

Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: James Pelkey
Ward 3: Marie Besette
Ward 4: Michael McCarthy



Ward 5: Kate Laddison
Ward 6: Chad Spooner
Clerk/Treasurer: Curry Galloway
City Manager: Dominic Cloud

St. Albans City Council
Regular Meeting
August 10, 2020
Executive Session, 5:30 pm
Open Session, 6:30 pm

The City Council will meet, in person, in the Council Chambers. Scheduled presenters may appear in person unless other arrangements are made. Masks are required.

The general public may observe and comment through Zoom when recognized by the Chair.

TO CONNECT TO THE MEETING:

1. Go to www.stalbansvt.com/council and click on the link to connect to the meeting.
2. If you cannot connect online, use your phone at (929) 205-6099 and use meeting ID 851 8551 0784.
3. Questions? Contact Chip Sawyer at (802) 524-1500 ext. *253 or k.smith@stalbansvt.com

AGENDA

1. Executive Session re: civil litigation, contracts, and personnel. 5:30
 - a. The Council finds that premature disclosure would compromise the City or person involved (D&V).
 - b. The Council moves to enter Executive Session for purposes of discussion civil litigation, contracts, and evaluation of personnel (D&V).
2. Convene open session with Pledge of Allegiance 6:30
3. Public comment on matters not on the agenda 6:32
4. Recess for Liquor Control (D&V) 6:35
5. Consider adoption of police road map, City Manager (D&V) 6:40
 - a. Staff Presentation, Board Discussion, Public Comment
6. Consider adoption of Police Advisory Board (D&V) 7:00
 - a. Staff Presentation, Board Discussion, Public Comment
7. Police Report, Interim Chief Lamothe 7:20
 - a. Update and overview of recent activity
 - b. Review of monthly data
 - c. Consider adoption of policy on Police Officer Selection (D&V)
8. Hard'ack Concert Request, John Holzcheiter (D&V) 8:00
9. Final Public Hearing for Almond Blossoms VCDP Planning Grant, Chip Sawyer 8:20
10. Consider adoption of Almond Blossoms Resolution (D&V), Chip Sawyer 8:25
11. Consider appointments to Planning Commission and DRB (D&V), Mayor Smith 8:30
12. Consider authorizing the City Manager to sign the operating agreement and cell tower sublease agreement for the emergency communications tower on Georgia Mountain (D&V). 8:40
13. Mayor's Report 8:45
14. Councilor Reports 8:50
15. Other Business 8:55
16. Consider approval of minutes: Reg. Mtg. 7/13/20 & Special Mtg. 7/17/20 (D&V) 9:05
17. Consider approval of warrant: 7/31/20 (D&V) 9:07
18. Adjourn 9:10

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LIQUOR CONTROL BOARD

AUGUST 10, 2020 | 6:30 PM | CITY HALL

AGENDA

- I. CALL TO ORDER
- II. ADMINISTRATIVE CHANGE
 - a. Revisit motion to change approval process for license renewals who have not received a violation within 36 months and Outside Consumption Permits to be approved by City Clerk or City Manager instead of requiring City Council approval.
- III. MINUTES APPROVAL
 - a. Meeting of the Liquor Control Board, July 13, 2020
- IV. OTHER BUSINESS
- V. ADJOURN

**St. Albans City Council
Minutes of Meeting
Monday, July 13, 2020
Via teleconference**

A regular meeting of the Liquor Control Commission was held on Monday, July 13, 2020, at 6:30 pm via remote connection.

Council Present: Mayor Tim Smith; Aldermen: Michael McCarthy, Jim Pelkey, Chad Spooner and Tim Hawkins & Alderwomen: Marie Bessette and Kate Laddison.

Council Absent: None absent.

Staff Present: Dominic Cloud, City Manager; Chip Sawyer, Director of Planning & Development; Curry Galloway, City Clerk; Marty Manahan, Director of Public Works, Operations & Business Development; Paul Talley, Police Department; Ben Couture, Police Department; Maurice Lamothe, Interim Police Chief and Andrew Gratton, Recreation Programs Manager.

Visitors: Angie Sturm, Tanner McQuin, Zach Scheffler, Jeff Sharp, Casey Robert, JoAnn Bechard, Josh Curtis, Shaina Lussier, Mike Hoeflich, Michelle Monroe, Alice Johnson, Kate Larose, Reier Erickson, James Levy, Nilda Gonnella-French, Theresa Lussier, Barbara Finch, Kris Lukens, Max Thrust, Jonathan Giroux, Mary Johnson, Brendan Deso, Mareesa Miles, Kate Bailey, Marianne Hunkins, David Glidden, William Bressette, Theresa (no last name), Karlie Gunderson, William Sawyer, Zac Nuse, Peter DesLauriers, Jan Appel, Pam McCarthy and Katie (no last name).

1. Call to order.

The meeting was called to order.

2. Liquor License Renewals

a. 1st Class Licenses & Outside Consumption Permit – Back Inn Time Bed & Breakfast.

b. 1st, 3rd Class License, Caterer's License, Outside Consumption Permit – Nelly's Pub & Grill/La Casa Loco/Red Brick Tavern.

Ms. Galloway stated that Nelly's Pub is all set in regards to any liquor tax owed on the spreadsheet provided to council.

A motion was made by Alderman Pelkey; seconded by Alderman Spooner to approve 1st class liquor license and outside consumption permit for Back Inn Time Bed & Breakfast and the 1st, 3rd class license, caterer's license and outside consumption permit for Nelly's Pub & Grill/La Casa Loco/Red Brick Tavern. Mr. Hawkins asked if it's correct that a resolution was passed that granted Ms. Galloway the authority to sign these applications without the approval of the council. Ms. Galloway responded affirmatively but stated that she believed outside consumption permits still needed to be approved by council. Mr. Hawkins stated that he would like to grant the City Clerk and City Manager the authority to sign for all outside consumption permits and for all non-violation license requests in the last 36 months. Ms. Galloway asked if this would bar new applicants. Mr. Hawkins responded affirmatively. Mayor Smith asked Mr. Hawkins if he would like this to be a temporary or permanent procedure. Mr. Hawkins responded that he would like it to be permanent.
Vote was unanimous, 7-0.

A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to allow the City Clerk with approval of the City Manager approve all existing Liquor Control applications that have no violations within the last 36 months or any outside consumption permits. Mr. Spooner asked if a motion and vote can take place on this since it wasn't warned. Mayor Smith suggested warning this topic and discussing at the next meeting. Alderman Hawkins withdrew his motion and Alderman Pelkey withdrew his second.

3. Minutes Approval.

a. Meeting minutes: 6/8/20 (D&V).

A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to approve 6/8/20 meeting minutes. Vote was unanimous, 7-0.

4. Other Business.

No other business was discussed.

