will get you a ballot mailed out. Please refer to the voter page to see complete details on this as it will be a busy year for elections. We have attended many training courses this year to help improve the flow of elections throughout the state. To make the process better and be better prepared, we will be closed to the public the day before all elections.

This year we also teamed up with the Highway dept. and Selectboard to work on many grants as there have been many different ones available and the paperwork can be overwhelming. If we continue to work as a team, the process runs so much smoother.

As the state transitions to a new Grand list system and a new system for reappraisals, this has brought on another large project of redoing all the town assessor's files so that we can be better prepared for the upcoming regular reappraisals. We successfully completed a reappraisal this year and I want to thank you for your patience with this as it was a large undertaking.

This year we also saw the loss of Carole Duquette. Carole was a planning commission member and a former Town lister. She was a valued member of our community who was always willing to lend a hand when needed.

Again, I want to thank everyone for their ongoing support and look forward to another great year. As I have said before, as long as we work as a team, we can achieve great things.

Respectfully Submitted,  
Nora Sargent

**TOWN OF WELLS BUDGET**

<b>Account Name</b>	<b>BUDGET FY 22-23</b>	<b>ACTUAL FY 22-23</b>	<b>BUDGET FY 23-24</b>	<b>BUDGET FY 24-25</b>
<b>Revenue</b>				
INTEREST ON CURRENT TAXES	\$ 3,500.00	\$ 4,089.40	\$ 4,500.00	\$ 4,000.00
TAX ADJUSTM FROM STATE	\$ 10,000.00	\$ 13,024.00	\$ 12,000.00	\$ 12,000.00
DELINQUENT TAX PRINCIPAL	\$ -	\$ 181,843.81	\$ 70,000.00	\$ 70,000.00
INTEREST IN DEL. TAXES	\$ 10,000.00	\$ 13,906.05	\$ 15,000.00	\$ 13,000.00
STATE AID TO HIGHWAYS	\$ 85,900.00	\$ 91,982.07	\$ 90,000.00	\$ 90,000.00
INTEREST INCOME	\$ -	\$ 9,418.43	\$ 700.00	\$ 9,000.00
DOG LICENSES	\$ 300.00	\$ 293.00	\$ 300.00	\$ 300.00
LIQUOR LICENSES	\$ 140.00	\$ 140.00	\$ 280.00	\$ 140.00
ATV STICKER REVENUE	\$ -	\$ 460.00	\$ 400.00	\$ 300.00
COURT FINES	\$ 2,500.00	\$ 4,019.50	\$ 5,000.00	\$ -
CEMETERY REIMBURSEMENT	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
OVERWEIGHT PERMITS	\$ 140.00	\$ 210.00	\$ 150.00	\$ 150.00
CURRENT USE	\$ 9,000.00	\$ -	\$ 12,000.00	\$ 12,000.00
<b>TOTAL REVENUE</b>	<b>\$123,980.00</b>	<b>\$321,886.26</b>	<b>\$212,830.00</b>	<b>\$213,390.00</b>

TOWN OF WELLS BUDGET

Account Name	BUDGET FY 22-23	ACTUAL FY 22-23	BUDGET FY 23-24	BUDGET FY 24-25
<b>Expenses</b>				
<b>ADMINISTRATION</b>				
Selectmen's Salary	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,500.00
Clerical for Selectmen	\$ 1,040.00	\$ 968.00	\$ 1,040.00	\$ 1,040.00
Admin Asst Health Insurance	\$ 20,303.35	\$ 20,400.67	\$ 21,482.36	\$ 25,076.00
Admin Asst Dental Insurance	\$ 1,000.00	\$ 812.76	\$ 1,000.00	\$ 1,000.00
FICA - Town Portion	\$ 19,000.00	\$ 17,440.70	\$ 19,000.00	\$ 23,761.00
Medicare	\$ 5,000.00	\$ 4,078.99	\$ 5,000.00	\$ 4,500.00
Childcare Contribution Tax	\$ -	\$ -	\$ -	\$ 1,366.00
Unemployment	\$ 2,500.00	\$ 467.91	\$ 1,500.00	\$ 750.00
Office Supplies	\$ 3,500.00	\$ 2,342.83	\$ 3,500.00	\$ 3,000.00
Postage	\$ 2,900.00	\$ 2,588.35	\$ 2,900.00	\$ 2,900.00
Copier Lease	\$ 3,300.00	\$ 2,759.35	\$ 3,300.00	\$ 3,300.00
Advertising & Legal Notices	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
Health Officer Expense	\$ 500.00	\$ -	\$ 500.00	\$ 500.00
Officers Meetings & Schools	\$ 300.00	\$ 50.00	\$ 300.00	\$ 300.00
Dues & Subscriptions	\$ 4,300.00	\$ 4,199.00	\$ 4,500.00	\$ 4,500.00
Appropriations	\$ 86,368.00	\$ 86,368.00	\$ 85,868.00	\$ 90,868.00

# TOWN OF WELLS BUDGET

Account Name	BUDGET FY 22-23	ACTUAL FY 22-23	BUDGET FY 23-24	BUDGET FY 24-25
Insurance	\$ 35,000.00	\$ 22,038.03	\$ 30,000.00	\$ 28,000.00
Legal Services	\$ 3,000.00	-	\$ 3,000.00	\$ 5,000.00
Printing & Binding	\$ 1,900.00	\$ 1,851.78	\$ 2,500.00	\$ 3,200.00
Contracted Services	\$ 2,900.00	\$ 2,800.00	\$ 2,900.00	\$ 2,900.00
Street Lights	\$ 4,000.00	\$ 3,799.60	\$ 4,300.00	\$ 4,300.00
Office Equipment/Software	\$ 2,000.00	\$ 847.50	\$ 2,000.00	\$ 2,000.00
NEMRC/Microsolve	\$ 13,450.00	\$ 9,408.85	\$ 12,000.00	\$ 12,000.00
USDA Mortgage Payment	\$ 9,431.72	\$ 44,068.66	-	-
Delaney Property Fund	\$ -	\$ -	-	-
Miscellaneous	\$ 2,000.00	\$ 15,962.59	\$ 2,000.00	\$ 2,000.00
<b>TOTAL ADMINISTRATION</b>	<b>\$ 229,193.07</b>	<b>\$ 248,253.57</b>	<b>\$ 214,090.36</b>	<b>\$ 229,261.00</b>
<b>TOWN CLERK</b>				
Town Clerk Salary	\$ 29,406.30	\$ 30,617.65	\$ 31,495.00	\$ 32,440.00
Town Clerk Health Insurance	\$ 20,303.35	\$ 20,400.67	\$ 21,482.18	\$ 25,076.00
Town Clerk Dental Insurance	\$ 1,000.00	\$ 812.76	\$ 1,000.00	\$ 1,000.00
Town Clerk Mileage	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00

TOWN OF WELLS BUDGET

Account Name	BUDGET FY 22-23	ACTUAL FY 22-23	BUDGET FY 23-24	BUDGET FY 24-25
Town Treasurer Salary	\$ 18,817.05	\$ 19,591.43	\$ 20,134.00	\$ 20,738.00
Administrative Assistant	\$ 15,524.25	\$ 17,891.70	\$ 16,661.00	\$ 18,842.00
<b>TOTAL TOWN CLERK</b>	<b>\$ 85,150.95</b>	<b>\$ 89,414.21</b>	<b>\$ 90,872.18</b>	<b>\$ 98,196.00</b>
<b>TOWN OFFICE</b>				
Heat Town Office	\$ 2,500.00	\$ 1,814.06	\$ 2,500.00	\$ 2,500.00
Town Office Phone	\$ 2,200.00	\$ 2,799.83	\$ 2,850.00	\$ 3,000.00
Maintenance Town Office	\$ 7,750.00	\$ 8,348.42	\$ 7,750.00	\$ 6,000.00
Town Office Electric	\$ 2,500.00	\$ 1,809.84	\$ 2,700.00	\$ 2,300.00
Town Building Fund	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 500.00
Security System	\$ 500.00	\$ 495.00	\$ 500.00	\$ 500.00
<b>TOTAL TOWN OFFICE</b>	<b>\$17,950.00</b>	<b>\$17,767.15</b>	<b>\$18,800.00</b>	<b>\$14,800.00</b>
<b>ELECTIONS</b>				
Elections	\$ 4,500.00	\$ 2,253.64	\$ 3,000.00	\$3,500.00
<b>TOTAL ELECTIONS</b>	<b>\$ 4,500.00</b>	<b>\$ 2,253.64</b>	<b>\$ 3,000.00</b>	<b>\$ 3,500.00</b>
<b>AUDITORS</b>				
Auditors	\$ 13,000.00	\$ 10,250.00	\$ 10,000.00	\$ 10,500.00
<b>TOTAL AUDIT EXPENSES</b>	<b>\$13,000.00</b>	<b>\$10,250.00</b>	<b>\$10,000.00</b>	<b>\$10,500.00</b>



TOWN OF WELLS BUDGET

Account Name	BUDGET FY 22-23	ACTUAL FY 22-23	BUDGET FY 23-24	BUDGET FY 24-25
<b>ASSESSORS</b>				
Assistant Assessor Salary	\$ 12,075.00	\$ 12,024.08	\$ 13,100.00	\$ 15,415.00
Professional Assessor Services	\$ 9,000.00	\$ 5,100.00	\$ 9,000.00	\$ 10,500.00
Assessor Mileage Reimb.	\$ 200.00	\$ 200.00	\$ 200.00	\$ 100.00
Reappraisal	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00
Dues subscriptions	\$ 6,000.00	\$ 5,062.44	\$ 6,000.00	\$ 6,000.00
<b>TOTAL ASSESSOR EXPENSES</b>	<b>\$ 32,275.00</b>	<b>\$ 27,386.52</b>	<b>\$ 33,300.00</b>	<b>\$ 42,015.00</b>
<b>LIBRARY</b>				
Library Salaries	\$ 13,390.00	\$ 14,296.61	\$ 17,831.00	\$ 21,658.00
Heat Library	\$ 1,500.00	\$ 606.60	\$ 1,500.00	\$ 1,500.00
Library Phone	\$ 600.00	\$ 592.57	\$ 650.00	\$ 800.00
Library Electric	\$ 1,400.00	\$ 1,477.91	\$ 1,400.00	\$ 1,600.00
<b>TOTAL LIBRARY</b>	<b>\$16,890.00</b>	<b>\$16,973.69</b>	<b>\$21,381.00</b>	<b>\$25,558.00</b>

TOWN OF WELLS BUDGET

Account Name	BUDGET FY 22-23	ACTUAL FY 22-23	BUDGET FY 23-24	BUDGET FY 24-25
<b>LAW ENFORCEMENT</b>				
Law Enforcement Salary	\$ 18,000.00	\$ 18,000.00	\$ 28,000.00	\$ 28,000.00
<b>TOTAL LAW ENFORCEMENT</b>	<b>\$18,000.00</b>	<b>\$18,000.00</b>	<b>\$28,000.00</b>	<b>\$28,000.00</b>
<b>POUNDKEEPING</b>				
Poundkeeping Labor	\$ -	\$ 21.55	\$ -	\$ 500.00
Poundkeeping Expenses	\$ 300.00	\$ -	\$ 1,000.00	\$ 500.00
<b>TOTAL POUNDKEEPING</b>	<b>\$300.00</b>	<b>\$21.55</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
<b>FIRE WARDEN</b>				
Equipment for Fire Warden	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
<b>TOTAL FOREST FIRE WARDEN</b>	<b>\$300.00</b>	<b>\$300.00</b>	<b>\$300.00</b>	<b>\$300.00</b>
<b>HIGHWAY</b>				
<b>SUMMER HIGHWAY</b>				
Labor/Summer	\$ 70,298.00	\$ 76,751.14	\$ 75,219.00	\$ 78,228.00
Materials	\$ 50,000.00	\$ 57,474.89	\$ 60,000.00	\$ 65,000.00
Resurfacing	\$ 70,000.00	\$ 50,300.16	\$ 80,000.00	\$ 80,000.00
Culvert Purchases	\$ 7,000.00	\$ 6,866.80	\$ 7,000.00	\$ 7,000.00
<b>TOTAL SUMMER HIGHWAY</b>	<b>\$197,298.00</b>	<b>\$191,392.99</b>	<b>\$222,219.00</b>	<b>\$230,228.00</b>

TOWN OF WELLS BUDGET

Account Name	BUDGET FY 22-23	ACTUAL FY 22-23	BUDGET FY 23-24	BUDGET FY 24-25
<b>WINTER HIGHWAY</b>				
Labor/Winter	\$ 76,860.00	\$ 65,479.13	\$ 82,241.00	\$ 75,860.00
Materials	\$ 75,000.00	\$ 80,654.92	\$ 85,000.00	\$ 95,000.00
Independent Contracting	\$ 1,500.00	\$ 550.00	\$ 1,500.00	\$ 1,500.00
<b>TOTAL WINTER HIGHWAY</b>	<b>\$153,360.00</b>	<b>\$146,684.05</b>	<b>\$168,741.00</b>	<b>\$172,360.00</b>
<b>HIGHWAY VEHICLES</b>				
Repair & Maint. Vehicles	\$ 35,000.00	\$ 60,437.01	\$ 45,000.00	\$ 50,000.00
Fuel, Gas & Oil	\$ 35,000.00	\$ 34,958.28	\$ 45,000.00	\$ 45,000.00
Vehicle Replacement Fund	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Vehicle Communications	\$ 2,000.00	\$ 1,728.00	\$ 2,000.00	\$ 2,000.00
<b>TOTAL HIGHWAY VEHICLES</b>	<b>\$122,000.00</b>	<b>\$147,123.29</b>	<b>\$142,000.00</b>	<b>\$147,000.00</b>
<b>HIGHWAY EQUIPMENT</b>				
Small Tools for Highway	\$ 1,000.00	\$ 458.37	\$ 1,000.00	\$ 1,000.00
Uniforms for Highway Employ.	\$ 4,500.00	\$ 4,696.41	\$ 4,500.00	\$ 3,000.00
Equipment Rental	\$ 2,000.00	\$ 25.00	\$ 2,000.00	\$ 2,000.00
<b>TOTAL HIGHWAY EQUIPMENT</b>	<b>\$7,500.00</b>	<b>\$5,179.78</b>	<b>\$7,500.00</b>	<b>\$6,000.00</b>

