

Colchester School Board

Meeting Agenda and Packet

October 17, 2023

**Colchester School District  
Board of Education Meeting Agenda  
October 17, 2023 - 7:00 P.M.  
Colchester High School Library**

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**Agenda**

- |              |   |                    |
|--------------|---|--------------------|
| <b>I.</b>    | <b>Call to Order</b>  |                    |
| <b>II.</b>   | <b>Citizen Participation</b>  |                    |
| <b>III.</b>  | <b>Malletts Bay School Report</b>   | <b>Information</b> |
| <b>IV.</b>   | <b>Town of Colchester Easement Request</b>  | <b>Action</b>      |
| <b>V.</b>    | <b>Quarterly Financial Report</b>   | <b>Information</b> |
| <b>VI.</b>   | <b>CSD Budget Timeline and Discussion</b>   | <b>Information</b> |
| <b>VII.</b>  | <b>Approval of Consent Agenda</b>   | <b>Action</b>      |
| <b>VIII.</b> | <b>Approval of Meeting Minutes</b>  | <b>Action</b>      |
|              | <ul style="list-style-type: none"><li>• October 3, 2023 5:30 PM (Special)</li><li>• October 3, 2023 6:00 PM (Special)</li><li>• October 3, 2023 7:00 PM (General)</li></ul> |                    |
| <b>IX.</b>   | <b>Board/Administration Communication, Correspondence, Committee Reports</b>  | <b>Information</b> |
| <b>X.</b>    | <b>Future Agenda Items</b>  | <b>Information</b> |
| <b>XI.</b>   | <b>Adjournment</b>  |                    |

**\*Meeting Participation and Viewing Options**

Meetings are open to the public unless warned otherwise. Colchester citizens have an opportunity to speak or comment on any items listed on the agenda. For topics not listed on the agenda, public comment can be made during the Citizen's Participation agenda item. Please review the Public Comment Rules listed at [www.csdvt.org/schoolboard](http://www.csdvt.org/schoolboard) prior to the meeting. If not attending in person, citizens may also participate in the meeting by emailing a prerecorded message to [schoolboard@colchesters.org](mailto:schoolboard@colchesters.org) with "Citizens Participation" listed in the subject line. It must be received by noon on the day of the meeting, include your full name and phone number, and follow the Public Comment Rules. LCATV will provide live stream coverage via: [www.lcatv.org/live-stream-3](http://www.lcatv.org/live-stream-3).



**Colchester**  
VERMONT

781 Blakely Road • Colchester, Vermont • 05446 • 802.264.5500

[www.colchestervt.gov](http://www.colchestervt.gov)

August 2, 2023

Town of Colchester School District  
PO Box 27  
Colchester, VT 05446

**Re: Malletts Bay Sewers – Blakely Road Sanitary Sewer Force Main  
Colchester, Vermont - Parcel 07-056002  
Property Rights Offer Letter**

Dear Town of Colchester School District:

In March, 2022, voters overwhelmingly approved the Malletts Bay Sewer Project to address human waste bacteria in Malletts Bay. This environmental abatement project has been carefully designed to avoid significant growth in the bay area. Approximately 65% of the project will be paid for by grants. The remaining costs will be funded by low interest loans to be repaid by the 289 future users of the system. Future users are those properties within the proposed sewer service area included in this package. Properties outside of the service area, including yours, will pay nothing for this project.

The Town of Colchester is acquiring property rights necessary for the construction of the Malletts Bay Sewers – Sanitary Sewer Force Main on Blakely Road. The force main is needed to convey the sewer flows from Malletts Bay to the Town's existing sewer system at Severance Corners. This is a high-pressure force main that is not suitable for service connections. Therefore, properties along Blakely Road will be unable to connect to this line. As a result of the proposed construction for the sanitary sewer force main, both permanent and temporary easements are required from your property. As the owner of an affected parcel we are offering you \$15,231 for the purchase of these permanent and temporary property rights.

The value we are offering was determined by a waiver valuation process which utilized the size of the easements and the per square foot assessment of the parcel. The basis for the value set forth is summarized on the attached waiver valuation estimate form sheet.

Included with this letter are the following:

- **Warranty Deed of Easement**, for your review and signature.
- **Exhibit A: Right-of-Way Plan** showing the sanitary sewer force main design relative to your property.
- **Waiver Valuation Estimate Form**, for your reference.
- **Property Card**, for your reference.
- **Proposed Sewer Service Area**, for your reference.



**Colchester**  
VERMONT

Please call or e-mail me if you have any questions. In any case, I will plan on checking back with you in one to two weeks to see if you require any further information or have any questions.

Sincerely,

Bryan K. Osborne  
Director of Public Works  
E: [bosborne@colchestervt.gov](mailto:bosborne@colchestervt.gov)  
P: 802.264.5620 | F: 802.264.5503

Enclosures:

1. Warranty Deed of Easement
2. Exhibit A: Right-of-Way Plan
3. Waiver Valuation Estimate Form
4. Property Card
5. Proposed Sewer Service Area

**WARRANTY DEED OF EASEMENT**

**KNOW ALL PERSONS BY THESE PRESENTS:**

That, **THE TOWN OF COLCHESTER SCHOOL DISTRICT**, a municipal corporation in the Town of Colchester, in the County of Chittenden, and State of Vermont, GRANTOR, in the consideration of One and More Dollars, and other valuable consideration tendered to Grantor's full satisfaction by the **TOWN OF COLCHESTER**, a Vermont municipal corporation in the County of Chittenden and State of Vermont, GRANTEE, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **TOWN OF COLCHESTER**, and its successors and assigns forever, such permanent and temporary rights and easements for the purpose of constructing and maintaining a sanitary sewer force main and associated improvements for public use over, on and through lands of the Grantors in the Town of Colchester, County of Chittenden, and State of Vermont, described as follows:

Being a part of the same land and premises conveyed to the Town of Colchester School District, by Warranty Deed of George L. Sheppard and Lydia M. Sheppard dated December 8, 1958 and recorded at Volume 7, Pages 50 of the Town of Colchester Land Records (the "Property").