5. Adjourn

A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to adjourn from Liquor Control and convene open session. Vote was unanimous, 7-0.

Respectfully Submitted,

Kristen Smith
Community Relations Coordinator

City of St. Albans
Police Transformation Roadmap
Revised August, 2020

The City of St. Albans is committed to transforming its police department and increasing community trust. We believe the most efficient and effective way to achieve this is to adopt the principles and practices of 21st Century Policing and retain national experts to assist our department with timely implementation. We also recognize the need for more training and education in all City departments and boards to better understand our implicit biases and the experience of non-majority communities. Police department leaders will join other department heads in this initiative.

To these ends, the City supports the following values:

1. Strike the proper balance between “guardian” and “warrior” roles of our police officers.
Most of the time, police officers will be called to act as a guardian and community service officer responding to those in need. Our organizational culture, recruitment materials, and training efforts should reflect this vision of the role of police officer.
2. Embrace community engagement.
Community engagement is a policing philosophy that should be embedded into the culture of the Department. The commitment to work with community members to tackle the immediate and longer-term causes of crime, or other issues requiring police intervention, through joint problem solving reduces crime and improves quality of life.
3. Ensure fair and impartial policing through Procedural Justice Principles.
Procedural justice is based on four principles: (1) treating people with dignity and respect, (2) giving individuals “voice” during encounters, (3) being neutral and transparent in decision making, and (4) conveying trustworthy motives.
4. Build community capital.
Trust and legitimacy grow from positive interactions based on more than just enforcement interactions. Law enforcement agencies can achieve trust and legitimacy by establishing a positive presence at community activities and events, participating in proactive problem solving, and ensuring that communities have a voice and seat at the table working with officers.
5. Pay attention to officer wellness and safety.
Law enforcement officers face all kinds of threats and stresses that have a direct impact on their safety and well-being. Ensure that officers have access to the tools that will keep them safe, and promote officer wellness through physical, social and mental health support.
6. Recruit, hire, and select the best officers possible.
We recognize the need to select, hire and train officers that reflect the values of the Department and the community it serves. The City will also seek to cultivate racial and economic diversity within the police department.

Policy Revisions

In the coming weeks and months, the City will be working to align police department policies and practices with the above values. This will be accomplished by taking nationally approved best practices, modifying them to meet the operational needs of the Department, and submitting the foundational policies to the City Council for approval. The first policies to be adopted will be the following:

1. **Recruitment and Officer Selection**
This policy will be amended to reflect the importance of hiring the best officers possible (hire for character, train for skills) and include broader representation from the community and the department on the interview panel.
2. **Background Investigations**
This policy will be amended to go further and deeper when investigating the background and character of potential police officers.
3. **Internal Investigations and Complaint Investigation**
This policy will be amended to provide independent third party review of alleged inappropriate actions, a clear process for filing complaints and disposition of the complaint, and regular reporting on the number and type of complaints and internal investigations.
4. **Response to Resistance**
This policy will be amended to ensure the degree of force is appropriately aligned with the degree of resistance, codify the duty to intervene, and other best practices.
5. **Officer Training**
This policy will be amended to align with national best practices and ensure officers are receiving regular training on de-escalation, guardian strategies, bias-free policing, and other foundational elements of organizational culture in the department.
6. **Transparency**
This policy will reflect the department's efforts to inspire public confidence and trust through regular publication of Fair and Impartial Policing Data, officer performance data, community policing benchmarks, and general crime data.

Police Advisory Board

The City Council will create a Police Advisory Board to advise the department with implementing the above values and policies. See separate document for mission and charge.

Regular Reporting

Department Leaders have already rolled up their sleeves and begun working on the above initiatives. For the near to mid future, there will be a standing line item at the Regular City Council meeting with the Chief and his/her designee to update the community on efforts to achieve the above objectives.

Long-Term Goals and Aspirations

The gold-standard for law enforcement agencies has long been to become accredited by CALEA, the Commission on Accreditation for Law Enforcement Agencies. The City has more pressing matters at hand, but to the extent possible, new policies shall reflect the standards established by CALEA, with the long term goal of achieving and maintaining CALEA Accreditation.

City of St. Albans

Police Advisory Board

August, 2020

The St. Albans City Council hereby creates a Police Advisory Board which shall have the following mission:

Offer advice to the St. Albans Police Department for the successful implementation of 21st Century Policing strategies and to assist the Police Department in following the established "Road Map" as amended by the City Council.

The Board may achieve this mission through the following activities:

- Provide advice, insight, and recommendations to the Chief for strengthening the Department's relationship with the St. Albans community with special emphasis on marginalized and minority communities.
- Review existing and proposed policy and procedures contributing to the adoption of best practices that focus upon fair and impartial policing for all residents and visitors particularly as those policies impact marginalized and minority communities.
- Review and discuss publicly-available statistical reports and data which may serve as indicators of progress towards implementing the mission of the Advisory Board.
- Assist the Department regarding officer recruitment, training, and retention, particularly as the agency commits and transitions to a guardian-based culture while seeking to diversify the composition of the Department.
- Serve as a sounding board for new ideas and initiatives that will enhance community engagement.

The Board and its members serve in an advisory capacity to the Chief and City Council and shall be prohibited from commenting on the handling of individual personnel matters in the department or ongoing criminal investigations. The board will not conduct investigations, hear testimony, or contribute to disciplinary action. Any complaints received by the city will be shared with this board to drive their work prioritization.

The Board shall be comprised of five members, with 2 two-year terms and 3 three-year terms. Members shall be selected to ensure a diverse representation of the St. Albans Community and with regard for accomplishing the Board's charge and mission. Members may be removed for cause upon majority vote of the City Council.

The Board shall be constituted as a public body under Vermont's Open Meeting Law. Meetings shall be properly advertised, and minutes shall be kept. The City will provide a minute taker.