TOWN OF WELLS BUDGET

Account Name	BUDGET FY 22-23	ACTUAL FY 22-23	BUDGET FY 23-24	BUDGET FY 24-25
<b>HIGHWAY STREET SIGNS</b>				
Street Signs	\$ 1,000.00	\$ 1,263.99	\$ 1,000.00	\$ 1,500.00
<b>TOTAL HIGHWAY STREET SIGNS</b>	<b>\$1,000.00</b>	<b>\$1,263.99</b>	<b>\$1,000.00</b>	<b>\$1,500.00</b>
<b>HIGHWAY INSURANCE BENEFITS</b>				
Highway Workers Health Ins.	\$ 69,133.00	\$ 61,273.60	\$ 65,000.00	\$ 74,349.00
Highway Workers Dental his.	\$ 3,300.00	\$ 2,438.28	\$ 3,300.00	\$ 3,000.00
<b>TOTAL HIGHWAY INSURANCE BEN.</b>	<b>\$72,433.00</b>	<b>\$63,711.88</b>	<b>\$68,300.00</b>	<b>\$77,349.00</b>
<b>HIGHWAY BUILDINGS</b>				
Highway Dept. Phone	\$ 1,000.00	\$ 1,617.97	\$ 1,700.00	\$ 1,900.00
Maint. Highway Building	\$ 500.00	\$ 3,678.71	\$ 500.00	\$ 1,000.00
Electricity	\$ 2,200.00	\$ 2,250.23	\$ 2,200.00	\$ 2,400.00
Miscellaneous	\$ 1,200.00	\$ 788.00	\$ 1,200.00	\$ 1,000.00
Highway Building Fund	\$ 30,000.00	\$ 230,000.00	\$ 30,000.00	\$ 30,000.00
<b>TOTAL HIGHWAY BUILDINGS</b>	<b>\$34,900.00</b>	<b>\$238,334.91</b>	<b>\$35,600.00</b>	<b>\$36,300.00</b>
<b>SURPLUS TRANSFER</b>				
Surplus Transfer	\$ -	\$ 126,189.68	\$ -	\$ -
<b>TOTAL SURPLUS TRANSFER</b>	<b>\$-</b>	<b>\$126,189.68</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL HIGHWAY EXPENSES</b>	<b>\$588,491.00</b>	<b>\$919,880.57</b>	<b>\$645,360.00</b>	<b>\$670,737.00</b>

# TOWN OF WELLS BUDGET

Account Name	BUDGET FY 22-23	ACTUAL FY 22-23	BUDGET FY 23-24	BUDGET FY 24-25
<b>OTHER BUILDINGS</b>				
Maint. Other Town Buildings	\$ 19,500.00	\$ 16,829.30	\$ 19,500.00	\$ 21,000.00
<b>TOTAL OTHER TOWN BUILDINGS</b>	<b>\$19,500.00</b>	<b>\$16,829.30</b>	<b>\$19,500.00</b>	<b>\$21,000.00</b>
<b>TRANSFER STATION</b>				
Labor/Transfer Station	\$ 13,368.00	\$ 7,276.38	\$ 14,000.00	\$ 8,385.00
Materials - Transfer Station	\$ 2,800.00	\$ 2,351.19	\$ 5,000.00	\$ 2,000.00
Phone - Transfer Station	\$ -	\$ -	\$ -	\$ 700.00
Electricity - Transfer Station	\$ 600.00	\$ 490.44	\$ 600.00	\$ 500.00
Disposing of Waste	\$ 3,000.00	\$ 132.16	\$ 3,000.00	\$ -
<b>TOTAL SOLID WASTE DISPOSAL</b>	<b>\$19,768.00</b>	<b>\$10,250.17</b>	<b>\$22,600.00</b>	<b>\$11,585.00</b>
<b>RUTLAND COUNTY TAX</b>				
Rutland County Tax	\$ 16,500.00	\$ 15,074.63	\$ 16,500.00	\$ 16,500.00
<b>TOTAL RUTLAND COUNTY TAX</b>	<b>\$16,500.00</b>	<b>\$15,074.63</b>	<b>\$16,500.00</b>	<b>\$16,500.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,061,818.02</b>	<b>\$ 1,392,655.00</b>	<b>\$ 1,124,703.54</b>	<b>\$ 1,172,952.00</b>
<b>NET REVENUE AND EXPENDITURES</b>	<b>\$ (937,838.02)</b>	<b>(\$1,070,768.74)</b>	<b>\$(911,873.54)</b>	<b>\$ (959,562.00)</b>

## APPROPRIATIONS

<u>AGENCY NAME</u>	<u>2023-2024</u>	<u>2024-2025</u>
BROC Community Action	\$ 475	475
Child First Advocacy Center	800	800
Fire Department	15,000	15,000
Fire Department - Truck	20,000	20,000
Granville Rescue Squad	8,000	8,000
Green Up Vermont	100	100
Lake St. Catherine Association	12,000	12,000
Lake St. Catherine Conservation Fund, Inc.	20,000	20,000
NeighborWorks of Western Vermont	200	200
NewStory Center	150	150
Our Neighbors' Table	2,000	2,000
Poultney-Mettowee Natural Resources Conservation District	500	500
Rutland County Humane Society	150	150
Rutland County Parent Child Center Inc.	300	300
Rutland County Restorative Justice Center	500	500
Rutland Mental Health Services	1,030	1,030
Southwestern Vermont Council on Aging	1,000	1,000
The Vermont Center for Independent Living	160	160
Vermont Adult Learning	400	400
Vermont Cares	200	200
Vermont Rural Fire Protection Task Force	100	100
VNA & Hospice of the Southwest Region	2,303	2,303
VT Association for the Blind & Visually Impaired	500	500
Wells Cemetery Assoc	0	5,000
<b>TOTAL</b>	<b>\$ 85,868</b>	<b>90,868</b>

## FACTORS FOR TAX RATE CALCULATION

2023 - 2024

GRAND LIST:	\$ 2,588,475.00
HIGHWAY BUDGET:	\$ 645,360.00
LESS STATE AID:	\$ 90,000.00
TOTAL LIABILITY:	\$ 555,360.00
HIGHWAY TAX RATE:	0 .2146
(Liability divided by Mun. Grand list)	

---

<b>GENERAL BUDGET:</b>	\$ 479,343.00
AMOUNT TO BE RAISED BY REVENUE:	\$ 122,830.00
TOTAL LIABILITY:	\$ 356,513.54
GENERAL TAX RATE:	.1377
LOCAL AGREEMENT:	$5600/2588475 = .0002$
FINAL MUNICIPAL TAX RATE:	.3525
HOMESTEAD RATE:	1.1340
NON-RESIDENTIAL RATE:	1.1792
RESIDENTIAL:	1.4865
NON-RESIDENTIAL:	1.5317

# **DELINQUENT TAX REPORT AS OF JANUARY 2024**

NAME	2021-2022	2022-2023
Amy's Trading Post		9886.60
Angiolillo, Frank		2114.13
Ashley, Todd	*	898.91
Ax, Rachel K		1465.74
Baker, Matthew D		1828.90
Bubb, Gary	*	1602.82
Ciccarelli, Robert		2610.29
Davis, Wayne		249.82
Fenton Estate		3909.48
Flynn, John R	*	2512.25
Gould, Clarence III		639.16
Hayward, Glen	*	6521.69
Lotito, Stephen		7485.54
Mackey, Jonathan W		1051.92
Martelle, Bruce		2608.75
Matteson, Kaleb		981.53
Mears, Amy		1075.43
Melendy, William J		759.16
Perkins, Anthony		1667.48
Perrillo, Joseph II		3118.81
Pritchard, Margaret		2178.91
Rosen, Brett	*	17963.98
Sedelnick, Dana		1146.36
Tatko, Joseph	*	21750.31
The Cannata Trust	*	7741.76
Thomas, Keith Jr.		2326.04
Vanguilder, Donna A		1366.14
Whitman, Josh	*	4862.48
Young, Felicia		197.82
<b>TOTALS FOR ALL YEARS</b>		<b>\$112,522.21</b>

*\*Multiple Years Owed. This is the total amount due for all years. Due to new public record privacy rules, we can only show total amounts due for all years of delinquent taxes per property. All properties with unpaid taxes from 2022-2023 and prior will be eligible for tax sale after May 10, 2024 if a payment schedule has not been set up.*





*Proven Expertise & Integrity*

December 19, 2023

Selectboard  
Town of Wells  
Wells, Vermont

We were engaged by the Town of Wells, Vermont and have audited the financial statements of the Town of Wells, Vermont as of and for the year ended June 30, 2023.

The following statements and schedules have been excerpted from the 2023 financial statements, a complete copy of which, including our opinion thereon, will be available for inspection at the Town Office.

Included herein are:

Balance Sheet - Governmental Funds Statement C  
Statement of Revenues, Expenditures and Changes in  
Fund Balances - Governmental Funds Statement E  
Budgetary Comparison Schedule - Budgetary Basis -  
Budget and Actual - General Fund Schedule 1  
Combining Balance Sheet - Nonmajor Governmental Funds Schedule B  
Combining Schedule of Revenues, Expenditures and  
Changes in Fund Balances - Nonmajor Governmental Funds Schedule C

*RHR Smith & Company*

Certified Public Accountants

SCHEDULE 1

TOWN OF WELLS, VERMONT

BUDGETARY COMPARISON SCHEDULE - BUDGETARY BASIS  
BUDGET AND ACTUAL - GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2023

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	Positive (Negative)
Budgetary Fund Balance, July 1	\$ 744,343	\$ 744,343	\$ 744,343	\$ -
Resources (Inflows):				
Property taxes	960,338	960,338	915,125	(45,213)
Intergovernmental	98,400	98,400	113,106	14,706
Permits and licenses	3,080	3,080	5,125	2,045
Interest income	-	-	9,419	9,419
Other revenue	-	-	27,583	27,583
Amounts Available for Appropriation	1,806,161	1,806,161	1,814,701	8,540
Charges to Appropriations (Outflows):				
General government	391,459	391,459	405,356	(13,897)
Public safety	18,600	18,600	18,322	278
Public works	39,268	39,268	27,078	12,190
Highway	508,491	508,491	513,690	(5,199)
Intergovernmental	16,500	16,500	15,075	1,425
Transfers to other funds	87,500	87,500	513,137	(425,637)
Total Charges to Appropriations	1,061,818	1,061,818	1,492,658	(430,840)
Budgetary Fund Balance, June 30	\$ 744,343	\$ 744,343	\$ 322,043	\$ (422,300)

SCHEDULE B

TOWN OF WELLS, VERMONT

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS  
JUNE 30, 2023

	Special Revenue Funds	Capital Projects Funds	Permanent Funds	Total Nonmajor Governmental Funds
ASSETS				
Due from other funds	\$ 358,111	\$ 571,564	\$ 3,023	\$ 932,698
<b>TOTAL ASSETS</b>	<b>\$ 358,111</b>	<b>\$ 571,564</b>	<b>\$ 3,023</b>	<b>\$ 932,698</b>
LIABILITIES				
Accounts payable	\$ -	\$ -	\$ -	\$ -
<b>TOTAL LIABILITIES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
FUND BALANCES				
Nonspendable	-	-	-	-
Restricted	358,111	220,029	3,023	581,163
Committed	-	351,535	-	351,535
Assigned	-	-	-	-
Unassigned	-	-	-	-
<b>TOTAL FUND BALANCES</b>	<b>\$ 358,111</b>	<b>\$ 571,564</b>	<b>\$ 3,023</b>	<b>\$ 932,698</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 358,111</b>	<b>\$ 571,564</b>	<b>\$ 3,023</b>	<b>\$ 932,698</b>

## SCHEDULE C

## TOWN OF WELLS, VERMONT

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2023

	Special Revenue Funds	Capital Projects Funds	Permanent Funds	Total Nonmajor Governmental Funds
REVENUES				
Intergovernmental	\$ 182,005	\$ 24,776	\$ -	\$ 206,781
Charges for services	43,492	-	-	43,492
Other income	850	-	-	850
TOTAL REVENUES	<u>226,347</u>	<u>24,776</u>	<u>-</u>	<u>251,123</u>
EXPENDITURES				
General government	152,279	-	-	152,279
Public works	33,484	-	-	33,484
TOTAL EXPENDITURES	<u>185,763</u>	<u>-</u>	<u>-</u>	<u>185,763</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>40,584</u>	<u>24,776</u>	<u>-</u>	<u>65,360</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	104,447	232,500	-	336,947
Transfers (out)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>104,447</u>	<u>232,500</u>	<u>-</u>	<u>336,947</u>
NET CHANGE IN FUND BALANCES	145,031	257,276	-	402,307
FUND BALANCES - JULY 1	<u>213,080</u>	<u>314,288</u>	<u>3,023</u>	<u>530,391</u>
FUND BALANCES - JUNE 30	<u>\$ 358,111</u>	<u>\$ 571,564</u>	<u>\$ 3,023</u>	<u>\$ 932,698</u>

## TOWN OF WELLS, VERMONT

BALANCE SHEET - GOVERNMENTAL FUNDS  
JUNE 30, 2023

	General Fund	Equipment Fund	Highway Surplus Fund	Other Governmental Funds	Total Governmental Funds
<b>ASSETS</b>					
Cash and cash equivalents	\$ 1,662,841	\$ -	\$ -	\$ -	\$ 1,662,841
Accounts receivable (net of allowance for uncollectibles):					
Delinquent taxes receivable	185,220	-	-	-	185,220
Other	50	-	-	-	50
Due from other funds	-	159,320	221,345	932,698	1,313,363
<b>TOTAL ASSETS</b>	<b>\$ 1,848,111</b>	<b>\$ 159,320</b>	<b>\$ 221,345</b>	<b>\$ 932,698</b>	<b>\$ 3,161,474</b>
<b>LIABILITIES</b>					
Accrued expenses	\$ 610	\$ -	\$ -	\$ -	\$ 610
Due to other governments	57,265	-	-	-	57,265
Due to other funds	1,313,363	-	-	-	1,313,363
<b>TOTAL LIABILITIES</b>	<b>1,371,238</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,371,238</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Prepaid taxes	6,752	-	-	-	6,752
Deferred property tax	148,078	-	-	-	148,078
<b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>	<b>154,830</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>154,830</b>
<b>FUND BALANCES</b>					
Nonspendable	-	-	-	-	-
Restricted	-	-	221,345	581,163	802,508
Committed	-	159,320	-	351,535	510,855
Assigned	-	-	-	-	-
Unassigned	322,043	-	-	-	322,043
<b>TOTAL FUND BALANCES</b>	<b>322,043</b>	<b>159,320</b>	<b>221,345</b>	<b>932,698</b>	<b>1,635,406</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 1,848,111</b>	<b>\$ 159,320</b>	<b>\$ 221,345</b>	<b>\$ 932,698</b>	<b>\$ 3,161,474</b>

## STATEMENT E

## TOWN OF WELLS, VERMONT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2023

	General Fund	Equipment Fund	Highway Surplus Fund	Other Governmental Funds	Total Governmental Funds
<b>REVENUES</b>					
Taxes:					
Property	\$ 915,125	\$ -	\$ -	\$ -	\$ 915,125
Intergovernmental	113,106	-	-	206,781	319,887
Permits and licenses	5,125	-	-	-	5,125
Charges for services	-	-	-	43,492	43,492
Investment income, net of unrealized gains/(losses)	9,419	-	-	-	9,419
Miscellaneous	27,583	-	4,933	850	33,366
<b>TOTAL REVENUES</b>	<b>1,070,358</b>	<b>-</b>	<b>4,933</b>	<b>251,123</b>	<b>1,326,414</b>
<b>EXPENDITURES</b>					
Current:					
General government	405,356	-	-	152,279	557,635
Public safety	18,322	-	-	-	18,322
Public works	27,078	-	-	33,484	60,562
Highway	513,690	28,716	25,326	-	567,732
Intergovernmental	15,075	-	-	-	15,075
<b>TOTAL EXPENDITURES</b>	<b>979,521</b>	<b>28,716</b>	<b>25,326</b>	<b>185,763</b>	<b>1,219,326</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>90,837</b>	<b>(28,716)</b>	<b>(20,393)</b>	<b>65,360</b>	<b>107,088</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	-	50,000	126,190	336,947	513,137
Transfers (out)	(513,137)	-	-	-	(513,137)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(513,137)</b>	<b>50,000</b>	<b>126,190</b>	<b>336,947</b>	<b>-</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(422,300)</b>	<b>21,284</b>	<b>105,797</b>	<b>402,307</b>	<b>107,088</b>
<b>FUND BALANCES - JULY 1</b>	<b>744,343</b>	<b>138,036</b>	<b>115,548</b>	<b>530,391</b>	<b>1,528,318</b>
<b>FUND BALANCES - JUNE 30</b>	<b>\$ 322,043</b>	<b>\$ 159,320</b>	<b>\$ 221,345</b>	<b>\$ 932,698</b>	<b>\$ 1,635,406</b>