Being #425 Blakely, together with all rights and easements therein, as shown on Figure No. 2 of the plan entitled "Colchester Town S.D. 425 Blakely Road Easement" prepared by Aldrich + Elliot Water Resource Engineers, attached as Exhibit A hereto and on file in the Town of Colchester Land Records (the "Plan"). The rights and easements conveyed herein are more particularly described as follows:

**Permanent Easement**

The permanent easement, as shown and depicted on the Plan and as described below, is intended to grant and convey to the Grantee those property rights necessary and incidental to use and to construct and reconstruct, operate, alter, inspect, maintain, test, replace, repair, remove, and change the size of a sanitary sewer force main with related improvements, some or all of which are to be located on the Property. The permanent easement is more particularly described as follows:

A permanent easement for constructing, maintaining, accessing, and servicing a sanitary sewer force main, and all improvements and appurtenances thereto, in an area of 30,783 square feet, more or less, as shown on the Plan.

Grantor, for itself and its successors and assigns, hereby covenants not to modify the contour of said easement areas, or place any obstacles, structures, landscaping, or other improvements within said easement areas which shall prevent or interfere with Grantee's ability to use such easements and rights-of-way.

### Temporary Easement

In connection with planned construction of a sanitary sewer force main upon and adjacent to Grantor's land, Grantor, for itself and its successors and assigns, hereby conveys the following temporary easement. The temporary easement shall expire once construction and improvements are complete. The temporary easement is more particularly described as follows:

A temporary easement to enter upon the land of the Grantors during the period of construction to construct a sanitary sewer force main, and all improvements and appurtenances thereto, in an area of 8,346 square feet, more or less, as shown on the Plan.

The Town of Colchester shall have the right to remove all trees, logs, stumps, protruding roots, brush, duff, and other objectionable materials, structures, growth, and any other thing of whatever kind or nature from said easement area.

### Construction, Maintenance and Repair

Any construction, maintenance and/or repairs shall be at the Grantee's sole cost and expense, completed within a reasonable period of time, in cooperation with the Grantor and in such a manner that the Grantor's operations are not affected.

### Restoration

As a condition hereof, Grantee shall, upon completion of construction activities, return the ground vegetation, topsoil or asphalt disturbed to its prior condition, so far as practicable.

Reference is hereby made to the Plans in further aid of this description and the extent and nature of the easement rights granted herein.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

**TO HAVE AND TO HOLD** all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, **TOWN OF COLCHESTER**, a Vermont municipality, and Grantee's successors and assigns, to Grantee's own use and behoof forever;

And the said Grantors, **THE TOWN OF COLCHESTER SCHOOL DISTRICT**, for Grantor and Grantor's successors and assigns, do covenant with the said Grantee, and Grantee's

successors and assigns, that until the ensealing of these presents Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid, and except for all mortgages and easements as may appear of record, provided that such exception shall not reinstate any such easements previously extinguished by Title 27 Vermont Statutes Annotated, Chapter 5, Subchapter 7; and Grantor, for Grantor and Grantor's successors and assigns hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

**IN WITNESS WHEREOF, THE TOWN OF COLCHESTER SCHOOL DISTRICT,**  
hereunto sets its hand and seal this \_\_\_ day of \_\_\_\_\_, 20\_\_.

TOWN OF COLCHESTER SCHOOL DISTRICT

By: \_\_\_\_\_  
Its Duly Authorized Agent

STATE OF VERMONT  
CHITTENDEN COUNTY, SS

At \_\_\_\_\_ this \_\_\_ day of \_\_\_\_\_, 20 \_\_, \_\_\_\_\_, duly authorized agent for the TOWN OF COLCHESTER SCHOOL DISTRICT, personally appeared and they acknowledged this instrument, by them sealed and subscribed to be their free act and deed and the free act and deed of the TOWN OF COLCHESTER SCHOOL DISTRICT.

Before me,

\_\_\_\_\_  
Signature of Notary Public

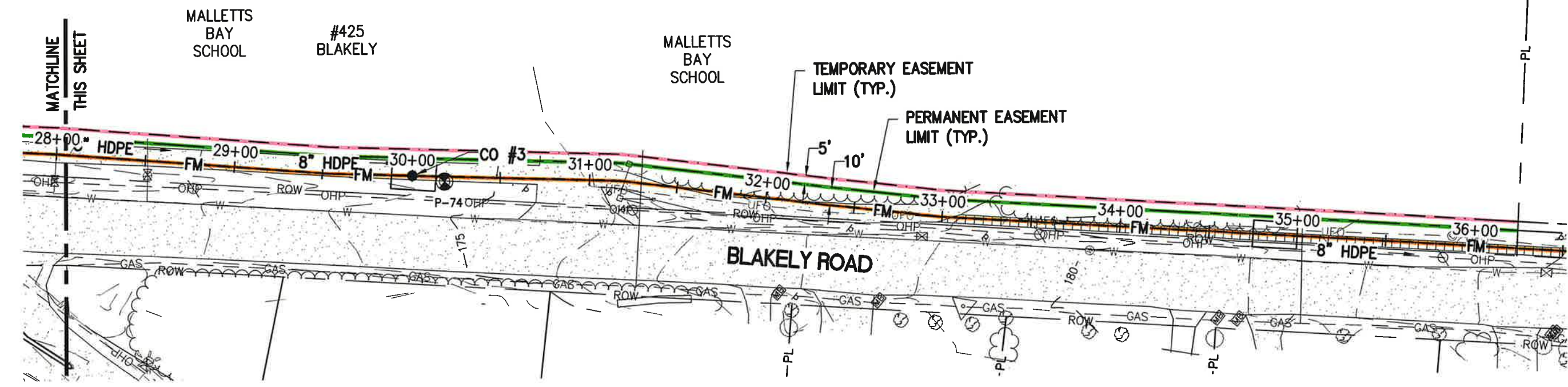
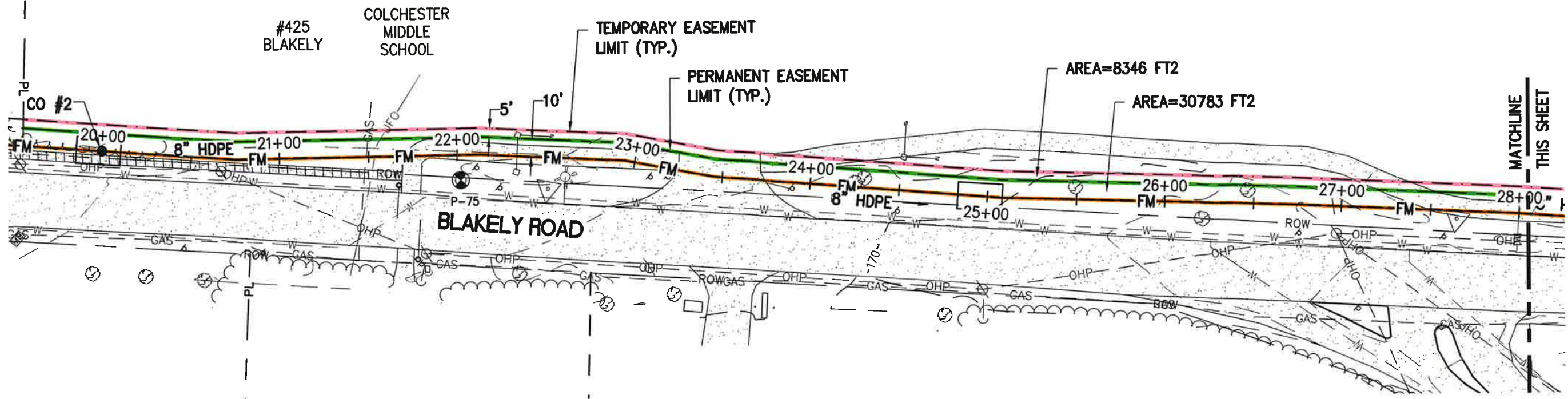
\_\_\_\_\_  
Type or print name of Notary Public