ST. Albans Police Department

July Top 10 Calls

Directed Patrol: High Complaint/Data Driven Enforcement

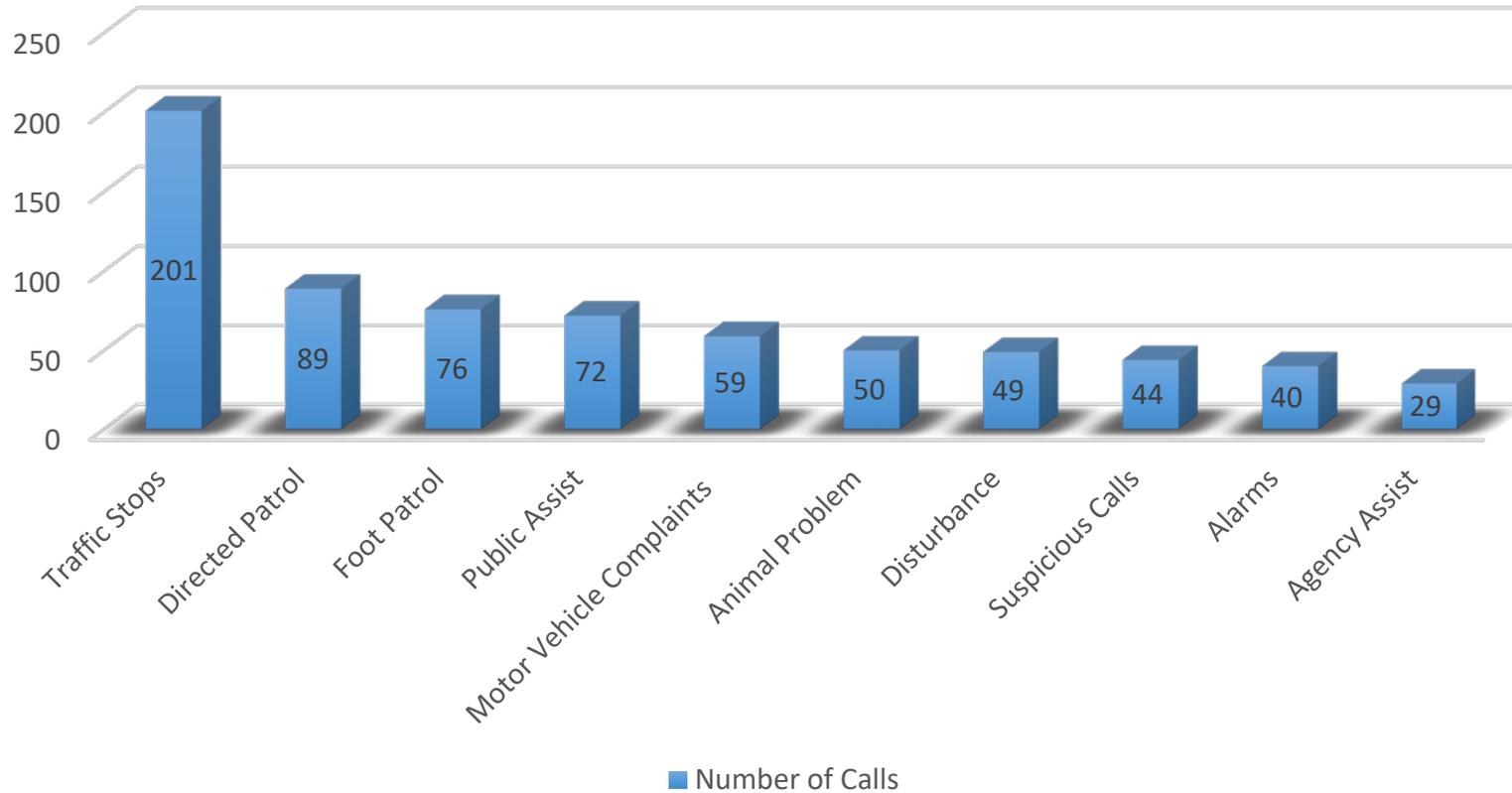
Public Assist: Parades, Civil Complainants, Lost/Found Property

MV Complaints: Speeding, Erratic Operation, Any General MV complaints

Disturbance: Citizens Disputes, Noise, Bar Complaints

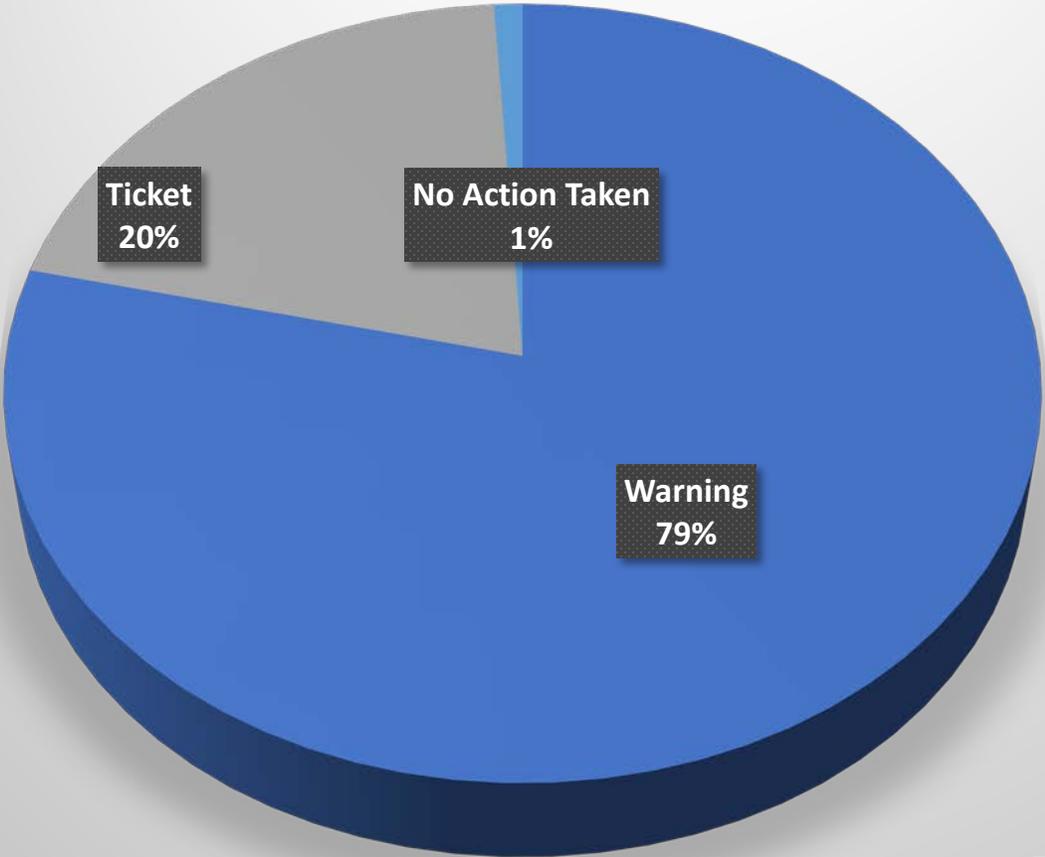
Suspicious Calls: Intoxicated Pedestrians, Vehicles/People Out of Place (Often Turns into another incident)

Agency Assist: Restraining Order Service, Mental Health, DCF and other LE Agencies.



