

TOWN OF WAITSFIELD
SELECTBOARD AGENDA FOR
Monday, January 12th, 2026 | 6:30 PM
Location: Waitsfield Town Office
(Please see access details below)

Selectboard Members

Brian Shupe, Chair
Larissa Ursprung, V.C.
David Babbott-Klein
Chach Curtis
Fred Messer

Town Administrator
York Haverkamp

Town Clerk
Jennifer R. Peterson

Town Treasurer
Steve Lewis

Planning & Zoning Administrator
J.B. Weir

Road Foreman
Josh Rogers

Fire Chief
Jared Young

Waitsfield Town Office
4144 Main Street
Waitsfield, VT 05673
(802) 496-2218
www.waitsfieldvt.gov

I. Call to Order: 6:30 P.M.

1. Additions, removals or modifications to the meeting agenda pursuant to 1 V.S.A. §312(d)(3)(A)
2. Public forum

II. Regular Business.

1. Treasurer's Report (if available)
2. Conservation Commission budget presentation
3. Water Commission
 - a. Consider appointment of Robin Morris
4. Budget
 - a. Local Option Tax (LOT)
 - b. Town Operations
 - c. Capital Budget
5. Consent Agenda (Waitsfield Selectboard)
 - a. Warrant
6. Town Administrator's Report
7. Selectboard Roundtable

III. Executive Session:

- A. Personnel – Pursuant to 1 V.S.A. § 313(a)(3)
 - Appointment, employment, or evaluation of a public employee

IV. Adjourn

*PLEASE NOTE: Public Access to this meeting will be hybrid, remote via Zoom or in person at the Waitsfield Town Office. For remote access, please use the following link:

<https://us02web.zoom.us/j/82056117089>

Meeting ID: 820 5611 7089

By phone: 1 (929) 205-6099

Anyone wishing to speak can do so during the designated times, or as indicated by the chair.

Town Administrator report

1.12.2026

I'll keep this brief...there is so much happening in Town right now, and I want to thank all of you for keeping me - and so many others - busy with meaningful work. It's fulfilling, and I truly hope it makes a difference for our residents and for those fortunate enough to visit our Valley.

That said, as Friday evening wears on, my eyes are feeling heavy. The holidays and New Year were lively at my house with all four kids home for several weeks and visits from two of my siblings. By tomorrow (Saturday the 10th), my three daughters will be back at university, leaving the house much quieter...and for someone who enjoys a little mayhem, maybe too quiet.

Which brings me to my point: I feel incredibly fortunate to work in an office that is lively and fun. We work hard, but we also lean on each other for laughter, advice, and support. It's remarkable to see how the unique subculture within our office connects and contributes to the broader network of smaller subcultures in Town, all weaving together to form the vibrant culture of the Valley as a whole.

And let's not forget how lucky we are to have our Road Crew. They work tirelessly to keep our roads safe, our sidewalks walkable, and our lives smoother and safer.

So again, thank you - and peace.

York

Water Commission

Robin Morris has expressed interest in returning to the Water Commission after taking a break. Brian Shupe spoke with Robin and confirmed his willingness to resume his role.

Local Option Tax (LOT) Whitepaper

The LOT analysis whitepaper prepared by MRVPD is included in this packet for reference. It will be reviewed and discussed at a later date.

Budget - Town Operations

The proposed FY27 budget reflects a continued effort to maintain fiscal responsibility while addressing operational needs and planning for long-term sustainability. Below are the key highlights and changes compared to FY26:

Significant Increases

- **Town Office Operations:** Increases from \$104,350 to \$107,850 (+\$3,500 / 3%), driven primarily by higher cleaning costs (+14%), and repairs & maintenance (+56%).
- **Joslin Memorial Library:** Up from \$71,859 to \$76,486 (+6%), reflecting ongoing support for community resources.
- **MRV Planning District:** Increases from \$68,344 to \$71,751 (+5%) to support regional planning initiatives.
- **Washington County Tax:** Rises from \$34,500 to \$37,979 (+10%).

Significant Decreases

- **Health Insurance:** Decreases from \$135,000 in FY26 to \$31,200 in FY27 - a significant reduction resulting from benefit restructuring, with flexibility built in to adjust if rates change substantially for the 2027 calendar year.
- **Special Services (engineering):** Reduced by 50%, from \$5,000 to \$2,500.
- **Supplies:** Down 13%, from \$8,000 to \$7,000.
- **Postage:** Decreases by 10%, from \$5,000 to \$4,500.
- **Improved Transparency – Wait House**
- The Wait House budget now includes **detailed line items** instead of a single lump sum, showing actual costs for electric, propane, phone/internet, cleaning, elevator service, alarm, pest control, water, and maintenance. The total for these expenses is **\$19,394**, reflecting the Town's commitment to transparency in managing this historic property.

Budget - Capital budget

Chach Curtis has dedicated significant time to developing the Capital Budget. Our approach is to remain conservative in meeting the Town's operational and capital obligations, with a strong focus on holding tax levels as flat as possible. At the same time, we recognize the many areas that require attention to ensure the continued thriving of Waitsfield. We are committed to balancing fiscal responsibility with strategic investment to sustain and improve our community.

Brian, Chach, and I met on Friday, January 9, 2026, to review the draft Capital Budget included in the meeting packet. We feel good about the draft and look forward to refining this working budget during Monday's meeting.

It is important to note that the Capital/Reserve Budget will be adjusted if the Local Option Tax (LOT) moves from Selectboard consideration to a voter decision and is approved. Should voters approve the LOT, the resulting revenue will be allocated to emergency reserves, culverts and bridges, the fire station, paving, and wastewater infrastructure.

Engineering Proposals – Center Fayston and Old Center Fayston Road Culverts

Three engineering proposals have been received for the culvert projects associated with FEMA's July 10, 2024 flooding event. These proposals are scheduled for review at the January 19th Selectboard meeting.



Local Options Tax (LOT) Analysis - Town of Waitsfield

1/9/26

Key Takeaways

Recent Vermont legislation simplifies the implementation of Local Option Taxes (LOTS) and increases the local revenue share.

What is a LOT?

A 1% tax is added to state sales, meals & alcoholic beverages, and/or rooms taxes, with 75% of the revenue retained by the municipality. Exemptions include items not subject to those underlying state taxes, such as groceries, clothing, medical supplies, and heating fuel for domestic purposes. LOTs also capture online sales delivered locally, creating additional new revenue.

How Common are LOTs in Vermont?

