

TOWN OF WELLS, VERMONT



Annual Report
for the fiscal year ending June 30, 2025



DATES TO REMEMBER

February 25, 2026	Annual School District Informational meeting at 7:00pm at Middletown Springs ES
March 2, 2026	Voters expecting to be absent on Town Meeting Day must request an absentee ballot by 10:00am on March 2nd.
March 2, 2026	Town Office closed to Public.
March 2, 2026	Pre-Town Meeting/Business meeting at 7:00pm at Wells Village School.
March 3, 2026	Annual Town Meeting – Polls for Australian Ballot open 10:00am - 7:00pm in the Wells Town Office.
April 1, 2026	Dog Licenses Due
May 11, 2026	Property taxes must be paid in full to avoid 8% penalty
June 6, 2026	Toxic Waste Removal at the Transfer Station 12:00pm – 2:00pm
June 30, 2026	Fiscal year 2025-2026 ends
July 1, 2026	Fiscal year 2026-2027 begins
July 18, 2026	Toxic Waste Removal at the Transfer Station 12:00pm – 2:00pm
August 11, 2026	Statewide Primary Election Day
September 10, 2026	First Payment of Property Taxes Due
November 3, 2026	General Election Day
November 10, 2026	Second Payment of Property Taxes Due
February 10, 2027	Third Payment of Property Taxes Due
May 10, 2027	Fourth Payment of Property Taxes Due

*On the Cover: Tractor Pull, print provided by Peter Huntoon
peterhuntoon.com*

TABLE OF CONTENTS

DATES TO REMEMBER.....INSIDE FRONT COVER

DEDICATION.....2

TOWN INFORMATION

General Information3
Town Officials.....4
Licenses & Permits5
Voter Information.....6-7
Health Officer Report.....8
Vital Statistics.....9
Assessor’s Report.....9
Select Board Report.....10
Town Clerk/Treasurer Report.....11
Budget 12-19
Appropriations.....20
Factors for Tax Rate Calculation21
Delinquent Tax Report.....22
Auditor’s Letter & Financials..... 23-29
Town Inventory.....30
Highway Report.....31
Fire Department Report.....32
Fire Warden Report32
Historical Society Report.....33
Sheriff Department Report.....34
Library Report35
Library Treasurer’s Report.....36
Cemetery Treasurer’s Report.....37
Delaney Committee Report.....38
Transfer Station Report.....39
Granville Rescue Squad.....40
Lake St. Catherine Conservation Fund, Inc. Report & Cash Flow.....41-42
Lake St. Catherine Association Report.....43
Our Neighbors’ Table.....44

COMMUNITY AGENCY REPORTS.....45-68

TOWN MEETING INFORMATION

2025 Town Meeting Minutes.....69-70
2025 Town Meeting Election Results.....71-72
2026 Town of Wells Warning.....73-74
2026 Wells Springs Unified Union School District Warning.....75-76

COMMUNITY INFORMATION.....INSIDE BACK COVER

DEDICATION

Cherry Hopson



This year's Wells Town Report is being presented in honor of Cherry Hopson. Cherry has been a staple in the Town of Wells. Cherry and her ancestors have been residents in Wells since the 1790's.

Cherry started her career of teaching in Middletown Springs, VT for 19 years. Upon leaving Middletown Springs, she served as a substitute teacher for Wells and eleven other area schools.

In the 1970's, Cherry's father, Beuford aka Benny, started the tradition of serving hot dogs to all the local trick-or-treaters and their families on Halloween. Cherry kept this tradition going for another 30 years after her

father's death in 1990. Everyone always looked forward to the Hopson Hot Dogs on Halloween.

Cherry has held many positions in the Town of Wells over the years. She served on the Wells School Board for six years and has been on the Planning Commission going on 18 years. Cherry was also known for being the minute taker for many meetings including the selectboard for 30 years, the school board and the planning commission.

Cherry served on many committees in town throughout her years. She was on the Delaney Committee the first year it was created. She was on the Ecumenical Committee from the three churches in the 1980's to welcome the newcomers to the town of Wells. Cherry was also an active member of St. Paul's Catholic Mission in town from its founding in 1964 to its closing in 2001. Cherry would also do the readings at mass every week.

In the 1970's and 1980's, Cherry was a voluntary dispatcher for the Wells Fire Department and for local law enforcement.

Cherry has been well known for her active participation in local politics by making signs and posters and campaigning for candidates and issues in society. Occasionally you would see letters to the newspaper that Cherry sent in. In addition, everyone in town knows how involved and dedicated Cherry is with our town and school budgets and she would be a vocal participant in town meetings.

Lastly, we want to thank Cherry for all her help over the years. She has always offered her assistance and knowledge to the town office when asked and has also taken on the job of proofreading the town report many times for us.

Although Cherry has slowed down in her commitments over the past few years, we want to thank her for the many things she has served on and been involved with over the years. She has made many good suggestions for our town, and it has been very much appreciated.

TOWN INFORMATION

Town Clerk/Treasurer Hours:

Open to Public Mon & Wed 7:00am-4:00pm/Tues 7:00am -6:00pm
All others by appointment only

Transfer Station Hours:

SUMMER Memorial Day Weekend – Indigenous Peoples’ Day Weekend

Wednesday	10:00am - 2:00pm
Saturday	10:00am - 2:00pm
Sunday	10:00am - 2:00pm

WINTER Indigenous Peoples’ Day - Memorial Day Weekend

Wednesday	10:00am - 2:00pm
Sunday	10:00am - 2:00pm

** Transfer Station will be closed on all Federal Holidays, will be open Saturdays if holiday falls on a Sunday*

Library Hours:

Year Round:

Monday & Saturday	10:00am –2:00pm
Tuesday, Wednesday & Thursday	2:00pm – 6:00pm

** We are always closed on Sundays*

phone: 802-645-0611

email: wellslibraryvt@gmail.com

Church Services:

St. Paul's Episcopal

PO Box 726
9 East Wells Road
Wells, VT 05774
518-260-7810

Parish Mass Sunday 9:00am
Laura Burch, Senior Warden

United Methodist

PO Box 203
Poultney, VT 05771
802-884-8249

Sunday 8:15am
Pastor Julie Demaraa
pastorjuliekay@gmail.com

St. Mary's Catholic

23 Bulkley Ave
Granville, NY
518-642-1262

Sunday 12:30 pm
Wednesday 9:00am

TOWN OFFICIALS

Office	Name	Term	Exp. March
Town Moderator	Francis Gilman	1	2026
Clerk/Treasurer	Nora Sargent	3	2028
Select Board	Don Preuss (chair)	3	2028
	Tammy Holcomb	3	2026
	Paul Woodruff	3	2027
Unified School District Directors	Sue Burke	3	2028
	Eric Montbriand	3	2027
	Amanda Weeden	3	2026
Library Trustees	Amanda Butler	5	2030
	Annie Constantinos	5	2029
	Michael Lindley	5	2028
	Nancy Dauenhauer	5	2027
	MaryBeth Harrison	5	2026
Planning Commission	Cherry Hopson	3	2028
	Cheryl Woodruff	3	2026
	Heather Thomas	3	2028
	Francis Gilman	2	2027
	Douglas Schlaefer	2	2027
	William Chmielewski	3	2026
	Vacant	3	2027
Justices/Peace Expires January	Victoria Angis (D)	2	2027
	Cheryl Woodruff (D)	2	2027
	Jerry Stein (R)	2	2027
	Michelle Bates (R)	2	2027
	William Steinmetz (R)	2	2027

LICENSES & PERMITS

Dog Licenses

All dogs six (6) months of age or older shall annually, on or before April 1, be licensed. The price is \$12.00 for spayed/neutered dogs, \$16.00 for non-spayed/non-neutered dogs. Rabies certificates must be signed by a duly licensed veterinarian and delivered to the Town Clerk BEFORE any dog can be licensed. The full text of the Wells Dog Ordinance can be found in the Town Clerk's office and on the town website.

DOG TOTALS

Sex	#	Fees	State	Late	Total
Spayed	38	190.00	252.00	0	442.00
Neutered	33	165.00	219.00	0	384.00
Male	2	18.00	14.00	0	32.00
Female	2	18.00	12.00	0	30.00
Total	75	391.00	497.00	0	888.00

Marriage Licenses

Marriage Licenses can be obtained in the Town Clerk's office. The fee is \$70.00.

Fire Permits

Contact our Fire Warden, Todd Fenton at 802-772-5514 or our Deputy Fire Warden, Don Preuss, at 802-417-1058.

Transfer Station Permits

The transfer station is located on Bull Frog Hollow Road. The acquiring of a transfer station permit sticker can be done at the Town Office and is required prior to using the facility each year starting July 1. Only Wells taxpayers/residents will be able to obtain a transfer station access permit. **You must have a current permit with you when using the transfer station.** The prices as of July 1, 2026 are as follows,

Bag Fees

Permit only \$50.00

Permit with 50 bags (same day purchase) \$75.00

Additional bags in quantities of 25 \$50.00

ZERO SORT RECYCLING AND COMPOSTING IS MANDATORY & BOXES MUST BE BROKEN DOWN. All trash must be bagged. Food scraps with no bags only in compost.

The permit also allows for disposing of items on Hazardous Waste Day and access to the Rutland County Solid Waste District.

Title 19 Sec.43 VSA Access Permits

Road access permits must be filed with the Town and/or State before any new driveway or road is constructed. Changes to existing driveways and roads are also subject to Title 19, Sec 43, V.S.A.

DMV Renewals

You can renew your vehicle's registration in the Town Office by bringing in your renewal, a check payable to the Vermont DMV for the proper amount for a 1 year or 2-year renewal. There is a \$3.00 clerk fee to process your renewal.

VOTER INFORMATION

A voter who expects to be absent or who wishes to vote at home can apply for an absentee ballot up to the day before the election. The application form for the absentee ballot may be requested from the Town Clerk by mail, phone or in person. The request for the application may be made by the voter or anyone else as long as the request is in writing and proof is shown that he or she is authorized by the voter to do so.

****IMPORTANT!!****

If, after receiving your mailed absentee ballot, you decide to vote in person, you may do so ONLY if you return the complete set of unmarked ballots, together with the envelopes intended for their return, to the Presiding Election Official at the time you appear at the polls to vote in person OR you will need to sign an affidavit in order to receive a new set of ballots. Failure to do so will result in your inability to vote.

VERMONT VOTER RIGHTS

• YOU MAY SEE A BALLOT IN ADVANCE

Your Town Clerk has sample ballots at least 10 days before election.

YOU HAVE A RIGHT TO ASSISTANCE

Bring the person of YOUR CHOICE into the voting booth with you to help you vote (Not your employer or union representative).

- Ask an election official for assistance.
- Two election officials will help you. (NO ONE can tell you how to vote!)
- Bring a magnifying glass or other device to help you vote.
- If you are disabled or ill, ask the election officials to bring a ballot out to your car.
- Bring a list of candidates or articles into voting booth to help you vote. (You may NOT show your list to other voters or leave it in the booth).

YOU CAN VOTE EARLY OR VOTE FROM HOME

You can vote in the Town Clerk's Office or take ballot home anytime 20 days before the election.

- ❖ Call the Town Clerk or sign a request form, the Town Clerk will send you a ballot by mail.

YOU CAN GET A NEW BALLOT IF YOU MAKE A MISTAKE

- If you give your first ballot to an election official, you can get another ballot to vote.
You can get up to three ballots.

YOUR BALLOT IS PRIVATE

No one has the right to see how you voted or to ask you how you voted.

PLEASE ASK QUESTIONS

Election officials are here to help you understand how to vote. They cannot help you decide who to vote for and may not tell you candidates' names.

MY VOTER PAGE & ONLINE VOTER REGISTRATION

By using the My Voter Page, a registered voter can:

- * Check registration status;
 - * View information on upcoming elections;
 - * Access voter specific elections information, including directions to a polling place and polling hours;
 - * View a sample ballot;
 - * Request and track an absentee ballot;
 - * and much more.
-
- **General Election** For all State and Federal elections, the Secretary of State's Office is required to mail a ballot to all active registered voters for their use in early/absentee voting. The Town will only be responsible to accommodate requests for early ballots that come in after the state has performed the mailing.

Statute 17 V.S.A. § 2704 reads, "A person voting at the Primary shall be required to ask for the ballot of the party in which the voter wishes to vote and an election official shall record the voter's choice of ballot by marking the entrance checklist with a letter code, as designated by the secretary of state, to indicate the voter's party choice. The names of all candidates on the ballot shall be listed in alphabetical order. Each voter may vote for one candidate for the presidential nomination of one party, either by placing a mark opposite the printed name of a candidate as in other primaries, or by writing in the name of the candidate of the voter's choice. (Added 1979, No. 199 (Adj. Sess.), § 1, eff. May 6, 1980; amended 1995, No. 38, § 4; 2003, No. 59, § 43.)"

We encourage voters to log into their My Voter Page to learn more.

Registered Voters can log in at: <http://mvp.sec.state.vt.us>

Online registration can be found at: <http://olvr.sec.state.vt.us>

2025 HEALTH OFFICER REPORT

A few highlighted concerns have come to my attention in my role as Town Health officer, which I feel are particularly relevant to our area:

1. Animal bites: five dog bites were reported/investigated this year and required verification of Rabies vaccine status and education about the recommendation to observe and quarantine the animal at home for ten days following the bite, regardless of vaccine status. All dogs in Wells should be registered with the Town Clerk. Please keep your animal up to date on Rabies vaccines. Interactions between dogs and children should be supervised, even with familiar pets. Never disturb a pet while it is eating, sleeping or caring for puppies. Avoid petting if the animal appears scared or seeking alone time. Be aware of aggressive warning signs and discuss concerning behavior with your veterinarian.

2. Septic concerns/failures were reported and investigated this year. Mitigation is in progress. State grants are available for those that qualify.

3. Severe drought conditions this summer and fall have impacted wells in our community. Please consider water testing for any concerns about water quality. Drought also reduced yield and quality of hay and other crops. There was a ban on debris burning most of the fall across Vermont due to very high fire danger caused by drought conditions. It will take significant rainfall to replenish the water supply.

4. Insect bites: Most biting insects are attracted to standing water/moist areas, dark colors, perfumes, warmth and light. We had hot and humid conditions this summer despite drought, which are prime breeding conditions. -Ticks carry Lyme disease, Anaplasmosis, Babesiosis, Ehrlichiosis and now Powassan, a newly identified rare but fatal disease. -Mosquitoes carry and transmit arboviruses that can potentially cause severe diseases. The Vermont Department of Health conducts surveillance for West Nile Virus, Eastern Equine Encephalitis and Jamestown Canyon Virus-all of which have been identified in some areas of Vermont this year. Mosquitoes are most active from July to October, until the first hard frost.

-Biting Midges or "No-see-um" have a razor-like bite from the female. It causes a small intensely red welt which can remain painful and itchy for days or weeks. They are not deterred by insect repellent.

-Deer flies were abundant in Vermont this year, thought to be secondary to a wet spring followed by a humid/warm summer. Wear protective light-colored clothing-long sleeves and pants. Consider pre-treating your clothing/boots with Premethrin. Consider insect repellents for exposed skin and transition areas-such as DEET/Picaridin. Perform regular tick checks after working/hiking/playing outdoors especially in high grassy areas. Eliminate standing water in your yard. Consider carrying/using a bug head net to protect head/neck/face from biting insects-especially good for Midges.

Valerie Vitale, MD-Town Health Officer, Wells

Contact info: Wells Town Office 802-645-0486 wellstownclerk@comcast.net

VITAL STATISTICS

January 1, 2025 to December 31,2025

Births	10
Marriages	8
Deaths	22

All records are available to view during regular business hours. Certified copies are available for a fee of \$10.00 per copy.

Report from Assessor's Office 2025

New England Municipal Resource Center is the Town's Assessor with the assistance of the Assessor Clerks and Town Clerk.

Even with the recent reappraisal completed last year sales continue to be higher than the new assessments

The Grand List value for 2024 was \$2,603,000. The value for 2025 tax year is \$2,606,682. The Grand List will go up again next year due to new parcels created, construction, improvements, etc. The higher the Grand List, the lower the tax rate, should town and school budgets remain relatively the same.



Report from the Wells Selectboard

Another year has gone by. Hopefully the drought is gone as well. By now we are into an old-fashioned winter. Cold and snowy. We are ready! Our road crew is healthy again and ready for winter with a new 10-wheeler truck which replaced our 2008 truck. We are trying to get on a 10-year replacement schedule for our truck fleet. As far as winter road maintenance goes we are doing what many of our surrounding towns have already done by switching to fine stone on our dirt roads for several reasons. It cuts our salt use and adds stone to the roads. It is less labor intensive as where sand sinks into the roads the surface stone stays on top. This requires fewer repeat coatings. Dorset started this process over 20 years ago while Poultney, Pawlet and others have used this for years.

Finally, after 3 years of applications we received a class 2 road grant allowing some drainage work on East Wells Road. In addition, the slide on East Wells Road has finally been repaired. This has been a month-long project costing almost a half a million dollars, but it is now complete.

We have been using a newer product in some of our notorious areas to curtail mud, Geogrid. It has been put on Lamb Hill Rd and Bullfrog Hollow Rd with more planned for 2026. We received our 2025 Grants and Aid for Improvements to Hill Top Road and our 2025 Better Road Grant on Tunket Road.

We are currently looking into grants for storm windows at the library and also a paved or aluminum handicap ramp. We are also looking at grants to build a new salt and sand shed.

We encourage everyone to join us at our board meetings every other Tuesday evening at 7:00pm. We value your input. In the event you are unable to make our meetings, we welcome any and all communications via email or telephone in regards to our town.

Selectboard Members,
Don Preuss (Chair)
Paul Woodruff, Jr
Tammy Holcomb

TOWN CLERK/TREASURER REPORT 2024/2025

It has been another busy year here at the office. Many of the systems that we use through the state and other agencies continue to switch to digital so this is a little challenging to get used to. Many of our major portals that we use like the licensing departments, grand list, and many of our reporting portals have all gone to electronic only. Just when you think you have a portal mastered, they change it up again to improve it.