Calls of Service: 1,141

Motor Vehicle Stop Data Month of July

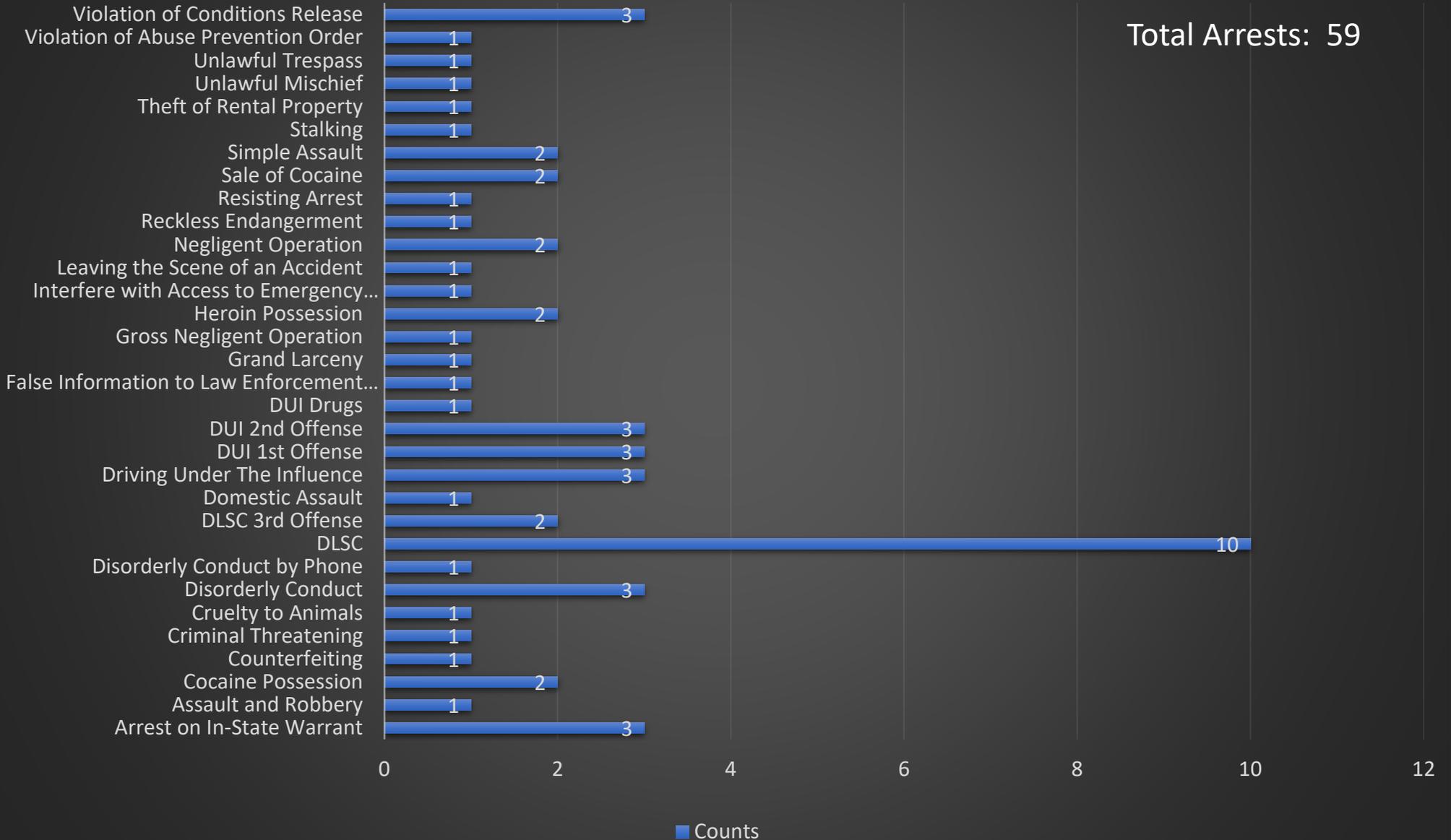


- Warning
- Ticket
- No Action Taken

Total MV Stops: 201

St. Albans Police Department Arrest Stats for July

Total Arrests: 59



Saint Albans Police Department 30 Lower Welden Street St. Albans, VT 05478 (802) 524-2166	
	SUBJECT: Police Officer Selection, Personnel Selection
	POLICY:
	REVIEW: annual
NOTE: This written directive is for the internal governance of the St. Albans Police Department. The directives contained herein are intended for agency use only and do not form the basis of any criminal or civil liability. Violations of these directives may form the basis for agency administrative sanctions only.	

PURPOSE

The purpose of this directive is to provide guidelines for the selection of qualified persons for the position of Police Officer for the City of St. Albans.

Additionally, *where noted and/or applicable*, these selection procedures shall be used for the selection of part-time as well. These procedures shall not be required for use for the selection of non-sworn, seasonal employees, student interns, student work study, or per diem volunteers.

POLICY

It is the policy of the St. Albans Police Department to have a selection process that results in the appointment of candidates that possess the skills, knowledge and abilities necessary to perform the duties of a police officer for the City of St. Albans. In addition, the City also seeks to cultivate racial and economic diversity within the police department.

With these criteria in mind, the following procedures have been adopted:

PROCEDURE

When vacancies for sworn officers are identified, the selection process ordinarily is completed within two months. The selection process may consist of the following elements. The Chief of Police may waive certain elements when hiring prior, full-time certified police officers. The application, written entrance exam, medical examination, psychological examination and background investigation may not be waived in any circumstance.

1. City of St. Albans Employment Application Submission
2. Submission of Written Resume
3. The Vermont Police Academy entrance exam
4. Physical Fitness Testing
5. Oral Board Examination and Written Exercise

CONDITIONAL OFFER OF EMPLOYMENT (extended to candidate)

6. Medical Examination
7. Psychological Examination
8. Polygraph Examination
9. Extensive Background Investigation

Authority and Responsibility

- The Chief or a Lieutenant shall have the authority and responsibility necessary for the routine administration of the entry-level police officer and other employee selection processes.
1. All entry level testing, interviews, background investigations, shall be coordinated through the Chief or a Lieutenant.
 - A. Initial recruit training shall be coordinated through the ACI Lieutenant.
 - B. Field training of sworn officers shall be coordinated through the ACI Lieutenant.
 - C. Field training of civilian staff shall be coordinated through the Chief or a Lieutenant.
 2. All elements of the selection process shall use only those criteria or minimum qualifications that are job related, as prescribed by the Americans with Disabilities Act (ADA).
 3. All elements of the selection process used, including those contracted to outside vendors, shall be administered, scored, evaluated and interpreted in a uniform manner.
 4. The ACI Lieutenant shall ensure that the agency maintains contact with applicants from initial application to final employment disposition.

Pre-conditional Job Offer Components

The St. Albans Police Department abides by the minimum requirements of the Vermont Criminal Justice Training Council (VCJTC), and in some cases exceeds the requirements, which are articulated by the following criteria.

The following minimum entry standards for the Vermont Police Academy have been adopted by the Vermont Criminal Justice Training Council. All students seeking entry to the Police Academy for basic training courses for police officers shall meet the minimum standards as set forth below:

- Age: A recruit must be at least (21) twenty-one years of age.

