

**Town of Stratton
Selectman's Meeting
December 22, 2025**

Present: Selectman: Chair – Al Dupell, Larry Bills, Chris Liller, Greg Marcucci and Boomer Walker; Clerk, Kent Young; Listers – Candie Bernard, Beth Liller and Britt Wohler; Treasurer – Alyson Peterson; and Attorney Robert Fisher (by phone).

7:30 pm: Al Dupell called the meeting to order. Orders were reviewed and signed.

Modifications: The following modification was made to the agenda: 1) consider a change to the Zoning Administrator's pay. The board concurred.

Assessment Appeals to Superior Court and Town Forest Mitigation: At 7:30pm, the Chair requested a motion to enter Executive Session to discuss said issues. Larry Bills so moved. Chris Liller seconded – all concurred. The Chair invited the Town Attorney, Robert Fisher (by phone), Clerk – Kent Young and Listers – Candie Bernard, Beth Liller and Britt Wohler to attend. The board concurred and the Executive Session began. At 7:58pm, Boomer Walker moved to exit Executive Session. Larry Bills seconded – all concurred and Executive Session ended. No decisions were made.

Assessing Contract: The Listers presented a contract submitted by NEMC to assume the task of Town Assessors beginning in 2026 and continuing to the completion of a Townwide reassessment in 2028. The Listers explained the necessity of bringing in a new assessing firm. They highlighted changes necessary to coordinate with the VT Dept. of Taxes (VT-PIE) systems. NEMC was the only contractor to respond affirmatively to the Listers' Request for Proposal. Beth Liller summarized the contracts and Britt Wohler listed other towns in our vicinity that use NEMC. The contracts require a significant increase in funding the changeover and reappraisal. The Annual services fee (1/1/2026 to 12/31/2026) is \$45,600.00 (billed monthly at \$3,800.00); the cost of the reappraisal is \$256,650.00; and the cost of software - initial expense of \$10,700.00 and annual charges of \$8,450.00. The Listers will also need to maintain the currently used VISION software for the coming year, during the transition period necessary to convert into the new software. Following the discussion, the listers recommended to the Selectmen approval of said contracts. Chris Liller moved to approved the contracts. Boomer Walker seconded – all concurred. Al Dupell signed these documents. Britt Wohler left the meeting at this time.

Annual Budget Meeting: The Treasurer was present to discuss the annual budget for 2026/27 to be presented within the Town Report and voted on at Town Meeting.

Zoning Administrator: Following a discussion, the board considered raising the Zoning Administrator's annual salary – it was agreed to increase said salary from \$3000.00 to \$5000.00. Chris Liller so moved. Boomer Walker seconded – all concurred.

At 9:10pm, Alyson Peterson, Candie Bernard and Beth Liller left the meeting.

Road Crew Issues: Truck Replacement: Chris Liller presented the board with a quote to replace the 2020 Western Star with a 2026 Western Star for \$167,913.00. He said that, if approved, it should be ready for use in July 2027. Funds are currently available for the replacement. Larry Bills so moved. Boomer Walker seconded – all concurred and the Chair signed to accept the quote. **Grants:** the Board agreed to have the foreman apply for a grant that can be applied to highway painting for crosswalks, etc. **Webster Monument:** The Board discussed having an RV camper removed from said site, as it is a Day-Use Only site. The Forest Service has notified the owner of an RV parked at Grout Pond to move it out after January 1, 2026. The Board agreed to do the same. **New Grader:** Replacing the grader has been postponed to next year at the soonest.

Flood Hazard Regulation: Chris Liller said Ayssa Sabetto of WRC and Victor Rivas requested that the Town proceed with an update to the Town's Flood Hazard Regulations to include River Corridors. The Selectmen agreed to have the Town move forward with it.

Fire Alarms: The SMVFC sent a list of dates of four false alarms from a single detector at Stratton's Base Lodge which occurred over the past year. In accordance with the Town Ordinance, the Town is required to charge a fee of \$400.00. Boomer Walker so moved. Larry Bills seconded – all concurred and the Chair signed the letter and the Clerk agreed to send it.

Town Hall Use: The Selectmen agreed to allow the following use of the Town Hall 1) Linda Hescok on April 4, 2026 and 2) the Pathfinders Snowmobile Club on December 27, 2025.

Minutes: Greg Marcucci motioned to approve the Selectman's minutes of December 8, 2025. Boomer Walker seconded – all concurred.

Adjourn: Larry Bills motioned to adjourn at 9:20pm. Boomer Walker seconded – all concurred and the meeting adjourned.

Minutes by:

David Kent Young

David Kent Young, Clerk