

**Brandon Select Board Meeting**  
**December 18, 2018**  
**7:00 p.m.**

The Brandon Select Board will meet Tuesday, December 18, 2018 at 7:00 p.m. at the Brandon Town Hall located at 1 Conant Square expecting to consider the items noted on this agenda. Agendas shall be posted on the community bulletin board located at the Town Office at 49 Center Street and on the community bulletin board located between Dave's Grocery and the Forest Dale Post Office. The Select Board reserves the right to add additional items, if necessary, at the beginning of the meeting.

- 1) Call to Order
  - a) Agenda Adoption
- 2) Approval of Minutes
  - a) Select Board Minutes - November 26, 2018
  - b) Select Board Budget Workshop Minutes - November 20, 2018
  - c) Select Board Budget Workshop Minutes - November 28, 2018
  - d) Select Board Budget Workshop Minutes - December 11, 2018
- 3) Town Manager's Report
- 4) Comments for Items not on the Agenda
- 5) Assessors Errors and Omissions
- 6) Approve Purchase and Sale Contract for Real Estate Conveyance
- 7) Fiscal
  - a) Warrant - December 18, 2018 - \$122,690.88
  - b) Route 7 Construction Warrant - December 18, 2018 - \$812,965.97
  - c) Bridge 114 Warrant - December 18, 2018 - \$32,247.69
- 8) Adjournment

**Brandon Select Board Meeting  
November 26, 2018**

**NOTE:** These are unapproved minutes, subject to amendment and/or approval at the subsequent board meeting.

**Board Members in Attendance:** Seth Hopkins, Doug Bailey, Tracy Wyman, Devon Fuller, Brian Coolidge

**Others In Attendance:** Dave Atherton, Steve Bissette, Dick Kirby, Bernie Carr, Arlen Bloodworth, Mickeen Hogan, Mike Frankiewicz, Russell Jones

The 16<sup>th</sup> Month of the Even Better Brandon drawing was held and Sally Cook won the \$50.00 in Brandon Green.

**1. Call to order**

The meeting was called to order by Seth Hopkins at 7:02PM.

**a) Agenda Adoption – Motion** by Tracy Wyman/Doug Bailey to adopt the agenda, as amended. **The motion passed unanimously.**

Addition of Meeting Date Discussion under Town Manager's Report

Addition of an Executive Session in accordance with VSA 313(a)(3) Appointment or Employment or Evaluation of a Public Officer or Employee

**2. Approval of Minutes**

**a) Approval of Minutes – November 11, 2018 - Select Board Regular Meeting**

**Motion** by Devon Fuller/Tracy Wyman to approve the November 11, 2018 Select Board meeting minutes. **The motion passed with one abstention – Seth Hopkins.**

**3. Town Manager's Report**

Dave Atherton provided the following update for the Segment 6 Project:

***Last Two Weeks:***

- . Installation of concrete and brick sidewalks in the Central Park area, Segment B.
- . Existing sidewalk removal and back fill placement adjacent to business, (Lot 'A' across from Central Park).
- . Continued installation of traffic control signals and ornamental lighting near Central Park, (Segment 'B') and near Crescent Park, (Segment E).

- . Continued roadway box cut, (subbase preparation) and underdrain installation within Route 7; Crescent Park area to the South and adjacent roadways.
- . Sidewalk preparation adjacent to Route 7 Jiffy Mart and to the South.
- . Temporary and permanent pavement placement within Route 7, side roads, drives and sidewalks.
- . Temporary pavement markings placement.
- . Resetting of circular curbing around the monument.
- . Gazebo construction.
- . Continued placement of topsoil, seed, fertilizer and hay mulch at various locations.

***Next Two Weeks:***

- . Gazebo construction/completion.
- . Equipment demobilization and project cleanup.
- . Installation of traffic control signage.
- . Continuation of temporary pavement markings placement.
- . Final installation of traffic control signals with potential test operation near Central Park (Segment B).
- . Continued ornamental lighting installation within Central and Crescent Park areas.
- . Preparation and planning for the installation of the large storm water treatment structure to be located adjacent to 8 Conant Square.

***Bridge 114:***

Alpine will be moving out this week. The concrete work has been completed and there is only minor repointing on the arch face to be done before the catwalk along the arch outlet is removed. Warming tents and blankets will remain until early cure has been reached next week. As the spoils behind the barriers are removed, the jersey barriers will be pushed back more to the curb and the road will be swept again. Most of the equipment will be pulled from the park. Alpine may keep a small portion of the park taped off near the excavation. Alpine will grade and mulch the open ground, waiting to seed in the spring. Alpine has filled the void under the road plate and in front of the town office and that area will be re-constructed with the new sidewalk in the spring. Message boards north and south of town will be pulled and the job trailer is open for discussion as Alpine's contract has been extended. Due to late season temperatures, the Route 7 centerline will not be able to be repainted after the barriers are moved back. Drainage structures will be installed next spring along with the road and sidewalk work. Casella is expecting to move into the park after Alpine leaves to install and temporarily power the streetlight at 4 Conant Square.

***Route 73:***

This project has shut down for the season.

***Recreation Department News:***

The Brandon Rec Cross Country team finished their season with the Middlebury Parks and Rec Turkey Trot. Eight runners represented Brandon with two placing in the top 3 in the 15 and under division. Thanks to Coach Sam Stone who worked with the Rec Director to lead this 3<sup>rd</sup> year offering. The basketball U12 registration has closed with 45 children in the 5<sup>th</sup>/6<sup>th</sup> grades participating in the program beginning the week of December 2<sup>nd</sup>. Other youth fall-winter activities include cheerleading, theatre arts and U6, U8 and U10 basketball. Brandon Idol will be coming to the town hall, which is an open singing competition will start January 12<sup>th</sup> and run monthly until the final at the 2019 Brandon Carnival.

#### ***Other News:***

Dave Atherton has received the archeological site assessments for 37, 419 and 449 Newton Road. There appears to be evidence of possible historic artifacts and the Town will have to move forward with an archeological phase one survey. Mr. Atherton attended the Davenport Solar presentation at the November 20<sup>th</sup> RRPC meeting. There is a preconference hearing scheduled in December in Montpelier for this project.

Devon Fuller questioned the winter construction of Route 7, as the DBA and Chamber are working with the merchants to bring people back to Town that have been bypassing during the busy construction season. Mr. Atherton advised there might be some minimal delays, but not like the summer. Most of the work will be done outside the roadway.

Tracy Wyman received a comment from a Forestdale resident concerning an issue of a residence on Route 53. Mr. Atherton reported letters from the Zoning Administrator have been sent to the residents that appear to have issues. The Town and the Zoning Administrator are aware of the problems. Mr. Wyman noted the issue in question is on North Street. Mr. Atherton will confirm with the Zoning Administrator about this issue.

#### ***Set Meeting Dates for December:***

Seth Hopkins noted the second Select Board regular meeting falls on Christmas Eve and suggested due to the December workload that the regular meetings on the 10<sup>th</sup> and 24<sup>th</sup> be omitted and one meeting be scheduled for December 18<sup>th</sup>. Dave Atherton advised the warrants could be approved at the December 11<sup>th</sup> Budget meeting, as well as a discussion of the Public Works and Buildings/Grounds budgets.