We have a drop slot in the front door to accommodate your tax payments if you do not wish to mail them. Taxes are still due on the date indicated, so your May 10 payment will be due May 11, 2026 as May 10 is a Sunday. As always post marks are not considered on time. So please plan accordingly to have them here prior to May 11, 2026 if you are mailing them.

Having the ability to access records online has become a valuable resource for many. We are one of just a couple towns in the state that has all of their land records available on line. Below is the link to our online files.

<https://www.axisgis.com/wellsvt/> <https://wells.lr-1.com/>

We are still working on going through all of the land records and adding the parcel ID's into the records so it will make searching a particular property much easier.

The elections were very trying with the new procedures and the redistricting of the town and the new tabulator. We ask that you have patience and know that we are just doing our jobs as instructed.

Please remember that our Town is now two districts, Rutland and Rutland-Bennington. This is important to remember when we have state and federal elections. We will NOT be mailing LOCAL election ballots to everyone unless we are instructed to do so. As always you can go online, fill out a form, or email us and we will get you a ballot mailed out. We will be closed to the public the day before all elections so that we can be better prepared to serve you the day of elections. We will also be closed to the public the day after elections so as to do all the reporting and clean up.

We continue to work closely with the selectboard and the highway department on paperwork and grants. As I have said before, as long as we work as a team, we can achieve great things.

Again, I want to thank everyone for their ongoing support and look forward to another great year.

Respectfully Submitted,

Nora Sargent

TOWN OF WELLS BUDGET

	BUDGET FY 24-25	ACTUAL FY 24-25	BUDGET FY 25-26	BUDGET FY 26-27
REVENUE				
INTEREST ON CURRENT TAXES	\$4,000.00	\$3,805.68	\$4,000.00	\$4,000.00
TAX ADJUSTM FROM STATE	\$12,000.00	\$-	\$12,900.00	\$12,000.00
DELINQUENT TAX PRINCIPAL	\$70,000.00	\$214,471.27	\$70,000.00	\$70,000.00
INTEREST IN DEL. TAXES	\$13,000.00	\$23,788.08	\$13,000.00	\$13,000.00
STATE AID TO HIGHWAYS	\$90,000.00	\$97,563.96	\$90,000.00	\$97,564.00
INTEREST INCOME	\$9,000.00	\$60,434.60	\$9,000.00	\$10,000.00
DOG LICENSES	\$300.00	\$297.00	\$300.00	\$250.00
LIQUOR LICENSES	\$140.00	\$240.00	\$140.00	\$240.00
ATV STICKER REVENUE	\$300.00	\$340.00	\$300.00	\$200.00
COURT FINES	\$-	\$453.14	\$-	\$-
CEMETERY REIMBURSEMENT	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
OVERWEIGHT PERMITS	\$150.00	\$135.00	\$150.00	\$130.00
CURRENT USE	<u>\$12,000.00</u>	<u>\$9,611.00</u>	<u>\$9,500.00</u>	<u>\$10,000.00</u>
TOTAL REVENUE	<u>\$213,390.00</u>	<u>\$413,639.73</u>	<u>\$211,790.00</u>	<u>\$219,884.00</u>

EXPENSES	BUDGET FY 24-25	ACTUAL FY 24-25	BUDGET FY 25-26	BUDGET FY 26-27
ADMINISTRATION				
Selectmen's Salary	\$6,500.00	\$6,500.00	\$6,500.00	\$6,500.00
Clerical for Selectmen	\$1,040.00	\$1,823.82	\$9,680.00	\$9,740.00
Admin Asst Health Insurance	\$25,076.00	\$26,971.57	\$25,200.00	\$31,205.00
Admin Asst Dental Insurance	\$1,000.00	\$862.65	\$850.00	\$880.00
FICA - Town Portion	\$23,761.00	\$18,180.66	\$25,365.00	\$25,933.88
Medicare	\$4,500.00	\$4,251.85	\$4,500.00	\$4,500.00
Childcare Contribution Tax	\$-	\$-	\$1,095.00	\$1,118.72
Unemployment	\$750.00	\$452.05	\$750.00	\$750.00
Office Supplies	\$3,000.00	\$3,032.42	\$3,000.00	\$3,000.00
Postage	\$2,900.00	\$2,640.86	\$2,900.00	\$3,500.00
Copier Lease	\$3,300.00	\$2,004.21	\$2,700.00	\$2,300.00
Advertising & Legal Notices	\$500.00	\$994.04	\$500.00	\$500.00
Health Officer Expense	\$500.00	\$-	\$500.00	\$500.00
Officers Meetings & Schools	\$300.00	\$70.00	\$200.00	\$100.00
Dues & Subscriptions	\$4,500.00	\$4,493.70	\$4,500.00	\$5,300.00
Appropriations	\$90,868.00	\$90,868.00	\$92,118.00	\$92,218.00
Insurance	\$28,000.00	\$19,579.94	\$26,000.00	\$22,000.00
Legal Services	\$5,000.00	\$8,962.90	\$5,000.00	\$10,000.00
Printing & Binding	\$3,200.00	\$2,123.13	\$3,200.00	\$2,450.00
Contracted Services	\$2,900.00	\$3,827.00	\$2,900.00	\$3,500.00
Street Lights	\$4,300.00	\$4,105.81	\$4,300.00	\$4,300.00
Office Equipment/Software	\$2,000.00	\$460.00	\$2,000.00	\$2,000.00
NEMRC/Microsoft	\$12,000.00	\$11,902.98	\$12,000.00	\$14,000.00
Miscellaneous	\$2,000.00	\$863.01	\$2,000.00	\$2,000.00
TOTAL ADMINISTRATION	\$227,895.00	\$214,970.60	\$237,758.00	\$248,295.60

	BUDGET FY 24-25	ACTUAL FY 24-25	BUDGET FY 25-26	BUDGET FY 26-27
TOWN CLERK				
Town Clerk Salary	\$32,440.00	\$33,687.70	\$32,440.00	\$32,440.00
Town Clerk Health Insurance	\$25,076.00	\$26,971.57	\$25,200.00	\$31,205.00
Town Clerk Dental Insurance	\$1,000.00	\$862.65	\$850.00	\$880.00
Town Clerk Mileage	\$100.00	\$100.00	\$100.00	\$100.00
Town Treasurer Salary	\$20,738.00	\$21,535.54	\$20,738.00	\$20,738.00
Administrative Assistant	\$18,842.00	\$20,217.48	\$19,777.00	\$21,010.00
TOTAL TOWN CLERK	\$98,196.00	\$103,374.94	\$99,105.00	\$106,373.00
TOWN OFFICE				
Heat Town Office	\$2,500.00	\$2,476.27	\$2,000.00	\$2,500.00
Town Office Phone	\$3,000.00	\$4,319.65	\$3,750.00	\$3,600.00
Maintenance Town Office	\$6,000.00	\$1,426.15	\$5,000.00	\$1,500.00
Town Office Electric	\$2,300.00	\$1,942.48	\$2,000.00	\$2,100.00
Town Building Fund	\$500.00	\$500.00	\$500.00	\$2,000.00
Security System	\$500.00	\$570.00	\$600.00	\$600.00
TOTAL TOWN OFFICE	\$14,800.00	\$11,234.55	\$13,000.00	\$12,300.00
ELECTIONS				
Elections	\$3,500.00	\$3,842.50	\$3,000.00	\$3,500.00
TOTAL ELECTIONS	\$3,500.00	\$3,842.50	\$3,000.00	\$3,500.00

	BUDGET	ACTUAL	BUDGET	BUDGET
	FY 24-25	FY 24-25	FY 25-26	FY 26-27
AUDITORS				
Auditors	\$10,500.00	\$12,125.00	\$10,500.00	\$13,500.00
TOTAL AUDIT EXPENSES	<u>\$10,500.00</u>	<u>\$12,125.00</u>	<u>\$10,500.00</u>	<u>\$13,500.00</u>
LISTERS				
Assistant Assessor Salary	\$15,415.00	\$16,733.72	\$16,181.00	\$17,190.00
Professional Assessor Services	\$10,500.00	\$9,177.50	\$10,500.00	\$12,500.00
Listers Mileage Reimb.	\$100.00	\$100.00	\$100.00	\$100.00
Reappraisal	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00
Dues subscriptions	\$6,000.00	\$3,415.77	\$8,100.00	\$9,645.00
TOTAL LISTING EXPENSES	<u>\$42,015.00</u>	<u>\$39,426.99</u>	<u>\$49,881.00</u>	<u>\$54,435.00</u>
LIBRARY				
Library Salaries	\$21,658.00	\$17,731.09	\$22,525.00	\$21,690.00
Heat Library	\$1,500.00	\$1,042.61	\$500.00	\$750.00
Library Phone	\$800.00	\$1,303.44	\$1,130.00	\$1,540.00
Library Electric	\$1,600.00	\$1,752.44	\$2,000.00	\$2,000.00
TOTAL LIBRARY	<u>\$25,558.00</u>	<u>\$21,829.58</u>	<u>\$26,155.00</u>	<u>\$25,980.00</u>

	BUDGET FY 24-25	ACTUAL FY 24-25	BUDGET FY 25-26	BUDGET FY 26-27
LAW ENFORCEMENT				
Law Enforcement Salary	\$28,000.00	\$27,338.15	\$28,000.00	\$28,000.00
TOTAL LAW ENFORCEMENT	<u>\$28,000.00</u>	<u>\$27,338.15</u>	<u>\$28,000.00</u>	<u>\$28,000.00</u>
POUNDKEEPING				
Poundkeeping Labor	\$500.00	\$203.83	\$500.00	\$500.00
Poundkeeping Expenses	\$500.00	\$-	\$500.00	\$500.00
TOTAL POUNDKEEPING	<u>\$1,000.00</u>	<u>\$203.83</u>	<u>\$1,000.00</u>	<u>\$1,000.00</u>
FIRE				
Equipment for Fire Warden	\$300.00	\$300.00	\$300.00	\$300.00
TOTAL FOREST FIRE WARDEN	<u>\$300.00</u>	<u>\$300.00</u>	<u>\$300.00</u>	<u>\$300.00</u>
HIGHWAY				
SUMMER HIGHWAY				
Labor/Summer	\$78,228.00	\$77,983.83	\$78,743.00	\$80,910.00
Materials	\$65,000.00	\$66,574.13	\$65,000.00	\$65,000.00
Resurfacing	\$80,000.00	\$-	\$100,000.00	\$100,000.00
Culvert Purchases	\$7,000.00	\$6,129.80	\$10,000.00	\$10,000.00
TOTAL SUMMER HIGHWAY	<u>\$230,228.00</u>	<u>\$150,687.76</u>	<u>\$253,473.00</u>	<u>\$255,910.00</u>

	BUDGET FY 24-25	ACTUAL FY 24-25	BUDGET FY 25-26	BUDGET FY 26-27
WINTER HIGHWAY				
Labor/Winter	\$75,860.00	\$66,907.56	\$84,750.00	\$87,175.00
Materials	\$95,000.00	\$87,417.56	\$95,000.00	\$115,000.00
Independent Contracting	\$1,500.00	\$750.00	\$1,500.00	\$3,000.00
TOTAL WINTER HIGHWAY	<u>\$172,360.00</u>	<u>\$155,075.12</u>	<u>\$181,250.00</u>	<u>\$205,175.00</u>
HIGHWAY VEHICLES				
Repair & Maint. Vehicles	\$50,000.00	\$34,558.46	\$60,000.00	\$60,000.00
Fuel, Gas & Oil	\$45,000.00	\$27,663.27	\$42,000.00	\$42,000.00
Vehicle Replacement Fund	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00
Vehicle Communications	\$2,000.00	\$2,111.00	\$2,000.00	\$2,000.00
TOTAL HIGHWAY VEHICLES	<u>\$147,000.00</u>	<u>\$114,332.73</u>	<u>\$204,000.00</u>	<u>\$204,000.00</u>
HIGHWAY EQUIPMENT				
Small Tools for Highway	\$1,000.00	\$144.99	\$1,000.00	\$1,000.00
Uniforms for Highway Employ.	\$3,000.00	\$712.45	\$2,500.00	\$2,000.00
Equipment Rental	\$2,000.00	\$500.00	\$2,000.00	\$2,000.00
TOTAL HIGHWAY EQUIPMENT	<u>\$6,000.00</u>	<u>\$1,357.44</u>	<u>\$5,500.00</u>	<u>\$5,000.00</u>

	BUDGET FY 24-25	ACTUAL FY 24-25	BUDGET FY 25-26	BUDGET FY 26-27
HIGHWAY STREET SIGNS				
Street Signs	<u>\$1,500.00</u>	<u>\$1,177.95</u>	<u>\$1,500.00</u>	<u>\$1,500.00</u>
TOTAL HIGHWAY STREET SIGNS	<u>\$1,500.00</u>	<u>\$1,177.95</u>	<u>\$1,500.00</u>	<u>\$1,500.00</u>
HIGHWAY INSURANCE BENEFITS				
Highway Workers Health Ins.	\$74,349.00	\$80,684.39	\$87,791.00	\$92,519.00
Highway Workers Dental his.	<u>3,000.00</u>	<u>\$2,587.95</u>	<u>3,000.00</u>	<u>\$3,000.00</u>
TOTAL HIGHWAY INSURANCE BENEFITS	<u>\$77,349.00</u>	<u>\$83,272.34</u>	<u>\$90,791.00</u>	<u>\$95,519.00</u>
HIGHWAY BUILDINGS				
Highway Dept. Phone	\$1,900.00	\$1,946.57	\$1,900.00	\$2,462.00
Maint. Highway Building	1,000.00	\$296.54	\$1,000.00	\$1,000.00
Electricity	2,400.00	\$2,608.96	\$2,400.00	\$2,800.00
Miscellaneous	1,000.00	\$1,858.25	\$1,000.00	\$1,000.00
Highway Building Fund	<u>30,000.00</u>	<u>\$30,000.00</u>	<u>\$50,000.00</u>	<u>\$50,000.00</u>
TOTAL HIGHWAY BUILDINGS	<u>\$36,300.00</u>	<u>\$36,710.32</u>	<u>\$56,300.00</u>	<u>\$57,262.00</u>
SURPLUS TRANSFER				
Surplus Transfer	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>
TOTAL SURPLUS TRANSFER	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>
TOTAL HIGHWAY	<u>\$670,737.00</u>	<u>\$542,613.66</u>	<u>\$792,814.00</u>	<u>\$824,366.00</u>

	BUDGET FY 24-25	ACTUAL FY 24-25	BUDGET FY 25-26	BUDGET FY 26-27
OTHER BUILDINGS				
Maint. Other Town Buildings	<u>\$21,000.00</u>	<u>\$20,880.05</u>	<u>\$21,000.00</u>	<u>\$21,000.00</u>
TOTAL OTHER TOWN BUILDINGS	<u>\$21,000.00</u>	<u>\$20,880.05</u>	<u>\$21,000.00</u>	<u>\$21,000.00</u>
TRANSFER STATION				
Labor/Transfer Station	\$8,385.00	\$8,195.13	\$9,500.00	\$10,112.00
Materials - Transfer Station	\$2,000.00	\$2,108.65	\$2,100.00	\$2,100.00
Phone - Transfer Station	\$700.00	\$862.13	\$900.00	\$900.00
Electricity - Transfer Station	\$500.00	\$574.31	\$500.00	\$650.00
TOTAL SOLID WASTE DISPOSAL	<u>\$11,585.00</u>	<u>\$11,740.22</u>	<u>\$13,000.00</u>	<u>\$13,762.00</u>
RUTLAND COUNTY TAX				
Rutland County Tax	<u>\$16,500.00</u>	<u>\$14,535.62</u>	<u>\$16,500.00</u>	<u>\$16,500.00</u>
TOTAL RUTLAND COUNTY TAX	<u>\$16,500.00</u>	<u>\$14,535.62</u>	<u>\$16,500.00</u>	<u>\$16,500.00</u>
TOTAL EXPENDITURES	<u>\$1,171,586.00</u>	<u>\$1,024,415.69</u>	<u>\$1,312,863.00</u>	<u>\$1,369,311.60</u>
NET REVENUE AND EXPENDITURES	<u>\$(958,196.00)</u>	<u>\$(610,775.96)</u>	<u>\$(1,101,073.00)</u>	<u>\$(1,149,427.60)</u>

APPROPRIATIONS

<u>Agency Name</u>		<u>2025-2026</u>	<u>2026-2027</u>
BROC Community Action	\$	475	475
Child First Advocacy		800	800
Cornerstone Housing Partner (formerly NeighborWorks of Western Vermont)		200	200
Fire Department		15,000	15,000
Fire Department - Truck		20,000	20,000
Granville Rescue Squad		8,000	8,000
Green Up Vermont		100	100
Lake St. Catherine Association		12,000	12,000
Lake St. Catherine Conservation Fund		20,000	20,000
NewStory		150	150
Our Neighbors' Table (Neighbors Helping Neighbors)		3,000	3,000
Poultney-Mettowee Natural Resources Conservation District		500	500
Rutland County Humane Society		150	250
Rutland County Parent Child Center, Inc		300	300
Rutland County Restorative Justice Center		500	500
Rutland Mental Health Services		1,030	1,030
Senior Volunteer Program		150	150
Southwestern Vermont Council on Aging		1,000	1,000
The Vermont Center for Independent Living		160	160
Vermont Adult Learning		400	400
Vermont Cares		200	200
Vermont Rural Fire Protection Task Force		200	200
VNA & Hospice of the Southwest Region		2,303	2,303
VT Association for the Blind & Visually Impaired		500	500
Wells Cemetery Association		<u>5,000</u>	<u>5,000</u>
TOTAL	\$	92,118	92,218

FACTORS FOR TAX RATE CALCULATION

2025 - 2026

GRAND LIST:	\$ 2,606,682.00
HIGHWAY BUDGET:	\$ 792,814.00
LESS STATE AID:	\$ 90,000.00
TOTAL LIABILITY:	\$ 702,814.00
HIGHWAY TAX RATE:	0.2696
(Liability divided by Mun. Grand list)	

GENERAL BUDGET:	\$ 520,049.00
AMOUNT TO BE RAISED BY REVENUE:	\$ 121,790.00
TOTAL LIABILITY:	\$ 398,259.00
GENERAL TAX RATE:	.1527
LOCAL AGREEMENT:	$5600/2,606,682=.0021$
FINAL MUNICIPAL TAX RATE:	.4244
HOMESTEAD RATE:	1.1279
NON-RESIDENTIAL RATE:	1.2881
RESIDENTIAL:	1.5523
NON-RESIDENTIAL:	1.7125

DELINQUENT TAXES AS OF JANUARY 2026

NAME	2023-2024	2024-2025
Ax, Rachel K	*	6,480.21
Baker, Matt		4,091.55
Bourn, Roberts	*	4,484.86
Bubb, Gary		554.60
Bullock, Jonathan		6,255.49
Coffinger, Paul		9,011.89
Ciccarelli, Robert		4,206.70
Corrow, Martin		1,041.81
Davis, Wayne		974.85
Dunbar, Christopher		22.37
Fenton Estate		4,279.65
Ferguson, Neil F	*	1,440.02
Gould, Clarence III	*	4,933.33
Gullo, Salvatore	*	2,963.45
Harrison, Royal Jr		893.14
Hayward, Glen	*	4,468.28
Kuhlmann, Elana		3,003.53
Lotito, Stephen		3,506.45
Lyford, Mark		633.22
Mackey, Laurie		1,628.75
Mackey, Timothy		2,850.21
Martelle, Stanley		1,674.66
Matteson, Kaleb		3,192.37
Matteson, William	*	3,986.71
Melendy, Melinda		860.22
Nobel, Andrea		134.46
Perkins, Anthony		2,042.09
Pritchard, Margaret		1,548.59
Rathbun, Thorn		3,524.65
Rosen, Brett		4,128.31
Schubert, James	*	6,456.77
Smith, Jessica		2,993.74
Vanguilder, Donna		1,349.19
Whitman, Josi	*	7,437.58
Witherbee, Gary		2,127.56
TOTALS FOR ALL YEARS		\$109,181.26

* Multiple Years Owed. This is the total amount due for all years. Due to new public record privacy rules we can only show total amounts due for all years of delinquent taxes per property. All properties with unpaid taxes from 2024-2025 and prior will go up for tax sale after May 10, 2026 if a payment schedule has not been set up.