- Education: At minimum, a recruit must be a high school graduate or possess a high school equivalency diploma (G.E.D.)
- Physical/Medical Examination: A comprehensive physical/medical examination will be performed by a licensed physician or P.A. to be determined by the St. Albans Police. This examination is to reflect that the recruit is free of any disease or disability which would interfere with a recruit's physical performance while attending the Academy.
- Physical Testing: Recruits must meet physical training requirements to gain entrance to the Level III Academy. Currently, those gaining admission to basic training must enter at the 40th percentile, or better, of standards for age and gender developed by the Cooper Institute for Aerobic Research.
- Written Examination: Each recruit must achieve a minimum passing score of seventy (70) on the current Vermont Police Academy entrance examination.
- Psychological Testing: Each applicant may be examined by a certified Psychologist to ensure the recruit is emotionally suited for law enforcement.
- Background and Character Check: Each recruit must successfully undergo a thorough, comprehensive background, financial and character investigation, which includes a FBI fingerprint submission and ultimately a polygraph examination. The polygraph will be administered by a certified polygraph operator chosen by the St Albans Police. A felony conviction or a misdemeanor conviction of a crime associated with moral turpitude will result in disqualification.

All of the above examinations required by the Vermont Criminal Justice Training Council (VCJTC) that are noted above will be discussed in detail in this policy.

Candidates determined to be ineligible on the basis of written test score of the VCJTC shall not be considered. Candidates selected for additional testing, that subsequently are deemed ineligible shall be informed in writing as to the reasons for ineligibility. These letters will be sent individually and shall be prepared by the Chief or a Lieutenant.

Ensure that incomplete applications are not rejected due to omissions or deficiencies that can be corrected prior to the testing process.

Candidates that request applications from the St. Albans Police Department shall be provided with an application and information of the VCJTC testing process, as well as an information flyer from the St. Albans Police Department that provides a description of the duties, responsibilities, requisite skills, educational level and other minimum qualifications or requirements.

Any/all written examinations used shall meet criteria of job relatedness, and all elements shall be administered, scored, evaluated and interpreted in a uniform manner.

Waivers for Certified Officers

- It is the specific and limited intent of this waiver to expand the pool of candidates for any vacancies within the St. Albans Police Department. Certified applicants that have been granted a waiver shall be required to complete all elements of the hiring process unless they are granted a waiver by the Chief of Police. All mandatory elements of the selection process will be adhered to as identified in this policy.
- Candidates will be required to submit their prepared resume and a City of St. Albans Employment Application prior to participating in the selection process. Candidates that do not respond will no longer be considered for employment.
- This process is intended to separate serious candidates from those that are not interested in employment with the department. Written submissions are not “scored”, however, each letter; resume and City application is carefully reviewed and may be rejected for being incomplete, or prepared with poor grammar, spelling or punctuation.

Resume and City of St. Albans Application

- When candidates have been identified for further testing, they shall be notified by mail that for further consideration they will be required to submit a complete letter of interest, professional resume and City of St. Albans Employment Application by a date deadline set at the time of need. As part of “self-selection”, candidates must seek out and acquire the City of St. Albans Employment Application; the St. Albans Police Department will only send applications to those candidates requesting a copy.
- Those candidates that submit a letter of interest, a resume, and City of St. Albans Employment Application by the deadline date will be scheduled for a Physical Fitness Test. Any resume and application not received by the deadline shall not be considered until the list of applicants that submitted by the deadline has been exhausted.

Physical Fitness Assessment

- Those candidates who have met the minimum criteria for written testing (or waiver), and have submitted the requisite letter, resume and City application shall be required to participate in the physical fitness assessment process consistent with the procedures used for the exit level fitness examination used by VCJTC for the recruit academy. Additionally, each candidate must demonstrate that they can pull the

trigger of the Department issued firearm 12 times and manipulate the slide to the lock back position.

- Specially trained personnel shall conduct fitness assessments, and the results of the assessment shall become a part of the applicant file. In cases when the candidate is hired as a probationary employee, the fitness assessment shall be transferred to the employee's medical file.

Positive Identification @ Fitness Testing Required

- Every candidate must be positively identified BEFORE they enter the PT testing area and before they are given paperwork;
- The ID must be compared to the invited list of candidates (Letter, resume, and application verified against ID);
- Before competing in any of the four PT events, the paperwork **MUST BE CHECKED** to ensure that they have successfully completed the step test, blood pressure, etc.

Written Exercise

- Immediately preceding the administration of the oral board, all candidates will be required to complete a three-paragraph handwritten essay in response to the question, "Please describe why you want to become a police officer."
- The written essay will be assessed by the Oral Board. Based on presentation (appearance of the document), spelling, punctuation, grammar and neatness, the assessors will award the work 1-100 points.
 1. Every written exercise submitted will be worth 100 points *before* it is scored.
 2. At the discretion of the Oral Board, the essay will be devalued by at least one point for each error made by the candidate.
 3. The Lieutenant will note the raw score for the essay.
 4. Scores less than 70% shall be considered a failing grade.

Oral Board Interview:

- Candidates that successfully complete the physical fitness assessment will be invited to participate in the Oral Board Interview process.
- The Chief or a Lieutenant shall be responsible to schedule an oral board of examiners that consists of personnel knowledgeable in oral board procedure.

1. The Board shall generally consist of a Command Level Officer, a sergeant, a police officer, a civilian staff member and a minimum of two citizens from the community.
2. Prior to the interview of candidates, the Chief or a Lieutenant shall instruct oral board members in AA/EEO and ADA issues as they are applied to the oral board process.
3. Oral board examination questions and rating scales shall be developed through the use of job task analysis. Questions shall be administered in a uniform manner, and standardized evaluation guidelines shall be used at all times during the process to ensure consistency of rater evaluations. Evaluations shall be scored, evaluated and interpreted in a uniform manner.
4. Candidates shall be advised in writing of their eligibility status following the oral board examination. It is ok to call the candidate and let them know their eligibility status as long as the notification is noted in written form.
5. Score sheets used by Board members shall become part of the candidate's applicant file.
6. Candidates will be selected for additional testing based upon their placement within the pool of qualified candidates.

Chief's Interview

The Chief of Police, or his or her administrative designee(s), may conduct a Chief's interview with any of the candidates determined by the oral board to be eligible for hire.

Conditional Offer of Probationary Employment

- At the discretion of the Chief of Police, candidates that have successfully completed all pre-conditional offers of employment phases of the selection process may be extended a conditional offer of probationary employment.
1. The conditional offer of probationary employment shall set forth specific applicant requirements that must be met by the candidate prior to employment as a probationary police officer.
 2. Candidates that successfully complete the requirements set forth in the conditional offer shall be extended a final offer of probationary employment.
 3. The conditional offer of probationary employment shall be consistent with ADA regulations. Any candidate who is to be considered for advanced selection

procedures must sign the conditional offer form and agree to comply with all of the conditions contained therein.