**Motion** by Doug Bailey/Devon Fuller to eliminate the regular scheduled December 10<sup>th</sup> and 24<sup>th</sup> meetings and set the Budget meeting for December 11<sup>th</sup> at 7PM and a Special Select Board meeting for December 18<sup>th</sup> at 7PM. **The motion passed unanimously.**

#### **4. Comments for Items Not on the Agenda**

Doug Bailey questioned whether the equipment approved for purchase at the last Select Board meeting has been ordered and if so, when it would be delivered. Dave Atherton reported the equipment has been ordered and is scheduled for delivery on December 15<sup>th</sup>. The Town was able

to purchase the shooter attachment at a very good discount. The financing will consist of a \$24,000.00 payment upfront from the General Fund and the first lease payment will be in the budget year to be developed this year. This will save the Town \$7,000.00 at the end of the lease.

Steve Bissette asked when the traffic lights would be turned on. Dave Atherton advised the lights are being worked on and it is hoped to have them running this week. Doug Bailey asked if the lights would be on all the time. Dave Atherton reported the Federal Highway requires the lights to be installed; however, the Town has control over their use and can be adjusted as needed. It is thought the Union and Carver Street lights will be needed, but the Park Street light is not certain. Mr. Bailey agreed that he does not see the Park Street light will be necessary at all times. Seth Hopkins asked if the lights would be on timers. Mr. Atherton reported the lights on Carver and Union Streets would have sensor control; however, he is not certain how they work.

## **5. Fiscal**

### ***a) General Fund Warrant – November 26, 2018 - \$1,069,049.62***

**Motion** by Devon Fuller/Doug Bailey to approve the General Fund warrant of November 26, 2018 in the amount of \$1,069,049.62. **The motion passed unanimously.**

Dave Atherton reported \$953,000.00 was the school warrant.

### ***b) Route 7 Construction Warrant – November 26, 2018 - \$526,059.10***

**Motion** by Brian Coolidge/Devon Fuller to approve the Route 7 Construction warrant of November 26, 2018 in the amount of \$526,059.10. **The motion passed with one abstention – Tracy Wyman.**

### ***c) Bridge 114 Warrant – November 26, 2018 - \$130,142.54***

**Motion** by Doug Bailey/Tracy Wyman to approve the Bridge 114 warrant of November 26, 2018 in the amount of \$130,142.54. **The motion passed unanimously.**

Devon Fuller questioned whether the cost would increase due to the extended construction next year. Dave Atherton reported it will not increase the cost and noted the project came in well under budget.

### ***d) Churchill Road Bridge Warrant – November 26, 2018 - \$50,600.51***

**Motion** by Devon Fuller/Brian Coolidge to approve the Churchill Road Bridge warrant of November 26, 2018 in the amount of \$50,600.51. **The motion passed unanimously.**

The Board recessed at 7:22PM.

The Board reconvened at 7:28PM.

**Motion** by Brian Coolidge/Tracey Wyman to enter into executive session at 7:28PM in accordance with VSA 313(a)(3) Appointment or Employment or Evaluation of a Public Officer or Employee, with the session to include the Town Manager. **The motion passed unanimously.**

#### **6. Executive Session**

**Motion** by Devon Fuller/Doug Bailey to come out of Executive Session at 8:22PM. **The motion passed unanimously.**

There was no action required.

#### **10. Adjournment**

**Motion** by Brian Coolidge/Devon Fuller to adjourn the Select Board meeting at 8:23PM. **The motion passed unanimously.**

Respectfully submitted,

Charlene Bryant  
Recording Secretary

**Brandon Select Board Budget Workshop  
November 20, 2018**

**Select Board Members in Attendance:** Seth Hopkins, Doug Bailey, Brian Coolidge, Devon Fuller

**Budget Committee Members in Attendance:** Jan Coolidge, Anthony Peduto, Doug Sawyer

**Others in Attendance:** Dave Atherton, Sue Gage, Jackie Savelle

**1) Call to Order**

The meeting was called to order at 7:04.

**2) Budget Workshop FY 2019/2020**

Sue Gage presented the Town Clerk's budget. The Board was pleased to see there were few changes. Code Enforcement was well received. The Administration budget was also well received.

**3) Adjournment**

Meeting was adjourned.

Respectfully submitted,

Devon Fuller

**Brandon Select Board Budget Workshop  
November 28, 2018**

**Select Board Members in Attendance:** Seth Hopkins, Doug Bailey, Brian Coolidge, Devon Fuller

**Budget Committee Members in Attendance:** Jan Coolidge, Anthony Peduto

**Others in Attendance:** Dave Atherton, Chris Brickell, Bill Moore, Jackie Savela

**1) Call to Order**

The meeting was called to order at 7:02 p.m.

**2) Budget Workshop FY 2019/2020**

Mr. Hopkins went over the meeting process. Mr. Moore will go first then Chief Brickell. There will also be an Executive Session to discuss an employee contract.

Bill Moore's presentation was well received with few questions. Chris Brickell's presentation followed. Many questions about the SRO position and salary were answered.

**3) Executive Session**

Motion by Brian Coolidge/Doug Bailey to enter into Executive Session to include Dave Atherton and Jackie Savela at 8:48 p.m. Motion passed.

Motion by Devon Fuller/Brian Coolidge to come out of Executive Session.

Motion by Brian Coolidge/Doug Bailey to add new section to the Personnel Policy concerning health insurance. The Town's contribution to MVP health insurance will be 90% of the Gold Plan and the HRA will increase to \$750 for single, \$1,500 for 2-person and \$2,000 for family. This will be placed in the Personnel Policy.

Motion passed

**4) Approve First Payment for Sidewalk Tractor**

**Motion** by Brian Coolidge/Doug Bailey to approve the first payment of \$24,027.77 for the new sidewalk tractor. Motion passed.

**5) Adjournment**

Motion by Devon Fuller/Doug Bailey to adjourn.

Respectfully submitted,

Devon Fuller



**Brandon Select Board Budget Workshop  
December 11, 2018**

**Select Board Members in Attendance:** Seth Hopkins, Doug Bailey, Brian Coolidge, Devon Fuller, Tracy Wyman

**Budget Committee Members in Attendance:** Jan Coolidge, Anthony Peduto, Doug Sawyer

**Others in Attendance:** Dave Atherton, Jackie Savela

**1) Call to Order**

The meeting was called to order at 7:07 p.m.

Motion by Brian Coolidge/Tracy Wyman to add an Executive Session. Motion passed.

**2) Budget Workshop FY 2019/2020**

Dave Atherton, Town Manager reviewed the Highway Budget. Discussion.

Dave Atherton, Town Manager reviewed the Buildings and Grounds Budget. Discussion.

**3) Executive Session**

Motion by Brian Coolidge/Doug Bailey to enter into Executive Session to include Dave Atherton, Town Manager at 8:28 p.m. Motion passed.

The Board came out of Executive Session at 9:12. No action was taken.

**4) Adjournment**

Motion by Brian Coolidge/Tracy Wyman to adjourn. Motion passed.

Respectfully submitted,

Devon Fuller

## **Town Manager Report for weeks of December 3<sup>rd</sup> and December 10th, 2018**

### **Segment 6:**

Work continues on the stormwater structure at 4 Conant Square.

There has been discussion with CLD and D&K on the traffic lights. Adjustments will be made for a while to get them functioning properly.

### **Bridge 114:**

The bridge construction is shut down for winter.