## **TOWN INVENTORY 2023-2024**

### **HIGHWAY INVENTORY:**

2020 Dodge Ram 1 ton truck	1 Sander
2018 International 10-yard dump truck	3 Chainsaws
2015 International 14-yard dump truck	4 Wings
2008 International 14-yard dump truck	4 Snow Plows
2008 Chevy 1 ton dump truck	1 Push Blade
2013 Cat 307 D excavator	1 York Rake
2013 Cam 10-ton equipment trailer	5 Mobile VHF radios
2016 John Deere 5100M tractor	3 Portable VHF radios
2016 21' Tiger boom mower	Assorted Hand Tools
1995 John Deere 310 back-hoe	Camera System
2002 Galion 850 motor grader	2 Portable water pumps
2 Stainless Steel Hydraulic Sanders	2 Weed eaters
Tow behind Road Roller	1 Weed eater w/ power broom
1 Trailer with 925 Gallon Poly Tank Spray Bar & Pump	Detach bucket and forks
2019 Doosan 220 Loader	2 Digital Speed Signs
Ditch Blower	
1-Apple iPad	

### **LAND AND BUILDINGS:**

Town Office:	.92 acres of land- 1064 VT Route 30
Storage Shed:	1064 VT Route 30
Town Garage:	4.1 acres of land - 32 South Street
Woodland:	42.9 acres on Bull Frog Hollow Road
Transfer Station:	17.7 acres of land on Bull Frog Hollow Road
MWA:	11.8 acres on VT Route 30; leased to the MWA
Village Library:	.75 acres of land on the "Green" Route 30 & East Wells Rd
Delaney Property:	193 acres and Pavilion – 1268 North Street

### **EQUIPMENT**

50 Conference chairs	2 Brother scanners
3 Tables	tabulator
4 Computers	4 Laptops
2 Printer/Scanner	1 Laminator
1 RICOH Copier/Scanner	1HP Laser Printer
1 Canon large copier/scanner	1 Safe
4 Fireproof File cabinets	7 Desks and chairs
1 Digital camera	1 Conference Table
1 Lenovo Server with keyboard & monitor	1 Back up hard drive
1 Aluminum Dock & 12 Picnic Tables	
Outdoor Grills & Outdoor Patio Set (Telescope donation)	

### **LIBRARY INVENTORY**

1 Epson ET-3710 Series Printer	3 10.2" Retina Display iPads
3 Logitech universal keyboards for iPad	1 Desktop HP computer
1 GROViewBL-43 Projector	1 Large Flat Screen TV
1 10'x13' Canopy Tent	1 10'x20' Canopy Tent
1 24"x36" Outdoor display sign with cover	1 Laminator
8 sets of snowshoes (4 adult & 4 children)	1 Pair headphones for desktop PC
1 pair Bluetooth headphones	1 cold/hot water cooler

## 2023 Wells Highway Report

This year has been a busy one for the Highway Department. We finished the 2023 Better Roads grant on Sawmill Hill Rd. with the building of a retaining wall with 3ft stone to stabilize a stream bank. Raise the roadway with approximately 150 ton of slate rubbish. Clean and stone line ditches with approximately 110 tons of 10-inch stone to help slow sediment from entering Endless Brook. With the general mowing, grading, rolling and chloriding we added approximately 2646 yards of crushed gravel to the road surfaces this summer. We also completed the 2023 Grants and Aid grant on Lamb Hill Rd. We hauled approximately 393 tons of 10-inch stone from Wallingford Crushed Stone for this project. The mud season seemed to be spread around town this year, we hauled approximately 588 yards of 3 inch plus stone to put in the muddy areas and covered with 356 tons of sur- pak to keep passible. This year we have applied for and received a 2024 Grants and Aid and the 2025 Better Roads grant. These grants help the town come into compliance with the states MRGP surface water regulations. We will also be summitting for Class 2 Highway grant for East Wells Rd total reclaim project and a Class 2 Structures grant. This fall the highway department replaced 100 feet of failing rock wall on Tadmer Rd with an 8 ft by 3 ft by 100 ft poured concrete wall. We also hauled 3500 yards of winter sand. I would also like to thank Don, Nora and Sherry for the help with scanning, copying and making phone calls for these grants. The town also ordered a 2025 International tandem dump truck to replace the 2008 dump truck and added a 2020 Dodge 1 ton to replace the 2008 chevy 1 ton. We would like to thank everyone for their patience and remember please stay alert for changing conditions.

Respectfully submitted  
Wells Highway Crew  
David Ricard Sr  
Doug Haskins  
John Bates





## **Wells Volunteer Fire Department**

The Wells Volunteer Fire Department Inc. ended the year 2023 with a big increase in calls with a total of 52, Over the 39 in 2022. In the last end of the year, we have lost a good firefighter but gained some good limited members for the fire department. We are finally replacing our old chassis of our ETA with a newer chassis. This we found will be the best for the department, both operationally and financially.

We greatly appreciate the strong support we get from the Town and townspeople. We are working on installing a new dry hydrant in town this year. We had a good year of training, with our members getting well over 32 hours of training. With a lithium ion battery course being taken on Dec. 19<sup>th</sup>. Recruiting new members is still hard. The Firefighter I course is offered free through the state of VT. Don't want to be a full trained firefighter we will train you in what you are interested in. Please, if you are interested feel free to stop by on Tuesday nights which is our regular drill night, or stop as a firefighter.

Let's hope to have a very safe 2024. Thanks again you for all your support.

Respectfully submitted

Chief Todd Fenton

Stay Safe

*"IF YOU DON'T VOLUNTEER, WHO WILL?"*

## **Fire Warden Report**

A big thanks to everyone for their help in 2023 with their calls for permits and heads up calls to let me know that they were burning so that the fire dept. didn't have to respond. I personally gave out over 40 permits. We had 2 brush calls for 2023, one was actually on Easter Sunday. And the other one was accidentally started by an overheated lawn mower. A friendly reminder that ashes from your wood stove are hot, don't put them in plastic pails or discard them onto dry leaves. A friendly reminder that burn barrels are illegal in the state of VT. Fire pits are allowed for the burning of wood. A clean wood burning brush pile burns with gray smoke, black smoke is bad sign and will attract our attention. Also remember that your burn piles CAN NOT burn through the night. Please call for permit, it is required to burn brush (ONLY BRUSH).

There is to be NO burning of pressure treated lumber, painted wood, drywall, construction materials or other garbage (NO GARBAGE!) Burning in the winter months is allowed without a permit. Remember though ONLY if the ground is snow covered. Please remember that Spring time is the worst season for brush fires in Vermont. Please do not use accelerants to start your fires, especially gasoline. Gas being one of most dangerous things that can be used. A heads up call is always appreciated. Let's have a safe and incident free 2024.

**BE SAFE / BURN SAFE**

Fire Warden Todd Fenton

## **Wells Historical Society Wells Town Report 2023**

The Wells Historical Society now has 38 members as of the close of 2023. Our mission continues to be the collection and preservation of information and artifacts related to the history of our wonderful community of Wells. We also continue to seek Wells family histories.

Events this year include:

April's maple sugar report was given by Tom and Michelle Bates. They reported that this year was actually one of the best maple crops in years. Sue Clark brought a wonderful painting of Kane Hill and the Miller farm. Our new book *Memories of Our Town Wells, Vermont* has been published and is available for sale.

In June we continued our annual 6th Grade Essay contest. This year students were asked to interview a longtime Wells resident for their essay. Winners were announced at the 6th Grade graduation in June. Tracee Rupe presented a program on researching genealogy with lots of information and displays.

Elections were held in August. President: Joe Capron / Vice President: Victoria Angis / Secretary: Trish Capron / Treasurer: Sharon Corey / three new trustees. A very special program was presented by Tom Mowatt who is a naturalist and artist of traditional skills and knowledge of the 1800's Native American customs, cultural practices and medicinal plants use of the Ojibwa and Iroquois of the Adirondacks.

October was a short meeting. Another 100 books of *Memories of our Town* were ordered.

Meetings for 2024 are on the first Wednesdays four times a year: April 3rd, June 5th, August 7th (annual meeting with election and dues collected for '24), October 2nd.

For more information contact: Joe Capron at 645 0200 or check out our website through the Town of Wells website. We are also on FaceBook.

Respectfully Submitted,  
Joe Capron  
President



## **Town of Wells Sheriff's Report**

Thus far in the 2023-2024 contract Rutland County Sheriffs have responded to 67 incidents, in the town of Wells, this number is up from 41 incidents from 2022-2023, had one criminal arrest, preformed 109 traffic stops issuing 87 tickets, as well as 44 warnings in the town of Wells. Deputies have mentioned positive feedback both from the board as well as citizens of Wells on the successful impact the patrols have had on speed and criminal activity in the town. The Rutland County Sheriffs pride ourselves on being adaptable to the needs of the town as they arise. I would like to say it is a privilege to work in the town of Wells and thank the citizens of Wells for their positive feedback and support for the Sheriff's patrols, we hope to continue serving the citizens of Wells for many years to come.

Respectfully submitted.

Sheriff

David J. Fox



## Report from Well's Assessor Office

New England Municipal Resource Center (NEMRC), the town's contracted Assessor /Reappraisal Contractor completed the town wide reappraisal for April 1, 2023. All went well, there is one appeal to Vermont Superior Court pending. The prior reappraisal was done in 2015.

The Grand List value for 2022 was \$1,827,560. The result of the 2023 reappraisal raised that to \$2,586,000 after grievances.

With a larger Grand List total, the result is a lower tax rate. If your property went up 50%, your tax bill isn't going to be 50% larger. Many sales since April 1st are above their 2023 assessed value.

If you are a town resident be sure to file a HS-122 form for a homestead when you file your state income tax return to receive the residential tax rate.



*1930. Bill Clark, Jerry Parks, Bob Pratt on Pond Mountain  
Courtesy of Wells Historical Society*

## Wells Village Library 2023 by Librarian, Gina Ellis

Just when you think your community can't get any more kind, generous and compassionate, you discover it is full of individuals who step up when the going gets tough. As many of you know, I unexpectedly lost my husband this past February. When I found myself unable to function, volunteers and trustees kept our doors open. They handled everything. Then there were those who brought groceries, home cooked meals and flowers to my home leaving them on the porch when I was unable to answer the door. My gratitude runs bone deep. This beautiful library and all of you – patrons, town administrators, volunteers, friends, trustees – have been the springboard toward some semblance of recovery. I would be remiss not to acknowledge your patience and encouragement as my daughter and I continue navigating our grief and the life that lies ahead. Moving forward, the trustees and I have several plans for adding to our collection and offering additional programming and resources. In collaboration with the Lake St. Catherine Association, we have received a grant award from the Lake Champlain Basin Program that exceeds \$20,000 for our Libraries Love Lakes initiative. We are also expanding support to area students, young professionals and seniors through a dream-come-true donation of several Chromebooks and carefully curated resources and programs. Additionally, we're now a member of Vermont Garden Network as part of our seed exchange. Everything we're planning has potential for longevity and growth. Your feedback helps us hone our course. Stay abreast of our plans by following us on Facebook, Front Porch Forum and our website – [WellsVillageLibrary.com](http://WellsVillageLibrary.com). Finally, the trustees and I have received an extraordinary monetary donation from our dear friend and Wells resident, Ethel Miles. Ethel passed away at 98 years old on June 13, 2022 and remembered us in her will. She dearly loved our library and was an avid reader. We miss her and are committed to conscientiously exploring the best and highest uses for her generous gift.

Here's to 2024! Our 80<sup>th</sup> year!



**Wells Village Library Treasurer's Report  
July 1, 2022 – June 30, 2023**

**Beginning Balance Wells Village Library Fund.....\$ 11,958.70**

Income:

Donations	\$ 2,335.00
Fund raising Events	\$ 4,790.29
Grants	\$ 8,409.20
Printing & Book Sales	\$ 500.00
Misc	\$ 0.00

Disbursements:

Programs	\$ 7,263.95
Books	\$ 2,271.82
Supplies	\$ 201.09
Postage	\$ 431.45
Technology Maintenance & Equipment	\$ 0.00
Annual Subscriptions & Memberships	\$ 480.39
Facility	\$ 0.00
Misc.	\$ 491.58

**Ending Balance Wells Village Library Fund.....\$ 16,852.91**

Respectfully submitted,  
Michael J Lindley  
Wells Village Library Treasurer

**Wells Cemetery Improvement Corporation**  
**Treasurer's Report**  
**March 10, 2022 to March 9,2023**

**TD Money Market Account Balance**

**3/9/2022** **\$42,145.36**

Annual Income:

Dividends on stock:

AT&T	33.32
Comcast	207.36
Putnam	63.66
Verizon	1,266.66

Total of Dividends	1,571.00
Grave Opening Fee	415.00
Perpetual Care	2,100.00
Bank Interest	21.00
Plot East Wells Cemetery	00.00

**Total Annual Income:** **\$4,107.00**

**Opening Balance + Total Annual Income** **\$46,252.36**

Annual Outflows:

PO Box annual fee	74.00
Newspaper posting of annual meeting	15.79
Bank service charge	6.00
Cemetery maintenance to Town of Wells 2021-2022	2,500.00
Flag Pole and Light	2,283.81
Harland Clark checks	28.09
CHB Services	150.00
Vermont Secretary	625.00

**Total annual outflow:** **\$5,682.69**

**TD North Money Market Account Balance 3/9/2023** **\$40,569.67**

## DELANEY COMMITTEE REPORT 2023

The Lakeside Park and the Delaney woods are used and enjoyed by many residents and visitors. We see many people using the dock for fishing and the access to the lake for launching their canoes, kayaks and using the walking trail around the field. The trails in Delaney woods are used by hikers' bicyclists and birders, and in the fall used by hunters. A special thanks to Slate Valley Trails for all their work to maintain the trails. For more information, please go to [Slatevalleytrails.com](http://Slatevalleytrails.com). For the rules of using the lakeside park and the pavilion go to the town website [www.wellsVt.com](http://www.wellsVt.com). The pavilion can be reserved for special functions. Rich Young has graciously taken the lead for this and you can contact him by phone or e-mail (802)884-5624, [rich.young@comcast.net](mailto:rich.young@comcast.net). The committee meets on the 2nd Monday of each month at the Town office and the minutes of the meetings may be viewed on the town's web site. We are also looking for an outgoing and involved volunteer to join the committee. If interested, please contact Fran for more information (802) 645-9034. We also want to thank the selectboard for all their help with projects that the committee does. We also want to THANK the residents of the Town of Wells for all the support they give to this wonderful piece of heaven for all to enjoy!!!

Respectfully submitted,  
Fran Gilman, Chairman/ Treasurer, Grace Larson/Secretary, Frank Callahan, Rich Young





## TRANSFER STATION REPORT

The State of VT passed a Universal Recycling Act (148) during the 2014 legislative session which requires all municipalities to follow a “Pay as You Throw” or also referred to as “Unit Based Pricing”. The purpose of this law is to reduce the amount of garbage/trash going into landfills and to support overall recycling. In addition, as of July 1<sup>st</sup>, 2020, all food scraps were banned from the landfill per Act 148 requirements.