Post-Conditional Offer of Probationary Employment

Note: For the purpose of expediency, once a candidate has accepted a conditional offer of employment, they are given a Background Investigation Packet and Background Waiver to be completed and submitted within days of accepting the Conditional Offer.

The remaining phases of the process are NOT necessarily completed in the order shown; the availability of qualified medical, psychological and polygraph personnel often dictates the order in which these examinations are administered; except that the polygraph examination will likely be the LAST test administered.

Medical Examinations:

Candidates that have accepted a conditional offer of probationary employment shall be required to submit to a comprehensive medical examination in a format prescribed by VCJTC.

1. The medical examination is designed to reveal any medical problems that might inhibit or completely bar the candidate's ability to perform any of the essential functions of the job of police officer.
 - a) A component of the medical exam shall be the completion of a medical background investigation questionnaire.
 - b) Entry-level drug screening may be conducted as part of the medical examination. Applicants shall be notified of the drug testing at the time of the Conditional Offer of Probationary Employment.
2. The examining physician shall be provided with the necessary VCJTC medical examination form.
3. The written results of this exam shall be maintained as part of the candidate's permanent application file. If the candidate is hired, then it shall become part of the employee's permanent medical records file.
4. In cases when the medical exam reveals a condition that, in the opinion of the St. Albans Police Department, could inhibit or bar the applicant's ability to perform any of the essential functions of the job of police officer, then the Chief of Police or the Lieutenant may authorize a further investigation or exam of the condition.

Psychological Evaluation

- Prior to appointment as a probationary officer, those candidates who have signed and agreed to comply with the terms of the conditional offer of probationary employment may have their psychological and emotional fitness evaluated by qualified professionals, using valid and job-related criteria.
- A candidate may also be asked to take part in the Minnesota Multiphasic Personality Inventory test. This is a psychological test used to assess the personality traits and psychopathology. This will be coordinated by the Chief or a Lieutenant.
- A report containing the analysis of all phases of the psychological assessment shall be maintained as part of the candidate's applicant file. In cases when the candidate is hired, the report shall be maintained as part of the employee's medical file.

Employment Background Investigation:

- A background investigation of each candidate shall be conducted after a conditional offer of probationary employment has been made.
 1. Complete and thorough background investigations shall be conducted as directed by the Chief of Police or a Lieutenant. A St. Albans Police Department Background Packet will be completed by the Chief or a Lieutenant when available on all candidates that are being considered for employment and have signed a Conditional Offer of Employment.
 2. The background investigation shall be conducted according to any guidelines determined by the VCJTC and shall include at a minimum:
 - a) Verification of the candidates qualifying credentials, to include educational achievements, transcripts from schools attended within the past ten years, military achievements, prior employment and residency records, as well as documentation of birth records, citizenship, credit records, etc.
 - b) Criminal Records checks in all cities of residence, employment and education.
 - c) Computer inquiries of motor vehicle records and licensing records in all states of residency.
 - d) NCIC checks under all known identities.
 - e) FBI fingerprint card check.
 - f) Triple I records check.

3. Interviews of at least three personal references of the candidate, as well as two investigator-developed reference checks. These may include:
 - a) Inquiries made to past and present neighbors, spouses and landlords.
 - b) Acquaintances, character references, and members of fraternal and social organization to which the candidate belongs or has belonged.
 - c) Any other sources of information which the above contacts show to be important.
4. An in-depth interview is conducted prior to the polygraph.
 - a) This interview serves to clarify information uncovered in the background investigation, and may be one of several conducted during the investigation process.
 - b) The American with Disabilities Act prohibits pre-conditional offer inquiries into the following areas:
 - 1) The amount of sick time used at a previous place of employment.
 - 2) Any workman's compensation claims placed at a previous place of employment.
 - 3) Any addictions that the candidate may have had in the past.
 - 4) Any past or present disabilities.
 - 5) Any other inquiry that is likely to illicit information concerning any of the above.
 - 6) Information that is provided *without inquiry* may become part of the final report.
5. In those cases when the candidate is hired by the department, the background investigation shall become a permanent record and shall be maintained as part of the employee file for at least five years after the employee leaves the department.
 - a) In all other cases, the background investigation shall be maintained as part of the candidate's identification/testing record. Background investigations of candidates not selected for employment shall be maintained for a period of at least one year.

Polygraph Examination

- Once a candidate has been given a conditional offer of employment, and they have been forwarded to the polygraph examination phase of the hiring process, they shall be informed of a list of areas from which polygraph questions will be drawn before the polygraph examination begins. Questions will be asked about the following areas, at a minimum:

1. Candidates initial application
2. Physical and Mental health
3. Previous Employment
4. Security clearance
5. Alcohol
6. Drugs
7. Gambling
8. Military
9. Driving Record
10. Marital status
11. Sexual activity
12. Credit and Financial status
13. Criminal record
14. The job of a police officer

- Based upon the hiring needs of the department, those candidates who have satisfactorily completed the written and oral components of the process, and who have been subjected to a background investigation with acceptable results will, at the direction of the Chief of Police or the Lieutenant, be scheduled for a polygraph examination.
- Only a professionally trained polygraph examiner holding credentials from a recognized polygraph training program shall conduct the administration and evaluation of polygraph examinations.
- The results of the polygraph examination shall be used as an investigative tool only, and may not be used as the single determinant of whether or not to hire a candidate.
 1. In many respects, the polygraph is an extension of the background investigation, and the examiner and background investigator must work closely together during this process. The sharing of information is critical, as this process serves to confirm the applicant information received through the background investigation as well as the oral interview process.
- The polygraph examiner shall prepare an evaluative report, and submit the report and polygraph charts to the Chief of Police.

Final Candidate Selection Procedures

- If, in the opinion of the Chief of Police, the candidate is unable to successfully meet the requirements of the conditional offer of employment, then the offer shall be immediately withdrawn.

- If, in the opinion of the Chief of Police, the candidate has successfully completed all of the requirements of the conditional offer of employment then an offer of probationary employment shall be made.
 1. Additionally, acceptance of this offer shall subject the employee to the terms and conditions of employment set forth at that time.

Probation as Part of the Selection Process

- One of the most important components of the selection process is the probationary period of employment, during which the candidates training and work performance may be evaluated and a decision regarding permanent status reached. The St. Albans Police Department requires a one-year probationary period for all officers following the completion of entry-level VCJTC classroom training.
 1. Any person with less than one year of continuous employment or who has not achieved certification by VCJTC, which qualifies him/her to be a full-time police officer, shall be considered probationary employees.
 2. Full-time certified officers hired from another agency shall be on probationary status for a period of one year from the date of hire. Officers that have attended the police academy shall be on probationary status for one year after the date of graduation. Officer hired without academy experience shall be considered probationary status employees and that status shall be extended until an opportunity has been afforded the probationer to acquire said certification from VCJTC as a result of the successful completion of the VCJTC Academy.
 3. If determined to be necessary by the Chief of Police, the probationary period may be extended by one additional six-month period.

