

MINUTES OF JULY 7, 2025

SELECTBOARD

Selectboard Members Present: Doug Bailey, Cecil Reniche-Smith, Ralph Ethier, Jeff Haylon

Others Present: Sue Gage in person; Steven Jupiter and Keith Whitcomb by Zoom.

1 Chair Doug Bailey called the meeting to order at 7PM.

2 Selectboard members offered no initial remarks tonight.

3 Set FY26 Tax Rate

- Sue explained the methodology for setting the tax rate: divide the number to raise by the grand list.
- The town budget, appropriations, and fire district are considered.
- The town picks up a portion of the veterans exemption and exempt properties' education portion.
- Town rate: 1.0017, a 0.48% increase.
- Education rates: Homestead is 1.6824, non-residential is 1.8224.
- Non-residential rate decreased by 2.148%.
- Homestead rate increased by 0.616%.
- Total tax rates: Residential is 2.6841 (0.564% increase), non-residential is 2.8241 (1.232% decrease).
- The state bumped up the CLA due to being below market value.
- Sue is unsure if the state funded it with one-time money and may ask the representative about it.

Taxes on Residential Values

- Change from last year to this year.
 - Average house in Brandon assessed at \$186,000 will see a \$28 increase over the year.
 - \$400,000 house will see a \$60 increase, \$300,000 house will see a \$45 increase, \$200,000 house will see a \$30 increase, and \$100,000 house will see a \$15 increase over the year.
- Non-residential properties will see a slight decrease compared to last year.

Tax Rate Setting

- Motion by Reniche-Smith/Haylon to set the tax rate as presented by Town treasurer. Voted 4-0.
- Sue Gage will bring the document into Seth tomorrow.

4 Motion by Reniche-Smith/Haylon to enter executive session per 1 VSA §313(a)(3) for the town manager's annual review. Voted 4-0. Board entered executive session at 7:11PM. Motion by Reniche-Smith/Haylon to exit executive session at 7:15PM. Voted 4-0. Selectboard approves town manager's cost of living salary adjustment (2.5%) as it appeared in the FY26 line-by-line detail of the budget proposal published on the website before Town Meeting Day; the FY26 budget was adopted by the voters.

5 Motion by Haylon/Reniche-Smith to adjourn. Not debatable. Voted 4-0.

7:16PM.

Respectfully submitted,



Seth M Hopkins, Town Manager