October 13, 2025

Selectboard
Town of Wells
Wells, Vermont

We were engaged by the Town of Wells, Vermont and have audited the financial statements of the Town of Wells, Vermont as of and for the year ended June 30, 2025. The following statements and schedules have been excerpted from the 2025 financial statements, a complete copy of which, including our opinion thereon, will be available for inspection at the Town Office.

Included herein are:

Balance Sheet - Governmental Funds	Statement C
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	Statement E
Budgetary Comparison Schedule - Budgetary Basis - Budget and Actual - General Fund	Schedule 1
Schedule of Departmental Operations - General Fund	Schedule A
Combining Balance Sheet - Nonmajor Governmental Funds	Schedule B
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds	Schedule C

RHR Smith & Company

RHR Smith & Company
Certified Public Accountants

3 Old Orchard Road, Buxton, Maine 04093
Tel: (800) 300-7708 (207) 929-4606 Fax: (207) 929-4609
www.rhrsmith.com

STATEMENT C

TOWN OF WELLS, VERMONT

BALANCE SHEET - GOVERNMENTAL FUNDS
JUNE 30, 2025

	General Fund	Equipment Fund	Highway Surplus Fund	Other Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 1,628,067	\$ -	\$ -	\$ -	\$ 1,628,067
Accounts receivable (net of allowance for uncollectibles):					
Delinquent taxes receivable	192,513	-	-	-	192,513
Other	50	-	-	2,791	2,841
Prepaid items	28	-	-	-	28
Due from other funds	2,791	122,106	135,367	874,634	1,134,898
TOTAL ASSETS	\$ 1,823,449	\$ 122,106	\$ 135,367	\$ 877,425	\$ 2,958,347
LIABILITIES					
Accounts payable	\$ 927	\$ -	\$ -	\$ -	\$ 927
Accrued expenses	245	-	-	-	245
Due to other governments	56,631	-	-	-	56,631
Due to other funds	1,132,107	-	-	2,791	1,134,898
TOTAL LIABILITIES	\$ 1,189,910	\$ -	\$ -	\$ 2,791	\$ 1,192,701
DEFERRED INFLOWS OF RESOURCES					
Prepaid taxes	14,936	-	-	-	14,936
Deferred property tax	174,458	-	-	-	174,458
TOTAL DEFERRED INFLOWS OF RESOURCES	\$ 189,394	\$ -	\$ -	\$ -	\$ 189,394
FUND BALANCES					
Nonspendable	28	-	-	-	28
Restricted	-	-	135,367	460,099	595,466
Committed	-	122,106	-	414,535	536,641
Assigned	-	-	-	-	-
Unassigned	444,117	-	-	-	444,117
TOTAL FUND BALANCES	\$ 444,145	\$ 122,106	\$ 135,367	\$ 874,634	\$ 1,576,252
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 1,823,449	\$ 122,106	\$ 135,367	\$ 877,425	\$ 2,958,347

STATEMENT E

TOWN OF WELLS, VERMONT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	General Fund	Equipment Fund	Highway Surplus Fund	Other Governmental Funds	Total Governmental Funds
REVENUES					
Taxes:					
Property	\$ 970,740	\$ -	\$ -	\$ -	\$ 970,740
Intergovernmental	120,104	-	-	95,788	215,892
Permits and licenses	1,469	-	-	-	1,469
Charges for services	-	-	-	39,889	39,889
Investment income, net of unrealized gains/(losses)	60,435	-	-	-	60,435
Miscellaneous	9,863	-	-	-	9,863
TOTAL REVENUES	1,162,611	-	-	135,677	1,298,288
EXPENDITURES					
Current:					
General government	398,068	-	-	88,890	486,958
Public safety	27,842	-	-	-	27,842
Public works	32,620	-	-	31,958	64,578
Highway	467,916	35,000	178,651	7,656	689,223
Intergovernmental	14,536	-	-	-	14,536
TOTAL EXPENDITURES	940,982	35,000	178,651	128,504	1,283,137
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	221,629	(35,000)	(178,651)	7,173	15,151
OTHER FINANCING SOURCES (USES)					
Transfers in	-	50,000	122,823	40,500	213,323
Transfers (out)	(213,323)	-	-	-	(213,323)
TOTAL OTHER FINANCING SOURCES (USES)	(213,323)	50,000	122,823	40,500	-
NET CHANGE IN FUND BALANCES	8,306	15,000	(55,828)	47,673	15,151
FUND BALANCES - JULY 1	435,839	107,106	191,195	826,961	1,561,101
FUND BALANCES - JUNE 30	\$ 444,145	\$ 122,106	\$ 135,367	\$ 874,634	\$ 1,576,252

TOWN OF WELLS, VERMONT

BUDGETARY COMPARISON SCHEDULE - BUDGETARY BASIS
 BUDGET AND ACTUAL - GENERAL FUND
 FOR THE YEAR ENDED JUNE 30, 2025

	Budgeted Amounts		Actual Amounts	Variance Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 435,839	\$ 435,839	\$ 435,839	\$ -
Resources (Inflows):				
Property taxes	1,058,562	1,058,562	970,740	(87,822)
Intergovernmental	104,500	104,500	120,104	15,604
Permits and licenses	890	890	1,469	579
Interest income	9,000	9,000	60,435	51,435
Other revenue		-	9,863	9,863
Amounts Available for Appropriation	<u>1,608,791</u>	<u>1,608,791</u>	<u>1,598,450</u>	<u>(10,341)</u>
Charges to Appropriations (Outflows):				
General government	413,330	413,330	398,068	15,262
Public safety	29,300	29,300	27,842	1,458
Public works	32,585	32,585	32,620	(35)
Highway	590,737	590,737	467,916	122,821
Intergovernmental	16,500	16,500	14,536	1,964
Transfers to other funds	90,500	90,500	213,323	(122,823)
Total Charges to Appropriations	<u>1,172,952</u>	<u>1,172,952</u>	<u>1,154,305</u>	<u>18,647</u>
Budgetary Fund Balance, June 30	<u>\$ 435,839</u>	<u>\$ 435,839</u>	<u>\$ 444,145</u>	<u>\$ 8,306</u>

SCHEDULE A

TOWN OF WELLS, VERMONT

SCHEDULE OF DEPARTMENTAL OPERATIONS - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2025

	Original Budget	Budget Adjustments	Final Budget	Actual Expenditures	Variance Positive/ (Negative)
General government:					
Administration	\$ 229,261	\$ -	\$ 229,261	\$ 216,366	\$ 12,895
Town clerk	98,196	-	98,196	103,743	(5,547)
Town office	14,300	-	14,300	10,734	3,566
Elections	3,500	-	3,500	3,843	(343)
Auditors	10,500	-	10,500	12,125	(1,625)
Listers	32,015	-	32,015	29,428	2,587
Library	25,558	-	25,558	21,829	3,729
Totals	<u>413,330</u>	<u>-</u>	<u>413,330</u>	<u>398,068</u>	<u>15,262</u>
Public safety:					
Law enforcement	28,000	-	28,000	27,338	662
Poundkeeping	1,000	-	1,000	204	796
Fire	300	-	300	300	-
Totals	<u>29,300</u>	<u>-</u>	<u>29,300</u>	<u>27,842</u>	<u>1,458</u>
Public works:					
Other town buildings	21,000	-	21,000	20,880	120
Transfer station	11,585	-	11,585	11,740	(155)
Totals	<u>32,585</u>	<u>-</u>	<u>32,585</u>	<u>32,620</u>	<u>(35)</u>
Highway	590,737	-	590,737	467,916	122,821
Intergovernmental:					
Rutland county tax	16,500	-	16,500	14,536	1,964
Totals	<u>16,500</u>	<u>-</u>	<u>16,500</u>	<u>14,536</u>	<u>1,964</u>
Transfers to other funds	90,500	-	90,500	213,323	(122,823)
TOTAL DEPARTMENTAL OPERATIONS	<u>\$ 1,172,952</u>	<u>\$ -</u>	<u>\$ 1,172,952</u>	<u>\$ 1,154,305</u>	<u>\$ 18,647</u>

TOWN OF WELLS, VERMONT

COMBINING BALANCE SHEET - NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2025

	Special Revenue Funds	Capital Projects Funds	Permanent Funds	Total Nonmajor Governmental Funds
ASSETS				
Accounts receivable (net of allowance for uncollectibles)	\$ 2,791	\$ -	\$ -	\$ 2,791
Due from other funds	234,476	637,135	3,023	874,634
TOTAL ASSETS	\$ 237,267	\$ 637,135	\$ 3,023	\$ 877,425
LIABILITIES				
Due to other funds	\$ 2,791	\$ -	\$ -	\$ 2,791
TOTAL LIABILITIES	2,791	-	-	2,791
FUND BALANCES				
Nondisposable	-	-	-	-
Restricted	234,476	222,600	3,023	460,099
Committed	-	414,535	-	414,535
Assigned	-	-	-	-
Unassigned	-	-	-	-
TOTAL FUND BALANCES	234,476	637,135	3,023	874,634
TOTAL LIABILITIES AND FUND BALANCES	\$ 237,267	\$ 637,135	\$ 3,023	\$ 877,425

TOWN OF WELLS, VERMONT

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
 FUND BALANCES - NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED JUNE 30, 2025

	Special Revenue Funds	Capital Projects Funds	Permanent Funds	Total Nonmajor Governmental Funds
REVENUES				
Intergovernmental	\$ 85,561	\$ 10,227	\$ -	\$ 95,788
Charges for services	39,889	-	-	39,889
TOTAL REVENUES	<u>125,450</u>	<u>10,227</u>	<u>-</u>	<u>135,677</u>
EXPENDITURES				
General government	88,890	-	-	88,890
Public works	31,958	-	-	31,958
Other	-	7,656	-	7,656
TOTAL EXPENDITURES	<u>120,848</u>	<u>7,656</u>	<u>-</u>	<u>128,504</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>4,602</u>	<u>2,571</u>	<u>-</u>	<u>7,173</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	10,000	30,500	-	40,500
Transfers (out)	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>10,000</u>	<u>30,500</u>	<u>-</u>	<u>40,500</u>
NET CHANGE IN FUND BALANCES	14,602	33,071	-	47,673
FUND BALANCES - JULY 1	<u>219,874</u>	<u>604,064</u>	<u>3,023</u>	<u>826,961</u>
FUND BALANCES - JUNE 30	<u>\$ 234,476</u>	<u>\$ 637,135</u>	<u>\$ 3,023</u>	<u>\$ 874,634</u>

TOWN INVENTORY 2025-2026

HIGHWAY INVENTORY:

2024 International 14-yard dump truck	1 Sander
2020 Dodge Ram 1 ton truck	3 Chainsaws
2018 International 10-yard dump truck	4 Wings
2015 International 14-yard dump truck	4 Snow Plows
2025 International 14-yard truck	1 Push Blade
2013 Cat 307 D excavator	1 York Rake
2013 Cam 10-ton equipment trailer	5 Mobile VHF radios
2016 John Deere 5100M tractor	3 Portable VHF radios
2016 21' Tiger boom mower	Assorted Hand Tools
1995 John Deere 310 back-hoe	Camera System
2002 Galion 850 motor grader	2 Portable water pumps
2 Stainless Steel Hydraulic Sanders	2 Weed eaters
Tow behind Road Roller	1 Weed eater w/ power broom
1 Trailer with 925 Gallon Poly Tank Spray Bar & Pump	
2019 Doosan 220 Loader	Detach bucket and forks
Ditch Blower	2 Digital Speed Signs
1-Apple iPad	

LAND AND BUILDINGS:

Town Office:	.92 acres of land- 1064 VT Route 30
Storage Shed:	1064 VT Route 30
Town Garage:	4.1 acres of land - 32 South Street
Woodland:	42.9 acres on Bull Frog Hollow Road
Transfer Station:	17.7 acres of land on Bull Frog Hollow Road
MWA:	11.8 acres on VT Route 30; leased to the MWA
Village Library:	.75 acres of land on the "Green" Route 30 & East Wells Rd
Delaney Property:	193 acres and Pavilion – 1268 North Street

EQUIPMENT

50 Conference chairs	2 Brother printers
3 Tables	tabulator
4 Computers	4 Laptops
1 Laminator	1 Safe
1 RICOH Copier/Scanner	7 Desks and Chairs
1 Canon large copier/scanner	1 Conference Table
4 Fireproof File cabinets	1 Back up hard drive
1 Digital camera	
1 Lenovo Server with keyboard & monitor	
1 Aluminum Dock & 12 Picnic Tables	
Outdoor Grills & Outdoor Patio Set (Telescope donation)	

LIBRARY INVENTORY

1 Epson ET-3710 Series Printer	3 10.2" Retina Display iPads
2 Logitech universal keyboards for iPad	1 Desktop HP computer
1 GROViewBL-43 Projector	1 Large Flat Screen TV
1 10'x13' Canopy Tent	1 10'x20' Canopy Tent
1 24"x36" Outdoor display sign with cover	1 Laminator
8 sets of snowshoes (4 adult & 4 children)	2 Pair headphones for desktop PC
1 cold/hot water cooler	1 Memorial Outdoor Bench
1 DVD Player	

2025 Wells Highway Report

This year was somewhat busy for the Highway Department. Along with spring grading we completed 2 sections of road improvement projects. The first was on Lamb Hill Rd, which involved removal of 6 to 8 inches of gravel and installing 240 Ft of Geo-Grid for sub surface stabilization, covering it with 8 inches of crushed gravel. The 2nd place was on Bullfrog Hollow Rd., with the same installation of 240 ft of Geo-Grid covered by 8 inches of crushed gravel. We also got a Class 2 Municipal Grant for a paving project on East Wells Rd. With this grant we replaced 2 failing culverts, ground out 3300 ft of blacktop, relayed the grindings then repaved the road. We also completed a 2025 Grants and Aid project on Hill Top Rd., which involved ditching, hauling in 214 tons of 10-inch stone to line the ditches and re gravel the road with around 230 yards of crushed gravel. This brings another 9 road segments into compliance with the States MRGP storm water regulation mandate. Along with general road maintenance we hauled and put down 5025 yards of crushed gravel on the roads this year. We also hauled 1500 yards of winter sand and had 1000 yards of ½ inch stone hauled in. We wish to thank the Town of Poultney for their help with the winter maintenance last winter as two of the Wells crew were out with medical issues. Don and Paul also stepped in to help John and did a great job. We wish to thank everyone for their patience and please stay alert for changing road conditions.

Respectfully submitted
Wells Highway Crew
David Ricard Sr.
Doug Haskins
John Bates

Wells Volunteer Fire Department

The Wells Volunteer Fire Department Inc., ended the year 2025 with a decrease in calls with a total of 54, down 6, with 3 calls in one day for us in November. In the end of this year, we have gained some new members with a total firefighter of 21. We are finishing upgrading our ETA with the newer chassis we have purchased. The new chassis has four doors which we have mounted our breathing apparatus in the back, also the new chassis is automatic so it is not limited to who can drive it. We plan on putting on a swivel dump so we can off load our water to either side without having to back straight up to a portable tank.