Maintenance of Selection Records

Candidates not selected for employment:

- All records and information regarding candidates who have not been selected for employment shall be maintained as follows:

All records of candidates for employment, including the written test eligibility list provided by the VCJTC shall be maintained by the Chief of Police or a Lieutenant for a period of the calendar year during which the documents were received by the St. Albans Police Department ***plus three years***, at which time they may be destroyed.

- Candidates that have not been selected for employment shall be notified in writing or in person within one business week of final selection. The Chief of Police or a Lieutenant may choose to call the candidate immediately after the process and notify them. The candidate shall be informed that they may re-apply, may be re-tested, and/or re-evaluated for future openings if the reason for non-selection did not include an unacceptable background, false or misleading statements, or failure to meet VCJTC mandates other than fitness testing.

Candidates selected for employment

- Records of those applicants selected for employment shall be maintained for the length of their employment or termination plus 50 years.

Additional Conditions

- All selection procedures and records maintenance shall be consistent with VCJTC rules and the Americans with Disabilities Act.
- If the St. Albans Police Department has unplanned vacancies, testing materials from the previous selection process may be considered. The top ten scoring applicants may be notified of the St. Albans Police Department vacancy and the Selection process will continue as described above. At no time will any name be selected if the written test score is less than 70%.
- Though the St. Albans Police Department will select persons with a minimum score of 70% that hold a high school diploma or GED, preference will be given to high scores, college/university degrees, and persons with exemplary military service.

Security of Selection Materials

- Oral board and written exercise questions shall be maintained as a password protected file in the Lieutenant's office. Polygraph exam questions will be maintained by the vendor. Psychological examination questionnaires will be maintained by the vendor. Medical examination questionnaires will be retrieved from VCJTC.

Medical Examination Records

All medical records will be kept in a secured area. Access will be restricted to those persons legally entitled to review these records. Medical Records are currently secured in the Lieutenant's office in a locked file cabinet. Personnel may only access these records with the permission of the Chief or his/her designee.

Psychological Fitness Records

All psychological fitness records will be kept in a secured area. Access will be restricted to those persons legally entitled to review these records. Psychological fitness records are currently secured in the Chief's office in a locked file cabinet. Personnel may only access these records with the permission of the Chief or his/her designee.

MEMORANDUM

Date: August 5, 2020

To: St. Albans City Council

From: Chip Sawyer, Director of Planning & Development

Re: Final Public Hearing for Almond Blossoms VCDP planning grant on August 10

As you may remember, the City was awarded more than \$50,000 from the Vermont Community Development Program for a planning project to expand the new Almond Blossoms Schoolhouse childcare business on Lake Street. The planning project resulted in plans, specifications and estimates for the planned expansion, as well as the required environmental release. I have attached a sample of those plans. Subsequently, the City was awarded \$500,000 in VCDP funds for the purchase and expansion of Almond Blossoms. However, we still need to hold a final public hearing to close out the planning project.

The purpose of the public hearing is to obtain the views of citizens on community development, to furnish information concerning the range of community development activities that have been undertaken under this program, and to give affected citizens the opportunity to examine a statement of the use of these funds. The VCDP Funds received have been used to accomplish the following activities: Architectural and engineering services, environmental and historic reviews, and other studies associated with planning, permitting, designs and construction documents toward the future objectives of property acquisition, renovations and construction and the establishment of a pre-school and child care facility at 233-235 Lake St. in St. Albans.

Staff recommendation is that we open the hearing, have staff briefly discuss the project, hear any public comments, and then close the hearing.

Thank you.

Q:\2019 Drawings\19091 Arnold And Scangas- Almond Blossoms, St. Albans\Current\C-1 Overall Site Planning Plotted: 5/15/2020 12:57:35 PM



CITY OF ST. ALBANS ZONING DATA

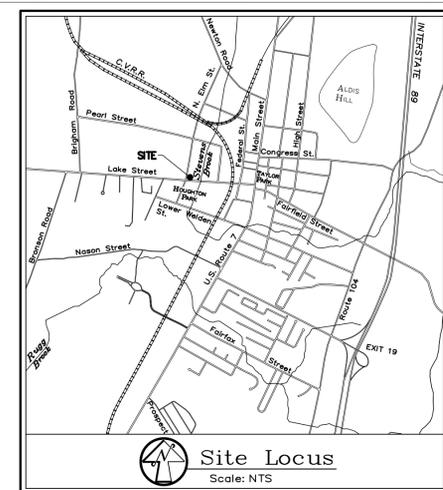
ZONING DISTRICT: Business 1
 DESIGN REVIEW DISTRICT: DR2-Downtown Expansion
 EXISTING LAND USE: Early Education (Preschool)
 PROPOSED LAND USE: Early Education (Preschool)

	Requirements	Proposed
Min. Lot Area	N/A	0.32ac
Min. Lot Width	20 FT	98 Ft
Front Yard Setback	0-10 ft	No Change
Side Yard Setback	0-10 ft	No Change
Rear Yard Setback	0 ft	No Change
Max. Lot Coverage	100%	<70%
Max. Building Height	60 ft	<35 ft

Source: City of St. Albans Land Development Regulations, 2020

Sheet List Table

Sheet Number	Sheet Title
C-1	Overall Site Plan
C-2	Existing Conditions and Demo Plan
C-3	Site and Grading Plan
C-4	Details



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 P.O. Box 195
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 802-524-2113
 CCE PROJECT NO: 19091

ELECTRICAL/MECHANICAL:
 ENGINEERING SERVICES OF VT
 9 Washington Street
 Rutland, VT 05701
 802-985-8091

GENERAL NOTES

RECORD OF OWNERSHIP
 ALMOND BLOSSOMS SCHOOLHOUSE
 235 LAKE STREET
 ST. ALBANS, VT 05478

TOPOGRAPHY PROVIDED BY:
 CROSS CONSULTING ENGINEERS, P.C.
 103 FAIRFAX ROAD
 ST. ALBANS, VT 05478

- 1.) PURPOSE OF PLAN: SHOW IMPROVEMENTS AND RENOVATIONS TO VARIOUS SITE FEATURES.
- 2.) PROPERTY LINE INFORMATION GATHERED FROM VERMONT'S ONLINE GIS DATABASE.
- 3.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED, IN WRITING, OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION AND NOTIFY THE ENGINEER, IN WRITING, OF ANY DISCREPANCY FOUND.