The state has been trying hard to get towns to increase their amount of recycling. The town has updated and added more signage to help with these efforts through a grant that was received. We have also been working hard to find ways to reduce the costs of operating the transfer station for taxpayers and therefore will be implementing a new system as of 7/1/24. It was also recently discovered that we had been paying for the rental of a bin that we owned so the town was issued a credit for past fees. Thank you, Nora & Dave, for the great catch!

**Starting July 1, 2024, the Town of Wells Transfer Station will move to a bag system for disposing of waste** to help reduce the amount of waste and to also reduce the operating cost of the transfer station. Each resident in Wells using the transfer station will need to purchase a new Transfer Station permit sticker at a cost of \$75 as of 7/1/24 at the town office. With the purchase of the permit, you will receive 50 town issued bags to be used at the transfer station. **Personal bags will no longer be accepted.** Additional bags can be purchased in quantities of 25 at a cost of \$50. The transfer station permit also allows you to dispose of items on Hazardous Waste Day and access the Rutland County Solid Waste District to dispose of electronics that our transfer station can no longer accept. Any remaining punches left on your current transfer station card will be refunded with a bag for each punch through 9/30/24.

As a reminder, the transfer station is closed on Saturdays between Indigenous Peoples’ Day and Memorial Day and open Wednesdays and Sundays from 10am -2pm year-round.

Remember that the more you recycle the less trash bags you will need. Please feel free to ask for a list of what is recyclable and what can go into compost at the transfer station to save you money!

~The Wells Selectboard

Don Preuss (Chair), Paul Woodruff, Tammy Holcomb



**\_Granville Rescue Squad, Inc**  
**East Potter Ave. P.O. Box 153 Granville, NY 12832**

To the Citizens of Towns Served:

Thank you for the opportunity to have served you over the past year. As of October 31, Granville Rescue has handled 1741 calls in 2023, traveling over 61,000 miles. Of these calls, 104 occurred in the Town of Wells.

We routinely respond to calls for mutual assistance outside of our area. Other neighboring ambulances also assist our agency when the system is overwhelmed with calls and our resources are depleted.

Our service is licensed in New York and Vermont as an advanced life support agency. Volunteer members are supplemented by employees to provide 24 hour a day, 7 days a week emergency medical coverage. Our roster has over 40 members and staff, ranging from drivers to paramedics. In 2023, members participated in over 12,000 hours of emergency call time and in excess of 1000 hours of training. We do offer community CPR and first aid training, depending on instructor availability, as well as the "Stop the Bleed" program.

The trend of EMS locally, statewide and nationally is increase in call volumes with fewer providers entering or remaining in the field.

Several ambulance services in the State of Vermont and New York have gone out of business in the last year. We remain a strong agency, but continue to look for new people to assist in the mission of providing emergency medical care to the community. If you think you have an interest or are looking for a career path, please come and see us.

Our agency took delivery of a new ambulance in 2023. This vehicle was designed similar to others in the fleet. A large federal grant also was awarded to our agency to add "power load" systems to some of our ambulances. These are designed to help load the stretcher into the ambulance, increasing safety of the patient and decreasing potential back injury of the providers.

Granville Rescue would like to thank the citizens, businesses, local governments, fire, police, and neighboring EMS agencies, as well as highway departments for their continued support and assistance. Anyone with questions, concerns, or interest can stop by our building on Potter Avenue in Granville or visit our website at

[www.granvillerescue.com](http://www.granvillerescue.com).

The members and staff of Granville Rescue wish everyone a healthy 2024!

## **Lake St Catherine Conservation Fund, Inc**

The Directors of the Lake St. Catherine Conservation Fund (LSCCF) are pleased to submit our 2023 annual report highlighting the progress we have made in Little Lake, Lower and Middle Channel and the Lakeside Town Park with emphasis on continuously improving the conditions of Lake Saint Catherine.

New officers were elected in during the annual membership meeting. Robin Barley remains for a second term as President, Tim Makepeace Vice President and Tina Peterson as Secretary Treasurer.

The 2023 harvesting season removed 1,960 cubic yards of harvested vegetation from the lake, focusing on floaters and high plant density areas. This is an 18.75 % increase over last years production. This could not have been possible without the generosity of the people of the Town of Wells. A sincere thank you to the O'Brien's as well- without their support and the use of their farm for the composting of the material we harvested our costs and productivity would take a real hit. Removing the vegetation not only improves our accustomed use of the waterways but it also improves water quality. Removing the vegetation reduces Phosphorus. Testing of lake weed, by a State accredited laboratory, determined that the weed phosphorus content is about half that of liquid manure! Did you know that a single pound of Phosphorus will support/feed 1,100 pounds of Algae?!

Our harvesting program is a critical component of improving the Little Lakes Condition. We plan to increase our production again in 2024 and to that end we have submitted a grant proposal to the Lake Champlain Basin Program. We will learn if we are awarded this most critical funding in December.

LSCCF was not awarded the DEC AIS grant money for 2023. Many thanks to Joel Pliner who continues to work on this grant proposal for us and will be submitting the grant application again for 2024.

Little Lake did not receive the third herbicide treatment and the Milfoil in 2023 and the Milfoil is coming back. Harvesting continues to be the primary tool of aquatic nuisance plants removal for Little Lake and connecting channels. We put an emphasis on keeping the Wells Lakeside Park attractive and useful for all who use it. Our focus is on harvesting and researching other technologies for muck reduction.

We are super excited to announce our first Annual LSCCF Summer Weed Harvest Festival on June 15,2024! Please join us at the Lakeside Park to visit with local like-minded associations and provide information about the lake and surrounding area. Join us from 12 to 3. We will have fun events for the kids and Corn Hole Tournament. We

plan for there to be a food truck from 12 to 1:30 and an Ice Cream truck from 1:30 to 2:30 LSCCF will supply nonalcoholic beverages and the Ice Cream! SAVE THE DATE!

We are running the Lottery again this year. It is an important fund raiser for us. For the past two years this raffle has netted the LSCCF \$12,000 each year.

The bottom line is that the fight to restore Little Lake to its former glory continues. We have more and more people on our side – scientists, politicians and most importantly, the people of Wells and friends who visit this beautiful spot. If we stay unified and committed, we will succeed. The future of Little Lake and the economic health of the Town of Wells depend on it! Thank you again for your support.

Sincerely,

Lake St Catherine Conservation Fund, Inc.

Fiscal Year CASH FLOW

July 1, 2022- June 30, 2023

BEGINNING BALANCE 7/1/2022 \$ 44,001

INFLOWS

Dues and Donations \$ 7,245

Town of Wells Grants from 2022 rec 2023 \$ 20,000

VT DEC Grant-in-Aid Program 2022 \$ 7,210

Net Amount from Fishing Tournament 2023 \$ 0

Gross amount from Monthly Lottery \$ 23,480

MWA Super Bingo Event \$ 5,000

TOTAL INFLOWS \$ 106,936

OUTFLOW

Outreach and Publications \$ 224

Bank Fees & Charges \$ 30

Dues, Subscriptions, Web Site Support \$ 1,489

Insurance Policies \$ 7,304

Trailer Registrations \$ 168

Permits for Fishing Derby \$ 100

PayPal Fees \$ 116

Postage & USPS \$ 125

Monthly Lottery Payout \$ 10,000

Other expenses \$ 203

Aeration System Removal Expenses \$ 9,371

Biomass Scan April 2023 \$ 0

Herbicide Application \$ 5,025

Water Sampling DFWI \$ 3,216

Harvesting Program Expense \$ 30,219

Dredging Project Expense \$ 0

TOTAL OUTFLOWS \$ 67,590

ENDING BALANCE 6/30/23 \$ 39,346



The Lake St. Catherine Association (LSCA) had another successful year implementing our lake management programs for the benefit of Lake St. Catherine, with excellent support from the lake community.

**Lake St. Catherine Watershed Action Plan (LWAP):** In partnership with the Poultney Mettewee Natural Resources Conservation District (PMNRCD), Castleton University, and Fitzgerald Environmental Associates (FEA), fieldwork on this project began in May. The LWAP will bring our partners and lake experts to LSC to perform various in-lake and watershed based measurements, testing, and studies to identify current or potential future issues, and design a comprehensive, long-term plan to address them to continue to improve water quality.

**Lake St. Catherine Stormwater Master Plan (SWMP):** Through extensive fieldwork in 2018 & 2019, PMNRCD and FEA created the LSC SWMP. This plan identified 50 projects in the LSC watershed to address runoff carrying pollutants into the lake. Six of these projects have been completed. In September, a lake community meeting was held in Wells, and 12 more projects were selected. These projects will be designed using a \$50k grant the LSCA earned from the Lake Champlain Basin Program (LCBP). These designed projects will then be submitted for funding and implementation.

**Lake Wise Program:** Lake Wise is a program developed by Vermont's Lakes and Ponds to recognize outstanding efforts by homeowners who live along a lakeshore to protect the water quality and habitat along the shoreline and within the near-shore area of the lake. Using a grant received from the LCBP, 20 assessments were completed, and 10 projects were implemented along the shoreline to limit runoff reaching the lake. 26 properties on LSC have earned the Lake Wise Award since 2019.

**Greeter Program - Boat Launch Monitoring:** Our Greeter Program is very important to the health of Lake St. Catherine. Our Greeters work to stop aquatic invasive species (AIS) from entering LSC at the boat launch in Wells and the State Park in Poultney. They also educate boaters about the dangers of AIS.

**Milfoil Control:** In 2023, our Diver Assisted Suction Harvesting team (DASH) worked throughout the summer hand-pulling milfoil in 5 locations, covering approximately 65 acres, and removing 1,057 17.5 gallon buckets of milfoil (7 dump trailers worth).

**Libraries Love Lakes II:** In partnership with the Wells Village Library, and using a fantastic proposal created by librarian Gina Ellis, the LSCA earned a \$20k grant from the LCBP to continue the Libraries Love Lakes initiative. This will provide funding for four seasonally themed events, the creation of a LSC mascot, the creation of an interactive watershed model of LSC, and an expansion of the Lake St. Catherine Collection section of the library.

**Other Initiatives:** Other initiatives included: two free boating license classes, placement and maintenance of lake buoys and markers, organization of volunteer opportunities, the LSCA Boat Parade, Dockside Chats, grant writing, and constant communication of LSC news via our website ([www.lakestcatherine.org](http://www.lakestcatherine.org)) and Facebook pages.

Thank you to the residents of Wells for your continued support of the LSCA!

Submitted by, Jim Candlers, President, Lake St. Catherine Association



PO Box 912  
Wells, VT 05774

Located at Modern Woodmen of America Annex Building.  
Food distribution boxes can be found at the Wells Town Hall  
and Wellsmere Farm.

It has been another volatile year for food shelves and a challenging year due to Covid 19. The need has grown exponentially this year all over the state. One in three Vermonters are now taking advantage of a food program.

Our Neighbors' Table has been busy keeping up with the demand. We are even delivering to almost a dozen families on top of the folks that come to the food shelf. Fortunately, The Vermont Foodbank has come through with extra food, meals, fresh local meats and produce to help.

We are always looking for ways to support our Wells residents in achieving healthy nutrition that is important to a happy lifestyle.

Please contact us if you or anyone you know could use some help while we all get through this difficult time.

Email us at [mmorey1025@yahoo.com](mailto:mmorey1025@yahoo.com) or call 802-884-5431.

**Hours: Every Wednesday 4-5pm**  
***Open by appointment, for emergencies or deliveries.***

Visit us on Facebook (Our Neighbors' Table)

As a 501c3 our financials are open to public viewing at any time.

*Our Neighbors' Table is a network partner of*



# **COMMUNITY AGENCY REPORTS**



16 Evelyn Street, Suite 101 / Rutland, VT 05701 / Phone 775-0617

## **Rutland County Vermont Adult Learning Annual Report Fiscal Year ending June 30, 2023**

Vermont Adult Learning (VAL), is a non-profit, seven-county organization providing individuals 16 years of age and older confidential education and literacy services with no cost to students. We provide basic instruction in reading, writing, math and technology. Vermont residents can access our services and earn a high school diploma from their town of residence, or a GED. We also offer citizenship classes for individuals wishing to become an American citizen as well as instruction in ESOL (English for Speakers of Other Languages). We are the only official GED testing site in Rutland County.

Our flexible pathways provide students with the opportunity to obtain a high school diploma with many options and resources including dual enrollment at local colleges, technical classes at Stafford Tech, online classes, internships and other creative options.

In addition to our Adult Basic Education programming, Vermont Adult Learning operates Energy Works, a workforce training program for jobs in the weatherization and heat pump installation fields. Participants partake of technical training, job readiness training and coaching, and job shadowing opportunities. If you like working with your hands and want to get started in a growing field, this could be for you. Participants must be at least 18 years old.

Vermont Adult Learning served 1180 students statewide in fiscal year 2023. 173 students were served in our Rutland Center where we provided approximately 5262 hours of education. This was a 20% increase in the number of students served here in Rutland County! We provided 149 hours of instructional service to two students from Wells, both of whom were between the ages of 16-21.

Classes are held five days a week, Monday – Friday, with evening classes available. VAL staff have successfully adapted our classes to an online format following the COVID19 pandemic. This has lessened the transportation barriers many of our students faced but increased the need for technology supports. In response, we have been able to supply our students with Chromebooks so they may remain engaged in their educational pursuits.

We greatly appreciate the continued support of the voters of Wells.

**Contact: Chris Ettori, Regional Director**  
**Email: [cettori@vtadultlearning.org](mailto:cettori@vtadultlearning.org)**  
**Or call 775-0617 ext. 5011**

Rutland Office  
(802)786-5990



Bennington Office  
(802) 442-5436

### **Report to the Citizens of Wells**

This report describes the services that the Southwestern Vermont Council of Aging (SVCOA) provided to older residents in Wells during SVCOA's most recent annual reporting period of 10/1/2022 through 9/30/2023.

#### ***Nutrition Support***

The Council helped provide 2,315 meals that were delivered to the homes of 12 older residents in your community. This service is often called "Meals on Wheels". In addition, 2 older residents came together at a luncheon site in your area to enjoy a nutritious meal and the company of others; 92 meals were provided.

Additionally, SVCOA provided 8.25 hours of one-on-one nutrition support, including nutrition assessments and resource connections and referrals, to 6 residents of Wells.

#### ***Case Management Assistance:***

SVCOA case management and outreach staff helped 7 older residents in your community for a total of 100.75 hours. Case managers meet with an older resident privately in their home or at another agreed upon location and assess their individual situation. They will work with the older resident to identify needs and talk about possible services available to address those needs. If the resident desires, the case manager will link the client to appropriate services, coordinate and monitor services as necessary, and provide information and assistance to caregivers. Case managers also help older residents connect with in-home assistance programs, including a program called Choices for Care. This program is especially helpful to frail older Vermonters facing long term placement who still wish to remain at home.

#### ***Other Services and Support:***

1) "Senior Helpline" assistance at 1-800-642-5119. Our Senior Helpline Support to older Vermonters and others who need information on available programs and community resources. 2) Medicare and health benefit counseling information and assistance through our State Health Insurance Program. 3) Legal service assistance through the Vermont Senior Citizens Law Project. 4) Information about issues and opportunities directly affecting older Vermonters via various agency articles and publications. 5) Nutrition education and counseling services provided by SVCOA's Registered Dietician. 6) Senior Companion support for frail, homebound older Vermonters. 7) Outreach services to elders dealing with mental health issues through our Elder Care Clinician. This service is provided in cooperation with Rutland Mental Health. 8) Transportation assistance. 9) Caregiver support, information and respite to family members and others who are providing much needed help to older Vermonters in need of assistance. 10) Money Management programs that offer either a volunteer bill payer or representative payee services to older Vermonters and younger disabled individuals.





