



# Town of Barnard, Vermont

Chartered July 17, 1761

P.O. Box 274  
Barnard, Vermont 05031  
(802) 234-9211

## SELECTBOARD MINUTES JANUARY 21, 2026

### REGULAR MEETING

**Selectboard Members Present:** Rock Webster, Richard Lancaster, Kurt Lessard.  
**Also Present:** Kassie Hull, Nick Stone, Steve Hamsch, Gina Lancaster.

1. **Call to Order** at 7:00PM.
2. **Review/Approve Minutes from January 7, 2026.** Approved.
3. **Review Agenda.** No changes.
4. **Public Comments & Other Business.**
  - A. The Bethel Area Food Shelf (BAFS) sent a thank you letter for the \$2,000 appropriation in 2025. BAFS is open Mondays 12-1PM and Thursdays 5-7PM.
  - B. The Vermont Department of Taxes sent a letter with the results of the Property Valuation and Review (PVR) 2025 equalization study and the town's Common Level of Appraisal (CLA) with explanation of how it will impact the homestead and nonhomestead education tax rates. Our CLA is 94.10%. **Letter attached.**
  - C. Steve Hamsch submitted a letter requesting review of administrative and procedural items related to the Cootey Road issue. Richard Lancaster recused himself from this conversation and moved away from the table. Rock and Kurt voted to add this request to the list of items to discuss with the town's litigation attorney. Steve initiated discussion about the Administrative Officer's decision regarding the alleged unpermitted road/private road/driveway on the Lancaster property. Rock and Kurt voted to appeal the decision to the clerk of the Development Review Board and talk with the litigation attorney about it.
5. **New Business.**
  - A. **Aluminum Can Recycling.** When our metal bin is full, Evergreen Recycling hauls it to their facility, weighs it, and pays us after they subtract hauling fees. They also offer this service with aluminum, and they provide the boxes. The Selectboard voted to try it at the Barnard Transfer Station, as it will divert more from the zero-sort. Kassie will contact Evergreen and inform residents.
  - B. **Town Meeting Planning Updates.**
    - i. The town auditors will be writing their report on January 26, 2026.
    - ii. The warning should be ready for SB signature on January 27, 2026.
    - iii. The town report will be submitted to the printers by January 30, 2026.
    - iv. The pre-town meeting will be February 18, 2026.
  - C. **Community Nurse Survey.** The Selectboard completed the online survey.



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## 6. Old Business.

~~A. Cootey Road Repair Work Update from Steve Johnson.~~

B. **Trash Compactor Cover.** The Selectboard discussed the roll up door option.

## 7. Town & Highway Orders – review/approve.

A. **Ice at the Transfer Station.** Discussion about the ice inside the garage and the ice in front of the trash compactor and the bulk/metal bins. The road crew keeps the parking lot clear, gets as close to the buildings as they can with the loader, and then sands or salts the rest, depending on the conditions. When it snows or ices overnight, the attendant needs to maintain the space when open.

B. **Bridge 33.** The digging of the test pits was rescheduled from this week to next.

C. **Town Crew Pickup.** The pickup is 7 years old. The Selectboard voted to replace it this summer and get a plow blade for it so that when a plow truck is out of commission there will be a backup option for the short term.

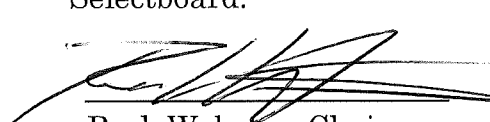
D. **Local Safety Grant.** The application is due February 2. AOT funds 100% if approved. We are applying for tree removal and guardrail replacement funds.

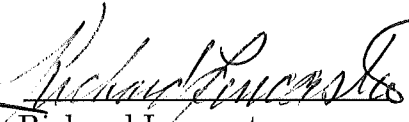
~~E. Certificate of Highway Mileage.~~

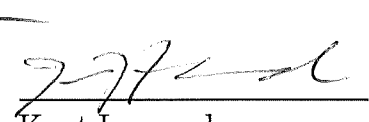
## 8. Adjourn at 8:06PM.

Minutes prepared by Kassie Hull, Clerk of the meeting. All votes unanimous unless otherwise noted. The next regular meeting is Wednesday, February 4, 2026, at 7PM at the Town Offices.