As of January 2026, 38 Vermont towns¹ fund a mix of infrastructure, housing, emergency services, recreation, economic development, and more through their LOTs.

LOT Revenue Potential in Waitsfield

- Projected annual revenue², w/out online sales: \$465,018
- Projected annual revenue, including online sales: \$598,641
- Equivalent property tax hike: 26% in Waitsfield
- LOT burden: visitors ~82%, residents ~18% (~\$186 per household annually)

Waitsfield's Context

Like many Vermont towns, Waitsfield's facilities, equipment, roads, and bridges are aging and many are in need of significant investment. Historically, the cost of repairing, replacing, and enhancing this infrastructure was borne solely by property owners (and by occasional Federal and State grants). A LOT allows a municipality to share this cost with its guests who also rely on this infrastructure, thereby easing the burden on the municipal budget and property taxpayers.

Next Step

Waitsfield must decide if an LOT aligns with local priorities. MRVPD & VT Dept. of Taxes are available to assist.

Context

Recent legislative changes in Vermont have significantly eased municipalities' ability to adopt and enhance local revenue generation through local option taxes (LOTS). This presents a valuable opportunity for municipalities to generate additional revenue without increasing property taxes.

¹ Culmination of all LOT-enacted communities listed on the VT Dept. of Taxes Local Options Taxes webpage, <https://tax.vermont.gov/business/local-option-tax>

² This figure was determined using 2024 State Tax Receipt Data

With the passage of Act 144 of 2024³, the previous requirements for a municipal charter change and legislative approval have been eliminated, streamlining the process for Vermont communities to implement LOTs. Additionally, Act 57 of 2025⁴ modified the distribution of LOT revenue between municipalities and the state, increasing the local share from 70% to 75%.

In light of these developments, the Mad River Valley Planning District (MRVPD) has prepared this summary of the current landscape of LOTs in Vermont. It also highlights a previous LOT initiative in the Mad River Valley (MRV) and evaluates potential opportunities and impacts specifically for the Town of Waitsfield.

What is a Local Options Tax?

A local option tax (LOT) allows municipalities in Vermont to raise revenue by assessing a 1% tax in addition to certain State tax types. Vermont law ([24 V.S.A. § 138](#)) permits municipalities to adopt one or more of three types of LOTs:

- **Local Option Sales Tax**
 - 6% sales tax + 1% = 7% total tax
- **Local Option Meals & Alcoholic Beverage Tax**
 - 9% meals tax + 1% = 10% total tax
 - 10% alcoholic beverage tax + 1% = 11% total tax
- **Local Option Rooms Tax**
 - 9% rooms tax + 1% = 10% total tax

LOTs apply only to transactions that are also subject to corresponding state taxes, with several exemptions⁵.

For sales tax, exempt items include groceries, clothing, medical supplies, and over-the-counter drugs.

However, alcoholic beverages purchased for off-premise consumption — such as beer, wine, or liquor at grocery stores —are subject to the 6% sales tax.

Additionally, once a municipality implements a LOT, the VT Department of Taxes begins collecting this additional amount on online purchases delivered to local addresses, which represents a significant revenue stream not captured in traditional state tax data.

Revenue from LOTs is divided between the state and the municipality. The municipality receives 75%, with processing fees retained by the state⁶. The remaining 25% is allocated to the State of Vermont's Payment in Lieu of Taxes (PILOT) Fund. This fund compensates municipalities for state-owned properties that are exempt from property taxes.

³ Vermont Legislature, "An act relating to local option taxes," Act 144 of 2024, <https://legislature.vermont.gov/Documents/2024/Docs/ACTS/ACT144/ACT144%20As%20Enacted.pdf>

⁴ Vermont Legislature, "An act relating to miscellaneous amendments to the statutes governing emergency management and flood response," Act 57 of 2025, <https://legislature.vermont.gov/Documents/2026/Docs/ACTS/ACT057/ACT057%20As%20Enacted.pdf>

⁵ Vermont Department of Taxes, "Sales Tax: What Is Taxable and Exempt," <https://mrvpd.org/wp-content/uploads/2018/11/Sales-Tax-What-Is-Taxable-and-Exempt.pdf>

⁶ The VT Department of Taxes charge \$5.96 per tax return filed which is deducted from the municipality's 75% share before the funds are distributed. MRVPD analyzed seven Vermont municipalities with existing LOTs and found that processing fees reduced the municipal LOT share by an average of 11.7% for Retail Sales and 1.2% for Meals, Rooms, & Alcohol Tax (MRT), attributed to transaction volume.

There's no additional administrative burden on municipalities that enact an LOT. The VT Department of Taxes collects the LOT in addition to the underlying state taxes, issuing a quarterly check to the municipality for its portion.

How can Local Options Taxes be used?

Local options tax (LOT) revenue provides municipalities with flexible funding that can be directed toward various community priorities. To date, 38 Vermont municipalities have enacted some sort of LOT⁷, often allocating funds to address a combination of needs:

- **Infrastructure Improvements:** Many towns allocate revenue from their LOT to support critical infrastructure projects. For example, Waterbury implemented a LOT on retail sales, meals & alcohol receipts, as well as rooms receipts in 2024. The town has designated these funds for debt reduction associated with infrastructure investments and road paving⁸.
- **Emergency Services:** In some communities, LOT revenue has been allocated to improve emergency preparedness and response capabilities. Stowe, which has had a LOT on meals, alcohol, and rooms (MRT) since 2010⁹, introduced a new LOT on retail sales in 2023. This new tax was specifically intended to address challenges stemming from inflation, population growth, tourism, and a decline in the number of emergency volunteer¹⁰. The revenue generated from this tax enables the town to maintain adequate emergency services by providing additional funding for staffing, equipment upgrades, and enhanced training programs and opportunities. Stowe generates over \$2 million annually from its 1-percent LOTs¹¹.
- **Housing Initiatives:** The lack of attainable housing is impacting many communities in Vermont. In response, some municipalities have established dedicated Housing Trusts funded by LOT revenue. For instance, Waterbury created a Housing Trust Fund in August 2024, allocating \$100,000 of its first-year LOT revenue to tackle housing needs. The Waterbury Housing Trust Fund features a "Waterbury Home Improvement Program," modeled after Vermont's successful state-level program, the Vermont Housing Improvement Program (VHIP), but with modifications to better suit local needs¹². This program offers grants of up to \$30,000 per project to assist property owners in rehabilitating existing units or creating new accessory dwelling units.
- **Economic Development:** In March 2025, Ludlow voters approved a LOT projected to generate approximately \$700,000 from taxes on retail sales, meals and alcohol, and rooms receipts. According to