### **Union St Sidewalk:**

The deed and plans revisions have been made, recorded and sent to VTrans for review. Once they are approved we will be able to prepare bid documents.

### **Park Street:**

Received a Finding of No Significant Impact Letter from the Agency of Natural Resources on the proposed improvement project.

### **Rec Dept News:**

T-weeny Bowling – On December 27<sup>th</sup>, the Brandon Rec will be taking a bus full of 6<sup>th</sup>-9<sup>th</sup> graders to Rutland for Pizza and Bowling! \$15 gets the kids transportation, pizza, drinks and bowling for 2 hours on a winter vacation afternoon!

- Brandon Rec Youth Theatre is presenting “Fantastic Mr. Fox” at the Town Hall on January 5<sup>th</sup> and 6<sup>th</sup>. Come see the directorial debut of OV Walking Stick Theatre alum, Lennon Philo, as he leads this group of 29 actors & actresses. Tickets \$5 and are available at the door.
- Quiz Night League with the Brandon Free Public Library starts January 6<sup>th</sup> at the Center Street Bar. Registration for 1-5 person teams is open and the first 10- to sign up get to participate in our 6 week offering to crown the trivia champs.
- Winter Cornhole League at the Brandon Town Hall registration opened last week. First night of bags starts January 8<sup>th</sup>. 7pm at the Brandon Town Hall. This is our 3<sup>rd</sup> winter for this popular adult rec offering.
- Brandon Idol!— Think you have what it takes? Try-outs for this singing competition starts on January 12<sup>th</sup> at the Brandon Town Hall. People register and have a chance to sing in front of a panel of judges and a live audience. 7 will be picked to participate in a monthly competition to sing songs across multiple genres and a winner will be crowned at the 2019 Brandon Carnival
- U6 & U8 & U10 Basketball start on January 5<sup>th</sup>.
- The Brandon Rec is headed back to the TD Bank garden for a game in March with the Celtics hosting the Houston Rockets. Only 26 tickets remain, pick yours up today!
- The Gettysburg Trip slated for June 21<sup>st</sup> – 23<sup>rd</sup> is starting to heat up as a Christmas gift. Details for this trip available at our town website.

- Speaking of X-mas gifts, another hot Brandon Rec item is the Flagship Cinemas Movie Money Bonanza booklets. Only \$25 and good through April 30<sup>th</sup>, 2020!

- Brandon Rec Youth Theatre is presenting "Fantastic Mr. Fox" at the Town Hall on January 5<sup>th</sup> and 6<sup>th</sup>. Come see the directorial debut of OV Walking Stick Theatre alum, Lennon Philo, as he leads this group of 29 actors & actresses. Tickets \$5 and are available at the door.

**Other News:**

Have been working on updating the Town Personnel Policy. I have sent the draft policy to the Town Attorney for review.

Attended a VHCB meeting at the Brandon Inn to discuss the Kennedy Park repairs after TS Irene. The VHCB was a vital role in the grant that originally built the park.

Started negotiations with the new Police union.

We have held three budget meetings for the FY2020 budget. The process is going well with positive input

Other Items will be covered in the agenda.

Select board  
Copy

**ASSESSORS ERRORS AND OMMISIONS  
DECEMBER 2018**

OWNER NAME	PARCEL ID	ORIG VALUE	NEW VALUE	DIFFERENCE
McDonough, Joshua	0085-1588	\$104,200	\$64,300	\$35,900 decrease
Combined parcels and discovered grading error				
Mitchell, Arthur	0118-0238	\$378,700	\$334,500	\$44,200 decrease
Combined parcels which decreased the total value. The larger amount of excess land over the first 2 acres reduces the cost per acre.				
Thomas & Bilodeau	0017-0012B	\$77,400	\$86,200	\$8,800 increase
Deducted acreage in error				
Bilodeau, Matthew	0017-0012C	\$265,100	\$214,500	\$50,600 decrease
8.55 acres purchased after April 1, 2018 however added to parcel in error prematurely.				

**PURCHASE AND SALE CONTRACT**  
**between**  
**Barry Delphia and Julie Delphia (collectively "Purchaser")**  
**and**  
**The Town of Brandon, Seller**

**This is a legally binding contract. If not understood, seek competent legal advice.**

The undersigned Purchaser hereby offers and agrees to purchase the property described in Paragraphs 3 and 4 below (hereinafter "the Property"), upon the terms and conditions stated herein. Purchaser reserves the right to withdraw this offer at any time prior to Seller's acceptance. Once Seller accepts the offer by signing this Contract and providing a copy of the fully signed Contract to Purchaser, this shall constitute the parties' legally binding contract for the purchase and sale of the Property. The "Contract Date" shall be the date on which the last of the parties has signed this Contract.

1. **Purchaser:** Barry Delphia and Julie Delphia

Address: P.O. Box 143, Brandon, VT 05733

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

Purchasers' Attorney: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. **Seller:** Town of Brandon

Address: 49 Center Street, Brandon, VT 05733

Phone Number: (802) 247-3635 x 210

E-mail: *datherton@townofbrandon.com*

Seller's Attorney: Constance Tryon Pell, Esq.  
Carroll, Boe & Pell, PC  
64 Court Street, Middlebury, VT 05753  
(802) 388-6711  
*cpell@64court.com*

3. **Address Of Property:** Two (2) parcels of land located adjacent to Otter Creek, in Brandon, Vermont, and being all and the same lands and premises conveyed to the Town of Brandon by the following deeds: Parcel A: Tax Deed of Allan G. Kidd, Town Constable and Collector of Taxes, in and for the Town of Brandon, dated August 29, 1958, and recorded in the Brandon Land Records in Book 74 at Page 461 (being the first deed on this page); and

Parcel B: Tax Deed of Allan G. Kidd, Town Constable and Collector of Taxes, in and for the Town of Brandon, dated August 29, 1958, and recorded in the Brandon Land Records in Book 74 at Page 461 (being the second deed on this page).

4. **Property Description:** Parcel A: 24+/- acres of landlocked, undeveloped land depicted on the Town of Brandon tax map as Parcel #6-1-47; and Parcel B: 19+/- acres of landlocked, undeveloped land depicted on the Town of Brandon tax map as Parcel #6-1-47.01.
5. **Total Purchase Price:** One Thousand Five Hundred U.S. Dollars (\$1,500.00).
6. **Earnest Money Deposit:** None.
7. **Closing:** Closing shall be held within one week of Seller's satisfaction of Special Condition 8.A. as stated herein, at the offices of Purchaser's attorney within the State of Vermont, unless otherwise agreed upon by the parties. The parties agree that time is of the essence with regard to the Closing Date.
8. **Special Conditions:** This Contract is subject to the following contingencies and special conditions. If any party terminates in accordance with the terms of one or more contingencies, the parties shall have no further obligations to each other. Failure of a party to comply with the deadlines set forth in any contingency shall constitute a waiver of that contingency by that party.
  - A. **Notice of Proposed Sale/Voter Approval.** The sale is subject to the Seller posting and publishing a Notice of the Proposed Sale at the Brandon Town Clerk's Office for a period of 30 days pursuant to 24 V.S.A. §1061(a)(1), and securing the statutorily required voter approval of the sale thereafter, if necessary. Seller shall promptly post and publish said Notice as soon as this Purchase and Sale Contract is signed by all parties.
9. **Fixtures And Personal Property:** None.
10. **Examination Of Title:** Following execution of this Contract, Purchaser shall cause the title to the Property to be examined promptly at Purchaser's own expense.
11. **Possession:** Possession shall be given on the Closing Date.
12. **Payment Of Purchase Price:** The entire purchase price is due at closing and is to be paid in cash, certified check, cashier's check, or attorney's trust account check.
13. **Deed:** The parties recognize that Seller acquired the Property by Tax Deed; at closing, Seller shall give to Purchaser a Vermont Quit Claim Deed, furnished and paid for by Seller. The Quit Claim Deed shall contain the following **AS IS** language:

"The transfer of the Property is AS-IS, WHERE-IS, with the Grantee taking all defects and risks associated with or connected to the Property, including but not limited to all risks associated with the following:

- a. Subject to the rights of redemption(s) any party or entity has in and to the Property.
- b. Subject to such facts as an accurate survey and physical inspection of the premises may reveal.
- c. Subject to easements, restrictions, agreements and all documents of record, if any.
- d. Subject to the rights of tenants and other occupants, if any.
- e. Subject to state and municipal ordinances, statutes and regulations, including zoning ordinances.
- f. Subject to all liens of record not foreclosed, equitable or otherwise, whether or not filed.
- g. Subject to all violations, if any, of environmental laws, rules, and regulations of the State of Vermont, the United States of America, and any political subdivision thereof, whether or not of record.
- h. Subject to any defects or problems associated with the real estate or any improvements thereon.
- i. Subject to all violations, if any, other than environmental in nature, of laws, rules and regulations of the State of Vermont, the United States of America, and any political subdivision thereof, whether or not of record.
- j. Subject to prior mortgages and liens of record, if any.

By acceptance of this deed, GRANTEE agrees to purchase and accept the Property in "AS IS" condition existing as of the date of delivery of this quit claim deed, with all faults, notwithstanding the possible existence of hidden defects or other matters not visible or ascertainable from an inspection and GRANTEE hereby expressly assumes the risk of any and all defects in the Property, including a possible lack of access for ingress and egress. GRANTEE fully understands that GRANTOR has made no warranties or representations, express or implied, pertaining to the Property, the condition thereof, the condition of the structures and improvements thereon, or any other matter pertaining thereto, including but not limited to matters relating to boundaries, acreage, access or compliance with state and local land use, subdivision, zoning, health, public buildings, water supply, wastewater disposal, environmental laws, and environmental conditions or hazards on the Property, the availability of permits, licenses, zoning, variances, certificates of occupancy, or any other matters pertaining to the condition or use of the Property. Expressly excluded from application are all warranties of merchantability, fitness for any particular purpose, habitability, or any other warranties express or implied at law. Further, GRANTEE expressly disclaims any and all warranties pertaining to, and concerning, the applicability of state and local laws, rules and regulations concerning the ownership, use and occupancy of the Property, including, but not limited to such laws, rules and regulations concerning state and local land use, subdivision, zoning, health, public buildings, water supply, wastewater disposal, onsite sewage disposal, and the compliance of the Property with the same and the existence, status and availability of all permits, licenses, approvals, and certificates of occupancy applicable to the Property, and the compliance of the Property with the same. GRANTEE acknowledges that GRANTOR has no responsibility to GRANTEE for any hazardous waste, asbestos, oil, petroleum waste, lead paint, urea formaldehyde and other liability causing substances on, under or emitting from the Property.

The Property is conveyed subject to all legally enforceable easements, rights-of-way, rights of travel along public ways, covenants, conditions, declarations, land use, subdivision, occupancy, municipal and other permits, and other restrictions of record to the extent not otherwise extinguished by the Vermont Marketable Record Title Act (27 V.S.A. §601-604)."

14. **Property Transfer Tax:** Purchaser shall be responsible for paying any Vermont Property Transfer Tax due on this transaction.
15. **Land Gains Tax:** Seller shall be liable for any Vermont Land Gains Tax due on account of this sale. If Seller is unable to provide satisfactory proof that no land gains tax is due, then Seller acknowledges that Purchaser must withhold 10 percent of the purchase price at closing unless Seller obtains a certificate from the Vermont Department of Taxes authorizing a reduced withholding amount.
16. **Default:** If Purchaser shall fail to complete said purchase as provided herein, or is otherwise in default, Seller may terminate this Contract and may pursue Seller's rights to all legal and equitable remedies provided by law.

If Seller shall fail to complete said sale as provided herein, or is otherwise in default, Purchaser may terminate this Contract, and may pursue Purchaser's rights to all legal and equitable remedies provided by law.

In the event legal action is instituted arising out of a breach of this contract, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

17. **Risk Of Loss/Insurance:** During the period between the date of this Contract and the transfer of title, the risk of loss shall be on Seller and Seller shall continue to carry the fire and extended coverage insurance presently maintained on the buildings on the Property (or, upon the written request of Purchaser, and at Purchaser's expense, in such greater amount as Purchaser may reasonably request). In the event that any of the said buildings are destroyed or damaged and are not restored to their present condition by the date set for closing, Purchaser may either accept title to the Property and receive the benefit of all insurance monies recovered on account of such destruction or damage, or terminate this Contract.
18. **Closing Adjustments:** Property taxes, water, sewer, and other municipal charges, as well as association dues and other similar charges, shall be prorated between the parties as of the closing date. If any tax, charge or rate is undetermined on the date of closing, the last determined tax, charge or rate shall be used for the purpose of proration.
19. **Notice:** Any notice required by this agreement must be given in writing, either by mailing, overnight delivery, electronic mail, or hand-delivery. Notice will be effective as of the date actually received by the other party.



20. **Local and State Regulations:** The parties hereby acknowledge that Seller has advised Purchaser that local and state building regulations, zoning regulations, and subdivision regulations and wastewater system and potable water supply rules under Chapter 64 of Title 10 pertaining to the Property may limit significantly the use of the Property.
21. **No Broker:** The parties hereby acknowledge that no real estate broker or other similar party is entitled to a commission on account of this transaction.
22. **Binding Effect.** This Contract shall inure to the benefit of and be binding upon each of the parties hereto and their respective heirs, successors, administrators, executors and assigns.
23. **Entire Agreement.** This Contract contains the entire agreement by and between the parties hereto, superseding any and all prior agreements, written or oral, affecting said Property.
24. **Miscellaneous.** This Contract shall be governed by the laws of the State of Vermont. Any legal action arising out of this Contract shall be brought in the Vermont Superior Court in the county where the Property is located. Electronic copies and facsimile communications of this Contract will be considered binding by the parties to the same extent as original documents.
25. **Modification And Amendment:** No modification, amendment or deletion affecting this Contract shall be effective unless in writing and signed by all parties.

Purchaser hereby offers and agrees to purchase the above-described Property at the price and upon and subject to the terms and conditions of this Contract. Purchaser acknowledges receipt of a copy of this Contract.

Date of offer: \_\_\_\_\_

\_\_\_\_\_  
Barry Delphia – Purchaser

Date of offer: \_\_\_\_\_

\_\_\_\_\_  
Julie Delphia - Purchaser

Seller hereby accepts the offer set forth above and agrees to sell the above-described Property, at the price and upon and subject to the terms and conditions of this Contract. Seller acknowledges receipt of a copy of this Contract.