Once again, we greatly appreciate the strong support we get from the Town and townspeople. We have a few dry hydrants left to inspect making upgrades if needed. And we are also planning on installing hopefully 2 new one's next year. Our members are getting training not only in house but also around the state, getting well over 80 hours. The Firefighter I course is offered free throughout the state of VT. If you don't want to be a full trained firefighter, we will train you in what you are interested in. Please, if you are interested feel free to stop by on Tuesday nights which is our regular drill night, or stop a firefighter. Let's have a very safe 2026. Thanks again for all your support.

Respectfully submitted,
Chief Todd Fenton
Stay Safe

"IF YOU DON'T VOLUNTEER, WHO WILL?"

Fire Warden Report

I would like to extend my appreciation to everyone for their help in 2025 with their calls for permits and heads up calls to let me know that they were burning to that the fire department didn't have to respond. I personally gave out over 50 permits. We had a VERY dry November, fortunately we only had 2 brush fires during that terrible dry spell. Although I did hear about people burning during the State wide burn ban. I am going to do a better job of letting people know about the burn bans.

A friendly reminder that ashes from your wood stove are hot, don't put them in plastic pails or discard them onto dry leaves. As always, burn barrels are illegal in the state of Vermont. Fire pits are allowed for the burning of wood. A clean wood burning brush pile burns with gray smoke, black smoke is bad sign and will attract our attention.

Remember your burn piles may not burn through the night. Please call for a permit, it is required to burn brush (**ONLY BRUSH**). There is to be **NO** burning of pressure treated lumber, painted wood, drywall, construction materials or other garbage (**NO GARBAGE!**). Burning in the winter months is allowed without a permit, **BUT ONLY** if the ground is **snow covered**. Please remember that Spring time is the worst season for brush fires in Vermont, although these last two years November is showing to be pretty bad as well. Please do not use accelerants to start your fires, especially gasoline. A heads-up call is always appreciated. Let's have a safe and incident free 2026.

BE SAFE, BURN SAFE
Fire Warden
Todd Fenton

Wells Historical Society Wells Town Report 2025

The Wells Historical Society now has 58 members as of the close of 2025. Our mission continues to be the collection and preservation of information and artifacts related to the history of our wonderful community of Wells. We also continue to seek Wells' family histories.

Events this year included:

April's meeting was a feast of pancakes and fresh maple syrup! Our new book *Memories of Our Town Wells, Vermont* is still available for sale at our meetings as well as the Wells Village Library, the Wells Village Store and Earth and Time Gallery. Jessica Smith gave our annual maple report.

In June we continued our annual Essay contest for the Wells Village School's 6th graders. Winners were announced at the 6th Grade graduation in June. After our annual potluck supper, our program for June was a display of artifacts of the yearly MWA carnival. Joe spun the "wheel" for prizes!

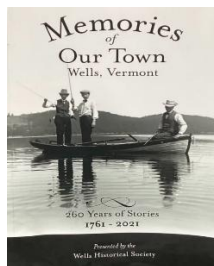
Elections were held in August. President: Joe Capron / Vice President: Victoria Angis / Secretary: Trish Capron / Treasurer: Sharon Corey / three new of trustees. We had our annual barbecue cookout, followed by elections and collection of yearly dues. On display were antique photos of local bicycle club circa 1920's. Work continues on Idlewild pavilion replica.

The October meeting was followed by an amazing Harvest Supper. The replica of Idlewild pavilion was unveiled. Creators Dave Schuster and Joe Capron showed each level of the building with the bowling alleys, skating level and front porch. Good memories were expressed and shared.

Meetings for 2026 are on the first Wednesdays four times a year: April 1st, June 3rd, August 5th (annual meeting with election and dues collected for '26) October 7th.

We continue to welcome new members. For more information contact: Joe Capron at 645- 0200 or check out our website through the Town of Wells website. We are also on FaceBook.

Respectfully Submitted,
Joe Capron
President





Town of Wells

The Rutland County Sheriff's Office is completing another year of outstanding service to our contract towns and to the citizens of this great County. We have worked closely once again with the Side Judges and created a budget that is balanced and allows us to continue to operate in a safe and productive manner. During the fiscal year July 1, 2024 – June 30, 2025 we provided general law enforcement services for 13 towns, along with animal control services for 5 towns.

We continue to seek out grant opportunities and find creative ways to provide services to the citizens of Rutland County. I encourage you to look at our web site, www.rutlandsheriff.net and to report any crimes or suspicious events that you may encounter. The Rutland County Sheriff's Department prides itself on being adaptable to the needs of the town as they arise. I want to thank the citizens of Wells for their positive feedback and support for the Sheriff's patrols, we hope to continue serving the citizens of Wells for many years to come.

In the Town of Wells we investigated 127 calls for service. They included 40 Traffic Stops, 3 Accidents, 1 Fraud, 3 Welfare Checks, 35 Directed Patrols, 1 Vandalism, 2 Family Fights, 2 Arrests, 22 Tickets, 24 Warnings, and 6 Animal Complaints.

David J. Fox, Sheriff



Wells Village Library 2025
Submitted by Julie Cannata, Librarian

We began the fiscal year with Karen Huerta serving as our interim librarian. We extend our heartfelt thanks to Karen for her time, dedication, and steady leadership during this transitional period. Her work helped keep the library running smoothly and remain a vital community space. During a stretch of extreme summer heat, Karen opened the library as a cooling center, providing a safe and comfortable place for residents to gather and find relief. In October, we were delighted to welcome back Gina Ellis, just in time for one of her most cherished traditions, Halloween night!

The Libraries Love Lakes initiative brought local art and environmental awareness together in a truly inspiring way. A talented local artist created a stunning autumn lakeside painting during a live event at the Lake St Catherine State Park. A print was donated to the library and is currently being professionally framed by donation and will soon be proudly displayed in the library. Additionally, the completed Libraries Love Lakes watershed model debuted in May of 2025 during a well-attended event at the library. This interactive model has provided both children and adults with an engaging way for ecological understanding and sound stewardship.

The fiscal year concluded with the library's first-ever Vintage Wares and more tag sale. The event was a great success, both in attendance and in the generous donations received. Funds raised will help support future programming and continue to keep the library a thriving hub for the community.

Thanks to our dedicated Board of Trustees, volunteers, and the unwavering support of our patrons and community members, the library continues to serve as a valuable community resource. The fiscal year ended with Gina Ellis as Librarian.

**Wells Village Library Treasurer's Report
July 1, 2024 - June 30, 2025**

Beginning Balance Wells Village Library Fund..... \$ 20,023.00

Income:

Donations	\$	769.00
Fund raising Events	\$	3,913.00
Grants	\$	4,554.00
Printing & Book Sales	\$.00
Misc	\$	144.00

Disbursements:

Programs	\$	5,864.00
Books	\$	2,188.00
Supplies	\$	1,064.00
Postage	\$	458.00
Technology Maintenance & Equipment	\$	258.00
Annual Subscriptions & Memberships	\$	383.00
Facility	\$	744.00
Misc.	\$	610.00

Timing Adjustment for Y / E Fundraiser \$ (2,261.00)

Ending Balance Wells Village Library Fund.....\$ 15,573.00

Respectfully submitted,
Michael J Lindley
Wells Village Library Treasurer

**Wells Cemetery Improvement Corporation
Treasurer's Report
March 10, 2024 to March 9, 2025**

**TD Money Market Account Balance
3/9/2024** **\$42,900.70**

Annual Income:

Dividends on stock:

AT&T	33.32
Comcast	238.08
Putnam	31.73
Verizon	1,315.66

Total of Dividends	1,618.79
Grave Opening Fee	
Perpetual Care	500.00
Bank Interest	21.19
Plot East Wells Cemetery	1,500.00

Total Annual Income: **\$3,639.98**

Opening Balance + Total Annual Income **\$46,540.68**

Annual Outflows:

PO Box annual fee	84.00
Newspaper posting of annual meeting	
Bank service charge	4.00
Cemetery maintenance to Town of Wells 2023 - 2024	2,500.00
CHB Services	175.00

Total annual outflow: **\$2,763.00**

TD North Money Market Account Balance 3/10/2025 **\$43,777.68**

Delaney Committee Report

We have had an exceptional dry summer this year - the lake water level was down about 12". With that said Lakeside Park was being used more than normal. It was GREAT to see the park being enjoyed by so many people. On a sad note, we lost one of our committee members, Frank Callahan. He was always eager to help in any way that was needed and he was a true statesman of the community. He will be missed by us, but he is now with his wife Grace. We want to thank the Wells Selectboard for their continued support and being so gracious with their time working on projects. The walking path around the field was used by a lot of people - some walked their dogs around it also some like to go on the top of the hill to enjoy the elevated view of the lake. To ALL VISITORS, PLEASE follow the rules of the park that are posted on the Town website. Also, a BIG Thanks to Slate Valley Trails for maintaining the trails in Delaney Woods. Without their help the trails wouldn't look the same. Hats off to Courtney at SVT for keeping up with scheduling and keeping things on task. SVT is going to put in their budget to put up a kiosk at the parking lot of Delaney Woods. The Town road crew put gravel down on the road and graded it. GREAT job guys, nice smooth ride to the parking area. The committee had gravel added to the parking lot and graded so a lot better parking area. A BIG thanks to the town's people for supporting this BEAUTIFUL area for all to enjoy. Fishing off the dock, launching kayaks, canoes or having a relaxing picnic. Also remember this is a CARRY IN AND CARRY OUT policy, don't leave waste behind. If you wish to reserve the Pavillion for special functions, contact Rich Young by phone or E-MAIL Rich has volunteered to take the lead on this (802-645-5624 or rich.young@comcast.net). If you have any questions or issues, please contact Fran Gilman, Chairman at (802) 645-9034

Respectfully submitted
Fran Gilman, Chairman/Treasurer, Grace Larson/Secretary, Rich Young, Pete DeOlympio

TRANSFER STATION REPORT

The State of VT passed a Universal Recycling Act (148) during the 2014 legislative session which requires all municipalities to follow a “Pay as You Throw” or also referred to as “Unit Based Pricing”. The purpose of this law is to reduce the amount of garbage/trash going into landfills and to support overall recycling. In addition, as of July 1st, 2020, all food scraps were banned from the landfill per Act 148 requirements.

As of July 1, every year, you will need to purchase a new permit to use the Town of Wells Transfer Station. Each resident in Wells using the transfer station will need to purchase a new Transfer Station permit sticker at a cost of \$50 as of 7/1/26 at the town office. With the same day purchase of the permit, you can receive 50 town issued bags to be used at the transfer station for an additional \$25. Additional bags after you buy your permit, can be purchased in quantities of 25 at a cost of \$50. If you have an abundance of bags from the prior year and wish to only purchase a sticker for the new fiscal year, then the cost of the permit will be \$50. **Personal bags are not accepted. You must have a current permit displayed in/on your vehicle to use the transfer station.** The transfer station permit also allows you to dispose of items on Hazardous Waste Day and access the Rutland County Solid Waste District to dispose of electronics that our transfer station can no longer accept.

The transfer station is only open on Saturdays beginning the weekend of Memorial Day through the weekend of Indigenous Peoples’ Day and open Wednesdays and Sundays from 10am -2pm year-round.

Remember that the more you recycle, the less trash bags you will need. Please feel free to visit our town website at wellsvt.com or ask for a list of what is recyclable and what can go into compost at the transfer station to save you money! As a reminder, **only food scraps** without bags are allowed in compost.

~ The Wells Selectboard



Granville Rescue Squad, Inc
East Potter Ave, P.O. Box 153
Granville, NY 12832
Telephone (518) 642-1830
www.granvillerescue.com
granvillerescue@yahoo.com

To the Citizens of Towns Served:

Thank you for the opportunity to have served you over the past year.

As of October 31, Granville Rescue has handled 1797 calls in 2025, traveling over 65,000 miles. Of these calls, 145 occurred in the Town of Wells.

We routinely respond to calls for mutual assistance outside of our area. Other neighboring ambulances also assist our agency when the system is overwhelmed with calls and our resources are depleted.

Our service is licensed in New York and soon in Vermont as an advanced life support agency. Volunteer members are supplemented by employees to provide 24 hour a day, 7 days a week emergency medical coverage. Our roster has over 40 members and staff, ranging from drivers to paramedics. In 2025, members participated in over 15,000 hours of emergency call time and in excess of 2000 hours of training. An Emergency Medical Technician course was hosted at our facility, producing five newly certified members for our agency. Two additional staff members completed an Advanced EMT course in the county. Our agency is an American Heart Association training site for CPR and First Aid courses. Additionally, we are one of the few local agencies with approved Pediatric Emergency Care Coordination, enhancing our pediatric emergency care training and delivery.

The trend of EMS locally, statewide and nationally is increase in call volumes with fewer people entering or remaining in the field. We remain a strong agency, but continue to look for new people to assist in the mission of providing emergency medical care to the community. If you think you have an interest, please come and see us.

Our agency recently received a grant allowing for purchase of intravenous pump devices. This will allow precise medication delivery in critical patients requiring advanced care.

Granville Rescue would like to thank the citizens, businesses, local governments, fire, police, and neighboring EMS agencies, as well as highway departments for their continued support and assistance. Anyone with questions, concerns, or interest can stop by our building on Potter Avenue in Granville or visit our website at www.granvillerescue.com.

The members and staff of Granville Rescue wish everyone a healthy 2026!



Lake St. Catherine Conservation Fund

The Directors of the Lake St. Catherine Conservation Fund (LSCCF) are pleased to submit our 2025 annual report highlighting the progress we have made in Little Lake, Lower and Middle Channel and the Lakeside Town Park with emphasis on continuously improving the conditions of Lake Saint Catherine.

New officers were elected in during the annual membership meeting. Robin Barley remains for a fourth term as President, Tim Makepeace Vice President and Tina Peterson as Secretary Treasurer. We also welcome a new board member Bill Steinmetz.

Our harvesting program is a critical component of improving the Little Lakes condition. We had significant time lost this year due to breakdowns. Productivity was down about 25%. Very unfortunate but to be expected with such old equipment.

We were unsuccessful again with our grant proposal to the Lake Champlain Basin Program. They view harvesting as maintenance and not prevention and therefore will not fund this program. We are looking at other possible programs that they may fund. We did receive a grant for VT DEC for the Aquatic Invasive Species program in the amount of \$7,000. Again, shout out to Joel Pliner for all of his help with this grant and the resulting reporting that gets filed. We will be submitting for this grant again in 2026.

We continue to monitor the Dissolved Oxygen collecting the data from the 2 DO sensors that we deployed last year.

We took an important step and “modernized” our Strategic Plan. This document gives us focus and actionable tasks that will improve our effectiveness as an organization with the end goal of improving the conditions in Little Lake. The tasks at hand now are applying for permits. First being a new harvesting permit (our existing permit expires 2026) and then we will move on to dredging and aeration permitting.

The second Annual LSCCF Summer Weed Harvest Festival was held on June 21, 2025 and was very successful! We had 6 educational exhibits, 13 local arts and crafts vendors, a food truck and live music! We are really getting the festival vibe going with this event! We plan for even bigger and better next year. **Next year’s Festival is scheduled for June 27th** Please join us at the Lakeside Park to visit with local like-minded associations and provide information about the lake and surrounding area. Join us from 11 to 3 **SAVE THE DATE!**

The fight to restore Little Lake to its former glory continues. We have more and more people on our side – scientists, politicians and most importantly, the people of Wells and friends who visit this beautiful spot. If we stay unified and committed, we will succeed. The future of Little Lake and the economic health of the Town of Wells depend on it! Thank you again for your support.

Sincerely,
Lake Saint Catherine Conservation Fund

Fiscal Year CASH FLOW
 Lake St. Catherine Conservation Fund
 July 1, 2024- June 30, 2025

BEGINNING BALANCE 7/1/2024	\$ 35,939
INFLOWS	
Dues and Donations	\$ 13,969
Town of Wells Grants from 2024 rec 2025	\$ 20,000
VT DEC Grant-in-Aid Program 2025	\$ 6,024
Net Amount from Milfoil Festival #1	\$ 1,375
Gross amount from Monthly Lottery	\$ 14,700
Harvester Scrap and Loon Sales	\$ 1,069
TOTAL INFLOWS	\$ 93,076
OUTFLOW	
Outreach and Publications	\$ 1,584
Bank Fees & Charges	\$ 0
Dues, Subscriptions, Web Site Support	\$ 993
Insurance Policies	\$ 5,553
Trailer Registrations	\$ 105
PayPal Fees	\$ 50
Postage & USPS	\$ 382
Monthly Lottery Payout	\$ 12,500
Other Expenses	\$ 175
USB mini-DOT DO Sensors (2 each)	\$ 5,104
Bio-mass Scan 2025	\$ 0
Herbicide Application	\$ 0
Water Sampling DFWI	\$ 1,343
Harvesting Program Expense	\$ 27,528
Dredging Project Expense	\$ 0
TOTAL OUTFLOWS	\$ 55,317
ENDING BALANCE 6/30/25	\$ 37,759



The Lake St. Catherine Association (LSCA) had another successful year in 2025, implementing our lake management programs for the benefit of Lake St. Catherine, with excellent support from the lake community! Here are some highlights:

Lake St. Catherine Watershed Action Plan (LWAP): In partnership with the Poultney Mettowee Natural Resources Conservation District (PMNRCD), Vermont State University Castleton, Fitzgerald Environmental Associates (FEA), and limnologist Emily Porter-Goff, this 3+ year project has been completed using funds earned through a Lake Champlain Basin Program (LCBP) grant. Experts performed various in-lake and watershed-based measurements, testing, and studies to identify current or potential future issues. The full report is now available on our website:

www.lakestcatherine.org/lwap

Lake St. Catherine Stormwater Master Plan (SWMP): Using a \$50k grant the LSCA & PMNRCD earned from the LCBP, 12 stormwater mitigation projects from all around the lake that were selected during a lake community meeting in 2023 were designed. Next, we'll work on landowner agreements and applying for grant funding for implementation.