### **Report of Services for Town of Wells**

During the 2023 Fiscal Year, The Vermont Association for the Blind and Visually Impaired saw continued success in client services, innovative programs, and community outreach initiatives. Moving forward, it is exciting to imagine the strides we will make in enabling blind and visually impaired Vermonters to be more independent, develop adaptive skills, and improve their quality of life.

**SMART Device Training Program:** 550 Vermont residents received SMART training in FY23, the highest number in the program's five-year history. Also during FY23, VABVI secured \$100,000 of partial program funding from the State of Vermont. In order to fully fund SMART, whose budget is more than twice that amount, VABVI has recently announced our several-year Second Century Endowment Campaign.

**PALS (Peer-Assisted Learning and Support) Group:** PALS Groups, held throughout Vermont, are monthly meetings where members share coping strategies and discuss the practical, social and emotional challenges of vision loss. While many clients have been pleased with the reintroduction of in-person meetings in FY23, opportunities to join virtually remain available for maximum flexibility. 42 clients attended PALS meetings in FY23.

**HAPI (Helping Adolescents Prepare for Independence):** The HAPI program enables Teachers of the Visually Impaired and Certified Vision Rehabilitation Therapists to work one-on-one with students to practice daily living skills.

**IRLE Summer Camp (Intensive Residential Life Experience):** IRLE camp helps VABVI students develop social skills, meet fellow visually impaired peers, learn independent living skills, and improve self-advocacy skills. This June, IRLE brought 13 visually impaired students to Rock Point by Lake Champlain. Activities included outdoor sports, nature walks, and living in cabins. Fun was had by all!

### **Community Outreach**

VABVI continues to innovate new projects which will connect the local community to our services and cause. After more than a year of development, an accessible tactile sign is slated to be installed in Burlington's Waterfront Park by the end of 2023. Additionally, the New Americans Project will soon offer free vision screenings for local refugee community members.

In Fiscal Year 2023, the agency provided services to a total of 1,083 Vermont residents. This total includes 2 adults in Wells and 102 adults and 13 students in Rutland County.

For more information about VABVI's services or volunteer opportunities, please contact Samantha Gougher, Development Associate, at [sgougher@vabvi.org](mailto:sgougher@vabvi.org). Thank you very much for your support!

80 West Street, Ste. 202  
Rutland, Vermont 05701  
Tele: (802) 775-6452  
Fax: (802) 775-4669  
[www.vabvi.org](http://www.vabvi.org)



To the Citizens of the Town of Wells,

On behalf of BROC Community Action and the thousands of people with low-income or living in poverty that we serve throughout Rutland and Bennington Counties; we want to express our thanks and gratitude for supporting us over the years on Town Meeting Day. BROC Community Action assists families and individuals in crisis and help provide a sustainable path forward.

Over the past year, BROC Community Action assisted **57** residents of the Town of Wells. Whether they need food at the BROC Community Food Shelf, senior commodities, housing counseling, homelessness assistance, weatherization, heating and utility assistance, forms assistance for benefits such as 3SqVT, budget and credit counseling and resources and referrals; we are here.

People come to us cold, hungry, homeless, jobless or facing major health conditions every day. Your town appropriation helps ease the struggle for nearly 10,000 people who seek assistance from us each year as we meet the basic needs of their families and provide a path forward whenever possible.

***Respectfully, our appropriation request for the upcoming fiscal year remains \$475.00.***

We truly value our collaboration with Wells as we assist those most in need.

Sincerely,

Thomas L. Donahue, CEO [tdonahue@broc.org](mailto:tdonahue@broc.org)

A handwritten signature in blue ink, appearing to read "Tom", is positioned above the text "BROC.ORG".

BROC.ORG

802-775-0878

VERMONT DEPARTMENT OF HEALTH  
LOCAL HEALTH OFFICE ANNUAL REPORT: 2023  
Rutland Local Health Office / 88 Merchants Row, Suite 300, Rutland, VT  
802-786-5811 / [AHS.VDHRutland@Vermont.gov](mailto:AHS.VDHRutland@Vermont.gov)

Twelve Local Health Offices around the state are your community connections with the Vermont Department of Health. The Rutland Local Health Office provides essential services and resources to Rutland County. Some highlights of our work in 2023 are below. For more information on our work, visit [HealthVermont.gov/local/rutland](https://HealthVermont.gov/local/rutland)

**Meeting Community Needs**

- In 2023 we held weekly vaccination clinics for community members experiencing barriers to accessing care. COVID test kits, Narcan harm reduction kits, condoms and health education materials were available at these clinics.
- Our Medical Reserve Corps (MRC) volunteers partnered with Rutland County Free Clinic, Turning Point and Rutland Mental Health to support the complex needs of people experiencing homelessness.
- We supported healthcare coordination for kids in foster care, gave out free baby supplies at our community baby shower and provided food and nutrition services to over 1,200 people through the Women, Infants, and Children (WIC) program.

**Building Capacity**

- Our staff provides grant consultation to local non-profit organizations. With our support, partners received nearly \$250,000 in 2023 which has helped our community create lasting systems that improve the health of our friends and neighbors. These funds supported many programs, such as the new Rutland County Pride Center.
- Our staff also trained and educated the community on important topics. One example is a workshop we gave on Xylazine, which is a sedative found in street drugs. This drug makes it harder to respond to overdoses and provide medical care.

**Emergency Preparedness**

Our staff supported community members impacted by this summer's flooding events. We staffed state-wide flood resource centers, gave out drinking water test kits, supported the development of a Long Term Recovery group and provided many hours of consultation and information around flood response.



## GREEN UP VERMONT

[www.greenupvermont.org](http://www.greenupvermont.org)

Green Up Day May 6, 2023

Green Up Day, continued to grow with 23,500 volunteers statewide who cleaned up nearly 348 tons of litter and 15,000 tires. We saw 23% more volunteers lend a hand and heard in many cases there was less litter (30%) to be cleaned up. Tire collection saw a 4.8% increase. The statistics show that the hard work to beautify Vermont is still needed but also that our efforts for awareness are paying off. As one of Vermont's favorite traditions, it is imperative for today and for future generations to keep building pride, awareness, and stewardship for a clean Vermont, as well as keep residents civically engaged. Support from your municipality is essential to our program. Funds help pay for Green Up Day supplies, promotional outreach, and educational resources including activity books, contests for kids, and a \$1,000 scholarship. We are requesting level funding for 2024. Green Up initiatives are year-round and further our environmental impact with waste reduction programs, additional clean-up efforts, and educational initiatives.

Green Up Vermont is a private nonprofit organization that relies on your support to execute the tradition of cleaning up our roads and waterways, while promoting civic pride, and community engagement. Thank you for supporting this crucial program that takes care of all our cities and towns.

Your donations make a huge impact and can be made on Line 23 of the Vermont State Income Tax Form or online at [www.greenupvermont.org](http://www.greenupvermont.org).

Visit our website, like us on Facebook (@greenupvermont), and follow on Instagram (greenupvermont).

[greenup@greenupvermont.org](mailto:greenup@greenupvermont.org) 802-522-7245



ANNUAL REPORT TO  
The Town of Wells

2023

The Rutland County Humane Society is dedicated to advocating for and working toward a responsible and humane community. We provide shelter and adoption opportunities for pets that are homeless and promote animal welfare through community programs that benefit both animals and people.

We also serve our community by providing information and referral services to people dealing with animal issues.

The RCHS shelter is the largest program of the agency, taking in more than 1,000 animals in 2022.

Our agency is funded through fees for service, town funding, membership, donations and special events. No funding comes from the state or federal government or national organizations. We sincerely thank those who support our operations. We can only save lives with your help.

The Rutland County Humane Society took in 17 animals from the Town of Wells from November 1, 2022 through October 31, 2023.

Please call us at 483-6700 or visit our website at [RCHSVT.org](http://RCHSVT.org) if you would like more information about the Rutland County Humane Society.



## Community Care Network Rutland Mental Health Services

In the year 2022, 28 towns in Rutland County supported the work of Rutland Mental Health Services through town giving. Our agency is committed to providing quality services regardless of an individual's ability to pay. The generous support of towns such as the Town of Wells assures that quality services are available for their families, friends and neighbors. Services provided to town residents include:

- Individual Counseling for Children, Adults and Families
- Substance Abuse Treatment Services
- Emergency/Crisis Services
- Developmental Disability Services

During fiscal year 2022, Rutland Mental Health Services provided 313 hours of services to 17 Wells residents. We value our partnership with the Town of Wells in providing these much-needed services and thank you for your continued support.

### **Dick Courcelle**

Chief Executive Officer  
Rutland Mental Health Services, Inc

# VNA & HOSPICE

of the Southwest Region  
Serving Bennington and Rutland Counties

## **Town of Wells**

To the Officers and Citizens of Wells:

In 2022, the VNA & Hospice of the Southwest Region (VNAHSR) provided Wells residents with exceptional home care, hospice and community health services. From children with more intensive medical needs to seniors who wish to remain independent at home and those who are facing a terminal illness, we continue to bring quality health care wherever it is needed, **regardless** of the location of residence, or complexity of health issues.

In the face of shrinking federal and state reimbursements, along with rising healthcare costs, the VNAHSR has continued to identify community needs and provide essential cost-effective healthcare services to Wells's most vulnerable individuals.

Last year VNAHSR's dedicated staff made more than 127,393 home visits to 3,043 patients. **In Wells, we provided 1,721 visits to 37 individuals.**

Thank you for your continued support! With your vote of confidence, we will continue to fulfill our promise to your community to enhance the quality of life of all we serve through comprehensive home and community health services.

Sincerely,



Sara C. King, CEO  
VNA & Hospice of the  
Southwest Region



Dan DiBattista, President  
Board of Directors

Main Office: 7 Albert Cree Drive / Rutland, VT 05701 / 802-775-0568

[www.vermontvisitingnurses.org](http://www.vermontvisitingnurses.org)

Locations in Rutland, Bennington, Dorset and Manchester

Vermont CARES has been providing support services to Vermonters living with HIV/AIDS and their family members for nearly thirty-five years thanks to ongoing support from the Town of Wells. Vermont CARES is a leader in our state's system of HIV care and prevention, and we think every Vermonter should take pride in knowing how our state leads as one of the healthiest in the nation for people with HIV. Funding from the Town of Wells would allow our staff to provide an array of HIV-related services to advance innovative rural HIV prevention and support.

This year we are requesting \$200 from the Town of Wells. Residents of Wells at risk of, or living with, HIV are chiefly served from our Rutland office, which is one of our busiest hubs, serving at least 40 community members weekly. During a time of high public health risk, we have been so proud of our community presence in Rutland County, made possible thanks to our ongoing support from the Town of Wells. Detail for how we propose to spend such a contribution is as follows:

- A town contribution of \$200 would allow Vermont CARES to pay for more than 10 hours of staff time (10.66 hours at roughly \$18.72 per hour), providing services including HIV testing, risk reduction counseling, and, for Wells residents who know they have HIV, resources such as housing support, HIV medication payment support, transportation to medical appointments, and wrap-around services.

Thank you for considering this request for support,



## POULTNEY METTOWEE NATURAL RESOURCES CONSERVATION DISTRICT

PO BOX 209, POULTNEY, VERMONT, 05764; PHONE (802) 287-6880;

INFO@PMNRCD.ORG

The Poultney-Mettowee Natural Resources Conservation District (PMNRCD) is a non-profit organization with a mission to develop programs to facilitate the conservation of healthy soil and clean water. PMNRCD has been providing environmental support, education, and outreach to the 14 towns in the District watersheds for over 70 years. In addition to a five-member board, five employees staff the District: District Manager, Hilary Solomon; Agricultural Outreach Specialist Jennifer Alexander; Native Plant Nursery Manager and Program Coordinator, Sadie Brown; Agricultural Outreach Specialist, Whitnee Burgess; and Project Technician, Averie Noble.

**Stormwater Management** The District is currently working with several towns on planning and implementing 'green stormwater' projects. We worked this past season in Castleton, Poultney, Fair Haven, and Wells to design stormwater projects, develop scoping studies, and implement green stormwater infrastructure with grant funds, and are planning on continuing this work in other local towns.

This past year, we worked with lakes in the watershed and installed many small shoreline plantings through our Lake Education and Action Program (LEAP). In addition to implementing buffer plantings and small stormwater treatment practices, we completed LakeWise Assessments along Lake Bomoseen and Lake St. Catherine, resulting in recommendations for homeowners to implement lake friendly practices in their yards. We plan to continue both programs with shoreline homeowners in the coming year. The District is currently working on the Lake Watershed Action Plan for Lake St Catherine to identify stormwater runoff issues, assess natural resources, and propose high priority mitigation projects.

**Waterways** The District planted approximately 4,000 native trees and shrubs within the Poultney River and Mettowee River watersheds. Projects were focused along waterways within the riparian zone with the goal of stabilizing stream banks and reducing erosion, restoring native plant communities and habitat, improving water quality, and increasing flood resilience.

PMNRCD and partners removed the final barrier to fish passage for trout and other aquatic travelers in the headwaters of the Mettowee River. The culmination of the six projects, with ongoing work since 2016, helped open approximately 50 miles of connected habitat on the Mettowee River and its headwater tributaries.

**Agricultural Programs** The District assists farmers applying manure and fertilizer to their fields through farm-specific, nutrient management plans via a statewide partnership program. The District provides agronomic and water quality guidance to local farms, writes grants to implement water quality improvement projects on farms, and assists in developing long-range plans to continue sustainable conservation practices. PMNRCD provides rental of a no-till seed planter and soil aerator to farmers, which help to improve soil health.

**Champlain Valley Native Plant Restoration Nursery** PMNRCD collaborates with Poultney's Champlain Valley Nursery and area residents to make improvements to water quality. Many restoration plantings were completed in the District to create habitat and to control erosion. The Nursery also serves as an educational center, providing field trip opportunities for elementary students and internships for high school and college students. Plants are available to local landowners through our tree sale or on-site. Visit our website for more information.

**Clean Water Service Provider** PMNRCD has partnered with the Rutland Regional Planning Commission to provide funding and technical assistance to local towns as the local CWSP.

*The Poultney-Mettowee watershed consists of all the lands that drain to the Poultney or Mettowee Rivers and their tributaries.*

**THE VERMONT CENTER FOR INDEPENDENT LIVING #03-0271000**  
**TOWN OF WELLS**  
**SUMMARY REPORT**

For over 44 years, The Vermont Center for Independent Living (VCIL) has been teaching people with disabilities and the Deaf how to gain more control over their lives and how to access tools and services to live more independently. VCIL employees (85% of whom have a disability) conduct public education, outreach, individual advocacy and systems change advocacy to help promote the full inclusion of people with disabilities into community life.