**Town of Brandon - Seller**

By: BRANDON SELECTBOARD

BY:

\_\_\_\_\_  
Seth Hopkins, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Doug Bailey, Vice-Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Devon Fuller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tracy Wyman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brian Coolidge

\_\_\_\_\_  
Date

## TOWN OF BRANDON

### NOTICE OF TERMS OF PROPOSED REAL ESTATE CONVEYANCE PURSUANT TO 24 V.S.A. §1061(a)(1)

The Town of Brandon hereby provides notice of the terms of a proposed conveyance of real estate owned by the Town of Brandon pursuant to 24 V.S.A. §1061(a)(1). The terms of the conveyance are set forth in a Purchase and Sale Agreement by and between The Town of Brandon (the "Seller") and Barry Delphia and Julie Delphia (collectively, the "Purchaser"), a copy of which is posted and available for review at the Brandon Town Offices located at 49 Center Street, Brandon, Vermont. The terms of the Purchase and Sale Agreement include the following:

Description of Property: Two (2) parcels of land located adjacent to Otter Creek, in Brandon, Vermont, and being: Parcel A: 24 +/- acres of landlocked, undeveloped land depicted on the Town of Brandon tax map as Parcel #6-1-47, being all and the same lands and premises conveyed to the Town of Brandon by a Tax Deed of Allan G. Kidd, Town Constable and Collector of Taxes, in and for the Town of Brandon, dated August 29, 1958, and recorded in the Brandon Land Records in Book 74 at Page 461 (being the first deed on this page); and Parcel B: 19 +/- acres of landlocked, undeveloped land depicted on the Town of Brandon tax map as Parcel #6-1-47.01, being all and the same lands and premises conveyed to the Town of Brandon by a Tax Deed of Allan G. Kidd, Town Constable and Collector of Taxes, in and for the Town of Brandon, dated August 29, 1958, and recorded in the Brandon Land Records in Book 74 at Page 461 (being the second deed on this page).

Purchase Price: One Thousand Five Hundred U.S. Dollars (\$1,500.00).

Closing Conditions: Specific terms of the conveyance can be obtained by reviewing a copy of the Purchase and Sale Agreement, or by contacting the Brandon Town Clerk, Sue Gage, at 802-247-3635.

Notice is hereby provided, pursuant to 24 V.S.A. §1061(a)(2) that:

If a petition signed by five percent of the legal voters of the municipality objecting to the proposed conveyance is presented to the municipal clerk within 30 days of the date of posting and publication of the notice required by subdivision (1) of this subsection, the legislative body shall cause the question of whether the municipality shall convey the real estate to be considered at a special or annual meeting called for that purpose. After the meeting, the real estate may be conveyed unless a majority of the voters of the municipality present and voting vote to disapprove of the conveyance.

Notice is also hereby provided that unless a petition is filed in accordance with 24 V.S.A. §1061(a)(2) as stated above, the Brandon Selectboard will be authorized to proceed with the conveyance on the terms set forth in the Purchase and Sale Agreement.

Respectfully submitted,

BRANDON SELECTBOARD

BY:

\_\_\_\_\_  
Seth Hopkins, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Doug Bailey, Vice-Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Devon Fuller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tracy Wyman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brian Coolidge

\_\_\_\_\_  
Date

UNKNOWN

6-1-26  
18.7 AC

Cloud

6-1-28  
33.26 A

1402.5  
Ringey  
6-1-30  
16 A

6-1-31  
95.0 AC

841.50  
841.30  
Town of Brandon  
6-1-32  
10 A

Town of Brandon  
6-1-47  
24.75 A

Nature Conservancy

6-1-46.02  
80.0 A

McKirryher  
6-1-94  
9.18 AS  
979.54

6-1-93 Desmarais  
6 A

1470.48  
AFJ Grandchildren LLC  
13.0 A

938.52 Unknown  
6-1-51  
7.1 AC

Wood  
6-1-54  
9.46 A

Town of Brandon  
6-1-47.01  
18.3 AC

6-1-49  
30.0 A

Parker  
6-1-97  
13.0 AC

Town of Brandon  
6-1-52  
20 A

Kerod  
6-1-53  
20 A

Bertrand  
6-1-48  
44.62 AS

Imhof  
6-1-71  
25.14 AS  
24.70 AS

Wing/Biersch  
6-1-69  
32.36 AS

McKirryher  
6-1-70  
9.14 AS

LaRock  
6-2-1  
62.5 A

Stone  
6-2-11  
133 A

88.15 AS - USA Easement

SUBD

1

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All Invoices For Check Acct 01(10 General Fund) 12/18/18 To 12/18/18