⁷ Vermont Department of Taxes, "Option Tax Finder,"

<https://vcgi.maps.arcgis.com/apps/instant/lookup/index.html?appid=ec6d6af106f14e408731de6063883021>

⁸ "Local sales taxes begin, but property tax bills get a one-week delay," Waterbury Roundabout, July 13, 2024, <https://www.waterburyroundabout.org/business-archive/local-sales-taxes-begin-but-property-tax-bills-get-a-one-week-delaynbsp>

⁹ "Local taxes continue to deliver big bucks for Stowe," Stowe Reporter, May 30, 2024, https://www.vtcng.com/stowe_reporter/news/local_news/local-taxes-continue-to-deliver-big-bucks-for-stowe/article_70209384-1e98-11ef-996c-ffe487766703.html

¹⁰ "5 more Vermont towns pass new or expanded local option taxes," VTdigger, March 7, 2023, <https://vtdigger.org/2023/03/07/5-more-vermont-towns-pass-new-or-expanded-local-option-taxes/>

¹¹ "Town of Stowe considers charter change to get more revenue," Stowe Reporter, August 7, 2025, https://www.vtcng.com/stowe_reporter/news/local_news/town-of-stowe-consider-charter-change-to-get-more-revenue/article_1a09f7d1-757d-4028-a921-c1b54f1fab49.html

¹² Waterbury Housing Task Force, "Housing Trust Fund Program Recommendations," https://www.waterburyvt.com/fileadmin/files/Elected_Boards/Town_Select_Board/Meetings/2025/04/Housing_Trust_Fund_Program_Recommendations_20250326.pdf

the town manager, this revenue will support necessary infrastructure improvements to accommodate Ludlow's significant seasonal population shifts, from 2,000 during off-peak times to approximately 30,000 during peak tourism seasons¹³. The LOT provides a means for visitors to contribute to the infrastructure they use while in town.

- **Recreation:** LOTs can also be utilized to support the maintenance and improvement of recreational facilities that benefit both year-round residents and visitors. For example, the City of St. Albans adopted a LOT on retail sales, meals and alcohol, and rooms in 2020, with the revenue paying for a new community pool and a neighborhood sidewalk project¹⁴. Likewise, Waterbury allocated part of its LOT revenue toward trail maintenance, recognizing that recreation is a cherished community asset and an economic driver that attracts tourism to the area.

These examples from across Vermont illustrate the diverse ways in which communities are leveraging LOTs to address local priorities.

Past Effort

The Mad River Valley (MRV) previously explored implementing a local options tax (LOT) to fund community initiatives and promote economic development.

In February 2018, the Mad River Valley Planning District (MRVPD) established a subcommittee in partnership with the Mad River Valley Chamber of Commerce (MRVCC) to review past studies and strategic plans related to community development and economic vitality. Initially named the MRV For Local Opportunities (FLO) Committee, it was later renamed the MRV LOT Committee¹⁵. The committee recommended pursuing a LOT as a stable source of funding for community reinvestment.

The initiative developed into a tri-town effort to adopt a local option tax across Waitsfield, Warren, and Fayston, facilitated by a Memorandum of Understanding (MOU) that would coordinate the collection and allocation of funds. The towns collaborated through 2019 and early 2020 to create a framework for this collaborative approach.

However, in March 2020, Waitsfield voters rejected a charter change that would have allowed the town to enact a LOT. This decision effectively terminated the tri-town initiative, as the collaborative approach required the participation of all three towns.

With the introduction of 2024 legislation (Act 144) that eliminates the requirements for a charter change and legislative approval, along with further changes in 2025 (Act 57), it's important to revisit the potential impact of LOTs on the Mad River Valley towns and community.

Potential Impact Analysis: Projecting LOT Effects on Waitsfield

To evaluate the potential impacts of a Local Option Tax (LOT) on the Town of Waitsfield, MRVPD staff analyzed VT Department of Taxes in-person retail sales data and receipts from meals, alcohol, and room taxes (MRT). This analysis covered four years of data from 2021 to 2024 and included realistic assumptions about the

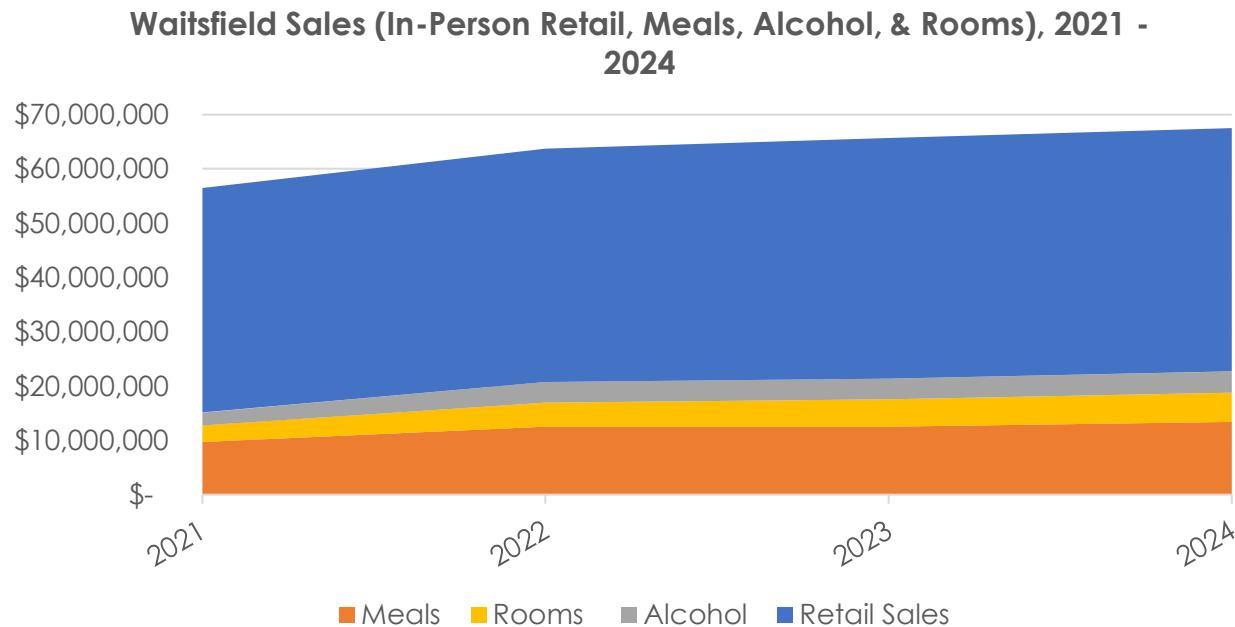
¹³ "Amid federal and state funding questions, more Vermont municipalities are turning to local option taxes," VTdigger, April 16, 2025, <https://vtdigger.org/2025/04/16/amid-federal-and-state-funding-questions-more-vermont-municipalities-are-turning-to-local-option-taxes/>