In FY'23 (10/2022-9/2023) VCIL responded to thousands of requests from individuals, agencies and community groups for information, referral and assistance and program services for individuals living with a disability. VCIL Peer Advocate Counselors (PACs) provided one-on-one peer counseling to **140** individuals to help increase their independent living skills and **4** peers were served by the AgrAbility program. VCIL's Home Access Program (HAP) assisted **178** households with information on technical assistance and/or alternative funding for modifications; **115** of these received financial assistance to make their bathrooms and/or entrances accessible. Our Sue Williams Freedom Fund (SWFF) provided **73** individuals with information on assistive technology; **41** of these individuals received funding to obtain adaptive equipment. **379** individuals had meals delivered through our Meals on Wheels (MOW) program for individuals with disabilities under the age of 60. Our Vermont Telecommunications Equipment Distribution Program (VTEDP) served **17** people and provided **7** peers with adaptive telecommunications enabling low-income Deaf, Deaf-blind, Hard of Hearing and individuals with disabilities to communicate by telephone. VCIL's central office is in downtown Montpelier (although we are working from home as our office (along with so many others) was devastated in the July flood and we have four branch offices in Bennington, Chittenden, Rutland and Windham Counties. Our PACs and services are available to people with disabilities throughout Vermont.

During FY'23, **4** residents of **Wells** received services from the following programs:

- Information Referral and Assistance (I,R&A)

To learn more about VCIL, please call VCIL's toll-free I-Line at: **1-800-639-1522**, or, visit our web site at **[www.vcil.org](http://www.vcil.org)**.



## **NewStory Center Annual Report 2023**

For 44 years NewStory Center has been the single agency in Rutland County supporting survivors of domestic and sexual violence by working to end the cycle of violence through support, education, prevention, and collaboration.

During FY23, NewStory Center served 674 survivors and their children through direct services such as emergency shelter, medical advocacy, legal advocacy, case management, clinical services, support groups, and the 24/7 crisis hotline. Additionally, we provide training and technical assistance to our community partners, including local law enforcement, to ensure a more effective community response to domestic and sexual violence.

The Board and Staff of NewStory Center thank the voters of Wells for their support of our agency. Your generosity allows us to, not only provide survivors with necessities and ongoing advocacy, but also affords us the ability to grow and expand our services to better serve your community.

### **REQUEST**

**NewStory Center** is requesting the sum of \$150, to be voted on at the town meeting in March 2024, to support victims in Rutland County. We are very thankful for the help that the people of Wells have given us in the past, and would be very grateful for your continued support of our mission. We provided services for at least **2 residents of Wells** this past year. As our services are confidential, in some cases we might not be informed as to where our clients live.

NewStory Center, Inc

P.O. Box 313, Rutland, VT 05702 / [www.nscvt.org](http://www.nscvt.org)

Crisis: (802)775-3232 / Office: (802) 775-6755 / Fax (802) 747-0470



## **2023-2024 Annual Report**

The Rutland County Parent Child Center is a private, nonprofit organization dedicated to transforming lives with whole family services delivered through a unique and dynamic community framework of integrated programming. RCPCC serves children and families in Rutland County communities with programs such as; two Early Childhood Education centers (ECE), Children's Integrated Services (CIS), educational opportunities and enrichment for at-risk youth (Learning Together and 7's Club), family navigation services (Parenting Class, Playgroups, etc), and food insecurity supports with our grocery store style food pantry. Our programming is family goal oriented and provided at no cost or with substantial financial assistance available. Overall, RCPCC has served approximately 1,500 parents/caregivers and over 1,800 children in Rutland County. RCPCC continues to expand our services as the needs in our communities grow.

As the needs of the families we serve heighten, RCPCC is committed to expanding programming that supports our community. Many of the programs we offer exceed state-wide expectations in both capacity and volume. In order to meet the growing needs of our neighbors, friends, and families, RCPCC is expanding. Our new 2-Gen campus "One PCC Place" is a unique approach to delivering whole family programming. This space will provide a "one stop shop" environment where families can access all programming and case management services. At RCPCC "the coffee pot is always on".

With all the reverence, RCPCC is requesting a continuance of last year's total of \$500. Thank you for your continued support as we work together to serve our communities.

[www.rcpcc.org](http://www.rcpcc.org) 61 Pleasant Street, Rutland, VT 05701 802.775.9711  
34 Faivre Circle Brandon, VT 05733 802.247.8251 16 Chaplin Avenue Rutland, VT 05701  
802.773.8397



110 Marble Street, West Rutland, VT 05777  
(802)438-2303 / [nwwvt.org](http://nwwvt.org) /  
[info@nwwvt.org](mailto:info@nwwvt.org)

On behalf of our board of directors, staff and customers at NeighborWorks of Western Vermont, we want to sincerely thank you for your continued support!

While it was once again a challenging year for so many, we are pleased to report that with continued generous funding from our incredible partners, the State of Vermont, and West Rutland, we were once again able to assist many Vermonters with affordable housing services including homebuyer education and counseling, downpayment assistance, home repair and energy loans and grants, home energy audits and energy efficiency projects. Below is a summary of the specific services we were able to provide throughout our service area.

In the last fiscal year (October 1, 2022 – September 30, 2023), our services comprised of:

- 192 Low-cost, Comprehensive HEAT Squad Energy Audits and 60 Home Energy Improvement Projects were completed for which homeowners received a rebate from Efficiency Vermont.
- 35 Energy Loans, totaling \$666,861 were made to help homeowners make energy improvements to their home.
- 13 rental units rehabilitated.
- 16 Down Payment Assistance Loans totaling \$324,294 were made to assist homebuyers make it over the 20% down payment barrier.
- 8 Home Repair Loans totaling \$110,482 and 49 Home Repair Grants totals \$181,461 were made to homeowners to make health and safety upgrades.
- 1 first mortgage loan in partnership with Habitat for Humanity was made in the amount of \$157,900 to a first-time home buyer.
- 4 loans totaling \$233,250 were made to homebuyers who utilized the state of Vermont's Share Equity Program.
- 95 families attended Homebuyer Education and of those 32 became homeowners.
- 67 households participated in homeownership or financial coaching.

Again, thank you for your support as we wouldn't otherwise be able to provide these services.

Sincerely,  
Melanie Paskevich  
Interim Executive Director  
[mpaskevich@nwwvt.org](mailto:mpaskevich@nwwvt.org) 802-797-8610



Vermont Rural Fire Protection Task Force  
Vermont Association of Conservation Districts (VACD)  
170 Lower Sumner Hill Road, Sumner, ME 04292  
(802) 828-4582 | dryhydrantguy@yahoo.com | www.vacd.org

On behalf of the Vermont Rural Fire Protection Task Force, I am writing to request your support for the Vermont Rural Fire Protection (RFP) Program, formerly called the Dry Hydrant Grant Program. The RFP program helps Vermont communities protect lives, property, and natural resources by enhancing fire suppression resources. Program Manager and Engineering Technician Troy Dare helps local fire departments identify appropriate sites for dry hydrants and other rural water supply systems, designs installations, and finds financial resources to support the costs of construction. During the **26+ years** of the program, **1,177 grants** totaling nearly **\$2.8 million** have been provided to Vermont towns for the installation of new rural fire protection systems, as well as for replacements and repairs.

The Rural Fire Protection Program is managed by the Vermont Association of Conservation Districts (VACD). VACD is the membership association of Vermont's fourteen Natural Resources Conservation Districts, whose mission is to work with landowners and communities to protect natural resources and support the working landscape throughout the state.

We have made several adjustments to the Rural Fire Protection Grant Program in recent years, including changing the name from Dry Hydrant Grant Program to Rural Fire Protection Program to better reflect the diverse range of projects we support. We have increased the maximum grant award amount from \$5,000 to \$10,000 per project (\$15,000 for a couple special case projects). New rural fire protection systems, along with repair, replacement, relocation, and upgrades of existing systems, and drafting site development, are eligible for grant funding on an ongoing basis. And we now consider applications from Vermont towns and fire departments on a revolving basis throughout the year rather than just once a year.

The annual expense of the Rural Fire Protection Program in FY 2023 was **\$199,158** of which **\$82,374** was paid in grants to support the construction and repair of **17 rural fire protection projects** throughout Vermont. The remaining budget covered site assessments, project design and program oversight. Most of our funding comes from the Division of Fire Safety of the Vermont Department of Public Safety, through annual appropriations by the Vermont Legislature. In addition, the program receives support from the US Forest Service through the Vermont Department of Forests, Parks, and Recreation. Unfortunately, these grants do not completely cover the costs of the program. Therefore, we are respectfully requesting that you include a \$100 appropriation in your town budget to support the Rural Fire Protection Program. In FY 2023, we received over **\$9,375** in town appropriations from **90 towns**. We are deeply grateful for your ongoing support. **235** Vermont communities have benefited from the Rural Fire Protection program. Our goal is to extend this support to all Vermont towns and continue to assist local fire departments in reducing the risk of injury, loss of life, and damage to property and natural resources, thereby improving the safety and welfare of Vermont communities.

Thank you for your consideration.



## Child First Advocacy Center

Dear Citizens of Wells,

The Child First Advocacy Center (CFAC) serves as a central agency through which reports of suspected child abuse can be channeled for investigation and victim recovery. CFAC was established in 1995 and became a fully Accredited Member of the *National Children's Alliance (NCA)* in 2004. We share with NCA the passion to minimize the traumatic effect of child abuse upon the children and families of our community. CFAC is a non-profit organization serving Rutland County to assist families in the discovery, intervention, treatment and prevention of child sexual abuse, severe physical abuse and children affected by violence. We provide a safe comfortable environment for the forensic quality and child appropriate interviews, training for professionals and collateral referral services for victims and their non-offending family members. Our agency serves families of all socio-economic levels and is committed to providing quality services regardless of the ability to pay.

On behalf of the Board of Directors and the Child First Advocacy Center Multidisciplinary Team, we want to thank you for your continued support.

In calendar year 2023, The Child First Advocacy Center served 171 clients and 144 of their family members. We were able provide direct wrap around services and support to three (3) Wells families as they began their recovery from the effects of trauma. In addition, we continue to provide community awareness and education at no cost, to provide adults with the ability to recognize, react and respond appropriately to child sexual abuse and increase each school district's ability to complete the legislatively mandated ACT 1 initiative to train Educators, Community Members and Student's grades K-12 in Child Sexual Abuse Awareness.

The Child First Advocacy Center is requesting funds in the amount of \$800 to continue our efforts in supporting families in your community.

Please feel free to contact me if you have any questions or need further information.

Sincerely,

Wendy Loomis, Executive Director

802-747-0200 or **wendy.loomis@partner.vermont.gov**

## TIME TO SPAY & NEUTER CATS & DOGS and LICENSE!

The VT Spay Neuter Incentive Program (VSNIP), under VT Economic Services is administered by VT Volunteer Services for Animals Humane Society (VVSA). Funded by a \$4.00 fee added to the licensing of dogs, resources are limited by the number of dogs licensed as required by law by 6 months of age. A rabies vaccination is required to license. The first vaccination can be given at 12 weeks of age. If unable to schedule an appointment with a vet office, Community Animal Aid (free to those on public assistance: 734-0259 at the E. Barre Fire Station) & Tractor Supply host monthly clinics. After vaccinating, contact your Town Clerk to license your dog. By statute, unlicensed dogs can be seized. Rabies is in Vermont and it is deadly.

Licensing identifies your dog and is proof the dog is protected in the event bitten by an animal, but would still need immediate medical attention. Vaccinations and licensing protect if they bite another animal or person, which could result in the quarantine of the animal or euthanized. If not proven by being licensed to be currently vaccinated, testing for rabies requires the brain to be examined.

For an Application for VSNIP send a Self-Addressed Stamped Envelope to: VSNIP, PO Box 104, Bridgewater, VT 05034. Note if it is for a cat, dog, or both. To print out, go to: [VSNIP.Vermont.Gov](http://VSNIP.Vermont.Gov). VSNIP helps income challenged Vermonters with neutering and vaccinations. If approved, you'll receive a Voucher and instructions. If not, a list of low-cost resources will be sent. Several humane societies host spay neuter clinics open to the public. Your cost for a VSNIP surgery is \$27.00, if without complications. The balance is paid by fellow Vermonters with their \$4.00 fee collected at licensing. **Veterinarians and their staff are the backbone of this important program. Thanks to their generosity and altruistic vision, Vermont no longer uses routine euthanasia as a means of population control. Sincerely thank your veterinarian for their participation in VSNIP. If not currently a participating office, please ask them to join and help make a difference in your community. They are very needed.**

**Facts:** Female cats as young as 4 months can become pregnant. The "mom" cat can/will become pregnant when nursing is finished. Males travel for miles to find a female in heat, often not returning. Cats and dogs (naturally) mark their territory if not neutered. Resolve Carpet Cleaner and a single moth ball in its place will help deter from repeat markings. (Do not use moth balls with young children in the house.) 70% of cats and 15% of dogs using VSNIP are reported as strays or abandoned, which is cruel and illegal. Please do promote VSNIP, helping those that cannot afford to neuter, that will otherwise reproduce over and over. Repeat litters can cause uterine infection, mammary tumors, kidney failure, etc., leading to death. "Farm" cats are especially at risk. Be wary of any seller of animals that won't allow you to see how they are kept before acquiring and want to meet in a parking lot. Animals are often used as a means of making money, and their life may be the inside a room or cage. Please be the voice for those that cannot speak. Purchasing does not 'save' one, it 'enables' those to continue to misuse animals for money. Thank you for promoting this time proven program.

Thanks to now retired Lynn Murrell, DVM, who first agreed to extend reduced rates for animals in need, and all the Veterinarians and Clinics that served for the last forty years plus. A sincere thank you to Bernard "Snook" Downing for helping support many animals in need over the years with his hard work, contributions, and the donors we are unable to thank in print – but you know who you are! ***Together We Truly Do Make a Difference!***  
800 HI VSNIP (1-800-448-7647)

Sue Skaskiw, Administrator: VSNIP      Executive Director: VVSA



## **Rutland County Solid Waste District | Annual Report – Calendar Year 2023**

The Rutland County Solid Waste District offers a variety of solid waste, recycling, waste education, household hazardous waste, composting and administrative support programs for our eighteen member municipalities, residents, and businesses. Some services are also available to non-district communities on a fee for service basis. In addition, the District operates a regional drop-off center and transfer station at 14 Gleason Road in Rutland City. District program, facility and rate and program information and obtaining your required annual permit on our web site, [www.rcswd.com](http://www.rcswd.com). This year, The District has had many new challenges amid COVID-19. Being deemed essential by Governor Scott we remained on the job in full force. Each of our employees raised for the occasion in implementing the guidelines from the CDC, VOSHA, and VBOH. The District also has developed many efficiencies. A new annual permit can be obtained from the convenience of your home or business via [www.rcswd.com/permits](http://www.rcswd.com/permits) in about 5 minutes. Debit and credit cards are accepted as an added means of payment accepted at our facilities. A small convenience fee will be charged. The RCSWD did complete the Districts Solid Waste Implementation Plan (SWIP) for the 2020-2025. The State requires that all communities have a current SWIP in place that meets the requirements of the State's Material Management Plan and delineates how solid and hazardous waste will be managed in the District towns for a five-year period. Milestones will need to be reported back as required. The community's involvement in drafting and developing this document was encouraged. The District has worked and will continue to engage local businesses informing them about recycling composting, hazardous waste and the programs that we offer. The District will also be working with local schools on many of these same issues. To this end, RCSWD was awarded a USDA, rural development grant this year. This assisted the District in providing an expanded outreach program to 12 member towns with fewer residents. This included reaching out to every household in these towns. It included working with town Boards, employees, residents. This included seeking what each town needs to reduce reliance on landfills through waste reduction, reuse, and recycling programs. Pre and post surveys will assist in measuring these efforts. Our website has been updated! This is your virtual Solid Waste Administration Office. Appointments, permits, events, and so much information and detail at your fingertips 24 -hours a day. To keep up to date do ensure you subscribe to our newsletter, and to your choice e-

mail events alerts. Please see our 2023 Annual Report Book which covers greater detail and all our programs to include but not limited to:

**Waste Disposal:** During 2023, residents and businesses in our member municipalities disposed of approximately 36,931 tons of municipal solid waste which includes the construction and demolition activity along with a significant amount of bulky waste.