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
310184	ABANAKI INC	9706	box trailer rental	150.00	0.00	150.00	46104 12/18/18
301053	ABLE TO SUPPLY INC	464626	hard hats, gloves etc	552.00	0.00	552.00	46105 12/18/18
200263	ALDRICH & ELLIOTT, PC	78087	Park St Sewer & Water	5399.67	0.00	5399.67	46106 12/18/18
200263	ALDRICH & ELLIOTT, PC	78123	WWTF/Coll sys 1272 order	2490.00	0.00	2490.00	46107 12/18/18
310590	AMERICAN WINDOW CLEANING II	1874	WINDOWS	50.00	0.00	50.00	46108 12/18/18
100598	AUBUCHON HARDWARE	1621835225	nuts, bolts, washers	24.01	0.00	24.01	46109 12/18/18
100598	AUBUCHON HARDWARE	1621835226	keys, salt, putty knives	39.53	0.00	39.53	46110 12/18/18
100598	AUBUCHON HARDWARE	1621835229	contractors bags	27.98	0.00	27.98	46111 12/18/18
310531	B-B CHAIN INC	PB62013	tire chains	1268.00	0.00	1268.00	46112 12/18/18
310648	BABCOCK, BEATHER	DEC2018	refund of equip deposit	83.00	0.00	83.00	46113 12/18/18
300987	BANDY, ANNE	12/11/18	self defense course	125.00	0.00	125.00	46114 12/18/18
310650	BENNETT, SUZANNE	DEC2018	refund of equip deposit	50.00	0.00	50.00	46115 12/18/18
310867	BISHOP, RUSSELL	DEC2018	refund of equip deposit	50.00	0.00	50.00	46116 12/18/18
310864	BIXBY, LILY	DEC2018	refund of equip deposit	50.00	0.00	50.00	46117 12/18/18
100275	BRANDON FREE PUBLIC LIBRARY	DEC 2018	DEC APPROPRIATION	7666.67	0.00	7666.67	46118 12/18/18
100280	BRANDON LUMBER & MILLWORK CO.	758751/3	batteries	22.36	0.00	22.36	46119 12/18/18
100280	BRANDON LUMBER & MILLWORK CO.	758832/3	hooks	50.26	0.00	50.26	46119 12/18/18
100280	BRANDON LUMBER & MILLWORK CO.	758867/3	undercoating, paint	30.15	0.00	30.15	46119 12/18/18
100280	BRANDON LUMBER & MILLWORK CO.	758946/3	batteries	9.99	0.00	9.99	46119 12/18/18
100280	BRANDON LUMBER & MILLWORK CO.	759001/3	parts for furnace	19.56	0.00	19.56	46119 12/18/18
100280	BRANDON LUMBER & MILLWORK CO.	759011/3	bolts, tray	9.18	0.00	9.18	46119 12/18/18
100280	BRANDON LUMBER & MILLWORK CO.	769751/3	posts	83.85	0.00	83.85	46119 12/18/18
200218	BRANDON REPORTER	11-30-18	ADS FOR NOVEMBER	644.84	0.00	644.84	46120 12/18/18
100310	BRANDON SENIOR CITIZENS CENTER	DEC 2018	DEC APPROPRIATION	1125.00	0.00	1125.00	46121 12/18/18
310776	CAMERON, ERIN	DEC2018	refund of equip deposit	50.00	0.00	50.00	46122 12/18/18
100198	CARGILL, INCORPORATED	2904440538	salt	1775.11	0.00	1775.11	46123 12/18/18
100198	CARGILL, INCORPORATED	2904443328	salt	1744.09	0.00	1744.09	46123 12/18/18
100198	CARGILL, INCORPORATED	2904456387	salt	3496.94	0.00	3496.94	46123 12/18/18
100198	CARGILL, INCORPORATED	2904462289	salt	1795.79	0.00	1795.79	46123 12/18/18
100860	CARROLL, BOE & PELL P.C.	32199	appeal of BLS permit	140.00	0.00	140.00	46124 12/18/18
100860	CARROLL, BOE & PELL P.C.	32200	Conti Solar Project	1893.70	0.00	1893.70	46124 12/18/18
100860	CARROLL, BOE & PELL P.C.	32201	dispute with ANR	80.00	0.00	80.00	46124 12/18/18
100860	CARROLL, BOE & PELL P.C.	32202	Capen grievance	1653.00	0.00	1653.00	46124 12/18/18
100860	CARROLL, BOE & PELL P.C.	32203	union matters	340.00	0.00	340.00	46124 12/18/18
100860	CARROLL, BOE & PELL P.C.	32204	miscellaneous legal	261.74	0.00	261.74	46124 12/18/18
100860	CARROLL, BOE & PELL P.C.	32205	MT Associates appeal	500.00	0.00	500.00	46124 12/18/18
100462	CASELLA WASTE MANAGEMENT INC.	2229072	Nov trucking of sludge	1984.50	0.00	1984.50	46125 12/18/18
301503	CHAMPLAIN VALLEY PLUMBING	219010	diesel fuel	1310.08	0.00	1310.08	46126 12/18/18
301503	CHAMPLAIN VALLEY PLUMBING	219011	heating fuel @ Town Hall	378.62	0.00	378.62	46126 12/18/18
301503	CHAMPLAIN VALLEY PLUMBING	219617	heating fuel @ HWY	990.88	0.00	990.88	46126 12/18/18
301503	CHAMPLAIN VALLEY PLUMBING	219653	gasoline	234.43	0.00	234.43	46126 12/18/18
301503	CHAMPLAIN VALLEY PLUMBING	377659	gasoline	742.58	0.00	742.58	46126 12/18/18
301503	CHAMPLAIN VALLEY PLUMBING	388188	diesel fuel	1146.32	0.00	1146.32	46126 12/18/18
300755	CHEMSEARCH	3665455	drain cleaner	419.96	0.00	419.96	46127 12/18/18
301043	CIVES CORPORATION, DBA	4485643	lift cylinder for wing	477.12	0.00	477.12	46128 12/18/18
310097	COMCAST	11/21/18	WW FOR DECEMBER	172.62	0.00	172.62	46129 12/18/18
310097	COMCAST	11/27/18	T OFFICE FOR DEC	454.65	0.00	454.65	46130 12/18/18
310097	COMCAST	PD11/27/18	service: 12/04 - 01-03	273.00	0.00	273.00	46131 12/18/18
310868	COMES TIM	DEC2018	refund of equip deposit	50.00	0.00	50.00	46132 12/18/18
310037	CONSOLIDATED COMMUNICATIONS	12-6-18	HIGHWAY FOR NOV	73.10	0.00	73.10	46133 12/18/18

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All Invoices For Check Acct 01(10 General Fund) 12/18/18 To 12/18/18

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
310037	CONSOLIDATED COMMUNICATIONS	12/06/18 service: Nov 06 to Dec 0	45.19	0.00	45.19	46133	12/18/18
310865	CORNET, AMBER	DEC2018 refund of equip deposit	50.00	0.00	50.00	46134	12/18/18
310177	COTT SYSTEMS, INC.	125098 DEC HOST FEE	233.00	0.00	233.00	46135	12/18/18
310791	CRAM, LENNY	DEC2018 refund of equip deposit	50.00	0.00	50.00	46136	12/18/18
310319	CREATIVE APPAREL	402 screen printing	402.00	0.00	402.00	46137	12/18/18
310319	CREATIVE APPAREL	407 screen printing	105.00	0.00	105.00	46137	12/18/18
330426	CVC PAGING	169-16883 WW PAGER QUARTER	24.70	0.00	24.70	46138	12/18/18
300357	DEAN, RAY	12/11/18 referee	35.00	0.00	35.00	46139	12/18/18
310869	DESFORGES, JAIME	DEC2018 refund of equip deposit	50.00	0.00	50.00	46140	12/18/18
100900	DISORDA TIMOTHY & ETHEL	0003-0131 PROPERTY TAX REFUND	797.64	0.00	797.64	46141	12/18/18
310657	DISORDA, JOHANNA	DEC2018 refund of equip deposit	50.00	0.00	50.00	46142	12/18/18
310658	DISORDA, KATELYNNE	DEC2018 refund of equip deposit	50.00	0.00	50.00	46143	12/18/18
101007	EARLE'S TRUCK REPAIR, INC.	12619 repairs to truck #6	1824.62	0.00	1824.62	46144	12/18/18
100494	ENDYNE INC	285112 testing	101.00	0.00	101.00	46145	12/18/18
310876	ENYON, JESSICA	DEC2018 refund of equip deposit	50.00	0.00	50.00	46146	12/18/18
310773	FALCO, VICKY	DEC2018 refund of equip deposit	50.00	0.00	50.00	46147	12/18/18
310659	FITZGERALD, WENDY	DEC2018 refund of equip deposit	50.00	0.00	50.00	46148	12/18/18
300187	FLORENCE CRUSHED STONE	226142 3/4 minus	619.55	0.00	619.55	46149	12/18/18
300187	FLORENCE CRUSHED STONE	226165 3/4 minus	123.40	0.00	123.40	46149	12/18/18
100925	FOLEY SERVICES INC	1205792 uniforms	21.37	0.00	21.37	46150	12/18/18
100925	FOLEY SERVICES INC	1205794 uniforms	45.40	0.00	45.40	46150	12/18/18
100925	FOLEY SERVICES INC	1207199 uniforms	21.37	0.00	21.37	46150	12/18/18
100925	FOLEY SERVICES INC	1207200 uniforms	45.40	0.00	45.40	46150	12/18/18
100925	FOLEY SERVICES INC	121118H uniforms	45.40	0.00	45.40	46150	12/18/18
100925	FOLEY SERVICES INC	121118W uniforms	21.37	0.00	21.37	46150	12/18/18
310426	FYLES BROS., INC.	141660 propane - WW generator	192.70	0.00	192.70	46151	12/18/18
310426	FYLES BROS., INC.	141667 propane @ Town Hall	240.70	0.00	240.70	46151	12/18/18
310426	FYLES BROS., INC.	142707 propane @ WW Chem Bldg	136.59	0.00	136.59	46151	12/18/18
310426	FYLES BROS., INC.	142721 propane @ Town Hall	162.11	0.00	162.11	46151	12/18/18
310426	FYLES BROS., INC.	142722 propane @ Town Office	157.76	0.00	157.76	46151	12/18/18
310426	FYLES BROS., INC.	152043 propane @ Town Hall	167.62	0.00	167.62	46151	12/18/18
310872	GILES, GREGORY	DEC2018 refund of equip deposit	50.00	0.00	50.00	46152	12/18/18
100725	GREEN MOUNTAIN GARAGE	129391 handle, cleaners	19.87	0.00	19.87	46153	12/18/18
100725	GREEN MOUNTAIN GARAGE	129672 undercoating	11.92	0.00	11.92	46153	12/18/18
100725	GREEN MOUNTAIN GARAGE	129878 fuel additive, deicer	29.61	0.00	29.61	46153	12/18/18
310233	GREEN MOUNTAIN POWER	BRYANT11/18 bryant pump	23.35	0.00	23.35	46154	12/18/18
310233	GREEN MOUNTAIN POWER	CARVER 12/18 carver pump	31.99	0.00	31.99	46154	12/18/18
310233	GREEN MOUNTAIN POWER	CHAMP 12/18 champlain pump	62.14	0.00	62.14	46154	12/18/18
310233	GREEN MOUNTAIN POWER	FLASH12/18 flasher	30.31	0.00	30.31	46154	12/18/18
310233	GREEN MOUNTAIN POWER	LITES 12/18 union and lights	200.35	0.00	200.35	46154	12/18/18
310233	GREEN MOUNTAIN POWER	PARK 12/18 center st park	133.75	0.00	133.75	46154	12/18/18
310233	GREEN MOUNTAIN POWER	REC 12/18 recreation	7.45	0.00	7.45	46154	12/18/18
310233	GREEN MOUNTAIN POWER	RT73 12/18 rt 73 pump	41.06	0.00	41.06	46154	12/18/18
310233	GREEN MOUNTAIN POWER	STLITES12/18 st lights	2557.06	0.00	2557.06	46154	12/18/18
310233	GREEN MOUNTAIN POWER	THALL 12/18 town hall	310.79	0.00	310.79	46154	12/18/18
310233	GREEN MOUNTAIN POWER	TOFFICE12/18 town office	550.67	0.00	550.67	46154	12/18/18
310233	GREEN MOUNTAIN POWER	WW 12/18 wwater	2362.66	0.00	2362.66	46154	12/18/18
310233	GREEN MOUNTAIN POWER	WWLITE12/18 wwater 2nd lite	21.18	0.00	21.18	46154	12/18/18
100900	HARDWAY PHILLIP F	0083-2116 PROPERTY TAX REFUND	239.71	0.00	239.71	46156	12/18/18
310779	HEITMANN, DARCIE	DEC2018 refund of equip deposit	50.00	0.00	50.00	46157	12/18/18