Commission No. \_\_\_\_\_

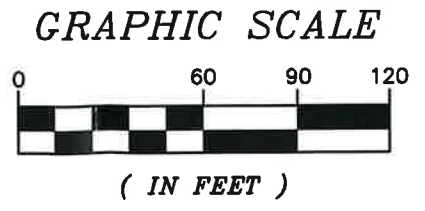
Commission Expiration Date: \_\_\_\_\_



C:\Users\JeffBecker\Aldrich + Elliott + Elliott Shared + Elliott, PC\Aldrich + Elliott\Projects\CAD\acadprojects\_2\2013-COLCHESTER\STEP IN\CONTRACT 2\EASEMENTS\2013-EASEMENT-C2-2.dwg, 12/2/2022 11:43:51 AM



**PLAN**  
SCALE: 1"=60'

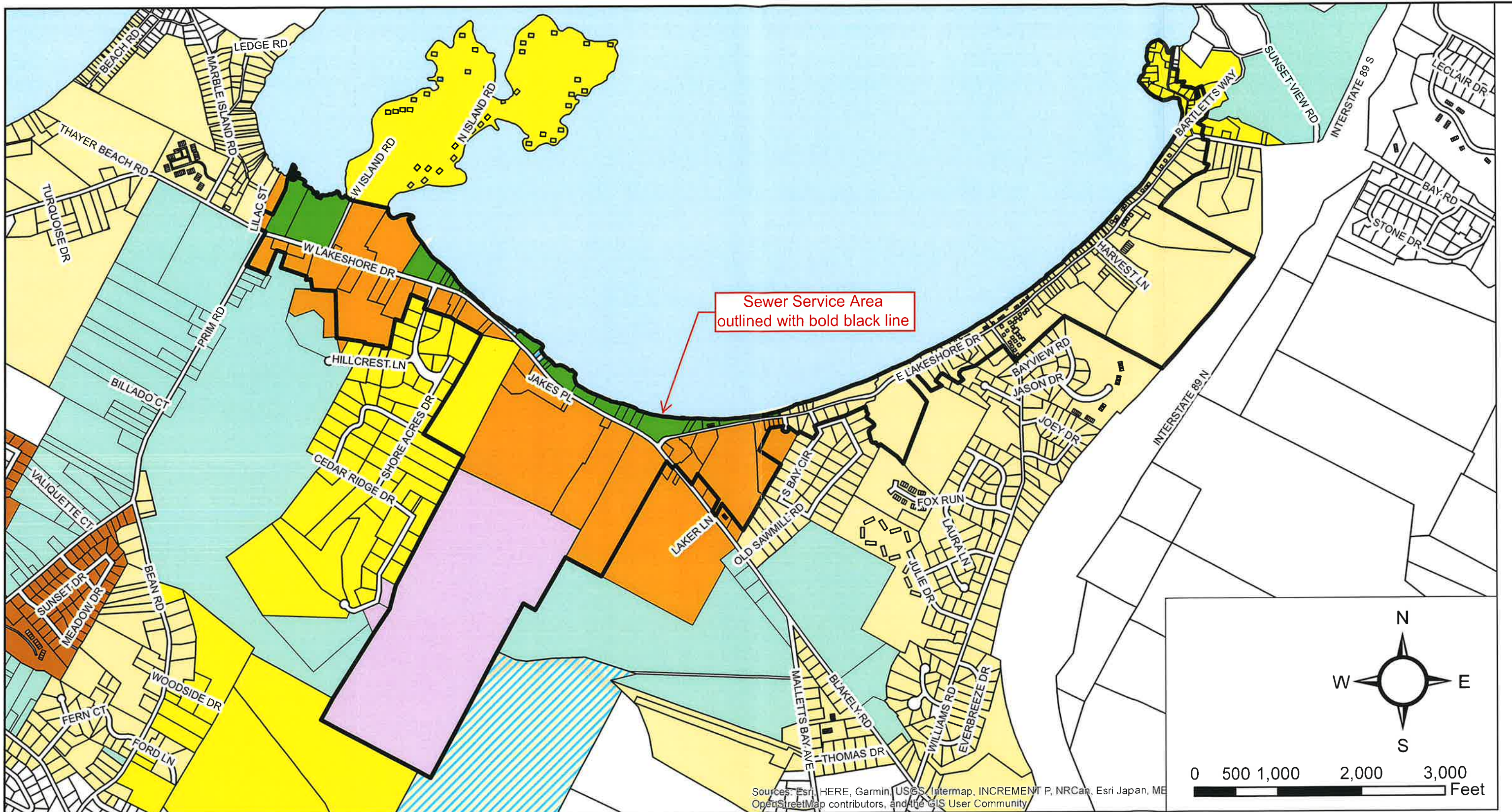


**LEGEND:**

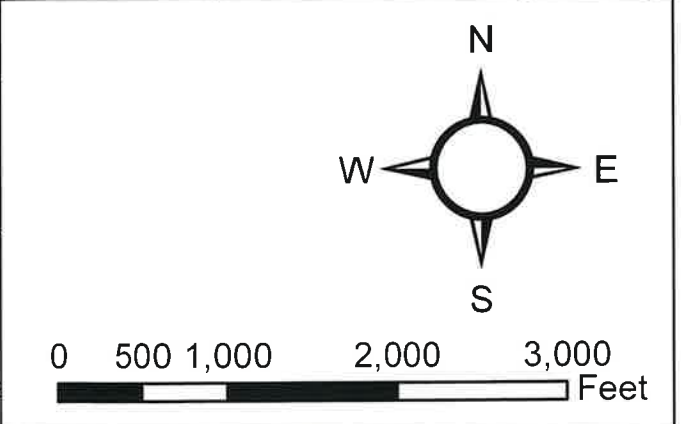
PROPOSED SEWER LINES . . . . .	
PROPOSED PERMANENT EASEMENT . . . . .	
PROPOSED TEMPORARY EASEMENT . . . . .	

COLCHESTER TOWN S.D. 425 BLAKELY ROAD EASEMENT		DESIGNED WAE	PROJECT NO.
BLAKELY ROAD FORCEMAIN CONTRACT NO.2		DRAWN JEB	22013
TOWN OF COLCHESTER VERMONT		CHECKED (PM) WAE	FIGURE NO.
		CHECKED (PE) WAE	2
		SCALE AS NOTED	
		DATE OCT. 2022	





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, ME, OpenStreetMap contributors, and the GIS User Community



### Legend

- Sewer Service Area
- Parcel Boundary
- Zoning District (2016)**
- R3
- R2
- FP
- LS1
- LS2
- R1
- GD1
- IND



<b>SEWER SERVICE AREA MAP</b>	DESIGNED WAE	PROJECT NO. <b>18058</b>
	DRAWN PF	
MALLETT'S BAY SEWER SYSTEM ADDENDUM REPORT	CHECKED (PM) WAE	FIGURE NO. <b>6</b>
	CHECKED (PE) WAE	
TOWN OF COLCHESTER COLCHESTER VT	SCALE AS NOTED	
	DATE DEC. 2018	



Town of Colchester School District - 425 Blakely Road

Waiver Valuation Calculations

Permanent Easement										
Parcel ID	Property Address	Lot Size (sf)	Assessed Value (land)	Equalization Factor <sup>(1)</sup>	Equalized Value (land)	Easement Size (sf)	Discount Factor <sup>(2)</sup>	Cost per Square Foot	Easement Value	
07-056002	425 Blakely Road	1,681,416	\$588,300	80.30%	\$732,627.65	30,783	1	\$0.44	\$13,413	

Temporary Easement										
Parcel ID	Property Address	Lot Size (sf)	Assessed Value (land)	Equalization Factor <sup>(1)</sup>	Equalized Value (land)	Easement Size (sf)	Discount Factor <sup>(2)</sup>	Cost per Square Foot	Easement Value	
07-056002	425 Blakely Road	1,681,416	\$588,300	80.30%	\$732,627.65	8,346	0.5	\$0.22	\$1,818	

<b>Total:</b>	<b>\$15,231</b>
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**Notes:**