¹⁴ City of St. Albans, "Considering a Local Option Tax for the City," <https://www.stalbansvt.com/lot>

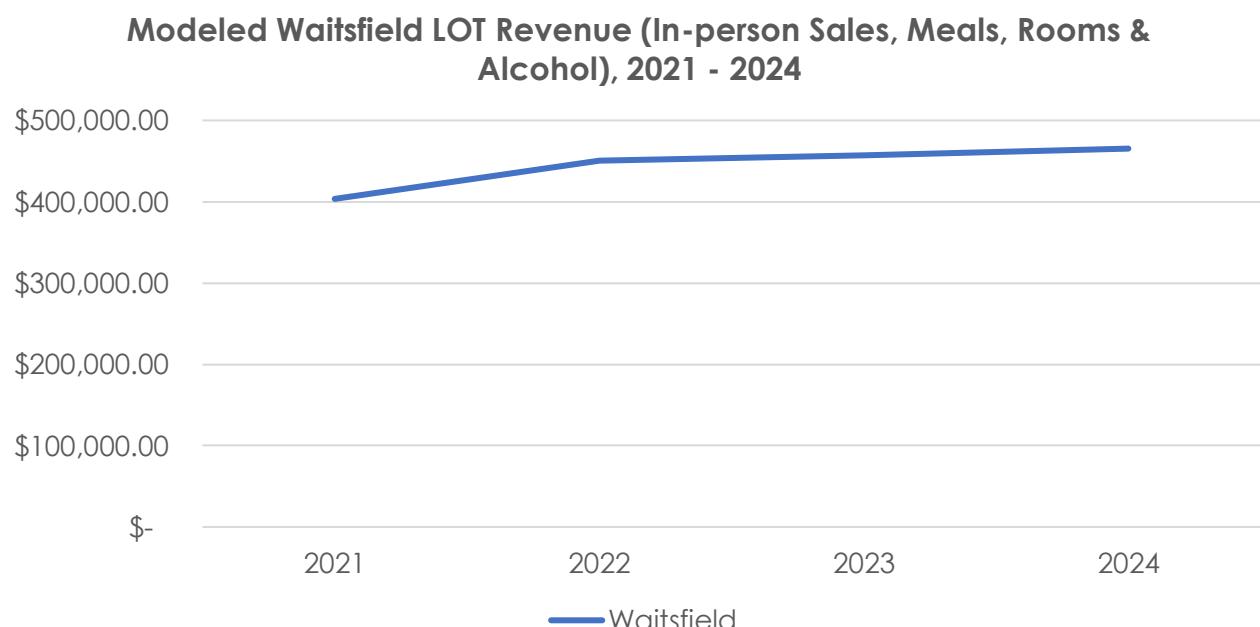
¹⁵ Mad River Valley Planning District, "MRV LOT Committee," <https://mrvpd.org/mrv-lot/>

spending patterns of both residents and visitors. These assumptions were informed by the MRVPD's 2018 LOT economic research and updated for today's context.

To provide context, the following graph displays the in-person retail, meals, alcohol, & rooms sales in the town of Waitsfield from 2021 to 2024. This source data formed the basis for the projections presented throughout this report.



The analysis modeled a 1% LOT applied to all eligible categories (in-person retail sales, meals and alcoholic beverages, and rooms), collected in addition to existing state taxes. From 2021 to 2024, the analysis indicates that annual municipal revenue from the LOT in Waitsfield ranged from \$403,528 in 2021 to \$465,018 in 2024. These numbers include the 25% retained by the State of Vermont, as well as processing fees, as estimated on pg. 2 above. These projections are based on current state sales tax data (illustrated above) and do not account

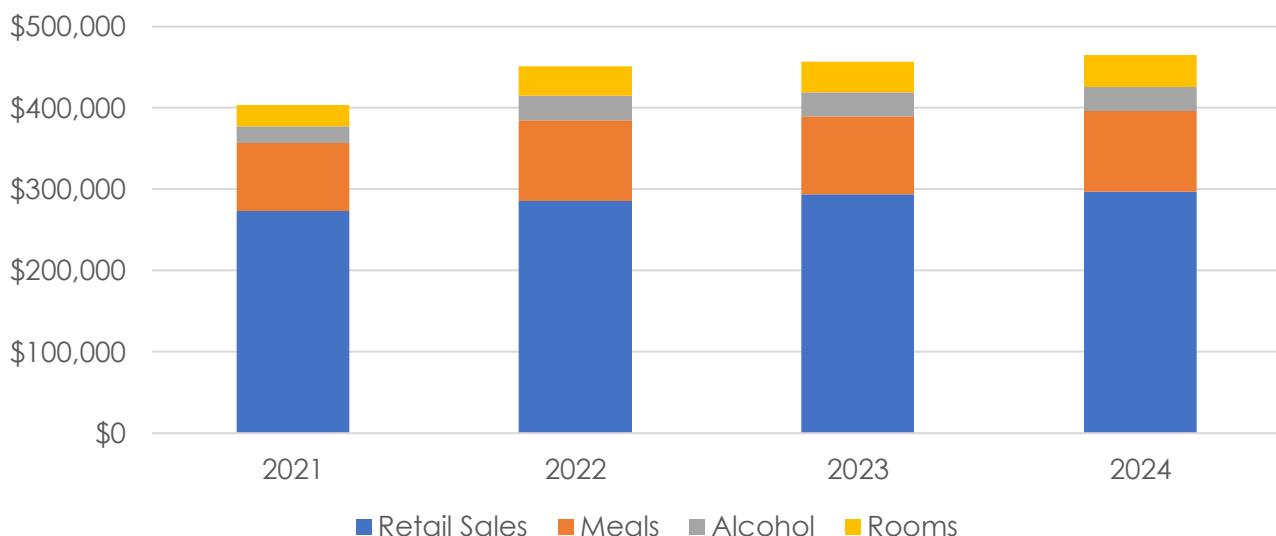


or online sales by residents, as online retailers are not required to track or remit the LOT until a municipality implements one.