Lake Wise Program: Lake Wise is a program developed by Vermont's Lakes and Ponds to recognize outstanding efforts by homeowners who live along a lakeshore to protect the water quality and habitat along the shoreline and within the near-shore area of the lake. Using a grant received from the LCBP, PMNRCD assessed multiple properties, and implemented numerous projects along the shoreline to limit stormwater runoff reaching the lake. 29 properties on LSC have earned the Lake Wise Award since 2019.

Greeter Program - Boat Launch Monitoring: Our Greeter Program is very important to the health of Lake St. Catherine. Our Greeters work to stop aquatic invasive species (AIS) from entering LSC at the boat launch in Wells by inspecting vessels and trailers before they enter the lake. They also educate boaters about the dangers of AIS for the lake. Through an AIS grant from the LCBP, we were able to expand the days of coverage at the launch.

Milfoil Control: Our Diver Assisted Suction Harvesting team (DASH) worked throughout the summer hand-pulling milfoil in numerous locations, covering 36.42 acres, and removing 648 17.5-gallon buckets of milfoil from the lake.

Libraries Love Lakes: This May, in partnership with the Wells Village Library, a reception was held to debut the LSC Watershed Model which was created through a grant earned from the LCBP in support of the Libraries Love Lakes initiative.

Water Testing Equipment: Through a LCBP grant, the LSCA will be purchasing 6 in-lake data loggers, and a hand-held water testing unit to increase the amount of lake data we are collecting. Collected data will be reported on by our limnologist.

Other Initiatives: Placement and maintenance of lake buoys and markers (including the loon nesting site), organization of volunteer opportunities, the LSCA Boat Parade, securing funds for LSC via grant writing, and constant updates of LSC news via our website (www.lakestcatherine.org) & Facebook (www.facebook.com/LakeStCatherineAssociation).

Thank you to the residents of Wells for your continued support of the LSCA!

Submitted by, Jim Candors, President, Lake St. Catherine Association



PO Box 912
Wells, VT 05774

Located at Modern Woodmen of America Annex Building.
Food distribution boxes can be found at the Wells Town Hall
and Wellsmere Farm.

Welcome from our busy food shelf. We have acquired some wonderful new volunteers along with all of us old standbys and are keeping our neighbors fed as best we can.

As you can imagine, our numbers have increased since COVID for various reasons with folks' income, health etc. Also, prices have soared in the grocery stores which is having a huge impact.

This year we are asking the townspeople for an appropriation of \$3000.00. It will be well spent and is desperately needed.

As always, we will continue to work with the Vermont Foodbank and the churches in our community to help our neighbors.

Email us at mmorey1025@yahoo.com or call 802-884-5431.

Hours: Every Wednesday 4-5pm
Open by appointment, for emergencies or deliveries.

Visit us on Facebook (Our Neighbors' Table)

As a 501c3 our financials are open to public viewing at any time.

Our Neighbors' Table is a network partner of



COMMUNITY AGENCY REPORTS



16 Evelyn Street, Suite 101 / Rutland, VT 05701 / Phone 775-0617

Vermont Adult Learning (VAL) offers a variety of learning opportunities to help adults 16 years and older achieve their education and career goals to enhance their quality of life and become more active and engaged members of their families, workplaces, and communities.

We offer high school completion and GED testing/tutoring, basic literacy and numeracy, classes for English Language Learners (ELL), job readiness support, and workforce development programming. Our services empower individuals to be self-sufficient, in turn contributing to greater local economic engagement and stimulation. Our programs are free, and there is no upper age limit to enroll with us. Wells residents can access classes in person at the Rutland Learning Center or remotely via our Online Learning Center.

In our Fiscal Year 2025 (July 1, 2024 - June 30, 2025), we served 1500 adult learners. About 80% of students who shared their financial status reported low income, 25% reported having a disability, 50% reported linguistic/cultural barriers, and almost 100% reported low literacy. VAL students strive toward academic/career goals despite these barriers. Notably, many of our students leave the traditional school systems due to bullying precipitated by differences in race, appearance, sexual identity, etc. In FY25, our Rutland County Learning Center served 5 residents of Wells, accounting for .36% of our total student body.

We humbly request \$400 from the Town of Wells relative to the number of residents served, but welcome any contribution towards this vital work. On behalf of Vermont Adult Learning, I thank you and the Wells Select Board members for your consideration of this request.

Kind regards,

J. David Kiefner
Regional Director
Rutland Learning Center

Rutland Office
143 Maple St
Suite #90

(802) 786-5990



Bennington Office
160 Benmont Ave,

Bennington VT, 05201
(802) 442-5436

Report to the Citizens of Wells

This report describes the services that the Southwestern Vermont Council on Aging (SVCOA) provided to older residents in Wells during SVCOA's most recent annual reporting period of **10/1/2024 through 9/30/2025**.

Nutrition Support

In 2025 the SVCOA supported **64 older residents in Wells** through both our home delivered meal program known as “**Meals on Wheels**” as well as through monthly in-person luncheon gatherings. **A total of 3,355 meals were delivered and served this past year directly to 64 residents.** Additionally, SVCOA provided **17 hours of one-on-one nutrition support**, including nutrition assessments and resource connections and referrals, to residents of Wells.

Case Management Assistance:

SVCOA Case Management and Outreach Staff helped older residents in Wells for a total of 395.75 hours. Case Managers meet with an older resident privately in their home or at another agreed upon location and assess their individual situation. They will work with the older resident to identify needs and talk about possible services available to address those needs. If the resident desires, the case manager will link the client to appropriate services, coordinate and monitor services as necessary, and provide information and assistance to caregivers. Case managers also help older residents connect with in-home assistance programs, including a program called Choices for Care. This program is especially helpful to frail older Vermonters facing long term care placement who still wish to remain at home.

Other Services and Support:

- Toll-Free and Confidential Helpline assistance at **1-800-642-5119**. Our Helpline staff provide telephone support to older Vermonters and others who need information on available programs and community resources.
- Medicare and health benefit counseling information and assistance through our State Health Insurance Program.
- Legal service assistance through the Vermont Senior Citizens Law Project.
- Information about issues and opportunities directly affecting older Vermonters via various agency articles and publications.
- Nutrition education and counseling services provided by SVCOA's Registered Dietician.
- Senior Companion support for frail, homebound older Vermonters.
- Outreach services to elders dealing with mental health issues through our Elder Care Clinician. This service is provided in cooperation with Rutland Mental Health.
- Transportation assistance.
- Caregiver support, information and respite to family members and others who are providing much needed help to older Vermonters in need of assistance.
- Money Management programs that offer either a volunteer bill payer or representative payee services to older Vermonters and younger disabled individuals.



Report of Services for Town of Wells

During the 2025 Fiscal Year, The Vermont Association for the Blind and Visually Impaired saw continued success in client services, innovative programs, and 775-6452 we will make in enabling blind and visually impaired Vermonters to be more independent, develop adaptive skills, and improve their quality of life.

SMART Device Training Program: 627 Vermont residents received SMART training in FY25, the highest number in the program's seven-year history. In order to fully fund SMART, VABVI has launched the several-year Second Century Endowment Campaign.

PALS (Peer-Assisted Learning and Support) Group: PALS Groups, held throughout Vermont, are monthly meetings where members share coping strategies and discuss the practical, social and emotional challenges of vision loss. While many clients have been pleased with the reintroduction of in-person meetings in FY24, opportunities to join virtually remain available for maximum flexibility. 91 clients attended PALS meetings in FY25.

HAPI (Helping Adolescents Prepare for Independence): The HAPI program enables Teachers of the Visually Impaired and Certified Vision Rehabilitation Therapists to work one-on-one with students to practice daily living skills.

IRLE Summer Camp (Intensive Residential Life Experience): IRLE camp helps VABVI students develop social skills, meet fellow visually impaired peers, learn independent living skills, and improve self-advocacy skills. This June, IRLE brought 9 visually impaired students to Okemo Mountain Resort. Activities included swimming, mini golf, and a ropes course. Fun was had by all!

Community Outreach

VABVI continues to innovate new projects which will connect the local community to our services and cause. After more than two years of development, an accessible tactile sign was installed in Burlington's Waterfront Park in June of 2024. Additionally, VABVI's New Americans Project has offered free vision screenings for local refugee community members.

In Fiscal Year 2025, the agency provided services to a total of 1,061 Vermont residents. This total includes 1 adult in Wells, and 102 adults and 21 children in Rutland County.

For more information about VABVI's services or volunteer opportunities, please contact Damaris Jacques, Development Associate, at djacques@vabvi.org. Thank you very much for your support!

80 West Street, Ste 202 Rutland, Vermont 05701

Tele: (802) 775-6452

Fax: (802) 775-4669

www.vabi.org



To the Citizens of the Town of Wells,

On behalf of BROC Community Action and the thousands of people with low-income or living in poverty that we serve throughout Rutland and Bennington Counties, we want to express our thanks and gratitude for supporting us over the years on Town Meeting Day. BROC Community Action assists families and individuals in crisis and help provide a sustainable path forward.

Over the past year, BROC Community Action assisted 12 households with weatherization services as well as 72 residents with other services in the Town of Wells. Whether your residents need food at the BROC Community Food Shelf, senior commodities, housing counseling, homelessness assistance, weatherization, heating and utility assistance, forms assistance for benefits such as 3SqVT, budget and credit counseling and resources and referrals; we are here.

People come to us cold, hungry, homeless, jobless or facing major health conditions every day. Your town appropriation helps ease the struggle for nearly 10,000 people who seek assistance from us each year as we meet the basic needs of their families and provide a path forward whenever possible.

Respectfully, our appropriation request for the upcoming fiscal year remains \$475.00. We truly value our collaboration with Wells as we assist those most in need.

Sincerely,
Thomas L. Donahue, CEO
tdonahue@broc.org

BROC.ORG 45 Union Street Rutland, VT 05701 802.775.0878
332 Orchard Road Bennington, VT 05201

State of Vermont, Department of Health

Twelve Local Health Offices around the state are your community connection with the Vermont Department of Health. The Rutland Local Health Office provides essential services and resources to towns in Rutland County. Some highlights of our work in 2025 are below.

For more information, visit HealthVermont.gov/local/rutland

If you need help accessing or understanding this information, contact

AHS.VDHRutland@vermont.gov

Meeting Community Needs

- Supported families through a community baby shower, healthcare coordination for kids in foster care, and provided food and nutrition services to over 1,200 people through our Women, Infants, and Children (WIC) program
- Supported the complex needs of people experiencing homelessness through street outreach, access to hygiene and basic daily living supplies and preventative healthcare
- Held a community dental clinic for people with barriers accessing healthcare and connected them to dental providers for ongoing care

Providing Education and Data Support

- Gave Stop the Bleed Training in schools and local organizations, created and shared tick prevention material, and educated healthcare providers on caring for patients from different backgrounds
- Helped collect data for the Rutland Outreach Care team, providing street outreach to people experiencing homelessness
- Provided data to guide the distribution of funds used to prevent substance use disorders for our region through the Vermont Prevention Lead Organization

Strategic Direction and Funding

- Brought together nearby towns to plan and work together on emergency preparedness
- Worked with RRMC to draft the Implementation Report for the Community Health Needs Assessment to guide local priorities and resources
- Reviewed grants to determine awardees for United Way, Bourse Health Trust, and the Vermont Prevention Lead Organization, ensuring effective use of funds.



GREEN UP VERMONT
www.greenupvermont.org

Success on
Green Up Day
May 3, 2025



Green Up Day was a resounding success because your community joined the statewide clean-up effort. As you can see by the stats graphic the entire State got a wonderful spring cleaning with nearly all our city and town roads covered. Businesses are more successful with clean streetscapes, our real estate more valued, and our healthy way of life cherished. As one of Vermont's favorite traditions, it is imperative for today and for future generations to keep building pride, awareness, and stewardship for a clean Vermont, and keep residents civically engaged.

Green Up initiatives are year-round and further our environmental impact with waste reduction programs, additional clean-up efforts, and educational initiatives. We've been able to rally thousands of volunteers for special projects and flood clean-up across the State.

Support from your municipality is essential to our program. Funds help pay for Green Up Day supplies, promotional outreach, educational resources, contests for kids, and a \$1,000 scholarship. We are also incorporating an innovation challenge fair called greenSTEM in 2026 for students in grades 7-12. Our goal is to engage more students in finding environmental solutions and connect them to community service.

Thank you for supporting this crucial program that takes care of where we all get to live, work and play. Be an Environmental Hero - Donate on Line 23 of the Vermont State Income Tax Form or at www.greenupvermont.org.

2026 Green Up Day is May 2nd.

Green Up Vermont is a 501c3 nonprofit.

RUTLAND COUNTY HUMANE SOCIETY

Selectboard
Town of Wells
1064 VT-30
Wells, Vermont 05774

Dear Town of Wells Selectboard:

The Rutland County Humane Society is dedicated to advocating for and working toward a responsible and humane community. We provide shelter and adoption opportunities for homeless pets, promote animal welfare through community programs that benefit both animals and people, and serve as a resource for residents dealing with animal-related concerns.

From November 1, 2024 through November 30, 2025, the Rutland County Humane Society provided care and/or reunited 21 animals from the Town of Wells. Each animal received comprehensive medical care, behavioral support, and a safe haven while we worked to find them loving homes or reunite them with their families.

As an independent nonprofit organization, RCHS receives no funding from state or federal government sources or national organizations. We rely entirely on fees for service, town funding, member donations, and special events to sustain our operations. Your community's support is essential to our mission—we can only save lives with your help.

We have developed a sliding scale based on the animal count for your town. This letter serves as a request for a contribution payment in the amount of \$250.00 annually for these services to the Rutland County Humane Society by the Town of Wells. The Board of Directors of RCHS extends their sincere gratitude to the citizens of the Town of Wells for their financial support of our work and their commitment to our county's animal welfare.

As we close this year, we want to personally thank you for being part of our shelter family. Your compassion and continued generosity make everything we do possible, and we remain deeply grateful for your partnership in caring for the animals in our community. We invite you to learn more about our vision in the enclosed newsletter, which details our enrichment and funding programs, staff development initiatives, and the strategic changes we are implementing to serve even more animals in need in the coming year.

With gratitude,

Thomasina Magoon, Executive Director

Methodology for Town Contribution Requests

The Rutland County Humane Society has developed an equitable fee structure request based on actual service utilization by each community. Using intake data from November 1, 2024 through November 30, 2025, we tracked the number of animals received from each of the 28-towns we serve across Rutland County.



To ensure fairness while recognizing the varying levels of service provided to different communities, we created a sliding scale that reflects the volume of animals cared for from each town. This approach acknowledges that communities with higher intake numbers require proportionally more resources—including veterinary care, staffing, food, shelter, and administrative support—while ensuring that smaller towns with fewer intakes contribute at a level appropriate to their usage.

The sliding scale ranges from \$150 for towns with minimal intake (0-14 animals) to \$2,000 for towns with the highest service utilization (100+ animals), with graduated levels in between. This structure ensures that every community contributes to sustaining the services their residents depend on, while the burden is distributed fairly based on actual need rather than population size or tax base.

This data-driven approach allows us to demonstrate transparency and accountability to each selectboard, showing exactly how many animals from their community received care during the period and ensuring that contribution requests directly correlate to services rendered.

Just a few of the programs that make your support possible:

Spay the Mom Program

When families find themselves with an unspayed pet who has given birth, we offer a compassionate solution: a free spay appointment for the mother to recover at home with her family, while the weaned offspring come into our care. We provide complete medical care, vaccinations, spay/neuter services, food, and shelter for the babies before adoption. This program breaks the cycle of pet overpopulation one litter at a time.

Trap, Neuter, Vaccinate and Return (TNVR) Program

We humanely manage community cat populations by trapping free-roaming cats, providing spay/neuter surgery and rabies vaccinations, and returning them to their outdoor homes. This proven approach creates smaller, healthier cat colonies while reducing nuisance behaviors and protecting public health.

Behavior Assessment, Training and Enrichment Program

Dogs who arrive with challenging behaviors from neglect, abuse, or trauma receive individualized training plans and patient work from our dedicated staff. Through professional assessments, positive reinforcement training, and enrichment activities, we transform fearful or reactive dogs into confident, adoptable companions.

Help Me Heal Program

Animals who arrive sick, injured, or suffering from untreated conditions receive immediate veterinary care, surgeries, medications, and recovery time before adoption. From lifesaving surgeries to treatment for chronic illness, we ensure no animal is turned away because they need help to heal.



In the year 2025, 28 towns in Rutland County supported the work of Rutland Mental Health Services through town giving. Our agency is committed to providing quality services regardless of an individual's ability to pay. The generous support of towns such as the Town of Wells assures that quality services are available for their families, friends and neighbors. Services provided to town residents include:

- Individual Counseling for Children, Adults and Families
- Substance Abuse Treatment Services
- Emergency/Crisis Services
- Developmental Disability Services

During fiscal year 2025, Rutland Mental Health Services provided 2,100 hours of services to 35 Wells residents. We value our partnership with the Town of Wells in providing these much-needed services and thank you for your continued support.

Dick Courcelle
Chief Executive Officer
Rutland Mental Health Services, Inc.

Town of Wells

To the Officers and Citizens of Wells:

In 2024, the VNA & Hospice of the Southwest Region (VNAHSR) provided Wells residents with exceptional home care, hospice and community health services. From children with intensive medical needs, to seniors who wish to remain independent at home, to those who are facing a terminal illness, we continue to bring quality health care wherever it is needed, **regardless** of the location of residence, or complexity of health issues.

In the face of shrinking federal and state reimbursements, along with rising health care costs, VNAHSR has continued to identify community needs and provide essential cost-effective healthcare services to Wells's most vulnerable individuals.

Last year VNAHSR's skilled and dedicated staff made more than 116,288 home visits to 3,989 patients. **In Wells, we provided 954 visits to 36 individuals.**

Thank you for your continued support! With your vote of confidence, we will continue to fulfill our promise to your community to enhance the quality of life of all we serve through comprehensive home and community health services.