- 1) - The discount factors used in this land appraisal and easement valuation are 1.0 for permanent easements and 0.50 for temporary easements. These discount factors are consistent with those used on similar projects which were approved by the Right-of-Way Section of the Vermont Agency of Transportation.
- 2) - Lot square footage and assessed value taken from property record card
- 3) - Permanent and temporary easement square footage provided by Aldrich + Elliott

Property Location 425 BLAKELY RD  
 Vision ID 855

Account # 07-056002-00000

Map ID 07/ 05600/2 000/ 0000/  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1 Card # 1 of 3

State Use 9033  
 Print Date 8/31/2021 11:50:47 A

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				7048 COLCHESTER, VT
COLCHESTER TOWN SCHOOL DIST								Description	Code	Appraised	Assessed	
PO BOX 27								EXT BLD	EXT	10,306,900	10,306,900	
COLCHESTER VT 05446								EXT LND	EXT	588,300	588,300	
								EXT OBF	EXT	62,000	62,000	
<b>SUPPLEMENTAL DATA</b>												
Alt Prcl ID 07-056002-0000000				AKA 300 MALLETTS B								
State Clas O:Other				Description								
Developer				Res Status A:								
Zoning GD1				Map Slide								
SPAN NU 153-048-17897				UNK Sketc								
Ex End Da				Assoc Pid#								
GIS ID 07-056002-000												
								Total		10,957,200	10,957,200	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COLCHESTER TOWN SCHOOL DIST SHEPPARD							00W7 0000	0050 0000	01-01-1954		V	0 0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2021	EXT	10,306,900	2020	EXT	10,306,900	2019	EXT	10,306,900	
														EXT	588,300		EXT	588,300		EXT	588,300	
														EXT	62,000		EXT	62,000		EXT	62,000	
													Total		10,957,200	Total		10,957,200	Total		10,957,200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd	Sub	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)						10,100,500								
0001	A			E		Appraised Xf (B) Value (Bldg)						206,400								
						Appraised Ob (B) Value (Bldg)						62,000								
						Appraised Land Value (Bldg)						588,300								
						Special Land Value						0								
						Total Appraised Parcel Value						10,957,200								
						Valuation Method						C								
						Total Appraised Parcel Value						10,957,200								

BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
28085	05-19-2021			250,000				Roof Replacement			04-01-2015	TS			P	Permit
SP2021	04-14-2020			0		100		Salt Shed Expansion			04-12-2011	JG			P	Permit
26798	06-26-2019	BP	Permit	175,000				add parking spaces			02-22-2010	JJ			00	Measur+Listed
26682	04-23-2019	BP	Permit	51,300				Colchester Rescue Remodel (								
24067	10-30-2014			2,100		100		REPLACE DECK WITH PATIO								
22639	01-13-2012			0		0		TEMPORARY DISPATCH OFF								
21393	05-08-2009			0		0		ROOF ON DUGOUT								

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value
1	9033	PUB-SCHOOL	GD1	Primary Sit	261,360	SF	1.15	1.00000	5	1.00	COA	1.500			0	1.73	450,800
1	9033	PUB-SCHOOL	GD1		32,600	AC	4,500	1.00000	0	1.00	COA	1.500			0	4,218.75	137,500
Total Card Land Units					39	AC	Parcel Total Land Area: 39							Total Land Value		588,300	

Property Location 425 BLAKELY RD  
 Vision ID 855

Account # 07-056002-00000

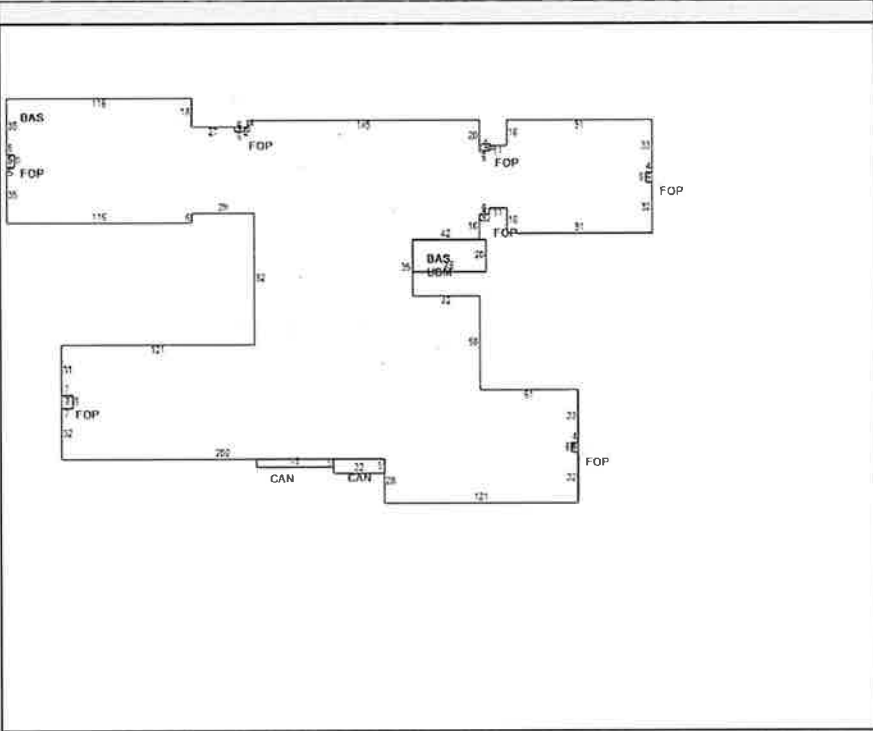
Map ID 07/ 05600/2 000/ 0000/  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 3

State Use 9033  
 Print Date 8/31/2021 11:50:48 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	83	Schools-Public			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	20	Brick/Masonry			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	05	Drywall			
Interior Floor 1	06	Inlaid Sht Gds			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Hot Air			
AC Type	01	None			
Bldg Use	9033	PUB-SCHOOL			
Total Rooms					
Total Bedrms					
Total Baths					
Bsmt Type:					
Heat/AC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	9.00				
% Conn Wall					
1st Floor Use:					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			9033	PUB-SCHOOL	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		5,817,710
			Year Built		1968
			Effective Year Built		
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		25
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		75
			Cns Sect Rcld		4,363,300
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descriptl	Sub	Sub Ty	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Ad	Appr. V
PAV1	Paving -			L	57,00	2.00	2011	A	50		0.00	57,000
SHD1	Shed - A			L	140	12.00	2011	A	50	00	1.00	800
SHD1	Shed - A			L	120	12.00	2011	A	50	00	1.00	700
SPR1	Sprinkler			B	62,39	1.25	1986	A	75		0.00	58,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	61,935	61,935	61,935	93.24	5,774,819	
CAN	Canopy	0	528	106	18.72	9,883	
FOP	Porch, Open	0	210	32	14.21	2,984	
UBM	Basement, Unfinished	0	920	322	32.63	30,023	
Ttl Gross Liv / Lease Area		61,935	63,593	62,395		5,817,709	



Property Location 425 BLAKELY RD  
 Vision ID 855

Account # 07-056002-00000

Map ID 07/05600/2 000/ 0000/  
 Bldg # 2

Bldg Name  
 Sec # 1 of 1 Card # 2 of 3

State Use 9033  
 Print Date 8/31/2021 11:50:48 A

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COLCHESTER TOWN SCHOOL DIST							Description	Code	Appraised	Assessed	7048 COLCHESTER, VT
PO BOX 27							EXT BLD	EXT	10,306,900	10,306,900	
COLCHESTER VT 05446							EXT LND	EXT	588,300	588,300	
							EXT OBXF	EXT	62,000	62,000	
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID 07-056002-0000000			AKA 300 MALLETTS B								
State Clas O:Other			Description								
Developer			Res Status A:								
Zoning GD1			Map Slide								
SPAN NU 153-048-17897			UNK Sketc								
Ex End Da			Assoc Pid#								
GIS ID 07-056002-000											
									Total	10,957,200	10,957,200

**VISION**

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)								
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
00W7 0000	01-01-1954		V	0		2021	EXT	10,306,900	2020	EXT	10,306,900	2019	EXT	10,306,900	
				0			EXT	588,300		EXT	588,300		EXT	588,300	
							EXT	62,000		EXT	62,000		EXT	62,000	
						Total		10,957,200	Total		10,957,200	Total		10,957,200	