Revenue Composition and Stability

An analysis of VT Department of Taxes receipt data for Waitsfield reveals that in-person retail sales tax accounts for the largest share of its potential local option tax (LOT) revenue based on State tax receipt data, ranging from 63-68% annually. Meals contribute 21-22%, alcohol represents 5-7%, and rooms make up 6-9% of the total. This trend remained relatively consistent during the study period from 2021 to 2024. It's important to note that these percentages are based on current state tax receipts, which do not capture online retail sales that are subject to an LOT.

Modeled Waitsfield LOT Revenue Composition (In-Person Sales & Meals, Rooms & Alcohol), 2021-2024



Consideration of Online Retail Sales

Research has shown that projections based on state tax data consistently underestimate potential LOT revenue. A comparison between state-reported tax receipts and actual LOT collections from Vermont municipalities that have implemented a LOT on sales tax shows consistently higher revenue than state data suggests. MRVPD's analysis of the actual LOT collections in six municipalities¹⁶ through August and October 2024 found that revenues greatly exceeded state tax receipt estimates.

State tax reporting primarily captures traditional brick-and-mortar retail activity (aka, in-person). However, once a municipality implements an LOT, it starts collecting tax on online purchases addressed to the town; revenue that is not reflected in the VT Department of Taxes' publicly available retail sales data by municipality. The estimated online retail component highlights this difference, indicating that online retail represents a significant additional revenue stream that is often overlooked in projections that rely solely on state tax data.

MRVPD sought to clarify discrepancies between state reports and actual municipal collections by analyzing the VT Department of Taxes' collections and tax receipt estimates for municipalities with active LOTs. In

¹⁶ The municipalities that were analyzed were Waterbury, Wilmington, Woodstock, Brattleboro, Middlebury, and Stowe. These municipalities were chosen because they have a LOT across all four categories (retail sales, meals, rooms, alcohol).

Waterbury, LOT revenue from retail sales between August and October 2024 totaled \$141,016, while state reports for the same period showed only \$91,463. This reveals a discrepancy of \$50,358, or 55% higher than State-reported in-person retail sales, suggesting unreported online sales.

Similarly, Wilmington realized \$92,458 in retail sales-derived LOT revenue during the time period, compared to state data indicating only \$74,067. This \$18,418 gap corresponds to a 25% increase over the reported in-person sales.

The same comparisons were made for all other municipalities included in this analysis, and the results showed that, on average, actual LOT revenue from retail sales was 45% higher than the State-reported data (In-Person Retail), which we attribute is due to untracked online retail sales. The chart below illustrates this by comparing the values generated using publicly available State data to estimate LOT revenue (In-Person Retail) with the actual revenue generated by the LOT from retail sales and received by each municipality during the same time period (Town Check Amount).

Town	In-Person Retail	Town Check Amount	Estimated Online Retail	% Online Sales Above In-Person
Waterbury	\$91,463.44	\$141,821.48	\$50,358.05	55%
Wilmington	\$74,067.22	\$92,485.23	\$18,418.01	25%
Stowe	\$175,882.91	\$294,676.41	\$118,793.50	68%
Brattleboro	\$175,189.51	\$288,852.58	\$113,663.07	65%
Middlebury	\$236,187.20	\$278,136.48	\$41,949.28	18%
Woodstock	\$60,712.13	\$82,976.88	\$22,264.75	37%
Average				45%

This trend suggests that potential annual LOT revenue in Waitsfield, initially estimated at \$465,018 in 2024, is likely closer to \$598,641 when online retail sales are factored in.

Property Tax Revenue Generation Comparison

To understand the potential revenue from a Local Option Tax (LOT), it's essential to compare it to the revenue generated through the primary municipal revenue approach: property taxes. To generate the same amount of revenue solely through property taxes, significant rate increases for all property owners would be necessary.

For our analysis, we'll consider the \$595,672 in estimated Waitsfield LOT revenue for 2024, established above.

Based on these assumptions, this would result in an equivalent municipal tax rate increase from the current rate of .58 to .73. This increase, 15 cents per \$100 valuation, is +26% above current rate. This would mean annual increases of \$451 for a home assessed at \$300,000 and \$677 for a home assessed at \$450,000.

Town	LOT Revenue	Grand List Value	Annual Tax Impact on a \$300k Home	Annual Tax Impact on a \$450k Home
Waitsfield	\$598,641	\$3,980,614	\$451	\$677

These calculations reveal why LOTs have become a popular alternative revenue source for municipalities. They enable towns to finance local priorities without depending solely on property taxes. Additionally, LOTs can be

collected from non-residents who use local services and infrastructure, helping to offset costs for major projects while reducing the financial burden on the municipal budget.

Resident Impact Methodology

This analysis of resident tax burden was built on the category-specific assumptions developed during the initial work of the 2018 MRV for Local Opportunities Committee. The following assumptions update the original assumptions to better reflect the actual spending patterns observed in the tourism-dependent economy of the Mad River Valley. These assumptions estimate the percentage of the tax that residents would pay.

- **Retail Sales Tax In-Person:** 11% paid by residents. Assume MRV residents make 40% of retail purchases subject to LOT, and that Waitsfield residents are 1/3 of the MRV population.
- **Retail Sales Tax Online:** 45% paid by residents. Assume 60% of online purchases are made by locals, and 40% by second homeowners and visitors. Assume 3/4 of local online purchases are from Waitsfield residents, and 1/4 are from Warren/Fayston residents with a PO box or zipcode in Waitsfield.
- **Meals Tax:** 11% paid by residents. Assumes MRV residents make 1/3 of meals and alcohol purchases subject to LOT, and that Waitsfield residents are 1/3 of the MRV population.
- **Alcohol Tax:** 11% paid by residents. Assume MRV residents make 1/3 of meals and alcohol purchases subject to LOT, and that Waitsfield residents are 1/3 of the MRV population.
- **Rooms Tax:** 1% paid by residents. Assumes few, if any, Waitsfield residents rent rooms locally, when hosting visiting family or for special occasions.

Under this scenario, Waitsfield residents would pay an additional \$86 in annual taxes on average. On a household basis, this represents an average annual cost of \$186¹⁷, or approximately \$15.50 per month. This results in residents being responsible for 18% of the funds directed to the LOT, while visitors would cover the remaining 82% of the total tax burden.

What's Next?