**Recycling:** The District owns a Material Recovery Facility (MRF), recycling center in Rutland City that is leased to Casella Waste Management for their operations. The MRF accepts Zero Sort recycling from transfer stations, commercial haulers and large generators for processing and sale for re-use. The facility currently receives approximately 36,931 tons of recyclables a year from a large geographical area. Since we began tracking material in 2013 the facility has processed over 259,843.27 tons of recyclables.

**Household Hazardous Waste:** Rutland County Solid Waste District operates an extensive Household Hazardous Waste (HHW) program for district residents and small business generators. The program operates year-round from the Gleason Road facility by appointment. An additional 32 events are scheduled collections at twelve town transfer stations within eighteen member towns through the spring, summer, and fall. The HHW program collects and safely disposes of dozens of hazardous, flammable, and toxic materials. The RCSWD HHW also collects electronic waste and has collected over 45.95 tons of material.

**Other Programs:** The District also offered waste management education, and reduction programs, construction, demolition waste, clean wood, and composting. The District is continuing with its "Merry Mulch" program in collecting and processing over 1,200 Christmas trees annually. The District also has been working local organizations including the Rutland Master Gardener's Club, 350 Rutland County, the Rutland Dismas House, Rutland Neighborhood Program, and Vermont Southwestern Council on Aging, Rutland Hospital and Women's Network & Shelter and the Rutland County Humane Society and our valued haulers.

Mark S. Shea, District Manager



## RUTLAND REGIONAL PLANNING

As we reflect on the past year, the Rutland Regional Planning Commission (RRPC) extends its deepest gratitude to the towns within our region for their unwavering support and collaborative efforts in advancing community and economic development, thoughtful planning, and sustainable growth.

**Community and Economic Development:** In the pursuit of fostering vibrant communities, we are actively engaged in community and economic development initiatives, such as Brownfields Redevelopment. Through strategic partnerships and public investment, we've worked to transform underutilized areas, like Pittsford Village Farm, into valuable community assets.

**Town Planning and Zoning:** By providing guidance and support to towns modernizing and updating their municipal plans and zoning regulations, we aim to create balanced, sustainable, and resilient communities that meet the needs of residents and businesses.

**Water Quality and Natural Resources:** Preserving our region's water quality and natural resources is a shared responsibility. Through collaborative efforts with local governments and organizations, our work as the South Lake Champlain Clean Water Service Provider identifies and develops projects that safeguard our water sources and protect the richness of our natural landscapes.

**Emergency Preparedness and Climate Resilience:** The RRPC led the charge responding and recovering from this summer's historic flooding. Beyond enhancing planning processes, we are committed to training local Emergency Management Directors (EMDs), ensuring swift and effective emergency responses, and building resilient communities equipped to navigate evolving climate dynamics.

**Multimodal Transportation:** Efficient and sustainable transportation is vital for the well-being of our communities. The RRPC has worked towards developing multimodal transportation solutions, such as an analysis of the Rutland City Bus System, that prioritize accessibility and safety.

**Energy Conservation and Efficiency:** Addressing the importance of energy conservation and efficiency, the RRPC has supported initiatives aimed at reducing energy consumption and promoting the use of renewable energy sources. We are working with towns across the region to implement the Municipal Energy Resilience Program, aimed at saving energy and money for our critical town-owned buildings.

**Affordable Housing:** Recognizing the need for diverse and affordable housing options, the RRPC has actively supported initiatives to address housing challenges. We worked closely with Vermont Finance Housing Agency (VFHA) to complete the 2023 Rutland Region Housing Needs Assessment and created a new planning program to help towns navigate housing challenges and opportunities.

**Equity:** Promoting equity is at the core of our planning efforts. We are dedicated to ensuring that our planning processes consider the needs and perspectives of all residents, fostering inclusive and equitable communities.

**Regional Planning:** We are thrilled to initiate a three-year process to update the 2018 Regional Plan, aiming to make it a true reflection of local priorities. We encourage active participation from residents, businesses, and organizations in meetings, workshops, and surveys to ensure diverse perspectives shape the updated plan. Your insights are invaluable in creating a blueprint for sustainable development, economic growth, and community enhancement. Stay tuned for upcoming engagement opportunities!

In closing, we want to thank all of the dedicated local volunteers and civil servants for their commitment to our region. Active participation in the local planning process ensures that diverse perspectives contribute to our shared vision. All are invited to join in helping shape our future as we look forward to another year of progress, innovation, and shared success.

The Opera House | 67 Merchants Row | PO Box 430 | Rutland, VT 05702 | 802-775-0871  
RutlandRPC.org

## **Rutland County Restorative Justice Center Report**

The Rutland County Court Diversion and Restorative Justice Center (doing business as Rutland County Restorative Justice Center) is a 501(c)(3) non-profit agency (EIN 03-0279824) that is requesting to be included on the Wells town appropriation for \$500, we received \$500 in FY 23 and are seeking to become an item on your ballot once again. We greatly appreciate the past support of Wells and hope to continue our work in fiscal year 2025.

Our agency strives to make Rutland County a healthier and safer community for all residents. Our mission is to engage community members in responding to the needs of crime victims, the community, and those who violate the law, holding the latter accountable in a manner that promotes responsible and restorative behavior. Our programming is designed for a range of individuals, such as at-risk and truant youth and those with mental health and substance use treatment needs. We focus on fostering accountability, repairing the harm caused by crime, skills development, and connection to treatment and education.

In fiscal year 2023 the RCRJC's seven programs served 503 participants who chose community support and accountability over the traditional criminal justice system. All our programs are voluntary and therefore this choice was made entirely based around people bettering themselves and their community. The RCRJC helped: 121 people connect with volunteers to address the harm they caused in the community through restorative panels; 134 adjudicated, at-risk, or truant youth work to improve school/appointment attendance, therapeutic treatment engagement, one-to-one support and community-based visits, case plan and court hearing support, coping skills, time management, and community and family connections; 79 victims of crime have connection to the crime on their own terms; 71 people work towards reduced fines, violation issues, and reinstatement of their driver's licenses; 66 youth aged 16-21 participate and complete the Youth Substance Awareness Safety Program that identifies and educates youth about dangers of substances for which they received varying violations; 54 people seek substance misuse treatment and mental health care related to the "why" of their criminal behavior; 32 people who are incarcerated screen for services/programs that would aid them in not re-offending; 25 youth complete the Youth Assessment and Screening Instrument (YASI) to determine risks and needs. Our agency has served Rutland County for decades, and we look forward to continuing to meet the needs of our community members for many more years to come. We sincerely appreciate your support.

Sincerely,

*Maggie Ganguly, Executive Director*

*50 Center Street, Rutland, Vermont 05701 / (802) 775-2479*

*info@rutlandrestorativejustice.org*



## U.S. Department of Veterans Affairs

Dear Veteran,

The White River Junction Veterans Affairs (VA) Medical Center would like to connect with Veterans in Vermont and New Hampshire who have served in the military and who may not be utilizing the full comprehensive VA medical benefits package that is available. We are forever grateful for your service and wish to remind you that you may be eligible for important healthcare benefits and additional services. If you are not enrolled in VA healthcare or if you are enrolled but not currently utilizing services, we encourage you to consider how we may be able to support your healthcare needs and overall well-being!

The VA offers a wide variety of services ranging from assistance for Veterans seeking primary care services to various social support services. We have a robust mental health department offering one-on-one counseling, peer support (Veterans helping Veterans), group sessions, telehealth and more. We are proud to offer designated treatment areas for our women Veterans at the Women's Comprehensive Care Clinic in White River Junction.

The White River Junction VA Medical Center has seven community-based outpatient clinics located in Bennington, Rutland, Brattleboro, Newport and Burlington, Vermont; in New Hampshire we offer services in Keene and Littleton. **If you would like to enroll in VA Healthcare, please call (802) 295-9363 at extension 5118 or 6281.** A single form - VA form 10-10EZ - and a copy of the DD214 is all that you need when applying. If you have any enrollment questions you can also send them directly to our enrollment email address: [VHAWRJVeteranEligibility@va.gov](mailto:VHAWRJVeteranEligibility@va.gov)

The American Legion, Disabled American Veterans and the Veterans of Foreign Wars have full time service officers that are knowledgeable about our programs. These independent organizations serve all Veterans including nonmembers in processing disability and pension claims. They can be reached in White River Junction at:

American Legion	802-296-5166
Disabled American Veterans	802-296-5167
Veterans of Foreign Wars	802-296-5168

Thank you for your service to our nation. On behalf of the White River Junction VA Medical Center team, we look forward to serving you.

Sincerely,

Becky Rhoads, Au.D.  
Associate Medical Center Director

## **ANNUAL TOWN MEETING MINUTES**

**March 6, 2023**

**Wells Elementary School**

**VOTERS & GUEST PRESENT: 21 plus the board- Don Preuss, Fran Gilman, Paul Woodruff Jr. and Clerk Nora Sargent**

**MODERATOR:** Don Preuss

The meeting was called to order by Town Moderator, Don Preuss at 7:00PM.

Don asked everyone to please turn off or silence their electronic devises.

Joe Capron led the Pledge of Allegiance.

A moment of silence was observed.

Don entertained a motion to allow nonvoters to speak. Eric Montbriand made a motion Joe Capron seconded. Motion passed.

Don read the town warning and went through each article one line at a time.

Article 1 – No discussion.

Article 2 – Don pointed out errors in the Town report. Inside cover state the toxic waste day is June 12 it is actually Saturday June 10. Page 14 states the auditor's salary was \$98.50 when it was actually \$9850.00.

Todd Fenton made a motion to accept the reports Seconded by Joe Capron. Motion Passed

Article 3– Tammy Holcomb asked about the law enforcement line item and the increase in funding. Don explained that the Sheriffs get paid by the hour and how we utilize the hours.

Article 4-6 no discussion

Article 7 Eric asked if the garage was in bad shape and asked an appropriate amount it would cost to build a new garage. The board stated it would be a tear down and a rebuild they also stated they would be looking for grants and that it would be at least \$800,000 to a million or more.

Article 10- Eric asked what the benefit would be to eliminating the position of constable. Discussion ensued as to what it takes to be a certified constable.

Article 11- No discussion

Article 12- Todd Fenton stated that a truck identical to the one they have is running about \$500,000.

Article 13- No discussion.

Article 14- Jeremy Jones and Jim Canders made a presentation

Article 15- Don made a statement about the rescue squad as to how busy they are.

Article 16-32 No discussion.

We waited 20-25 minutes for Robin Chesnut-Tangermen to finish his zoom meetings so a few discussions were had.

Mr. Zlotnick asked how the town would fund the Law enforcement fund, Board explained it would be funded by fees collected.

Don stated we have an animal control officer and that is David Ricard our highway foreman.

Todd Fenton talked about how we, as a town, donate \$100 a year to the Fire protection Agency and this year we received a \$15,000 grant this year.

Gerry Woodruff asked why all the little articles are still separate because they pass every year, she suggested that the little ones be combined into part of the actual budget.


Robin came out of his zoom meeting and made a presentation. He stated the biggest issues this year were on housing, childcare, environmental.

Discussion ensued on digitizing of the libraries at Castleton University, discussion was had on act 46, and a few other issues.

Motion was made to adjourn at 8:25 P.M. by Gerry Woodruff 2<sup>nd</sup> by Todd Fenton Motion passed.



Don Preuss, Moderator



Nora Sargent, Town Clerk/Treasurer

**OFFICIAL BALLOT**  
**ANNUAL TOWN MEETING**  
**WELLS, VERMONT**  
**March 07, 2023**

**INSTRUCTIONS TO VOTERS**

- Use BLACK Pen to fill in the oval. DO NOT USE PENCIL.
- To vote for a person whose name is printed on the ballot, fill in the oval to the right of the name of that person.
- To vote for a person whose name is not printed on the ballot, write his or her name in the blank space provided and fill in the oval to the right of the write-in line.
- Do not vote for more candidates than the "VOTE for NOT MORE THAN #" for an office.
- If you make a mistake, tear, or deface the ballot, return it to an election official and obtain another ballot. DO NOT ERASE.

TOWN MODERATOR (1 Yr Term)	LIBRARY TRUSTEE (5 Yr Term)	PLANNING COMMISSION (3 Yr Term)
Blank 183 Vote for not more than ONE	MICHAEL LINDLEY 184 Vote for not more than ONE	WILLIAM CHMIELEWSKI 187 Vote for not more than TWO
(Write-in) 36	(Write-in) 3	(Write-in) 5
<b>SELECT BOARD</b> (3 Yr Term)	Blank 32	<b>CONSTABLE</b> 219/188 (2 Yr Term)
FRANCIS GILMAN, JR. 79 Vote for not more than ONE		Blank 202 Vote for not more than ONE
TAMMY L. HOLCOMB 130		(Write-in) 17
(Write-in) Blank 10		
<b>TOWN ARTICLES</b>		
<b>ARTICLE 3:</b> Shall the Town vote to appropriate a sum not to exceed \$1,124,703.54 to be used to defray the general expenses of the town and for maintaining highways? 9 Blank 181 YES 30 NO	<b>ARTICLE 7:</b> Shall the town appropriate \$200,000 from the general surplus fund to fund the highway building reserve fund? 165 YES 46 Blank NO	<b>ARTICLE 12:</b> Shall the Town vote to appropriate \$20,000.00 to the Wells Volunteer Fire Department, Inc. for the purchase of a new fire truck? 196 YES 39 NO
<b>ARTICLE 4:</b> Shall the Town vote to utilize non-tax revenue to reduce the fiscal year 2023 tax commitment? The amount approximates \$212,830.00 Blank 4 184 YES 31 NO	<b>ARTICLE 8:</b> Shall the town establish a reserve fund to be called the Law Enforcement reserve Fund to be used for funding law enforcement in accordance with 24 V.S.A. § 2804? 153 YES 58 Blank NO	<b>ARTICLE 13:</b> Shall the Town vote to appropriate \$15,000.00 to the Wells Volunteer Fire Department, Inc. to help defray operating and insurance expenses? 185 YES 29 NO
<b>ARTICLE 5:</b> Shall the town establish a reserve fund to be called the Tax Relief Reserve Fund to be used for off-setting taxes in accordance with 24 V.S.A. § 2804? Blank 8 172 YES 39 NO	<b>ARTICLE 9:</b> Shall the town vote to deposit into the Law enforcement fund any fines and fees collected by law enforcement? 155 YES 49 Blank NO	<b>ARTICLE 14:</b> Shall the Town vote to appropriate \$12,000.00 to the Lake St. Catherine Association? 140 Blank 127 YES 78 NO
<b>ARTICLE 6:</b> Shall the town appropriate \$100,000 from the general surplus fund to fund the tax relief reserve fund? 160 YES 50 NO 9 Blank	<b>ARTICLE 10:</b> Shall the town vote to eliminate the office of constable pursuant to 17 V.S.A. § 2651a(d)? 131 YES 75 Blank NO	<b>ARTICLE 15:</b> Shall the Town vote to appropriate \$8,000.00 to the Granville Rescue Squad for their services to the Town of Wells? 3 Blank 197 YES 19 NO
	<b>ARTICLE 11:</b> Shall the Town vote to appropriate \$20,000.00 to the Lake St. Catherine Conservation Fund, Inc.? 134 YES 78 NO 9 Blank	