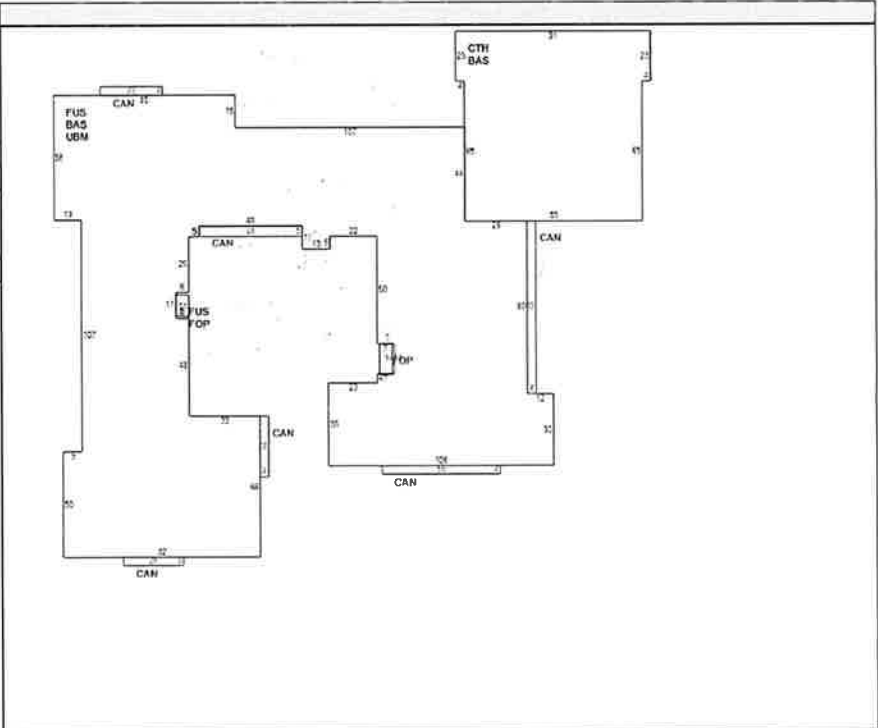
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
			0.00						Appraised Bldg. Value (Card)
									10,100,500
									Appraised Xf (B) Value (Bldg)
									206,400
									Appraised Ob (B) Value (Bldg)
									62,000
									Appraised Land Value (Bldg)
									588,300
									Special Land Value
									0
									Total Appraised Parcel Value
									10,957,200
									Valuation Method
									C
									Total Appraised Parcel Value
									10,957,200

This signature acknowledges a visit by a Data Collector or Assessor

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	l. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	9033	PUB-SCHOOL	GD1		0.000 AC	0	1.00000		1.00	COF	0.900		0	0	0
					Total Card Land Units	0 AC	Parcel Total Land Area: 39							Total Land Value	588,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	83	Schools-Public			
Model:	94	Commercial			
Grade:	03	Average			
Stories:	2				
Occupancy:	1.00				
Exterior Wall 1:	20	Brick/Masonry			
Exterior Wall 2:					
Roof Structure:	01	Flat			
Roof Cover:	02	Rolled Compos			
Interior Wall 1:	01	Minim/Masonry			
Interior Wall 2:	05	Drywall			
Interior Floor 1:	06	Inlaid Sht Gds			
Interior Floor 2:	14	Carpet			
Heating Fuel:	03	Gas			
Heating Type:	04	Forced Hot Air			
AC Type:	01	None			
Bldg Use:	9033	PUB-SCHOOL			
Total Rooms:					
Total Bedrms:					
Total Baths:					
Bsmt Type:					
Heat/AC:	00	NONE			
Frame Type:	03	MASONRY			
Baths/Plumbing:	02	AVERAGE			
Ceiling/Wall:	05	SUS-CEIL & WL			
Rooms/Prtns:	02	AVERAGE			
Wall Height:	10.00				
% Comn Wall:					
1st Floor Use:					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			9033	PUB-SCHOOL	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		7,333,946
			Year Built		1968
			Effective Year Built		
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		25
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		75
			Cns Sect Rcld		5,500,500
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descripti	Sub	Sub Ty	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Ad	Appr. V
SHD1	Shed - A			L	240	12.00		A	50	00	1.00	1,400
SHD1	Shed - A			L	240	12.00		A	50	00	1.00	1,400
SHD1	Shed - A			L	120	12.00		A	50	00	1.00	700
SPR1	Sprinkler			B	77,75	1.25	1986		75		0.00	72,900
ELV2	Elevator			B	2	50000.00	1986		75		0.00	75,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	37,096	37,096	37,096	94.32	3,498,895	
CAN	Canopy	0	1,120	224	18.86	21,128	
CTH	Cathedral Area	0	7,488	374	4.71	35,276	
FOP	Porch, Open	0	164	25	14.38	2,358	
FUS	Upper Story, Finished	29,674	29,674	29,674	94.32	2,798,852	
UBM	Basement, Unfinished	0	29,608	10,363	33.01	977,438	
Ttl Gross Liv / Lease Area		66,770	105,150	77,756		7,333,947	