Given the analysis of potential local options tax (LOT) revenue and its impacts, Waitsfield may wish to consider how these findings apply to its unique circumstances and priorities.

The Mad River Valley Planning District (MRVPD) is available to assist member towns with policy research, coordination, facilitation, and technical support as needed. For those interested in discussing these options further, please contact the MRVPD Executive Director at joshua@mrvpd.org or 802.496.7173.

Additional Resources

- Local Option Tax Information for Businesses
 - <https://tax.vermont.gov/business/local-option-tax>
- FS-1198, *How to Adopt a Local Option Tax in Your Community*
 - <https://tax.vermont.gov/sites/tax/files/documents/GB-1198.pdf>
- GB-1230, *Guide to Meals and Rooms and Sales and Use Tax Statistical Data*

¹⁷ These calculations assume a total of 849 households and 1,844 residents, using the U.S. Census Bureau's 2020 Decennial Census counts for the town of Waitsfield.

- <https://tax.vermont.gov/sites/tax/files/documents/GB-1230.pdf>
- 24 V.S.A. § 138 Local Option Taxes
 - <https://legislature.vermont.gov/statutes/section/24/005/00138>
- 32 V.S.A. § 3709 PILOT Special Fund
 - <https://legislature.vermont.gov/statutes/section/32/123/03709>

TOWN OF WAITSFIELD, VT

FY26 General Fund Budget -- Expenditure Detail

For Town Meeting 2025

Item	FY23 Actual	FY24 Actual	FY25 Budget	FY25 actual	FY26 Proposed	FY27 Proposed	Change (FY26 to FY27)	% Change
2 EXPENDITURES								
<i>3 Elections & Town Meeting</i>								
4 Election Expense	\$ 218.23	\$ 268.54	\$ 3,000	\$ 59	\$ 500	\$ 500	\$ -	0%
5 Town Report	\$ 1,074.24	\$ 1,042.16	\$ 1,500	\$ 2,902	\$ 1,500	\$ 1,200	\$ (300)	-20%
6 Ballot Clerks	\$ 822.39	\$ 1,243.97	\$ 2,000	\$ 406	\$ 1,750	\$ 2,100	\$ 350	20%
7 Section TOTAL	\$ 2,114.86	\$ 2,554.67	\$ 6,500	\$ 3,367	\$ 3,750	\$ 3,800	\$ 50	1%
<i>8 Legal and Auditing</i>								
9 Legal	\$ 9,366.29	\$ 15,184.82	\$ 16,000	\$ 16,789	\$ 16,000	\$ 16,000	\$ -	0%
10 Auditing	\$ 17,700.00	\$ 19,000.00	\$ 19,500	\$ 19,500	\$ 20,000	\$ 20,000	\$ -	0%
11 Section TOTAL	\$ 27,066.29	\$ 34,184.82	\$ 35,500	\$ 36,289	\$ 36,000	\$ 36,000	\$ -	0%
<i>12 Town Office Operations</i>								
13 Insurance and Bonds	\$ 12,858.50	\$ 18,083.51	\$ 21,989	\$ 24,649	\$ 23,100	\$ 23,100	\$ -	0%
14 Office Utilities	\$ 4,983.99	\$ 1,085.60	\$ 5,000	\$ 3,640	\$ 5,000	\$ 6,000	\$ 1,000	20%
15 Repairs & Maintenance	\$ 2,391.40	\$ 1,074.58	\$ 9,000	\$ 7,586	\$ 9,000	\$ 14,000	\$ 5,000	56%
16 Postage	\$ 3,113.73	\$ 3,340.85	\$ 5,000	\$ 3,223	\$ 5,000	\$ 4,500	\$ (500)	-10%
17 Supplies	\$ 8,019.07	\$ 7,540.17	\$ 7,500	\$ 6,105	\$ 8,000	\$ 7,000	\$ (1,000)	-13%
18 Computer Services	\$ 6,177.12	\$ 4,580.02	\$ 9,000	\$ 6,601	\$ 7,500	\$ 7,500	\$ -	0%
19 Training	\$ 406.25	\$ 677.95	\$ 750	\$ 60	\$ 750	\$ 750	\$ -	0%
20 Cleaning	\$ 9,054.96	\$ 9,270.00	\$ 10,000	\$ 11,250	\$ 10,000	\$ 11,400	\$ 1,400	14%
21 Equip. Maint. & Contracts	\$ 14,997.14	\$ 14,458.05	\$ 15,500	\$ 11,356	\$ 16,000	\$ 16,000	\$ -	0%
22 Telephone & Internet	\$ 4,487.92	\$ 5,965.00	\$ 5,250	\$ 5,431	\$ 6,000	\$ 5,600	\$ (400)	-7%
23 Office Equipment	\$ 183.10	\$ 74.99	\$ 4,000	\$ 838	\$ 4,000	\$ 4,000	\$ -	0%
24 Public Notice Expense	\$ 5,222.64	\$ 8,577.12	\$ 4,500	\$ 5,543	\$ 5,000	\$ 5,500	\$ 500	10%
25 Special Services	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 2,500	\$ (2,500)	-50%
26 Section TOTAL	\$ 71,895.82	\$ 74,727.84	\$ 102,489	\$ 86,282	\$ 104,350	\$ 107,850	\$ 3,500	3%
<i>27 Town Clerk and Treasurer</i>								
28 Salaries	\$ 101,388.34	\$ 131,890.57	\$ 128,866	\$ 125,748	\$ 114,758	\$ -	\$ -	#DIV/0!
29 Admin & Board Assistant	\$ -	\$ -	\$ 62,000	\$ -	\$ -	\$ -	\$ -	#DIV/0!
30 Borrowing Interest	\$ 38.11	\$ -	\$ 250	\$ -	\$ 250	\$ -	\$ (250)	-100%
31 Section TOTAL	\$ 101,426.45	\$ 131,890.57	\$ 191,116	\$ 125,748	\$ 115,008	\$ -	\$ (115,008)	-100%
<i>32 Selectboard</i>								
33 Selectboard Reimbursement	\$ 3,250.00	\$ 3,250.00	\$ 3,250	\$ 3,250	\$ 5,250	\$ 5,250	\$ -	0%
34 Town Website	\$ -	\$ 823.00	\$ 2,000	\$ 1,928	\$ 2,000	\$ 2,200	\$ 200	10%
35 Town Admin. Salary	\$ 69,142.49	\$ 60,528.00	\$ 83,555	\$ 49,528	\$ 90,000	\$ -	\$ (90,000)	-100%
36 Training	\$ 547.17	\$ 30.00	\$ 500	\$ 88	\$ 500	\$ 500	\$ -	0%
37 Mileage Reimbursement	\$ 44.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
38 SB Recording Secretary	\$ 1,418.00	\$ 1,550.00	\$ 2,520	\$ 1,250	\$ 2,250	\$ 2,250	\$ -	0%
39 Communications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
40 Wastewater Project [NEW FY25]	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	#DIV/0!
41 Section TOTAL	\$ 74,402.07	\$ 66,181.00	\$ 96,825	\$ 56,044	\$ 100,000	\$ 10,200	\$ (89,800)	-90%