Selectboard:

  
Rock Webster, Chair

  
Richard Lancaster

  
Kurt Lessard



State of Vermont  
 Department of Taxes  
 133 State Street  
 Montpelier, VT 05633-1401

Phone: (802) 828-5860

Agency of Administration

January 2, 2026

00498

Chair, Selectboard  
 Town of Barnard  
 PO Box 274  
 Barnard, VT 05031

### 2025 Equalization Study Results

This letter serves as notification of the results of Property Valuation and Review (PVR)'s 2025 equalization study. Every year PVR is required to certify the equalized education property value (EEPV or EEGL) and coefficient of dispersion (COD) for each Vermont town (32 V.S.A § 5406). This letter also communicates the Common Level of Appraisal (CLA) for your town and explains how it will impact your homestead and nonhomestead education tax rates.

Education Grand List (from 411):	\$475,134,620
Equalized Education Grand List (EEGL):	\$504,912,332
<b>Common Level of Appraisal (CLA):</b>	<b>94.10% or 0.9410</b>
Coefficient of Dispersion (COD):	10.35%
2025 Statewide Adjustment (SA):	70.33% or 0.7033
<b>2025 SA Applied to Your Tax Rates:</b>	<b>[0.9410]/[0.7033] = 133.80% or 1.3380</b>

In 2024 the Vermont Legislature passed Act 183, which updates the adjustment factor applied to education tax rates starting with the 2025-2026 property tax year, effective on July 1, 2025.

Historically, education tax rates were adjusted by a municipality's CLA from the Equalization Study. Going forward, the new adjustment factor applied to education tax rates is the CLA divided by a single "statewide adjustment." The "statewide adjustment" is the average level of appraisal for all of Vermont.

For example, if a municipality has a CLA of 60%, and the statewide adjustment is 75%, then the adjustment factor applied to the municipality's education property tax rates will be  $0.60 / 0.75 = 0.80$  or 80%.

All Vermont property will still be taxed at 100% of fair market value, but the factor applied to education property tax rates will be calculated differently. More information is available at [tax.vermont.gov/statewide-adjustment](http://tax.vermont.gov/statewide-adjustment).

#### Key Definitions

The **education grand list** in VTPIE is what your municipality reported to the state on the 411 form and includes (if applicable) your municipality's cable and/or tax increment financing (TIF) amounts.



The education grand list represents the municipality's total property value subject to the education property tax (from the most recent grand list available) and serves as the numerator in the computation of the CLA.

The **equalized education grand list (EEGL)** represents PVR's statutorily mandated estimate of your municipality's education grand list total fair market value. It serves as the denominator in the computation of the CLA.

The **common level of appraisal (CLA)** is determined by dividing the education grand list by the equalized education grand list (32 V.S.A. § 5401). A number over 100% indicates that property in your municipality is generally assessed for more than its fair market value. A number less than 100% indicates that property is generally assessed for less than its fair market value.

The **coefficient of dispersion (COD)** is a measure of how fairly distributed the property tax is within your municipality. It reflects the average deviation of sales ratios (assessed value ÷ sale price) from the median. A high COD means many taxpayers in your municipality are paying more than their fair share, and many are paying less than their fair share. **A COD over 20% necessitates a reappraisal** (32 V.S.A. § 4041a).

### Appeals

A municipality may petition the director of PVR for a redetermination of its EEPV and/or COD (32 V.S.A. § 5408). All petitions must be in writing and signed by the chair of the municipality's legislative body. Petitions should contain a plain statement of matters being appealed and a statement of the remedy being sought. Submissions can be made by sending a PDF of the appeal to [tax.pvr@vermont.gov](mailto:tax.pvr@vermont.gov) or by mailing to Department of Taxes, Attn: **PVR; 133 State Street, Montpelier, VT 05633-1401**. **PVR must receive petitions by the close of business on the 35th day after the mailing of this letter.**

### Additional Information

If you have questions about your results, please contact your District Advisor or call 802-828-5860. To get answers to many common questions about tax rates and how they are determined, and to see how the current year property tax rates for your municipality were calculated, please see the Department's education tax resources at [tax.vermont.gov/education-tax-rates](http://tax.vermont.gov/education-tax-rates).

To learn more about how the equalization study is conducted, how to read the certified sales report, and additional instructions on how to appeal your results, please see the "Introduction to Vermont's Equalization Study" document at [tax.vermont.gov/municipal-officials](http://tax.vermont.gov/municipal-officials).

Municipal officials can view your municipality's final computation sheet and final certified sales report in your VTPIE account. Complete Statewide results can be found here: [Equalization Study | Department of Taxes](#).

Sincerely,



Jill Remick, Director  
Property Valuation and Review

cc: Chair, School Board  
Superintendent of Schools SU051  
Town Clerk