Property Location 425 BLAKELY RD  
 Vision ID 855

Account # 07-056002-00000

Map ID 07/05600/2 000/ 0000/  
 Bldg # 3

Bldg Name  
 Sec # 1 of 1

Card # 3 of 3

State Use 9033  
 Print Date 8/31/2021 11:50:49 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				7048 COLCHESTER, VT						
COLCHESTER TOWN SCHOOL DIST						Description	Code	Appraised	Assessed							
PO BOX 27		<b>SUPPLEMENTAL DATA</b>				EXT BLD	EXT	10,306,900	10,306,900	<b>VISION</b>						
COLCHESTER VT 05446		Alt Prcl ID 07-056002-0000000		AKA 300 MALLETTS B		EXT LND	EXT	588,300	588,300							
		State Clas O:Other		Description		EXT OBXF	EXT	62,000	62,000							
		Developer		Res Status A:		<b>Total</b>		<b>10,957,200</b>	<b>10,957,200</b>							
		Zoning GD1		Map Slide												
		SPAN NU 153-048-17897		UNK Sketc												
		Ex End Da		Assoc Pid#												
		GIS ID 07-056002-000														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COLCHESTER TOWN SCHOOL DIST SHEPPARD		00W7 0000	0050 0000	01-01-1954		V	0 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2021	EXT	10,306,900	2020	EXT	10,306,900	2019	EXT	10,306,900
									EXT	588,300		EXT	588,300		EXT	588,300
									EXT	62,000		EXT	62,000		EXT	62,000
								<b>Total</b>		<b>10,957,200</b>	<b>Total</b>		<b>10,957,200</b>	<b>Total</b>		<b>10,957,200</b>
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount					Comm Int				
<b>Total</b>			0.00													
ASSESSING NEIGHBORHOOD									<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) 10,100,500 Appraised Xf (B) Value (Bldg) 206,400 Appraised Ob (B) Value (Bldg) 62,000 Appraised Land Value (Bldg) 588,300 Special Land Value 0 Total Appraised Parcel Value 10,957,200 Valuation Method C <b>Total Appraised Parcel Value 10,957,200</b>							
Nbhd	Sub	Nbhd Name	B	Tracing	Batch											
0001	A			E												
NOTES																
RED 687 BLAKELY RD "RESCUE STORAGE BLDG" UC-CHK FOR BTH,HEAT																
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	l. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
3	9033	PUB-SCHOOL	GD1		SF	0	1.00000		1.00	COF	0.900			0	0	
<b>Total Card Land Units</b>					0	AC	<b>Parcel Total Land Area:</b>					39	<b>Total Land Value</b>		588,300	



Property Location 425 BLAKELY RD  
 Vision ID 855

Account # 07-056002-00000

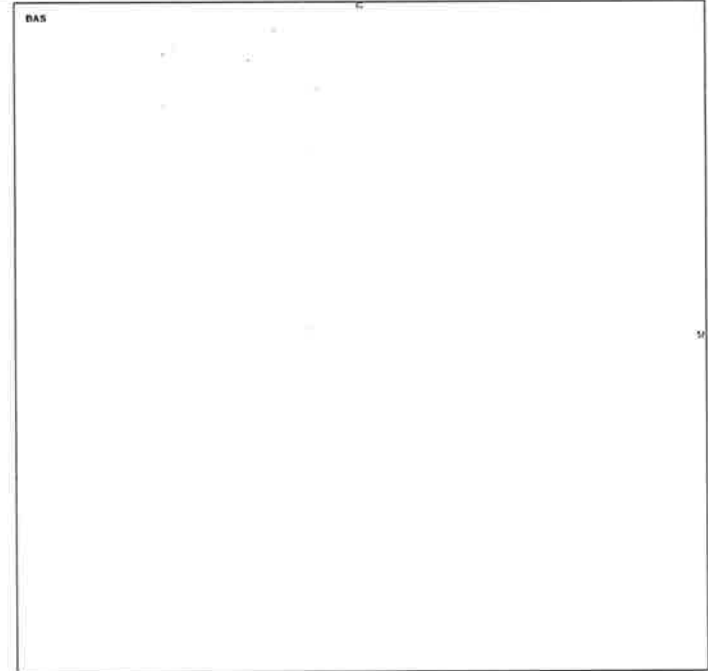
Map ID 07/ 05600/2 000/ 0000/  
 Bldg # 3

Bldg Name  
 Sec # 1 of 1

Card # 3 of 3

State Use 9033  
 Print Date 8/31/2021 11:50:50 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	12	Commercial			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concrete			
Interior Floor 2					
Heating Fuel	01	Coal or Wood			
Heating Type	01	None			
AC Type	01	None			
Bldg Use	3220	STORE/SHOP MDL-94			
Total Rooms	2				
Total Bedrms	0				
Total Baths	0				
Bsmt Type:					
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Rooms/Prtns	01	LIGHT			
Wall Height	20.00				
% Conn Wall					
1st Floor Use:					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			9033	PUB-SCHOOL	100
					0
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		239,076
			Year Built		2010
			Effective Year Built		
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		1
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		UC
			Condition %		99
			Percent Good		99
			Cns Sect Rcnd		236,700
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descripti	Sub	Sub Ty	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Ad	Appr. V

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,480	3,480	3,480	68.70	239,076	
Ttl Gross Liv / Lease Area		3,480	3,480	3,480		239,076	





# COLCHESTER SCHOOL DISTRICT

Board of Education Meeting, Special Meeting  
Room 114A, Colchester High School

Tuesday, October 3, 2023  
5:30 p.m.

## MINUTES

The Colchester Board of Education held a Special Board Meeting on Tuesday, October 3, 2023. Those in attendance included Board Chair Lindsey Cox, Board Directors Nic Longo and Felix Anderson, Superintendent Amy Minor, Principal Michele Cote, faculty members Rebecca Sofferman and Cori Giroux-Williams, the student, and their family.

### I. Call to Order

Board Chair Lindsey Cox called the meeting to order at 5:30 p.m.

### II. Executive Session: Student Hearing

*Director Longo moved to enter executive session at 5:31 p.m. to conduct a student hearing. The motion passed unanimously.*

### III. Adjournment

*Director Anderson moved to exit executive session and adjourn at 6:45 p.m. The motion passed unanimously.*

Recorder:

Board Clerk:

\_\_\_\_\_  
Meghan Baule  
Recording Secretary

\_\_\_\_\_  
Ben Yousey-Hindes  
Board Clerk

# COLCHESTER SCHOOL DISTRICT

Board of Education Meeting, Special Meeting  
Room 114A, Colchester High School

Tuesday, October 3, 2023  
6:00 p.m.

## MINUTES

The Colchester Board of Education held a Special Board Meeting on Tuesday, October 3, 2023. Those in attendance included Board Chair Lindsey Cox, Board Directors Nic Longo and Felix Anderson, Superintendent Amy Minor, Principal Michele Cote, School Counselor Cori Giroux-Williams, the student, and their family.

### I. Call to Order

Board Chair Lindsey Cox called the meeting to order at 5:30 p.m.