42	<u>Planning & Zoning</u>														
43	PC/DRB Recording Secretary	\$ 1,600.50	\$ 1,305.00	\$ 1,680	\$ 1,288	\$ 1,750	\$ 1,750	\$							
44	Special Planning Projects	\$ 22,933.10	\$ 5,037.06	\$ -	\$ 852	\$ -	\$								
45	Town Plan	\$ -	\$ -	\$ -	\$ 43,192	\$ -	\$ -	\$ -							
46	Salaries	\$ 57,051.11	\$ 68,946.15	\$ 65,940	\$ 65,943	\$ 72,536	\$								
47	Training	\$ 192.43	\$ 150.43	\$ 500	\$ 181	\$ 500	\$ 500	\$							
48	Computer Equipment/Service	\$ 851.00	\$ 1,068.98	\$ 1,250	\$ 1,054	\$ 1,500	\$ 500	\$							
49	Mileage Reimbursement	\$ -	\$ -	\$ 250	\$ -	\$ 250	\$ 250	\$							
50	Section TOTAL	\$ 82,628.14	\$ 76,507.62	\$ 69,620	\$ 112,511	\$ 76,536	\$ 3,000								
51	<u>Board of Listers</u>														
52	Assessor Services	\$ 22,463.25	\$ 23,029.04	\$ 23,000	\$ 22,292	\$ 26,500	\$ 26,500	\$							
53	Computer Equipment/Service	\$ 2,806.57	\$ 3,169.21	\$ 4,000	\$ 2,133	\$ 4,000	\$ 3,000	\$							
54	Property Map Maintenance	\$ 1,650.00	\$ 1,500.00	\$ 1,800	\$ 3,300	\$ 2,000	\$								
55	Training and Meetings	\$ -	\$ -	\$ 200	\$ -	\$ 200	\$								
56	Professional Services	\$ -	\$ -	\$ 1,000	\$ -	\$ 500	\$								
57	Section TOTAL	\$ 26,919.82	\$ 27,698.25	\$ 30,000	\$ 27,725	\$ 33,200	\$ 29,500								
58	<u>Delinquent Tax Collector</u>														
59	Collector Fees	\$ 11,705.30	\$ 9,837.61	\$ 15,000	\$ 16,211	\$ 10,000	\$ 10,000	\$							
60	Section TOTAL	\$ 11,705.30	\$ 9,837.61	\$ 15,000	\$ 16,211	\$ 10,000	\$ 10,000								
61	<u>Conservation Commission</u>														
62	Conservation Special Projects	\$ 4,999.60	\$ 5,000.00	\$ 5,000	\$ 4,428	\$ 5,000	\$								
63	Section TOTAL	\$ 4,999.60	\$ 5,000.00	\$ 5,000	\$ 4,428	\$ 5,000	\$ -								0%

136	<u>Employee Benefits</u>														
137	FICA/Medicare	\$ 33,098.45	\$ 39,562.28	\$ 42,454	\$ 39,543	\$									
138	Medicare	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -								
139	Retirement (VMERS)	\$ 27,862.12	\$ 34,548.02	\$ 37,459	\$ 32,282	\$									
140	Act 76 Childcare Tax	\$ -	\$ -	\$ 2,307	\$ 2,399	\$									
141	Unemployment	\$ 749.00	\$ 228.00	\$ 700	\$ 547	\$ 700	\$								
142	Worker's Compensation	\$ 24,465.11	\$ 20,654.25	\$ 18,660	\$ 21,943	\$ 22,000	\$								
143	Health Insurance	\$ 89,305.47	\$ 99,136.38	\$ 122,420	\$ 102,954	\$	135,000								
144	Life and Disability	\$ 2,383.74	\$ 2,670.33	\$ 4,000	\$ 2,170	\$ 4,000	\$								
145	Vision	\$ 358.68	\$ 439.64	\$ 1,500	\$ 261	\$ 1,500	\$ 1,500	\$							
146	Dental	\$ 1,258.98	\$ 2,589.92	\$ 4,000	\$ 2,892	\$ 3,000	\$ 3,200	\$							
147	Section TOTAL	\$ 179,481.55	\$ 199,828.82	\$ 233,500	\$ 204,991	\$ 31,200									#REF!

	Item	FY23 Actual	FY24 Actual	FY25 Budget	FY25 actual	FY26 Proposed	FY27 Proposed	Change (FY26 to FY27)	% Change
189	<u>Dues and Assessments</u>								
190	Central VT Reg'l Planning	\$ 2,452.52	\$ 2,452.52	\$ 2,453	\$ 2,453	\$ 2,545	\$ 2,614	\$ 69	3%
191	Joslin Memorial Library	\$ 64,782.25	\$ 68,493.00	\$ 69,149	\$ 69,149	\$ 71,859	\$ 76,486	\$ 4,627	6%
192	MR Resource Mgt. Alliance	\$ 12,908.00	\$ 12,908.00	\$ 12,908	\$ 12,908	\$ 12,908	\$ 12,908	\$	0%
193	MRV Planning District	\$ 45,317.00	\$ 49,639.50	\$ 53,962	\$ 61,148	\$ 68,344	\$ 71,751	\$ 3,407	5%
194	MRV Recreation District	\$ 40,000.00	\$ 40,000.00	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$	0%
195	VLCT	\$ 3,412.00	\$ 3,529.00	\$ 3,638	\$ 7,356	\$ 3,718	\$	(3,718)	-100%

196	Washington County Tax	\$ 31,378.00	\$ 32,651.00	\$ 33,000	\$ 33,456	\$ 34,500	\$ 37,979	\$ 3,479	10%
197	Green Mtn. Transit	\$ 2,030.00	\$ 2,131.00	\$ 2,131	\$ 2,131	\$ 2,131	\$ (2,131)	\$ (2,131)	-100%
198	MRVAS	\$ 15,000.00	\$ 15,000.00	\$ 15,000	\$ 15,000	\$ 13,000	\$ 13,000	\$ -	0%
199	<i>Section TOTAL</i>	\$ 217,279.77	\$ 226,804.02	\$ 232,241	\$ 243,601	\$ 249,005	\$ 254,738		#REF!