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All Invoices For Check Acct 01(10 General Fund) 12/18/18 To 12/18/18

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
100792	HULBERT SUPPLY CO INC	X001643-00 plug	5.35	0.00	5.35	46158	12/18/18
100792	HULBERT SUPPLY CO INC	X001678-00 furnace filters, ring	28.56	0.00	28.56	46158	12/18/18
310870	HUTCHINS, MELISSA	DEC2018 refund of equip deposit	50.00	0.00	50.00	46159	12/18/18
100811	INITIAL IDEAS	49942RTE trophies	157.50	0.00	157.50	46160	12/18/18
310287	KENYON, LISA	DEC2018 refund of equip deposit	50.00	0.00	50.00	46161	12/18/18
310480	KOKOPELLI TRADERS, INC.	1126303 Challenge Coins	800.00	0.00	800.00	46102	12/12/18
310866	LAFAYETTE, KATHLEEN	DEC2018 refund of equip deposit	50.00	0.00	50.00	46162	12/18/18
310873	LANCOUR, SUE ELLEN	DEC2018 refund of equip deposit	50.00	0.00	50.00	46163	12/18/18
310874	LANZA, JAY	DEC2018 refund of equip deposit	50.00	0.00	50.00	46164	12/18/18
100900	LEGAULT NORMAN	2018 PROPERTY TAX REFUND	908.36	0.00	908.36	46165	12/18/18
310665	LEWIS, MATT	DEC2018 refund of equip deposit	50.00	0.00	50.00	46166	12/18/18
310813	LUTKUS, JONATHAN	DEC2018 refund of equip deposit	50.00	0.00	50.00	46167	12/18/18
310666	MALBON, ANN MARIE	DEC2018 refund of equip deposit	50.00	0.00	50.00	46168	12/18/18
100971	MALLORY'S AUTOMOTIVE INC	12543 undercoating	350.00	0.00	350.00	46169	12/18/18
310668	MARROWSKI, KELLY	DEC2018 refund of equip deposit	50.00	0.00	50.00	46170	12/18/18
310630	MASTERCARD	60605 Life Tributes -CPL Murac	109.90	0.00	109.90	46171	12/18/18
310630	MASTERCARD	61157 Sailor Duffel Sling bags	435.86	0.00	435.86	46171	12/18/18
100149	MODERN CLEANERS & TAILORS, INC	NOV2018 uniform maintenance	64.00	0.00	64.00	46172	12/18/18
310672	MULCAHY, REBECCA	DEC2018 refund of equip deposit	50.00	0.00	50.00	46173	12/18/18
310800	MVP HEALTHCARE	2018-11 HRA	93.50	0.00	93.50	46174	12/18/18
310795	NATIONAL BUSINESS TECHNOLOGIES	IN272414 serv contract - printers	30.40	0.00	30.40	46175	12/18/18
100788	NEW ENGLAND MUNICIPAL RESOURCE	43072 DEC ASSESSMENT	7550.00	0.00	7550.00	46176	12/18/18
310881	NORTHEAST ARCHAEOLOGY RESEARCH	1 Newton Road buyout	2750.00	0.00	2750.00	46177	12/18/18
310674	PEARSONS, STACEY	DEC2018 refund of equip deposit	50.00	0.00	50.00	46178	12/18/18
310775	PHILLIPS, CRYSTAL	DEC2018 refund of equip deposit	50.00	0.00	50.00	46179	12/18/18
100908	PITTSFORD SMALL ENGINE REPAIR,	60115 vent, bar	50.00	0.00	50.00	46180	12/18/18
310736	POCKETTE PEST CONTROL	11940 pest control/Police Dept	65.00	0.00	65.00	46181	12/18/18
310736	POCKETTE PEST CONTROL	11941 pest control/Town Office	70.00	0.00	70.00	46181	12/18/18
310736	POCKETTE PEST CONTROL	11942 pest control/Town Hall	80.00	0.00	80.00	46181	12/18/18
310736	POCKETTE PEST CONTROL	11943 pest control/storage are	50.00	0.00	50.00	46181	12/18/18
310880	POLLI, JENNIFER	12/11/18 refund of fee	25.00	0.00	25.00	46182	12/18/18
310871	POPP, JENNIFER	DEC2018 refund of equip deposit	50.00	0.00	50.00	46183	12/18/18
310793	PRESEAU, JOSH	NOV 18 boot reimbursement	100.00	0.00	100.00	46093	12/04/18
310804	QUENNEVILLE, ALICIA	DEC2018 refund of equip deposit	50.00	0.00	50.00	46184	12/18/18
310789	QUENNEVILLE, BETH	DEC2018 refund of equip deposit	50.00	0.00	50.00	46185	12/18/18
310675	RAYMOND, TRACY	DEC2018 refund of equip deposit	50.00	0.00	50.00	46186	12/18/18
100900	REICHERT RICHARD & CHRISTINE	0020-0039 PROPERTY TAX REFUND	153.78	0.00	153.78	46187	12/18/18
310877	ROORDA, SHAINA	DEC2018 refund of equip deposit	50.00	0.00	50.00	46188	12/18/18
200179	ROOTX	54561 root killer	457.14	0.00	457.14	46189	12/18/18
300375	RUTLAND CITY	23011SLUDG sludge processing	4800.00	0.00	4800.00	46190	12/18/18
100005	RUTLAND COUNTY SOLID WASTE DIS	25468 NOV SURCHARGE	1013.28	0.00	1013.28	46191	12/18/18
100005	RUTLAND COUNTY SOLID WASTE DIS	M1992 freon unit 12-11-18	12.00	0.00	12.00	46191	12/18/18
100005	RUTLAND COUNTY SOLID WASTE DIS	M1993 nov recycling	367.42	0.00	367.42	46191	12/18/18
200318	SLACK CHEMICAL CO INC	376317 sodium bisulfite	1582.02	0.00	1582.02	46192	12/18/18
100900	SPECIALIZED COMMUNITY CARE	58PINETREE PROPERTY TAX OVER PAID	124.69	0.00	124.69	46193	12/18/18
300247	SURPASS CHEMICAL CO INC	329815 sodium hypochlorite	418.20	0.00	418.20	46194	12/18/18
200277	THUNDER TOWING & AUTO RECOVERY	5464 change over tires	43.82	0.00	43.82	46195	12/18/18
200277	THUNDER TOWING & AUTO RECOVERY	5478 change over tires	40.00	0.00	40.00	46195	12/18/18
200277	THUNDER TOWING & AUTO RECOVERY	5485 change over tires	40.00	0.00	40.00	46195	12/18/18
200277	THUNDER TOWING & AUTO RECOVERY	5533 change over tires	40.00	0.00	40.00	46195	12/18/18