### II. Executive Session: Student Hearing

*Director Longo moved to enter executive session at 5:31 p.m. to conduct a student hearing. The motion passed unanimously.*

### III. Adjournment

*Director Anderson moved to exit executive session and adjourn at 6:45 p.m. The motion passed unanimously.*

Recorder:

\_\_\_\_\_  
Meghan Baule  
Recording Secretary

Board Clerk:

\_\_\_\_\_  
Ben Yousey-Hindes  
Board Clerk

# COLCHESTER SCHOOL DISTRICT

Board of Education Meeting  
Colchester High School Media Center

Tuesday, October 3, 2023  
7:00 p.m.

## MINUTES (General Session)

The Colchester Board of Education held a regular board meeting on Tuesday, October 3, 2023, in the Colchester High School Media Center. Board members in attendance were Board Chair Lindsey Cox, Directors Nic Longo, Ben Yousey-Hindes, Felix Anderson, and Student Representative Phoebe Richardson. District administrators and employees in attendance included Superintendent Amy Minor, Director of Curriculum Gwen Carmolli, and Colchester Middle School Principal Michele Cote.

### I. Call to Order

Board Chair Lindsey Cox called the meeting to order at 7:00 p.m. and led in the Pledge of Allegiance.

### II. Citizen Participation

None.

### III. Colchester Middle School Report

Information

Principal Michele Cote provided an overview of enrollment, staffing, academic and behavior data, and participation rates for cocurriculars at the middle school. She shared the goals the administrators and leadership team have been working towards and outlined some of the facility needs that are presenting challenges. The board discussed some of the trends noted during the presentation and asked some follow-up questions.

### IV. First Reading of Long Term Leaves of Absence Without Pay Policy: D13

Action

The policy was last reviewed in 2015 and is being looked at as part of the district's review cycle. The district's attorney recommended the board make a few changes. It was noted that the type of leave outlined in this policy is discretionary and does not give employees entitlement to unpaid leave without benefits. It was also explained that not all districts have a policy like this one. It is not a required or recommended policy in the manual maintained by the Vermont School Board Association (VSBA). The board discussed how often the policy has been referenced and determined to keep it in the district manual with the proposed edits suggested by the attorney. They also considered some additional edits the bring forward at the second reading.

*Director Yousey-Hindes moved to approve the first reading of the Long Term Leaves of Absence Without Pay: D13. The motion passed unanimously, 4-0*

### V. Approval of Contract Agreement with Association of Colchester Administrators

Action

Board Chair Cox provided an overview of the agreement that was reached with the ACA. She highlighted the collaborative process between the two negotiation teams and the honest assessment that took place to ensure Colchester can retain current administrators and attract both internal and

**CONSENT AGENDA**

**Board Meeting Date: October 3, 2023**

*Licensed Employees (Teacher/Administrator)*

Contract Type	First Name	Last Name	Category	Position	FTE/Hours	Building	Agenda Information	Person Replacing	Budgeted	Admin Support

*Non-Licensed Employees (Support Staff), Board Approval Required*

Contract Type	First Name	Last Name	Category	Position	FTE/Hours	Building	Agenda Information	Person Replacing	Budgeted	Admin Support

*Non-Licensed Employees (Support Staff), Informational*

Contract Type	First Name	Last Name	Category	Position	FTE/Hours	Building	Agenda Information	Person Replacing	Budgeted	Admin Support
Support Staff	Deborah	Rabideau	Resignation	Homebound Tutor	10.0	CHS	Notice of Resignation			
Support Staff	Tricia	Reynolds	Resignation	Paraeducator - SpEd	32.5	MBS	Notice of Resignation			
Handbook	Donna	Cross	Resignation	Special Education Driver/Courier	40.0	DW	Notice of Resignation			
Handbook	C. Alec	Kozlowski	New Hire	Performing Arts Center & Visual Media Specialist	40.0	DW	Notice of Hire	New Position	Yes	Yes
Support Staff	Ian	Trance	New Hire	Paraeducator - SpEd	32.5	MBS	Notice of Hire	Nilima Abrams		
Support Staff	Robert	King	New Hire	Maintenance Worker	40.0	DW	Notice of Hire	New Position	Yes	Yes
Support Staff	Avery	Kupferer	New Hire	Library Assistant (para)	32.5	CHS	Notice of Hire	Cynthia Barnes		
Support Staff	Chiza	Modelina	New Hire	Custodian	40.0	Floater	Notice of Hire	New Position	Yes	Yes
Co-Curricular	James	Olson	New Hire	Girls Tennis Head Coach	25.0	CHS	Notice of Hire	Mark Ellingson		

external candidates. The new agreement adjusts the salary matrix and provides annual increases of 7%, 4.95%, and 4% over the three years. The ACA has already ratified the agreement.

*Director Anderson moved to approve the collective bargaining agreement with the Association of Colchester Administrators for the years 2024-2027 as outlined. The motion passed unanimously, 4-0.*

**VI. Approval of Consent Agenda Action**

The following consent agenda was reviewed by the board. There were no licensed employees listed that required approval.

**VII. Approval of Meeting Minutes Action**  
• September 19, 2023 (General)  
• September 25, 2023 (Special)

*Director Longo moved to approve the minutes from the general meeting held on September 19, 2023, and the special meeting held on September 5, 2023. The motion passed unanimously, 4-0.*

**VIII. Board/Administration Communication, Correspondence, Committee Reports Information**

- PreK-2 facility committees are being formed to meet with architects.
- The CHS bathroom is almost complete and will open following an inspection.

**IX. Future Agenda Items Information**

- School reports
- Continuation of the Policy Review Cycle
- Budget timeline

**X. Executive Sessions to Discuss a Personnel Matter and a Student Matter Action**

*Director Anderson moved to enter executive session to discuss a personnel matter and a student matter at 8:14 p.m. The motion passed unanimously, 4-0.*

**XI. Adjournment**

*Director Yousey-Hindes moved to exit executive session and adjourn at 9:01 p.m. The motion passed unanimously, 4-0.*

Recorder:

Board Clerk:

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Meghan Baule  
Recording Secretary

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Ben Yousey-Hindes  
Board Clerk