Sincerely,



Jessica Boutin, CEO
VNA & Hospice of the
Southwest Region



Dan DiBattista, President
Board of Directors

Vermont CARES has been providing support services to Vermonters living with HIV/AIDS and their family members for nearly thirty-six years thanks to ongoing support from the Town of Wells. Vermont CARES is a leader in our state's system of HIV care and prevention, and we think every Vermonter should take pride in knowing how our state leads as one of the healthiest in the nation for people with HIV. Funding from the Town of Wells would allow our staff to provide an array of HIV-related services to advance innovative rural HIV prevention and support. This year (2026) **we are requesting \$200** from the Town of Wells. Residents of Wells at risk of, or living with, HIV are chiefly served from our Rutland office, which is one of our busiest hubs, serving at least 40 community members weekly. During a time of high public health risk, we have been so proud of our community presence in Rutland County, made possible thanks to our ongoing support from the Town of Wells. **Detail for how we propose to spend such a contribution** is as follows:

- A town contribution of \$200 would allow Vermont CARES to pay for more than 9 hours of staff time (9.09 hours at roughly \$22.00 per hour), providing services including HIV testing, risk reduction counseling, and, for Wells residents who know they have HIV, resources such as housing support, HIV medication payment support, transportation to medical appointments, and wrap-around services.

If a municipal appropriation check is supported to Vermont CARES, please send to: Vermont CARES P. O. Box 5248 Burlington, VT 05401

Thank you again for consideration for these funds.

Melissa Farr
Executive Director

POULTNEY METTOWEE NATURAL RESOURCES CONSERVATION DISTRICT
PO BOX 209, POULTNEY, VERMONT, 05764; PHONE (802) 287-6880;
INFO@PMNRCD.ORG

The Poultney-Mettowee Natural Resources Conservation District (PMNRCD) is a non-profit organization with a mission to develop programs to facilitate the conservation of healthy soil and clean water. PMNRCD has been providing environmental support, education, and outreach to the 14 towns in the District watersheds for over 70 years. In addition to a five-member board, seven employees staff the District: District Manager, Hilary Solomon; Agricultural Outreach Professional, Jennifer Alexander; Native Plant Nursery Manager and Environmental Planner, Sadie Brown; Agricultural Outreach Specialist, Whitney Burgess; Project Technician and Nursery Co-Manager, Averie Noble; Project and Community Outreach Specialist, Jaden Groff; and Project Manager and Community Outreach Officer, Vicki Pattison-Willits.

Stormwater Management The District is currently working with several towns on planning and implementing 'green stormwater' projects. We worked this past season in Castleton, Poultney, Fair Haven, Wells, and Pawlet to identify and design stormwater projects, develop scoping studies, and implement green stormwater infrastructure with grant funds, and are planning on continuing this work in other local towns. This past year, we worked with lakes in the watershed and installed small shoreline plantings through our Lake Education and Action Program (LEAP). In addition to implementing buffer plantings and small stormwater treatment practices, we completed LakeWise Assessments along Lake Bomoseen and Lake St. Catherine, resulting in recommendations for homeowners to implement lake friendly practices. We plan to continue both programs with shoreline homeowners on other waterbodies in the coming

year. The District completed the Lake Watershed Action Plan for Lake St Catherine to identify stormwater runoff issues, assess natural resources, and propose high priority mitigation projects.

Waterways The District planted approximately 6,000 native trees and shrubs within the Poultney River and Mettowee River watersheds. Projects were focused along waterways within the riparian zone with the goal of stabilizing stream banks and reducing erosion, restoring native plant communities and habitat, improving water quality, and increasing flood resilience. Funded through DEC, PMNRCD led invasive water chestnut pulling in Southern Lake Champlain and its tributaries.

Agricultural Programs The District assists farmers applying manure and fertilizer to their fields through farm-specific, nutrient management plans via a statewide partnership program. The District provides agronomic and water quality guidance to local farms, writes grants to implement water quality improvement projects on farms, and assists in developing long-range plans to continue sustainable conservation practices. PMNRCD provides rental of a no-till seed planter and soil aerator to farmers, which help to improve soil health.

Champlain Valley Native Plant Restoration Nursery PMNRCD collaborates with Poultney's Champlain Valley Nursery and area residents to make improvements to water quality. Many restoration plantings were completed in the District to create habitat and to control erosion. The Nursery also serves as an educational center, providing field trip opportunities for elementary students and internships for high school and college students. Plants are available to local landowners through our tree sale or on-site. Visit our website for more information.

Clean Water Service Provider PMNRCD, in partnership with the Rutland Regional Planning Commission, provides funding and technical assistance to local towns as the local CWSP. This Clean Water Funding through DEC supports non regulatory projects such as green infrastructure stormwater practices, natural resources restoration projects on farm and forestland, and stream restoration projects including conservation easements and floodplain reconnection.

The Poultney-Mettowee watershed consists of all the lands that drain to the Poultney or Mettowee Rivers and their tributaries.

TOWN OF WELLS-SUMMARY REPORT

For over 46 years, The Vermont Center for Independent Living (VCIL) has been teaching people with disabilities and the Deaf how to gain more control over their lives and how to access tools and services to live more independently. VCIL employees (85% of whom have a disability) conduct public education, outreach, individual advocacy and systems change advocacy to help promote the full inclusion of people with disabilities into community life.

In FY'25 (10/2024-9/2025) VCIL responded to thousands of requests from individuals, agencies and community groups for information, referral and assistance and program services for individuals living with a disability. VCIL Peer Advocate Counselors (PACs) provided one-on-one peer counseling to **126** individuals to help increase their independent living skills and our VCIL's Home Access Program (HAP) assisted **229** households with information on technical assistance and/or alternative funding for modifications; **96** of these received financial assistance to make their bathrooms and/or entrances accessible. Our Sue Williams Freedom Fund (SWFF) provided **71** individuals with information on assistive technology; **30** of these individuals received funding to obtain adaptive equipment. **334** individuals had meals delivered through our Meals on Wheels (MOW) program for individuals with disabilities under the age of 60. Our Vermont Telecommunications Equipment Distribution Program (VTEDP) served **15** people and provided **11** peers with adaptive telecommunications enabling low-income Deaf, Deaf-blind, Hard of Hearing and individuals with disabilities to communicate by telephone. A one-year grant through the Department of Disabilities, Aging and Independent Living (DAIL) enabled us to establish the Assistive Technology/Home Modifications (AT/HM) Fund for items to increase peer's independence (AT) and remove peers from our HAP waiting list for modifications (HM).

VCIL's central office is now located at **435 Stone Cutters Way, Ste. B** in Montpelier and we have four branch offices in Bennington, Chittenden, Rutland and Windham Counties. Our PACs and services are available to people with disabilities throughout Vermont.

During FY'25, **2** residents of **Wells** received services from the following programs:

- Home Access Program (HAP) - (resident's project started in early FY'26)
- Information Referral and Assistance (I,R&A)

To learn more about VCIL, please call VCIL's toll-free I-Line at:

1-800-639-1522, or, visit our web site at www.vcil.org.



NewStory Center Annual Report

For over 45 years, NewStory Center has been the sole agency in Rutland County dedicated to supporting survivors of domestic and sexual violence. We work to break the cycle of abuse through compassionate support, education, prevention, and collaboration.

In Fiscal Year 2025, we served 659 survivors and their children through a range of direct services, including:

- Emergency shelter
- Medical and legal advocacy
- Case management
- Clinical services
- Support groups
- A 24/7 crisis hotline

We also provided training and technical assistance to community partners—such as local law enforcement—to strengthen the collective response to domestic and sexual violence.

We are deeply grateful to the voters of Wells for your continued support. Your generosity enables us to provide essential services and expand our reach to better serve your community.

Funding Request

NewStory Center respectfully requests \$150, to be voted on at the March 2026 Town Meeting, to continue supporting survivors in Rutland County. Due to the confidential nature of our work, we may not always be aware of a client, town of residence, but we know our impact reaches across the county. Your support helps ensure that survivors have access to safety, healing, and hope. Thank you for standing with us.

NewStory Center, Inc

P.O. Box 313, Rutland, VT 05702 / www.nscvt.org

Crisis: (802) 775-3232 / Office: (802) 775-6788 / Fax: (802) 747-0470



The Child First Advocacy Center (CFAC) serves as a central agency through which reports of suspected child abuse can be channeled for investigation and victim recovery. CFAC was established in 1995 and became a fully Accredited Member of the *National Children's Alliance (NCA)* in 2004. We share with NCA the passion to minimize the traumatic effect of child abuse upon the children and families of our community. CFAC is a non-profit organization serving Rutland County to assist families in the discovery, intervention, treatment and prevention of child sexual abuse, severe physical abuse and children affected by violence. We provide a safe, comfortable environment for forensic quality and child appropriate interviews, training for professionals and collateral referral services for victims and their non-offending family members. Our agency serves families of all socio-economic levels and is committed to providing quality services regardless of the ability to pay.

On behalf of the Board of Directors and the Child First Advocacy Center Multidisciplinary Team, we want to thank you for your continued support and dedication.

In the calendar year 2025, The Child First Advocacy Center served 164 clients and 120 of their family members. **We were able to provide direct wrap around services and support to the Three (3) Wells families as they began their recovery from the effects of trauma.** In addition, we continue to provide community awareness and education at no cost, to provide adults with the ability to recognize, react and respond appropriately to child sexual abuse and increase each school district's ability to complete the legislatively mandated ACT 1 initiative to train Educators, Community Members and Student's grades K-12 in Child Sexual Abuse Awareness.

The Child First Advocacy Center is requesting funds in the amount of \$800 to continue our efforts in supporting families in your community. Please feel free to contact me if you have any questions or need further information.

Sincerely,

Mary Nichols, Executive Director

802-747-0200 or **Mary.Nichols@partner.vermont.gov**

www.rcpcc.org

61 Pleasant Street, Rutland, VT 05701/ 802-775-9711



CORNERSTONE
HOUSING PARTNERS



On behalf of our board of directors, staff and customers at Cornerstone Housing Partners (Formerly NeighborWorks of Western Vermont) we want to sincerely thank you for your continued support!

While it was once again a challenging year for so many, we are pleased to report that with continued generous funding from our incredible partners, the State of Vermont, and Wells we were once again able to assist many Vermonters with affordable housing services including homebuyer education and counseling, downpayment assistance, home repair and energy loans and grants, home energy audits and energy efficiency projects. Below is a summary of the specific services we were able to provide throughout our service area.

In the last fiscal year (October 1, 2024 – September 30, 2025), our services comprised of:

- 152 Low-cost, Comprehensive HEAT Squad Energy Audits and 83 Home Energy Improvement Projects were completed for which homeowners received a rebate from Efficiency Vermont;
 - 31 Energy Loans, totaling \$432,657 were made to help homeowners make energy improvements to their home;
 - 49 rental units were brought back online or constructed, increasing housing stock;
 - 7 Down Payment Assistance Loans totaling \$25,220 were made to assist homebuyers make it over the 20% down payment barrier;
 - 12 Home Repair Loans totaling \$156,449 and 33 Home Repair Grants totals \$210,417 were made to homeowners to make vital health and safety upgrades;
 - 4 grants totally \$313,500 were made to homebuyers who utilized the Shared Equity Program;
 - 108 families attended Homebuyer Education and of those 24 became homeowners;
 - 55 households participated in homeownership or financial coaching;
 - 11 households received foreclosure intervention and prevention counseling;
- Again, thank you for your support as we wouldn't otherwise be able to provide these services.

Respectfully submitted,
Melanie Paskevich, Chief Program Officer
mpaskevich@nwwvt.org | 802.797.8610

Rutland
Cornerstone Housing Partners
27 Wales St. Ste 201
Rutland, VT 05701-4027
Rental Services: 802.775.3139
Homeownership Services: 802.438.2303

Bennington
Cornerstone Housing Partners
307 North St (PO Box 1247)
Bennington, VT 05201
Rental Services: 802.442.9193
Homeownership Services: 802.438.2303



Vermont Association of Conservation Districts
Our Land, Our Water. Our Future

On behalf of the Vermont Rural Fire Protection Task Force, we are writing to request your support for the Vermont Rural Fire Protection (RFP) Program, formerly called the Dry Hydrant Grant Program.

During the **28+ years** of the program, **1,236 grants** totaling **over \$2.98 million** have been provided to 235 Vermont towns for the installation of new rural fire protection systems, as well as for replacements and repairs.

This work makes it faster and easier for firefighters to respond to fires in areas that aren't served by municipal water systems, reducing the risk of injury, loss of life, and damage to property and natural resources.

The RFP program manager, Troy Dare, helps towns and local fire departments identify those areas where there is the greatest need for a rural hydrant, designs the hydrant, and draws on grant funds to help towns pay for the new hydrants. He is also often onsite during the installation of the hydrant, particularly for complex projects.

We ask that your town help support this vital safety program by allocating \$200 to support the program in your town's budget.

The Rural Fire Protection program is not a social service agency as defined by the Vermont League of Cities and Towns "Model Social Services Appropriations Policy." The inclusion of an allocation for the Rural Fire Protection program does not require a petition. For more information on the petition requirement, please see the links below.

The Rural Fire Protection Program is housed at the Vermont Association of Conservation Districts (VACD), a non-profit founded and overseen by Vermont's 14 conservation districts.

Sincerely,

Troy Dare, Program Manager

View the VLCT Social Services Appropriation Policy here:

<https://www.vlct.org/sites/default/files/uploads/resources/documents/model-social-services-appropriation-policy.pdf>

View the VT State Statute (24 V.S.A. § 2691) that further defines Social Services Entities here:

<https://legislature.vermont.gov/statutes/section/24/073/02691>

2025 CHILD FIRST ADVOCACY CENTER REPORT



Dear Citizens of Wells,

The Child First Advocacy Center (CFAC) serves as a central agency through which reports of suspected child abuse can be channeled for investigation and victim recovery. CFAC was established in 1995 and became a fully Accredited Member of the *National Children's Alliance (NCA)* in 2004. We share with NCA the passion to minimize the traumatic effect of child abuse upon the children and families of our community. CFAC is a non-profit organization serving Rutland County to assist families in the discovery, intervention, treatment and prevention of child sexual abuse, severe physical abuse and children affected by violence. We provide a safe, comfortable environment for forensic quality and child appropriate interviews, training for professionals and collateral referral services for victims and their non-offending family members. Our agency serves families of all socio-economic levels and is committed to providing quality services regardless of the ability to pay.

On behalf of the Board of Directors and the Child First Advocacy Center Multidisciplinary Team, we want to thank you for your continued support and dedication.

In the calendar year 2025, The Child First Advocacy Center served 164 clients and 120 of their family members. **We were able to provide direct wrap around services and support to the Three (3) Wells families as they began their recovery from the effects of trauma.** In addition, we continue to provide community awareness and education at no cost, to provide adults with the ability to recognize, react and respond appropriately to child sexual abuse and increase each school district's ability to complete the legislatively mandated ACT 1 initiative to train Educators, Community Members and Student's grades K-12 in Child Sexual Abuse Awareness.

The Child First Advocacy Center is requesting funds in the amount of \$800 to continue our efforts in supporting families in your community. Please feel free to contact me if you have any questions or need further information.

Sincerely,
Mary Nichols, Executive Director
802-747-0200 or Mary.Nichols@partner.vermont.gov

Rutland County Solid Waste District

Annual Report - Calendar Year 2025

The Rutland County Solid Waste District (RCSWD) offers a variety of solid waste, recycling, waste education, household hazardous waste, composting and administrative support programs for our eighteen member municipalities, residents, and businesses. Some services are also available to non-district communities on a fee for service basis. In addition, the District operates a regional drop-off center and full-service transfer station at 14 Gleason Road in Rutland City. District information on programs, facility, operations, rates, and many other resources to assist you in your recycling and diversion requirements can be located at our web site, www.rcswd.com. You can also call us at (802) 775-7209.

AS OF JAN 1, 2026, DUMP PERMITS ARE NO LONGER REQUIRED FOR RESIDENTS AND BUSINESSES. Starting January 1, 2026, residents and businesses will no longer need to purchase a transfer station permit. All residents and business customers will have access to all the services at the Gleason Rd Transfer Station without a permit. Appointments will still be required to use our Hazardous Waste Depot. You can schedule your Hazardous Waste appointment at this link - <https://www.appt.rcswd.com/>

The RCSWD did complete the Districts Solid Waste Implementation Plan (SWIP) for the 2020-2025. The State requires that all communities have a current SWIP in place that meets the requirements of the State's Material Management Plan and delineates how solid and hazardous waste will be managed in the District towns for a five-year period. Milestones will need to be reported back as required. The community's involvement in drafting and developing this document was encouraged. RCSWD did get approval for the updated SWIP that will take into effect in 2026 with new requirements for SWMEs.

Our website has been updated! This is your virtual Solid Waste Administration Office. Appointments, events, and so much information and detail at your fingertips 24 -hours a day. To keep up to date, do ensure you subscribe to our newsletter, and to your choice of e-mail events alerts. Please see our 2025 Annual Report Book when it comes out in early 2026, which will cover greater detail, and all our programs to include but not limited to:

Waste Disposal: During 2025, residents and businesses in our member municipalities disposed of approximately 37,127 tons of municipal solid waste which includes the construction and demolition activity along with a significant amount of bulky waste.

Recycling: The District owns a Material Recovery Facility (MRF), recycling center in Rutland City that is leased to Casella Waste Management for their operations. The MRF accepts Zero Sort recycling from transfer stations, commercial haulers and large generators for processing and sale for re-use. The facility currently receives approximately 30,650 tons of recyclables a year. Since we began tracking material in 2013 the facility has processed over 290,758 tons of recyclables.

Household Hazardous Waste: Rutland County Solid Waste District operates an extensive Household Hazardous Waste (HHW) program for district residents and small business generators. The program operates year-round from the Gleason Road facility by appointment. An additional 32 events are scheduled collections at twelve town transfer stations within eighteen member towns through the spring, summer, and fall. The HHW program collects and safely disposes of dozens of our most hazardous, flammable, and toxic materials. The RCSWD HHW also collects electronic waste and has collected over 10 tons this past year.