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All Invoices For Check Acct 01(10 General Fund) 12/18/18 To 12/18/18

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
200277	THUNDER TOWING & AUTO RECOVERY 5534	repairs 2013 Charger	407.13	0.00	407.13	46195	12/18/18
310879	TRIP, TAMMY DEC2018	refund of equip deposit	50.00	0.00	50.00	46196	12/18/18
100682	USA BLUE BOOK 752159	tubing	198.87	0.00	198.87	46197	12/18/18
330348	VERIZON WIRELESS 9818405956	DEC CELLS	181.86	0.00	181.86	46198	12/18/18
330348	VERIZON WIRELESS 9818907275	service Oct 23 - Nov 22	240.06	0.00	240.06	46198	12/18/18
300194	VERMONT POLICE ACADEMY 181112853	firing range training	10.00	0.00	10.00	46199	12/18/18
300382	VLCT EMPLOYMENT RESOURCE AND B 28588-Q1	1st quarter unemployment	994.00	0.00	994.00	46200	12/18/18
100146	VLCT PACIF JAN2019	1st quarter liability/WC	41415.50	0.00	41415.50	46201	12/18/18
310878	VOLK, CASEY CHAD DEC2018	refund of equip deposit	50.00	0.00	50.00	46202	12/18/18
310046	W.B. MASON CO INC I61084555	pocket notebooks	49.07	0.00	49.07	46203	12/18/18
310046	W.B. MASON CO INC I61288549	markers	26.16	0.00	26.16	46203	12/18/18
310046	W.B. MASON CO INC I61337873	calendars	40.41	0.00	40.41	46203	12/18/18
310811	WHEELER, JODI 12/12/18	basketball clinic	150.00	0.00	150.00	46204	12/18/18
310875	WILBUR, SARA DEC2018	refund of equip deposit	50.00	0.00	50.00	46205	12/18/18
Report Total			122,690.88	0.00	122,690.88		

Selectboard

To the Treasurer of TOWN OF BRANDON, We Hereby certify  
that there is due to the several persons whose names are  
listed hereon the sum against each name and that there  
are good and sufficient vouchers supporting the payments  
aggregating \$ \*\*\*122,690.88

Let this be your order for the payments of these amounts.

12/13/2018

## TOWN OF BRANDON Accounts Payable

Page 1 of 1

04:37 pm

Check Warrant Report # 63122 Current Prior Next FY Invoices

Jacolyn

Manually Selected For Check Acct 99(10 General Fund) 12/18/2018 To 12/18/2018

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
100051	CARR, BERNIE	PIO NOV 18	Seg6 PIO Nov 18	3675.00	0.00	3675.00	46095 12/06/18
300286	CASELLA CONSTRUCTION INC	PR 31	Seg 6 PR # 31	199063.56	0.00	199063.56	46092 12/04/18
300286	CASELLA CONSTRUCTION INC	PR 32	Seg 6 PR 32	524717.72	0.00	524717.72	46096 12/06/18
100456	DUBOIS & KING INC	1118029	Seg 6 Progress rpt # 36	24114.35	0.00	24114.35	46098 12/06/18
100456	DUBOIS & KING INC	1118188	Seg 6 Progress rpt # 37	57856.59	0.00	57856.59	46099 12/06/18
310760	FUSS & O'NEILL INC	207145	S6 Roadway Design	3083.75	0.00	3083.75	46101 12/06/18
300895	RUTLAND PRINTING COMPANY, INC.	26247	S6-M Moonlight Madn flye	453.00	0.00	455.00	46103 12/13/18

Report Total

812,965.97 0.00 812,965.97

Selectboard

To the Treasurer of TOWN OF BRANDON, We Hereby certify  
that there is due to the several persons whose names are  
listed hereon the sum against each name and that there  
are good and sufficient vouchers supporting the payments  
aggregating \$ \*\*\*812,965.97

Let this be your order for the payments of these amounts.

Segment 6

12/13/18  
04:36 pm

TOWN OF BRANDON Accounts Payable  
Check Warrant Report # 63121 Current Prior Next FY Invoices  
Manually Selected For Check Acct 99(10 General Fund) 12/18/18 To 12/18/18

Page 1  
Jacolyn

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
310818	ALPINE CONSTRUCTION, LLC	APP 16	B-114 App # 16	15752.52	0.00	15752.52	46094 12/06/18
100456	DUBOIS & KING INC	1118024	B114 Progress rpt # 15	5522.15	0.00	5522.15	46097 12/06/18
100456	DUBOIS & KING INC	1118196	B114 Progress rpt # 16	10973.02	0.00	10973.02	46100 12/06/18
Report Total			32,247.69	0.00	32,247.69		

Selectboard

To the Treasurer of TOWN OF BRANDON, We Hereby certify  
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listed hereon the sum against each name and that there  
are good and sufficient vouchers supporting the payments  
aggregating \$ \*\*\*\*32,247.69  
Let this be your order for the payments of these amounts.

Bridge 114