

Special Select Board Meeting

Wednesday July 30, 2025 7:00 PM (Belvidere Central School)

Members: Ken Adams Jr., Earl Domina Jr., Kevin Leavitt

Guests: List attached to minutes.

Call to order 7:02 P.M.

Belvidere Central School informational Meeting

Ken - Presented a timeline facts sheet regarding to date information pertaining to the (LNMUUSD)'S Lamoille North Modified, ~~Unified~~, Union School district offer to transfer the Belvidere Central School Building and property back to the town of Belvidere for the price of \$1.00 One Dollar. document attached to minutes

Melissa Manka (L CPC) - Presented information regarding The Village Trust Initiative and Other grant opportunities.

Public Comment - The floor was opened for questions, concerns, comments.

A brief walk-through tour of the building followed.

The public body reassembled for public comment.

Motion: Kevin, Ken² - To adjourn at 8:11 P.M.

Motion: passed

Adjourned

**Belvidere Selectboard Special Meeting
July 30, 2025
Belvidere Central School**

ATTENDANCE:

1. Cathy Mander-Adams, Town Clerk
2. Melissa Manka – LCPC
3. Captola Loucks
4. Tyler Barber
5. Jessica Barber
6. Patrick Miller
7. Rhonda Osgood
8. Charlene Spaulding
9. Penny Baker
10. Steve Locke
11. Thad Tallman
12. Carol Caldwell-Edmonds
13. Gary Edmonds
14. Stacey Chase
15. David Muir
16. Lindsay Fletcher-Minor
17. Kathy Marchant
18. Nichole Arel
19. Aaron Calvin – News & Citizen
20. Donald Schroeder
21. Valerie Schroeder
22. David Fay
23. Alaina Mobbs
24. Rachael Slagle
25. Jack Slagle
26. Brent Jones
27. Pamela McKenna
28. Rick Schoon
29. Susan Schill
30. John Schill
31. Frances Leavitt
32. Mark Nichols
33. Tom Langlois
34. Sue Langlois
35. Jason Castonguay
36. Stephanie Castonguay
37. Stephanie Domina
38. Jodi Tallman

Belvidere School Informational Meeting

SCOPE OF TONIGHT'S INFORMATIONAL MEETING

To present information from the Selectboard to the community regarding LNMUUSD's offer to transfer the Belvidere Central School Property back to the Town of Belvidere for the price of \$1.00 (one dollar)

Here is the information:

1. Belvidere SB received official notification from LNMUUSD on February 15, 2025
2. This topic was discussed under "Other Business" article at Town Meeting. 2025
3. On April 2, 2025, Belvidere SB voted to seek a response deadline extension from LNMUUSD
4. On May 13, 2025, Belvidere SB received a response deadline extension from LNMUUSD
5. On June 4, 2025, Belvidere SB scheduled a tentative informational meeting for July 30, 2025
6. On June 4, 2025, Belvidere SB agreed to post an information update to the Town's website (posted on June 11, 2025)

What else has been undertaken:

1. Belvidere SB has researched possible use ideas discussed at Town Meeting, 2025
2. Belvidere SB invited BPC to participate in additional research and meeting prep
3. Belvidere SB requested that LCPC research a Phase I Brownfield assessment
4. LCPC is working with Town on Village Trust Initiative grant
5. Belvidere SB is researching true costs of operation and tax rate implications

Next steps for Selectboard and others:

Continue work on Village Trust Initiative grant application

Continue to develop plan for uses of building to generate revenue

7-30-25 School Expense Worksheet				
		Selectboard	Selectboard	LNMUUSD
Expense	Description	Low Estimate	High Estimate	Recent Actuals
Heat	2800 - 3500 Gals. Heating Oil \$3.49 - \$4.00 per gal.	\$ 9,772.00	\$ 14,000.00	\$ 8,012.00
Electricity	3- year annual average, per FAQ sheet	\$ 3,942.00	\$ 4,500.00	\$ 4,827.00
Snow & Ice Removal	FY 2025, per FAQ sheet	\$ 4,950.00	\$ 5,445.00	\$ 3,960.00
Lawn Care	FY 2025, per FAQ sheet	\$ 1,940.00	\$ 2,135.00	
Annual Service & Inspections	As Needed	\$ 5,000.00	\$ 7,500.00	\$ 5,995.00
Insurance	To be determined	\$ 5,000.00	\$ 7,500.00	\$ 2,759.00
TOTALS		\$ 30,604.00	\$ 41,080.00	\$ 25,553.00
PROPERTY TAX IMPLICATIONS:				
Additional increase on 2025 Town Tax rate		\$ 0.07	\$ 0.09	\$ 0.06
Per cent Increase on 2025 Town Tax Rate of 0.4072		18%	23%	15%
Additional taxes per \$100,000.00 of assessed value		\$ 70.00	\$ 90.00	\$ 60.00
Example of a \$350,000 home:				
2025 Town Taxes @ Tax Rate of 0.4072		\$ 1,425.20	\$ 1,425.20	\$ 1,425.20
2025 Town Taxes @ Additional Tax Rate		\$ 245.00	\$ 315.00	\$ 210.00
TOTALS		\$ 1,670.20	\$ 1,740.20	\$ 1,635.20