Other Programs: The District also offered waste management education, and reduction programs, construction, demolition waste, clean wood, and composting. The District is continuing with its "Merry Mulch" program in collecting and processing over 1,200 Christmas trees annually. The District also has been working local organizations including the Rutland Master Gardener's Club, 350 Rutland County, the Rutland Dismas House, Rutland Neighborhood Program, and Vermont Southwestern Council on Aging, Rutland Hospital and Women's Network & Shelter and the Rutland County Humane Society and our valued haulers.

Thank you,
Breanna Franzoni



Rutland County Restorative Justice Center
50 Center Street/Rutland, VT 05701
Telephone 802.775.2479/Fax 802.786.8890
rutlandrestorativejustice.org

The Rutland County Court Diversion and Restorative Justice Center (doing business as Rutland County Restorative Justice Center) is a 501(c)(3) non-profit agency (EIN 03-0279824) that is requesting to be included on the Wells town appropriation for \$500, we received \$500 in FY 23 and are seeking to become an item on your ballot once again. We greatly appreciate the past support of Wells and hope to continue our work in fiscal year 2025.

Our agency strives to make Rutland County a healthier and safer community for all residents. Our mission is to engage community members in responding to the needs of crime victims, the community, and those who violate the law, holding the latter accountable in a manner that promotes responsible and restorative behavior. Our programming is designed for a range of individuals, such as at-risk and truant youth and those with mental health and substance use treatment needs. We focus on fostering accountability, repairing the harm caused by crime, skills development, and connection to treatment and education.

In Fiscal Year 2025, the **Rutland County Restorative Justice Center (RCRJC)** provided **531 individuals** with the opportunity to choose community, accountability, and support over traditional criminal justice responses. Through our **9 programs**, RCRJC continues to build safer, stronger, and more connected communities across Rutland County. This past year, **115 individuals** took accountability through Restorative Justice Panels, guided by trained community volunteers focused on repairing harm and rebuilding trust. **69 victims** received direct support and empowerment to safely express impact and reclaim their sense of agency. Our **Youth Justice and Prevention programs** supported **16 youth** through assessment and individualized plans, while **93 adjudicated, at-risk, or truant youth** improved school attendance, coping skills, and family connection. An additional **64 young people** completed the Youth Substance Awareness Safety Program, strengthening their decision-making and reducing future risk. RCRJC's **Substance Use and Recovery programs** connected **50 participants** with treatment and wellness resources, while **20 individuals** successfully navigated court requirements through Pre-Trial Services. Our **Driver's License Reinstatement program** supported **64 residents** in regaining employment and independence, and **39 incarcerated individuals** were screened for restorative reentry opportunities. Finally, **21 community affinity circles** fostered belonging and resilience among participants with shared lived experiences. Together, these efforts continue to strengthen the social fabric of Rutland County by promoting healing, accountability, and lasting community connection.

Our proposed language for the ballot would be:

Article: Shall the Town of Wells vote to raise, appropriate, and expend the sum of \$500.00 for the support of Rutland County Restorative Justice Center to provide services to residents of the Town.

Our agency has served Rutland County for decades, and we look forward to continuing to meet the needs of our community members for many more years to come. We sincerely appreciate your support.

Sincerely,
Maggie Ganguly

Executive Director, Rutland County Restorative Justice Center

50 Center Street, Rutland, Vermont 05701 / (802) 775-2479 / info@rutlandrestorativejustice.org

RUTLAND REGIONAL PLANNING COMMISSION

The Rutland Regional Planning Commission (RRPC) turned planning into action in FY25—advancing the 2026 Rutland Regional Plan under Act 181 with an update to the Regional Future Land Use Map, delivering clean-water projects as the South Lake Champlain CWSP, and improving municipal building energy efficiency through the Municipal Energy Resilience Program (MERP). We strengthened coordination across all 27 towns through new Town Manager and Administrator Meetings and Selectboard Meet-Ups, ensuring every community has a voice in shaping regional priorities. Our mission remains clear: to provide cost-effective and value-added community and economic development that helps to make the Rutland Region a vibrant, resilient, and forward-looking place to live, work, and grow. Learn more and sign up for our newsletter at www.rutlandrpc.org and see a detailed annual report at www.vapda.org.

Planning and Zoning – Advanced the comprehensive update of the 2026 Rutland Regional Plan, emphasized by locally-led, flexible, outcome-driven, deep public engagement. Created the Town Plan Toolkit, assisted 21 Planning Commissions, and supported town plan and bylaw updates in Benson, Castleton, Clarendon, Middletown Springs, Pittsford, Tinmouth, Wells, and West Haven. Hosted training courses on Act 181 and the Open Meeting Law and supported new designations in Brandon, Fair Haven, and Sudbury.

Housing – Supported Brandon and Fair Haven on Neighborhood Development Area eligibility, advanced Brownfields assessments for housing in Brandon, Rutland City, and West Rutland, updated the Housing Resource Guide and set municipal housing targets from regional and state housing assessments.

Economic and Workforce Development – Completed Phase 3 of the Rutland Asset Mapping Project (RAMP) and merged it with CEDRR's Real Rutland initiative. Supported Rutland City's TIF District. Through the Municipal Technical Assistance Program (MTAP), advanced community improvements in Benson and wastewater upgrades in West Pawlet. Revitalized the Rutland Region Workforce. Investment Board (RRWIB), co-hosted the Bring Back the Trades with 2,200 students, and launched the WORC6 Bridge Program, by investing nearly \$1 million into job training and career pathways for high school students and adults in the Rutland Region.

Emergency Planning – Coordinated the REMC and strengthened the formal partnership with the Rutland Regional Disaster Cooperative (RRDC) to improve emergency preparedness, communication, and recovery capacity across municipalities. RRPC also advanced hazard mitigation plans for Middletown Springs, Rutland Town, Fair Haven, and Rutland City, and supported a federally funded flood resilience study in Mount Tabor.

Energy and Climate – Administered MERP implementation grants, assisted towns with RFPs and project design, completed four Enhanced Energy Plans, and finalized the 2026 Regional Enhanced Energy Plan with municipal energy targets. Conducted a Prime Resource Map analysis through the Climate Pollution Reduction Grant to align renewable siting with regional land use goals.

Clean Water and Infrastructure – As CWSP for the South Lake Champlain Basin, advanced 23 natural infrastructure projects in 11 towns totaling \$325,000 to reduce phosphorus and erosion. Collaborated on the Sunset Lake Road design, updated the Watershed Projects Database, and supported wastewater upgrades in Poultney, Pittsford, and Pawlet.

Brownfields Redevelopment – Advanced assessment and cleanup planning for 10 sites in Rutland City, Rutland Town, Pittsford, and Proctor, including the Former Berwick Hotel, Lynda Lee Factory, Vermont Marble Company, and Vermont Farmers Food Center, turning underused sites into community assets supporting agriculture, business, childcare, housing, and workforce.

Transportation and Mobility – Worked with VTrans to enhance transportation safety and connectivity in all towns. Led the TOD Masterplan in Rutland City. Served as Municipal Project Manager for projects in Brandon, Rutland Town, West Rutland, Wallingford, and Proctor. Launched the Rutland Airport Committee, completed sidewalk inventories, and held the Road Foreman Rodeo.

Governance and Collaboration – Created a new RRPC Board of Commissioners Handbook. Assumed fiscal management of the Otter Creek Communications Union District and launched quarterly Town Manager and Administrator Meetings and Regional Selectboard Meet-Ups to strengthen coordination and shared services. We thank our dedicated commissioners, municipal leaders, and community partners whose collaboration drives progress in our region. Together, we are building a more healthy, equitable, resilient Rutland Region.

Devon Neary, Executive Director

16 Evelyn Street | Second Floor | PO Box 430 | Rutland, VT 05702 | 802-775-0871 | RUTLANDRPC.ORG



Dear Veteran,

The White River Junction Veterans Affairs (VA) Medical Center would like to connect with Veterans in Vermont and New Hampshire who have served in the military and who may not be utilizing the full comprehensive VA medical benefits package that is available. We are forever grateful for your service and wish to remind you that you may be eligible for important healthcare benefits and additional services. If you are not enrolled in VA healthcare or if you are enrolled but not currently utilizing services, we encourage you to consider how we may be able to support your healthcare needs and overall well-being!

The VA offers a wide variety of services ranging from assistance for Veterans seeking primary care services to various social support services. We have a robust mental health department offering one-on-one counseling, peer support (Veterans helping Veterans), group sessions, telehealth and more. We are proud to offer designated treatment areas for our women Veterans at the Women's Comprehensive Care Clinic in White River Junction.

The White River Junction VA Medical Center has seven community-based outpatient clinics located in Bennington, Rutland, Brattleboro, Newport and Burlington, Vermont; in New Hampshire we offer services in Keene and Littleton. **If you would like to enroll in VA Healthcare, please call (802) 295-9363 at extension 5118 or 6281.** A single form - VA form 10-10EZ - and a copy of the DD214 is all that you need when applying. If you have any enrollment questions you can also send them directly to our enrollment email address: VHAWRJVeteranEligibility@va.gov

The American Legion, Disabled American Veterans and the Veterans of Foreign Wars have full time service officers that are knowledgeable about our programs. These independent organizations serve all Veterans including nonmembers in processing disability and pension claims. They can be reached in White River Junction at:

American Legion	802-296-5166
Disabled American Veterans	802-296-5167
Veterans of Foreign Wars	802-296-5168

Thank you for your service to our nation. On behalf of the White River Junction VA Medical Center team, we look forward to serving you.

DOG LICENSING & THE VT SPAY NEUTER INCENTIVE PROGRAM aka “VSNIP”!

Pursuant to: 20 VS.A. §3581 of the Vermont Statutes Title 20: Internal Security and Public Safety, Chapter 193: Domestic Pet or Wolf-hybrid Control. Sub-chapter 002: Licenses: A dog must be licensed (registered) by six months of age at your town office to be legal. Proof of a rabies vaccination within the last year is required. Dogs not licensed can be seized and euthanized per state statute.

Registering identifies your dog. It's proof of protection against rabies in case an animal or person is bitten. Immediate medical attention is needed. Animals not vaccinated and registered could be quarantined or possibly seized and euthanized, enabling the brain to be tested. Rabies is deadly. PLEASE LICENSE NOW!

Vermont Statutes Title 20 - Internal Security and Public Safety Chapter 193 - Domestic Pet or Wolf-Hybrid Control §3621. Issuance of warrant to impound; complaint.

(a)(1) The legislative body of a municipality may at any time issue a warrant to one or more police officers, constables, pound keepers, or appointed animal control officers, directing them to promptly impound all dogs or wolf-hybrids within the town or city not licensed according to the provisions of this subchapter, except as exempted by section 3587 of this title, and to enter a complaint against the owners or keepers of the impounded dogs and wolf-hybrids.

A puppy (or kitten) can have their first rabies vaccination after 12 weeks of age. Community Animal Aid hosts a Wellness Clinic, including rabies vaccinations, for those unhousted or those receiving state benefits usually on the 2nd Saturday of the month: East Barre Fire Station. Check for updates: AnimalAidVT@gmail.com or 802-734-0259. Tractor Supply Stores host a monthly rabies clinic, and some VT Humane Societies and veterinarians offer a rabies clinic in March.

THE VT SPAY NEUTER INCENTIVE PROGRAM aka “VSNIP”

VSNIP helps income eligible Vermonters have dogs and cats spayed/neutered and vaccinated at a very reduced cost to them. Veterinary offices are throughout the state and we invite other veterinarians to join this altruistic effort to help continue eliminating routine euthanasia of mostly, an over population of cats and kittens. For an application, call 802-672-5302. Push #2 for instructions, or visit: VSNIP.VERMONT.GOV

TOGETHER WE DO MAKE A DIFFERENCE!



Senior Volunteer Programs

RSVP of Rutland and Addison Counties/The Volunteer Center
the Green Mountain Foster Grandparent Program
One-2-0 ne



Brief Description of RSVP & The Volunteer Center

RSVP and The Volunteer Center is a volunteer program for people of all ages who want to meet community needs through volunteer service. RSVP/VC considers volunteering to be a key solution in responding to Rutland County's most pressing challenges. Needs are met in critical areas such as human services, elder care, health care, education, literacy, and the arts. RSVP/VC involves individuals in service that matches their personal interests and makes use of their varied life and professional experiences. RSVP/VC enables people to contribute to their communities while enjoying the personally satisfying and rewarding experience that community engagement offers.

RSVP also offers several free "Signature Programs" that benefit residents. These include RSVP Bone Builders, an osteoporosis prevention program which provides free strength and balance exercise classes offered twice per week at many locations in Rutland County; RSVP Rutland Reads a children's literacy and mentoring program; RSVP Veterans Connections Program, a program designed to reduce social isolation in veterans; and RSVP Operation Dolls & More, which distributes over 15,000 new and restored items to children. Last year approximately 8,142 items were distributed through RSVP Operation Dolls & More to 32 partner agencies and an estimated 1,014 children. We also partner with AARP to provide free income tax return services to low-income residents of Rutland County. Locally, RSVP & The Volunteer Center is the largest program of coordinated volunteer services serving the people of Rutland and Addison Counties with 500 volunteers. From April 1, 2024, to March 31, 2025, RSVP/VC volunteers provided 65,294.25 hours of community service. Based on the Independent Sector National Value of a volunteer hour, this equates to \$2,271,586.96 in service to the community.

Services Provided to Wells Residents

In FY'25, Wells residents took advantage of RSVP programs such as free income tax return preparation, and our free Bone Builders osteoporosis prevention exercise classes. Wells RSVP volunteers donated their services to the following non-profit organizations: Wells Village School, Bridges & Beyond, Castleton Community Center, Young at Heart Senior Center, RSVP Bone Builders, RSVP Rutland Reads, and RSVP Operation Dolls & More. The monies we are requesting this year will be used to help defray the increased costs of providing volunteer placements, support, insurance, transportation, and recognition. As financial constraints affect non-profit organizations, the need for volunteers increases. With your help, RSVP & The Volunteer Center will continue to respond to this need. On behalf of RSVP & The Volunteer Center and our non-profit partners, we would like to thank the residents of Wells for their continued support of RSVP. If you have any questions or would like to learn more about our programs, please feel free to call us at 802-468-7056.

16 North Street Ext., Rutland, VT 05701

Website: volunteersinvt.org Email: maryesarsvp@gmail.com

ANNUAL TOWN MEETING MINUTES

March 3, 2025

Wells Elementary School

VOTERS & GUEST PRESENT: 30 plus the board- Don Preuss, Tammy Holcomb, Paul Woodruff Jr., Moderator Fran Gilman, and Clerk Nora Sargent

MODERATOR: Fran Gilman

The meeting was called to order by Town Moderator, Fran Gilman at 7:00PM.

Fran asked everyone to please turn off or silence their electronic devices.

Joe Capron led the Pledge of Allegiance.

A moment of silence was observed.

Fran entertained a motion to allow nonvoters to speak Joe Capron made a motion, Linda Phillips seconded. Motion passed.

Jeremy Jones made a presentation on behalf of the Lake St Catherine Association.

Fran read the town warning then went through each article one line at a time.

Article 1 - No discussion.

Article 2 - Cherry Hopson asked about the clerical for Selectman line in the budget and why it had increased. Don explained that they had added a position for clerical to the selectboard. This position will be for 8 hours a week, and it will concentrate on grants and helping the Selectboard with surveys and other projects. The Selectboard has hired Gina Ellis for this position as she is already a town employee. Bill Rozensky asked who has been maintaining the website, Tammy commented that she has been along with Sherry. The Selectboard will be asking Gina to help with this website. Heather Thomas asked if the clerical job was advertised. Don explained it was not as we had a qualified person on staff already and it was just expanding her employment.

Gary Witherbee made a motion to accept the Town Report, Gerry Woodruff seconded, so passed.

Patty McCoy and Chris Pritchard, our town representatives, came and discussed what has been going on at the State house and what they have been involved in. A questions and answers session took place.

Article 3-7 - No discussion

Article 8 - Linda Phillips asked if the aerators were still in the Little Lake, Fran explained that the state made them remove them.

Article 9 - No discussion

Article 10 - Cherry Hopson asked why the Cemetery has to do a petition every year but other articles do not. Tammy explained that once the article has been approved twice, it will no longer need to be on the ballot by petition. Linda Philips asked what the money will be used for, and Eric Montbriand from the Cemetery Association explained it will be to fix stones, routine maintenance and expansion.

Article 11 - Tammy Holcomb asked if anyone from Our Neighbors Table was there. She stated that she has requested the financials more than once and she wanted to know why there was a need for an increase. No one was in attendance to answer the question.

Articles 12-29 - No discussion

Article 30 - Cherry Hopson asked what the article of spiritous liquor meant. The selectboard deferred to Duane Dunbar to explain his submitted petition. He explained the Town had voted in the 80's to not allow the sale of spiritous liquor so he felt the Town should be able to vote if they wanted to be able to sell them now. Don explained the different types of alcohol licenses.

Article 31 - Eric Montbriand asked why the Fire Dept must ask to be tax exempt. Todd Fenton explained this is a state mandate every five years.

Motion was made at 8:02 pm to recess until tomorrow at 10 am by Bill Rozensky, 2nd by Gary Witherbee. Motion passed.