Item	FY23 Actual	FY24 Actual	FY25 Budget	FY25 actual	FY26 Proposed	FY27 Proposed	Change (FY26 to FY27)	% Change
<i>Wait House</i>								
<i>Insurance</i>								
Electric				1396.96			\$ 1,500.00	
Propane				3152.35			\$ 3,250.00	
Phone/Internet				2025.96			\$ 1,225.00	
Cleaning				5880			\$ 7,280.00	
Minutes							\$ 600.00	
Alarm							\$ 600.00	
Elevator							\$ 540.00	
Maintenance				2619.46			\$ 2,000.00	
Miscellaneous				447.84			\$ 500.00	
Pest control							\$ 1,068.00	
water				830.37			\$ 831.00	
<i>Section TOTAL</i>	\$ 16,352.94				\$ 19,394			

Capital Reserve Balances

For Town Meeting 2025 - Not all reserves are shown

	<u>Reserve [1]</u>	<u>Department</u>	<u>FY26 Starting Balance</u>	<u>FY26 Projected Use</u>	<u>FY26 Proposed Transfers</u>	<u>FY26 Ending Balance</u>	<u>FY27 LOT Transfers</u>	<u>FY27 Projected Use</u>	<u>FY27 Proposed Transfers</u>	<u>FY27 Ending Balance</u>
1	Equip. Reserve - Highway Trucks	Road	\$ 159,706	\$ 231,037	\$ 125,000	\$ 53,669		\$ -	\$ 125,000	\$ 178,669
2	Equip. Reserve - Heavy Hwy Equip.	Road	\$ 148,482	\$ 179,900	\$ 25,000	\$ (6,418)		\$ -	\$ 50,000	\$ 43,582
3	Paving	Road	\$ 930,611	\$ 490,435	\$ 75,000	\$ 535,176	\$ -	\$ 367,719	\$ 75,000	\$ 242,457
4	Culvert/Bridge Replacement	Road	\$ 320,326	\$ 51,250	\$ 100,000	\$ 369,076		\$ 173,353	\$ 50,000	\$ 245,723
5	Road Dept Facilities Reserve	Road	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 10,506	\$ 25,000	\$ 114,494
8	Gravel Crushing	Road	\$ 15,000	\$ -	\$ 15,000	\$ 30,000		\$ 36,772	\$ 15,000	\$ 8,228
5	Equip/Truck Reserve - Fire Dept.	Fire	\$ 264,878	\$ -	\$ 90,000	\$ 354,878		\$ 357,449	\$ 90,000	\$ 87,429
6	Fire Dept. Building and Equip.	Fire	\$ 53,917	\$ 5,000	\$ 25,460	\$ 74,377		\$ 50,750	\$ 25,460	\$ 49,087
7	TOTAL CAPITAL		\$ 1,992,921	\$ 957,622	\$ 455,460	\$ 1,510,759	\$ -	\$ 996,549	\$ 455,460	\$ 969,670

Maintenance Reserve Balances

For Town Meeting 2025 - Not all reserves are shown

	<u>Reserve [1]</u>	<u>Department</u>	<u>FY26 Starting Balance</u>	<u>FY26 Projected Use</u>	<u>FY26 Proposed Transfers</u>	<u>FY26 Ending Balance</u>	<u>FY27 LOT Transfers</u>	<u>FY27 Projected Use</u>	<u>FY27 Proposed Transfers</u>	<u>FY27 Ending Balance</u>
9	Transportation Path/Sidewalk Reserve	General	\$ 71,875	\$ -	\$ -	\$ 71,875		\$ -	\$ -	\$ 71,875
10	Restroom/Recreation/Conservation	General	\$ 98,266		\$ 20,000	\$ 118,266			\$ 10,000	\$ 128,266
11	Covered Bridge	General	\$ 2,782	\$ -	\$ 12,500	\$ 15,282		\$ -	\$ 15,000	\$ 30,282
12	Lareau Park Reserve	General	\$ 21,865	\$ 15,000	\$ -	\$ 6,865		\$ -	\$ -	\$ 6,865
13	Energy Projects	General	\$ 9,620			\$ 9,620				\$ 9,620

14	Church Clock	General	\$ 2,058			\$ 2,058					\$ 2,058
15	Street Trees	General	\$ 26,070		\$ 5,000	\$ 31,070				\$ 10,000	\$ 41,070
16	Invasive Species Reserve	General	\$ 20,418		\$ 10,000	\$ 30,418				\$ 10,000	\$ 40,418
	General Wait House	General	\$ 190,009	\$ 105,063	\$ 7,500	\$ 92,447	\$ -	\$ -	\$ 10,000	\$ 102,447	
	Reappraisal Reserve	General	\$ 139,184		\$ 10,000	\$ 149,184			\$ -	\$ 149,184	
	Agricultural Support	General	\$ 10,915		\$ -	\$ 10,915			\$ -	\$ 10,915	
17	Planning Commission	General	\$ 12,000			\$ 12,000				\$ 12,000	
18	NEW Emergency Reserve	General	\$ -		\$ -				\$ 5,000	\$ 5,000	
	TOTAL NON-CAPITAL		\$ 605,063	\$ 120,063	\$ 65,000	\$ 550,000	\$ -	\$ -	\$ 60,000	\$ 610,000	
	TOTAL ALL RESERVES		\$ 2,597,984	\$ 1,077,684	\$ 520,460	\$ 2,060,759	\$ -	\$ 996,549	\$ 515,460	\$ 1,579,670	

Last Year Town Meeting Report

Add Gravel Crushing (new reserve approved at meeting)

Add Conservation Reserve

Add Street Trees

Add Invasive Species

Add Planning Commission (new reserve approved at meeting)

Other Reserves funded by Grants and Donations

Town Forest Stewardship	\$ 74,086.00							
Scrag Mountain	\$ 37,678.26							
Farley Riverside Park	\$ 43,355.09							
Entrust Conservation	\$ 15,316.28							

Road Dept	\$ 340,000.00	\$ 340,000.00
Fire Dept	\$ 115,459.80	\$ 115,459.80
Other	\$ 65,000.00	\$ 60,000.00
	\$ 520,459.80	\$ 515,459.80