# TOWN ARTICLES CONTINUED

<b>ARTICLE 16:</b> Shall the Town vote to appropriate \$2,303.00 to the Rutland Area VNA & Hospice? <i>6 blank</i> <i>184</i> YES <input type="radio"/> <i>29</i> NO <input type="radio"/>	<b>ARTICLE 22:</b> Shall the Town vote to appropriate \$500.00 to the Vermont Association for the Blind and Visually Impaired? <i>169</i> YES <input type="radio"/> <i>43 blank</i> NO <input type="radio"/>	<b>ARTICLE 28:</b> Shall the Town vote to appropriate \$160.00 to the Vermont Center for Independent Living? <i>6 blank</i> <i>164</i> YES <input type="radio"/> <i>49</i> NO <input type="radio"/>
<b>ARTICLE 17:</b> Shall the Town vote to appropriate \$2,000.00 to Our Neighbors' Table? <i>6 blank</i> <i>169</i> YES <input type="radio"/> <i>44</i> NO <input type="radio"/>	<b>ARTICLE 23:</b> Shall the Town vote to appropriate \$500.00 to the Poultney-Mettowee Natural Resources Conservation District? <i>8 blank</i> <i>154</i> YES <input type="radio"/> <i>59</i> NO <input type="radio"/>	<b>ARTICLE 29:</b> Shall the Town vote to appropriate \$150.00 to the Rutland County Humane Society? <i>7 blank</i> <i>176</i> YES <input type="radio"/> <i>36</i> NO <input type="radio"/>
<b>ARTICLE 18:</b> Shall the town vote to appropriate \$1,030.00 to the Rutland Mental Health Services, Inc.? <i>7 blank</i> <i>168</i> YES <input type="radio"/> <i>44</i> NO <input type="radio"/>	<b>ARTICLE 24:</b> Shall the Town vote to appropriate \$475.00 to BROCC-Community Action in Southwestern Vermont? <i>9 blank</i> <i>152</i> YES <input type="radio"/> <i>58</i> NO <input type="radio"/>	<b>ARTICLE 30:</b> Shall the Town vote to appropriate \$160.00 to New Story Center (formerly Rutland County Women's Network & Shelter, Inc.)? <i>6 blank</i> <i>162</i> YES <input type="radio"/> <i>51</i> NO <input type="radio"/>
<b>ARTICLE 19:</b> Shall the Town vote to appropriate \$500.00 to the Rutland County Restorative Justice Center? <i>11 blank</i> <i>133</i> YES <input type="radio"/> <i>75</i> NO <input type="radio"/>	<b>ARTICLE 25:</b> Shall the Town vote to appropriate \$400.00 to the Vermont Adult Learning Center? <i>7 blank</i> <i>157</i> YES <input type="radio"/> <i>55</i> NO <input type="radio"/>	<b>ARTICLE 31:</b> Shall the Town vote to appropriate \$100.00 to Green Up Vermont? <i>7 blank</i> <i>177</i> YES <input type="radio"/> <i>35</i> NO <input type="radio"/>
<b>ARTICLE 20:</b> Shall the Town vote to appropriate \$1,000.00 to the Southwestern Vermont Council on Aging? <i>9 blank</i> <i>157</i> YES <input type="radio"/> <i>63</i> NO <input type="radio"/>	<b>ARTICLE 26:</b> Shall the Town vote to appropriate \$300.00 to the Rutland County Parent Child Center? <i>6 blank</i> <i>161</i> YES <input type="radio"/> <i>52</i> NO <input type="radio"/>	<b>ARTICLE 32:</b> Shall the Town vote to appropriate \$100.00 to Vermont Rural Fire Protection Task Force? <i>7 blank</i> <i>173</i> YES <input type="radio"/> <i>39</i> NO <input type="radio"/>
<b>ARTICLE 21:</b> Shall the Town vote to appropriate \$800.00 to the Child First Advocacy Center? <i>7 blank</i> <i>161</i> YES <input type="radio"/> <i>51</i> NO <input type="radio"/>	<b>ARTICLE 27:</b> Shall the Town vote to appropriate \$200.00 to Vermont Cares? <i>11 blank</i> <i>148</i> YES <input type="radio"/> <i>60</i> NO <input type="radio"/>	

**WARNING**  
**ANNUAL TOWN MEETING**  
**March 4, 2024 and March 5, 2024**

The legal voters of the Town of Wells, County of Rutland, State of Vermont are hereby warned and notified to meet at Wells Village School Multi-Purpose Room on Monday, March 4, 2024 at seven o'clock in the evening to transact any business not involving a vote by Australian ballot, and on Tuesday, March 5, 2024 at the Wells Town office meeting room at ten o'clock in the morning; on those days to consider and set upon the following propositions:

- \* 1. To elect Town Officers as required by law for the ensuing year.
- \* 2. To receive reports of the Town Officers for the past year.
- \* 3. Shall the Town vote to appropriate a sum not to exceed \$1,172,952.00 to be used to defray the general expenses of the town and for maintaining highways?
- \* 4. Shall the Town vote to utilize non-tax revenue to reduce the fiscal year 2024 tax commitment? The amount approximates \$213,390.00
- \* 5. Shall the Town vote to appropriate \$20,000.00 to the Lake St. Catherine Conservation Fund, Inc.?
- \* 6. Shall the Town vote to appropriate \$20,000.00 to the Wells Volunteer Fire Department, Inc. for the purchase of a new fire truck?
- \* 7. Shall the Town vote to appropriate \$15,000.00 to the Wells Volunteer Fire Department, Inc. to help defray operating and insurance expenses?
- \* 8. Shall the Town vote to appropriate \$12,000.00 to the Lake St. Catherine Association?
- \* 9. Shall the Town vote to appropriate \$8,000.00 to the Granville Rescue Squad for their services to the Town of Wells?
- \* 10. Shall the Town of Wells vote to appropriate \$5,000.00 to the Wells Cemetery Improvement Corporation for the use of improving the cemetery?

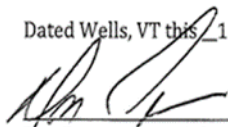
- \* 11. Shall the Town vote to appropriate \$2,303.00 to the Rutland Area VNA & Hospice?
- \* 12. Shall the Town vote to appropriate \$2,000.00 to Our Neighbors' Table?
- \* 13. Shall the town vote to appropriate \$1,030.00 to the Rutland Mental Health Services, Inc.?
- \* 14. Shall the Town vote to appropriate \$1,000.00 to the Southwestern Vermont Council on Aging?
- \* 15. Shall the Town vote to appropriate \$800.00 to the Child First Advocacy Center?
- \* 16. Shall the Town vote to appropriate \$500.00 to the Rutland County Restorative Justice Center?
- \* 17. Shall the Town vote to appropriate \$500.00 to the Vermont Association for the Blind and Visually Impaired?
- \* 18. Shall the Town vote to appropriate \$500.00 to the Poultney-Mettowee Natural Resources Conservation District?
- \* 19. Shall the Town vote to appropriate \$475.00 to BROCC-Community Action in Southwestern Vermont?
- \* 20. Shall the Town vote to appropriate \$400.00 to the Vermont Adult Learning Center?
- \* 21. Shall the Town vote to appropriate \$300.00 to the Rutland County Parent Child Center?
- \* 22. Shall the Town vote to appropriate \$200.00 to Vermont Cares?
- \* 23. Shall the Town vote to appropriate \$200.00 to Neighbor Works of Western Vermont?
- \* 24. Shall the Town vote to appropriate \$160.00 to the Vermont Center for Independent Living?
- \* 25. Shall the Town vote to appropriate \$150.00 to the Rutland County Humane Society?

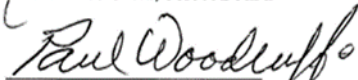
- \* 26. Shall the Town vote to appropriate \$150.00 to New Story Center (formerly Rutland County Women's Network & Shelter, Inc.)?
- \* 27. Shall the Town vote to appropriate \$100.00 to Green Up Vermont?
- \* 28. Shall the Town vote to appropriate \$100.00 to Vermont Rural Fire Protection Task Force?

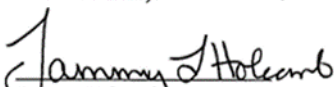
29. To transact any other lawful business to come before the meeting.

- \* Means that these will be on Australian Ballot, March 5, 2024. The business part of the meeting will be held on March 4, 2024 at 7:00 p.m. Polls for Australian Ballot will be open March 5, 2024 at 10:00 a.m. and will close at 7:00 p.m.

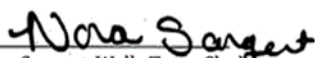
Dated Wells, VT this 18 day of January, 2024

  
Don Preuss Chair, Select Board

  
Paul Woodruff Jr.

  
Tammy Holcomb

A true copy. Attested and duly recorded as required by law.

Attest:   
Nora Sargent, Wells Town Clerk

**WELLS SPRINGS UNIFIED UNION SCHOOL DISTRICT WARNING**  
**Annual School District Meeting February 28,**  
**2024 and March 5, 2024**

The legal voters of the Wells Springs Unified Union School District consisting of the towns of Middletown Springs and Wells, are hereby notified and warned to meet at the Middletown Springs Elementary School in said Town or virtually at the following link:

**meet.google.com/bqm-fmov-ehs** or Join by phone **(US) +1 513-666-7143 PIN: 447 803 202#** at seven o'clock in the evening on Wednesday, February 28, 2024, to transact any of the following business (Articles 1-6) not involving voting by Australian ballot. All virtual attendees will be considered passive participants that will be allowed to ask questions and comment during the meeting. **Virtual attendees will not be allowed to vote. Only in-person attendees will be able to vote.** Upon the conclusion of the business not involving Australian ballot, the meeting is to be adjourned and reconvened in the respective polling places hereinafter named on Tuesday, March 5, 2024, from 7:00 a.m. until 7:00 p.m. in Middletown Springs and from 10:00 a.m. until 7:00 p.m. in Wells at which time the polls will close, to transact any business involving voting by Australian ballot (Articles 7-9).

**February 28, 2024**

- |            |   |
|------------|---|
| Article 1. | To elect a moderator for a term of one (1) year.                                      |
| Article 2. | To elect a clerk for a term on one (1) year.  |
| Article 3. | To elect a treasurer for a term of one (1) year.                                      |
| Article 4. | To hear the reports of the School Board and other District officials and act thereon. |
| Article 5. | To hear a presentation from the School Board on the proposed 2024-2025 budget.        |
| Article 6. | To transact any other lawful business that comes before the meeting.                  |

**March 5, 2024**

- |            |   |
|------------|---|
| Article 7. | A. To elect one school director from the Town of Middletown Springs for a term of three (3) years |
|            | B. To elect one school director from the Town of Wells for a term of three (3) years              |
|            | C. To elect one school director at large for term of three (3) years                              |

- Article 8. School Budget: Shall the voters of the Wells Springs Unified Union School District approve the school board to expend **\$6,043,373.01** which is the amount the school board has determined to be necessary for the ensuing fiscal year?
- Article 9. Shall the voters authorize the Board of School Directors to transfer up to fifty percent (50%) of fiscal year 2023 year-end surplus, **not to exceed \$65,000** to the District's Capital Improvement Reserve Fund?

Said persons and voters are warned and notified that voter qualifications, registration, absentee voting, and voter procedures shall be in accordance with Chapters 43 and 51 of Title 17 Vermont Statutes Annotated.

Said persons and voters are further warned and notified that pursuant to 17 V.S.A. Section 2680(h), Article 5 constitutes a Public Hearing on the proposed budget.

**Polling Places and Times**

**Middletown Springs: Town Office 7:00 A.M. – 7:00 P.M.**  
**Wells: Town Hall 10:00 A.M. – 7:00 P.M.**

Approved by the Wells Springs Unified Union School District Board of Directors in a public meeting and Dated at Wells, Vermont this 3<sup>rd</sup> day of January 2024.

  
Eric Montbriand, Board Chair

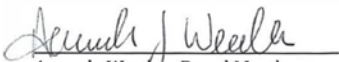
  
Meredith Morgan, Board Vice-Chair

  
Kara Haynes, Board Clerk

\_\_\_\_\_  
Sue Burke, Board Member

\_\_\_\_\_  
George Gonda, Board Member

  
Matt Heering, Board Member

  
Amanda Weeden, Board Member

Received for record and recorded prior to posting this 18 day of January 2024

  
\_\_\_\_\_  
Wells Springs Unified Union School District Clerk

## COMMUNITY INFORMATION

### MONTHLY MEETINGS

**Select Board** at the Town Office every other Tuesday at 7:00pm

**Planning Commission** at the Village School 4<sup>th</sup> Wednesday of the month

**School Board** at rotating locations 4<sup>th</sup> Monday of the month

**Delaney Committee** at the Town Office 2<sup>nd</sup> Monday of the month at 7:00pm

### CONTACT INFORMATION

#### **Wells Town Office**

Physical Address: 1064 State Route 30, Wells, VT 05774

Mailing Address: P.O. Box 585, Wells, VT 05774 / [www.wellsvt.com](http://www.wellsvt.com)

#### **Select Board:**

[wellselectman@comcast.net](mailto:wellselectman@comcast.net)

802-645-0486 ext. 12

Don Preuss

802-417-1058

Paul Woodruff Jr.

802-645-0033

Tammy Holcomb

802-366-0522

#### **Town Clerk/Treasurer:**

Nora Sargent

[wellstownclerk@comcast.net](mailto:wellstownclerk@comcast.net)

802-645-0486

Fax 802-645-0464

**Listers** (Hours by appointment only)

[wellstownclerk@comcast.net](mailto:wellstownclerk@comcast.net)

802-645-0486

**Library** [www.wellslibrary.com](http://www.wellslibrary.com)

802-645-0611

**Wells Village School**

802-645-0386

**Sheriff Department**

802-775-8002

**Fire and/or Rescue**

**911**

**Vermont State Police**

**911**

**Community Resource Helpline**

**211/vermont211.org**

Fire Department (non-emergency)

802-645-0233

Rescue (non-emergency)

518-642-1830

**Suicide Prevention & Mental Health Crisis**

**988**

**Health Officer**, Valerie Vitale, MD

802-645-0486

**Fire Warden**, Todd Fenton

802-645-9522

**Deputy Fire Warden**, Don Preuss

802-417-1058

**Animal Control Officer**, Dave Ricard

802-287-1152

**Game Warden**, Justin Turner

802-595-8754

Dispatcher

802-442-5421

**Cemetery**, Charlie Holcomb

802-325-3732

**Post Office**

802-645-0822

**Rutland County State Legislators**

**District #1-** Patricia McCoy [pmccoy@leg.state.vt.us](mailto:pmccoy@leg.state.vt.us)

802-236-0115

**District Rutland-Bennington-**Robin Chesnut-Tangerman

[rchesnuttangerman@leg.state.vt.us](mailto:rchesnuttangerman@leg.state.vt.us)

802-282-5535

**TOWN OF WELLS  
PO BOX 585  
WELLS, VT 05774**

**Presorted Standard  
U.S POSTAGE PAID  
Permit #165  
Burlington, VT**