Fran Gilman, Moderator



Nora Sargent, Town Clerk/Treasurer

OFFICIAL BALLOT
ANNUAL TOWN MEETING
WELLS, VERMONT
MARCH 4, 2025

INSTRUCTIONS TO VOTERS

- Use BLACK Pen to fill in the oval. **DO NOT USE PENCIL.**
- To vote for a person whose name is printed on the ballot, fill in the oval to the right of the name of that person.
- To vote for a person whose name is not printed on the ballot, write the person's name in the blank space provided and fill in the oval to the right of the write-in line. Please use block letters and stay within the box provided for write-ins.
- Do not vote for more candidates than the "VOTE for NOT MORE THAN #" for an office.
- If you make a mistake, tear, or deface the ballot, return it to an election official and obtain another ballot. **DO NOT ERASE.**

TOWN MODERATOR (1 Yr Term) Vote for not more than ONE	TOWN TREASURER (3 Yr Term) Vote for not more than ONE	PLANNING COMMISSION (3 Yr Term) Vote for not more than TWO
FRANCIS GILMAN 251 <input type="radio"/>	NORA REED SARGENT 258 <input type="radio"/>	CHERRY HOPSON 202 <input type="radio"/>
(Write-in) 6 <input type="radio"/>	(Write-in) 5 <input type="radio"/>	HEATHER THOMAS 191 <input type="radio"/>
TOWN CLERK (3 Yr Term) Vote for not more than ONE	LIBRARY TRUSTEE (5 Yr Term) Vote for not more than ONE	(Write-in) 5 <input type="radio"/>
NORA REED SARGENT 261 <input type="radio"/>	AMANDA BUTLER 243 <input type="radio"/>	(Write-in) <input type="radio"/>
(Write-in) 6 <input type="radio"/>	(Write-in) 5 <input type="radio"/>	PLANNING COMMISSION (2 Yr Term) Vote for not more than TWO
	TOWN SELECTBOARD (3 Yr Term) Vote for not more than ONE	FRANCIS GILMAN 208 <input type="radio"/>
	WALTON C ANDERSON 43 <input type="radio"/>	STEVEN MILLER 197 <input type="radio"/>
	DUANE DUNBAR 48 <input type="radio"/>	(Write-in) 4 <input type="radio"/>
	DONALD R PREUSS 177 <input type="radio"/>	(Write-in) <input type="radio"/>
	(Write-in) <input type="radio"/>	PLANNING COMMISSION (1 Yr Term) Vote for not more than ONE
		CHERYL WOODRUFF 241 <input type="radio"/>
		(Write-in) 3 <input type="radio"/>
TOWN ARTICLES		
ARTICLE 3: Shall the Town vote to appropriate a sum not to exceed \$1,312,863.00 to be used to defray the general expenses of the town and for maintaining highways?	ARTICLE 6: Shall the Town vote to appropriate \$20,000.00 to the Wells Volunteer Fire Department, Inc. for the purchase of a new fire truck?	ARTICLE 9: Shall the Town vote to appropriate \$8,000.00 to the Granville Rescue Squad for their services to the Town of Wells?
233 YES <input type="radio"/>	225 YES <input type="radio"/>	251 YES <input type="radio"/>
38 NO <input type="radio"/>	51 NO <input type="radio"/>	26 NO <input type="radio"/>
ARTICLE 4: Shall the Town vote to utilize non-tax revenue to reduce the fiscal year 2025 tax commitment? The amount approximates \$211,790.00.	ARTICLE 7: Shall the Town vote to appropriate \$15,000.00 to the Wells Volunteer Fire Department, Inc. to help defray operating and insurance expenses?	ARTICLE 10: Shall the Town of Wells vote to appropriate \$5,000.00 to the Wells Cemetery Improvement Corporation for the use of improving the cemetery? (By petition)
234 YES <input type="radio"/>	236 YES <input type="radio"/>	234 YES <input type="radio"/>
38 NO <input type="radio"/>	41 NO <input type="radio"/>	41 NO <input type="radio"/>
ARTICLE 5: Shall the Town vote to appropriate \$20,000.00 to the Lake St. Catherine Conservation Fund, Inc.?	ARTICLE 8: Shall the Town vote to appropriate \$12,000.00 to the Lake St. Catherine Association?	ARTICLE 11: Shall the Town vote to appropriate \$3,000.00 to Our Neighbors Table? (By Petition)
171 YES <input type="radio"/>	108 108 YES <input type="radio"/>	204 YES <input type="radio"/>
104 NO <input type="radio"/>	105 NO <input type="radio"/>	71 NO <input type="radio"/>

ARTICLES CONTINUED		
ARTICLE 12: Shall the Town vote to appropriate \$2,303.00 to VNA & Hospice of the Southwest Region?	ARTICLE 19: Shall the Town vote to appropriate \$475.00 to BROCC-Community Action in Southwestern Vermont?	ARTICLE 26: Shall the Town vote to appropriate \$150.00 to New Story Center (formerly Rutland County Women's Network & Shelter, Inc.)?
222 YES <input type="radio"/>	194 YES <input type="radio"/>	209 YES <input type="radio"/>
46 NO <input type="radio"/>	69 NO <input type="radio"/>	58 NO <input type="radio"/>
ARTICLE 13: Shall the town vote to appropriate \$1,030.00 to the Rutland Mental Health Services, Inc.?	ARTICLE 20: Shall the Town vote to appropriate \$400.00 to the Vermont Adult Learning Center?	ARTICLE 27: Shall the Town vote to appropriate \$150.00 to Rutland County Humane Society?
210 YES <input type="radio"/>	199 YES <input type="radio"/>	224 YES <input type="radio"/>
53 NO <input type="radio"/>	63 NO <input type="radio"/>	40 NO <input type="radio"/>
ARTICLE 14: Shall the Town vote to appropriate \$1,000.00 to the Southwestern Vermont Council on Aging?	ARTICLE 21: Shall the Town vote to appropriate \$300.00 to the Rutland County Parent Child Center?	ARTICLE 28: Shall the Town vote to appropriate \$150.00 to Senior Volunteer Programs?
210 YES <input type="radio"/>	195 YES <input type="radio"/>	218 YES <input type="radio"/>
51 NO <input type="radio"/>	66 NO <input type="radio"/>	45 NO <input type="radio"/>
ARTICLE 15: Shall the Town vote to appropriate \$800.00 to the Child First Advocacy Center?	ARTICLE 22: Shall the Town vote to appropriate \$200.00 to Vermont Cares?	ARTICLE 29: Shall the Town vote to appropriate \$100.00 to Green Up Vermont?
194 YES <input type="radio"/>	187 YES <input type="radio"/>	221 YES <input type="radio"/>
263 NO <input type="radio"/>	72 NO <input type="radio"/>	42 NO <input type="radio"/>
ARTICLE 16: Shall the Town vote to appropriate \$500.00 to the Rutland County Restorative Justice Center?	ARTICLE 23: Shall the Town vote to appropriate \$200.00 to Neighbor Works of Western Vermont?	ARTICLE 30: Shall the Town Vote to allow the sale of spirituous liquor? (By Petition)
175 YES <input type="radio"/>	174 YES YES <input type="radio"/>	155 YES <input type="radio"/>
87 NO <input type="radio"/>	87 NO <input type="radio"/>	105 NO <input type="radio"/>
ARTICLE 17: Shall the Town vote to appropriate \$500.00 to the Vermont Association for the Blind and Visually Impaired?	ARTICLE 24: Shall the Town vote to appropriate \$200.00 Vermont Rural Fire Protection Task Force?	ARTICLE 31: Shall the Town vote to exempt from taxation, pursuant to Title 32 Section 3840, the real property owned by the Wells Volunteer Fire Department for a five-year period starting July 1, 2025 for so long as such real estate is used exclusively for Fire Dept purposes? (by Petition)
227 YES <input type="radio"/>	217 YES <input type="radio"/>	239 YES <input type="radio"/>
37 NO <input type="radio"/>	45 NO <input type="radio"/>	25 NO <input type="radio"/>
ARTICLE 18: Shall the Town vote to appropriate \$500.00 to the Poultney-Mettowee Natural Resources Conservation District?	ARTICLE 25: Shall the Town vote to appropriate \$160.00 to the Vermont Center for Independent living?	
198 YES <input type="radio"/>	204 YES <input type="radio"/>	
67 NO <input type="radio"/>	60 NO <input type="radio"/>	

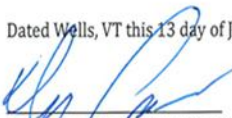
WARNING
ANNUAL TOWN MEETING
March 2, 2026 and March 3, 2026

The legal voters of the Town of Wells, County of Rutland, State of Vermont are hereby warned and notified to meet at Wells Village School Multi-Purpose Room on Monday, March 2, 2026 at seven o'clock in the evening to transact any business not involving a vote by Australian ballot, and on Tuesday, March 3, 2026 at the Wells Town office meeting room at ten o'clock in the morning; on those days to consider and set upon the following propositions:

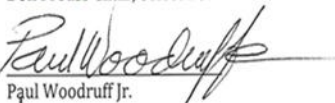
- * 1. To elect Town Officers as required by law for the ensuing year.
- * 2. To receive reports of the Town Officers for the past year.
- * 3. Shall the Town vote to appropriate a sum not to exceed \$1,369,311.60 to be used to defray the general expenses of the town and for maintaining highways?
- * 4. Shall the Town vote to utilize non-tax revenue to reduce the fiscal year 2026 tax commitment? The amount approximates \$219,884.00.
- * 5. Shall the Town vote to appropriate \$20,000.00 to the Lake St. Catherine Conservation Fund, Inc.?
- * 6. Shall the Town vote to appropriate \$20,000.00 to the Wells Volunteer Fire Department, Inc. for the purchase of a new fire truck?
- * 7. Shall the Town vote to appropriate \$15,000.00 to the Wells Volunteer Fire Department, Inc. to help defray operating and insurance expenses?
- * 8. Shall the Town vote to appropriate \$12,000.00 to the Lake St. Catherine Association?
- * 9. Shall the Town vote to appropriate \$8,000.00 to the Granville Rescue Squad for their services to the Town of Wells?
- * 10. Shall the Town of Wells vote to appropriate \$5,000.00 to the Wells Cemetery Improvement Corporation for the use of improving the cemetery? (By petition)
- * 11. Shall the Town vote to appropriate \$3,000.00 to Our Neighbors Table? (By Petition)
- * 12. Shall the Town vote to appropriate \$2,303.00 to VNA & Hospice of the Southwest Region?
- * 13. Shall the town vote to appropriate \$1,030.00 to the Rutland Mental Health Services, Inc.?
- * 14. Shall the Town vote to appropriate \$1,000.00 to the Southwestern Vermont Council on Aging?
- * 15. Shall the Town vote to appropriate \$800.00 to the Child First Advocacy Center?
- * 16. Shall the Town vote to appropriate \$500.00 to the Rutland County Restorative Justice Center?
- * 17. Shall the Town vote to appropriate \$500.00 to the Vermont Association for the Blind and Visually Impaired?
- * 18. Shall the Town vote to appropriate \$500.00 to the Poultney-Mettowee Natural Resources Conservation District?

- * 19. Shall the Town vote to appropriate \$475.00 to BROCC-Community Action in Southwestern Vermont?
 - * 20. Shall the Town vote to appropriate \$400.00 to the Vermont Adult Learning Center?
 - * 21. Shall the Town vote to appropriate \$300.00 to the Rutland County Parent Child Center?
 - * 22. Shall the Town vote to appropriate \$250.00 to Rutland County Humane Society?
 - * 23. Shall the Town vote to appropriate \$200.00 to Vermont Cares?
 - * 24. Shall the Town vote to appropriate \$200.00 to Neighbor Works of Western Vermont?
 - * 25. Shall the Town vote to appropriate \$200.00 Vermont Rural Fire Protection Task Force?
 - * 26. Shall the Town vote to appropriate \$160.00 to the Vermont Center for Independent living?
 - * 27. Shall the Town vote to appropriate \$150.00 to New Story Center (formerly Rutland County Women's Network & Shelter, Inc.)?
 - * 28. Shall the Town vote to appropriate \$150.00 to Senior Volunteer Programs?
 - * 29. Shall the Town vote to appropriate \$100.00 to Green Up Vermont?
 - * 30. Shall the Town vote to provide notice of availability of the annual report by posting the report on the Town website and making the report available in three places in Town at least 30 days before the annual meeting instead of mailing or otherwise distributing the report to the voters of the Town pursuant to 24 V.S.A. SS 1682 (a)(3)?
31. To transact any other lawful business to come before the meeting.
- * Means that these will be on Australian Ballot, March 3, 2026.
The business part of the meeting will be held on March 2 2026 at 7:00 p.m. Polls for Australian Ballot will be open March 3, 2026 at 10:00 a.m. and will close at 7:00 p.m.

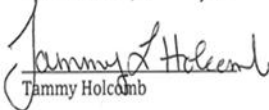
Dated Wells, VT this 13 day of January, 2026



Don Preuss Chair, Select Board



Paul Woodruff Jr.



Tammy Holcomb

A true copy. Attested and duly recorded as required by law.

Attest: 
Nora Sargent, Wells Town Clerk

WELLS SPRINGS UNIFIED UNION SCHOOL DISTRICT WARNING
Annual School District Meeting February 25, 2026, and March 3, 2026

The legal voters of the Wells Springs Unified Union School District consisting of the towns of Middletown Springs and Wells, are hereby notified and warned to meet at the Middletown Springs Elementary School in said Town or virtually at the following link: meet.google.com/tvb-tpyy-fhy or Join by phone 1 260-333-9672 PIN: 714 232 744# at seven o'clock in the evening on Wednesday, February 25, 2026, to transact any of the following business (Articles 1-6) not involving voting by Australian ballot. All virtual attendees will be considered passive participants that will be allowed to ask questions and comment during the meeting. **Virtual attendees will not be allowed to vote. Only in-person attendees will be able to vote.** Upon the conclusion of the business not involving Australian ballot, the meeting is to be adjourned and reconvened in the respective polling places hereinafter named on Tuesday, March 3, 2026, from 7:00 a.m. until 7:00 p.m. in Middletown Springs and from 10:00 a.m. until 7:00 p.m. in Wells at which time the polls will close, to transact any business involving voting by Australian ballot (Articles 7-8).

February 25, 2026

- | | |
|------------|---|
| Article 1. | To elect a moderator for a term of one (1) year. |
| Article 2. | To elect a clerk for a term of one (1) year. |
| Article 3. | To elect a treasurer for a term of one (1) year. |
| Article 4. | To hear the reports of the School Board and other District officials and act thereon. |
| Article 5. | To hear a presentation from the School Board on the proposed 2026-2027 budget. |
| Article 6. | To transact any other lawful business that comes before the meeting. |

March 3, 2026

- | | |
|------------|---|
| Article 7. | A. To elect one school director from the Town of Middletown Springs for a term of three (3) years.
B. To elect one school director from the Town of Wells for a term of three (3) years. |
|------------|---|

Article 8.

"Shall the voters of the Wells Springs Unified Union School District approve the school board to expend \$6,475,972.30 which is the amount the school board has determined to be necessary for the ensuing fiscal year? The Wells Springs Unified Union School District estimates that this proposed budget, if approved, will result in per pupil education spending of \$12,617, which is a 1.58% decrease than per pupil education spending for the current year."



Said persons and voters are warned and notified that voter qualifications, registration, absentee voting, and voter procedures shall be in accordance with Chapters 43 and 51 of Title 17 Vermont Statutes Annotated.

Said persons and voters are further warned and notified that pursuant to 17 V.S.A. Section 2680(h), Article 5 constitutes a Public Hearing on the proposed budget.

Polling Places and Times

Middletown Springs: Town Office 7:00 A.M.- 7:00 P.M.
Wells: Town Hall 10:00 A.M.- 7:00 P.M.

Approved by the Wells Springs Unified Union School District Board of Directors in a public meeting and Dated at Middletown Springs, Vermont, this 14th day of January 2026.


Eric Montbriand, Board Chair


Meredith Morgan, Board Vice-Chair


Matt Heering, Board Clerk


Sue Burke, Board Member


George Gonda, Board Member


Mary Plunkett, Board Member


Amanda Weeden, Board Member

Received for record and recorded prior to posting this 16 day of January 2026.


Wells Springs Unified Union School District Clerk

COMMUNITY INFORMATION

MONTHLY MEETINGS

Select Board at the Town Office every other Tuesday at 7:00pm

Planning Commission at the Town Office As Needed

School Board at rotating locations 2nd Wednesday of the month at 6pm

Delaney Committee at the Town Office 2nd Monday of the month at 7:00pm

CONTACT INFORMATION

Wells Town Office

Physical Address: 1064 State Route 30, Wells, VT 05774

Mailing Address: P.O. Box 585, Wells, VT 05774 / www.wellsvt.com

Select Board:

wellsselectman@comcast.net

802-645-0486 ext. 12

Don Preuss

802-417-1058

Paul Woodruff Jr.

802-645-0033

Tammy Holcomb

802-366-0522

Town Clerk/Treasurer:

wellstownclerk@comcast.net

Nora Sargent

802-645-0486

Fax 802-645-0464

Nora Sargent

Cell 802-733-1471

Listers (Hours by appointment only)

wellstownclerk@comcast.net

802-645-0486

Library www.wellslibrary.com

802-645-0611

Wells Village School

802-645-0386

Sheriff Department

802-775-8002

Fire and/or Rescue

911

Vermont State Police

911

Community Resource Helpline

211/vermont211.org

Fire Department (non-emergency)

802-645-0233

Rescue (non-emergency)

518-642-1830

Suicide Prevention & Mental Health Crisis

988

Health Officer, Valerie Vitale, MD

802-645-0486

Fire Warden, Todd Fenton

802-772-5514

Deputy Fire Warden, Don Preuss

802-417-1058

Animal Control Officer, Dave Ricard

802-287-1152

Game Warden, Justin Turner

802-595-8754

Dispatcher

802-442-5421

Cemetery, Charlie Holcomb

802-325-3732

Post Office

802-645-0822

Rutland County State Legislators

District #1- Patricia McCoy pmccoy@leg.state.vt.us

802-236-0115

District Rutland-Bennington-Chris Pritchard

cpritchard@leg.state.vt.us

802-558-8918

**TOWN OF WELLS
PO BOX 585
WELLS, VT 05774**

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