ALMOND BLOSSOMS SCHOOLHOUSE

235 LAKE STREET
 ST. ALBANS, VERMONT

	EXISTING	PROPOSED
DRAINAGE MANHOLE		
CATCH BASIN		
END SECTION		
SEWER MANHOLE		
SEWER CLEANOUT		
HYDRANT		
END CAP		
CURB STOP		
GATE VALVE		
WELL		
UTILITY POLE		
GUY WIRE		
LIGHT POLE		
WALL PACK LIGHT		
TRANSFORMER BOX		
TELEPHONE BOX		
ELEVATION BENCHMARK		
PROPERTY LINE		
RIGHT-OF-WAY		
CENTERLINE OF ROAD		
STORMDRAIN		
UNDERDRAIN		
GRAVITY SANITARY SEWER		
PRESSURE SANITARY SEWER		
WATER MAIN/SERVICE		
GAS MAIN/SERVICE		
OVERHEAD UTILITY		
UNDERGROUND UTILITY		
OVERHEAD ELECTRICAL		
UNDERGROUND ELECTRICAL		
OVERHEAD TELEPHONE		
UNDERGROUND TELEPHONE		
STREAM/DRAINAGE SWALE		
WETLAND DELINEATION		
WETLAND BUFFER		
EDGE OF WOODS		
CONTOURS		

NOTE: LEGEND MAY INCLUDE SYMBOLS AND LINES NOT RELEVANT TO THIS PROJECT



LOCATION:
 Lake Street
 ST. ALBANS, VT
DRAWING TITLE:
 Overall Site Plan

DRAWN BY: NRB
DATE: May 2020
SCALE: AS NOTED
DRAWING NO:

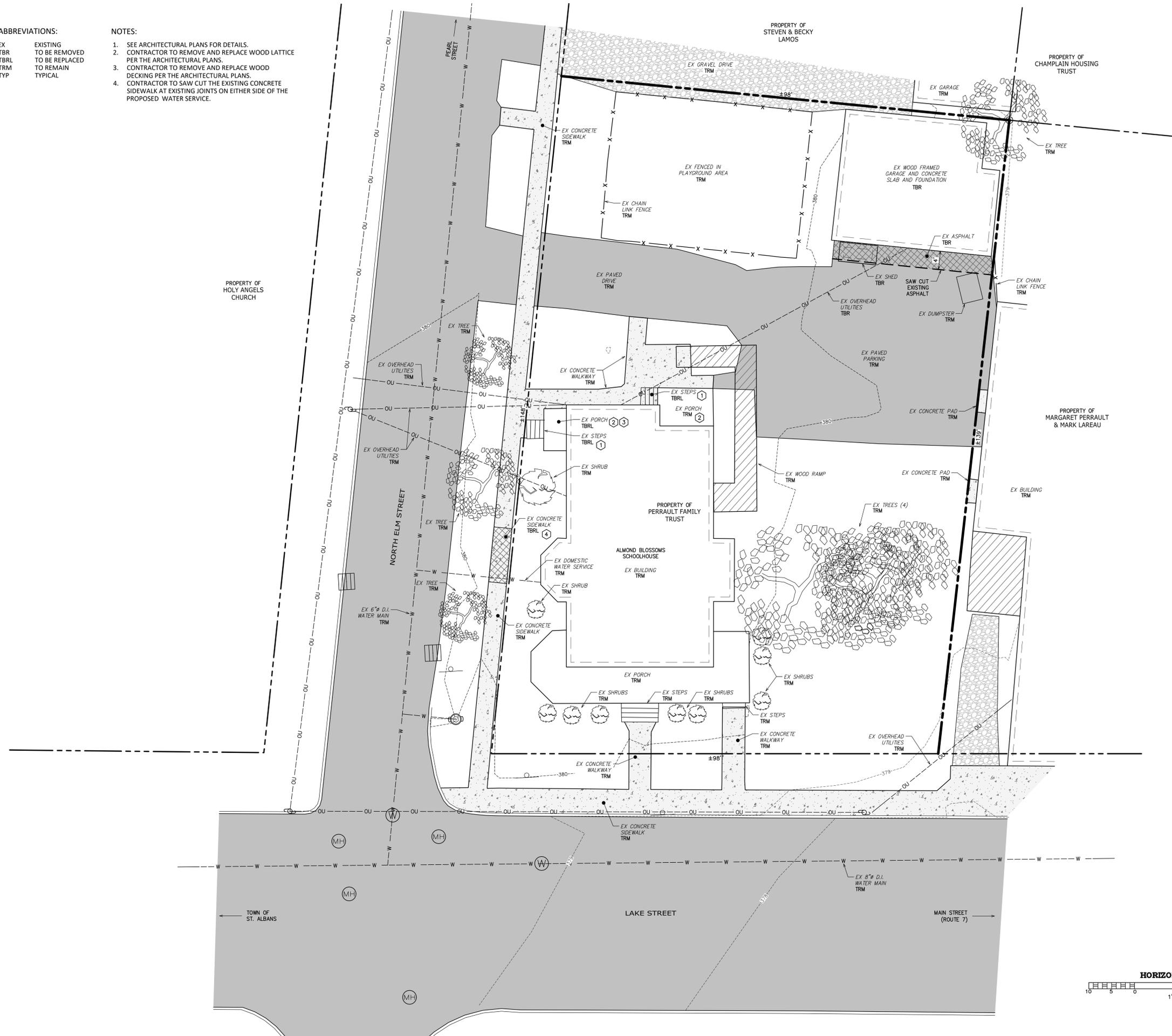
C-1
PROJECT NO: 21906
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ABBREVIATIONS:

EX EXISTING
 TBR TO BE REMOVED
 TBRL TO BE REPLACED
 TRM TO REMAIN
 TYP TYPICAL

NOTES:

1. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. CONTRACTOR TO REMOVE AND REPLACE WOOD LATTICE PER THE ARCHITECTURAL PLANS.
3. CONTRACTOR TO REMOVE AND REPLACE WOOD DECKING PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR TO SAW CUT THE EXISTING CONCRETE SIDEWALK AT EXISTING JOINTS ON EITHER SIDE OF THE PROPOSED WATER SERVICE.



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ALMOND BLOSSOMS SCHOOLHOUSE
 235 LAKE STREET
 ST. ALBANS, VERMONT

LOCATION:
 Lake Street
 ST. ALBANS, VT

DRAWING TITLE:
 Existing Conditions and Demo Plan

DRAWN BY: NRB
DATE: May 2020
SCALE: AS NOTED
DRAWING NO:

C-2
PROJECT NO: 21906
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Q:\2019 Drawings\19091_Arnold And Scangas- Almond Blossoms, St. Albans\Current\VC2 Existing Conditions And Demo Plan.dwg Plotted: 5/13/2020 1:01:56 PM

GENERAL LEGEND

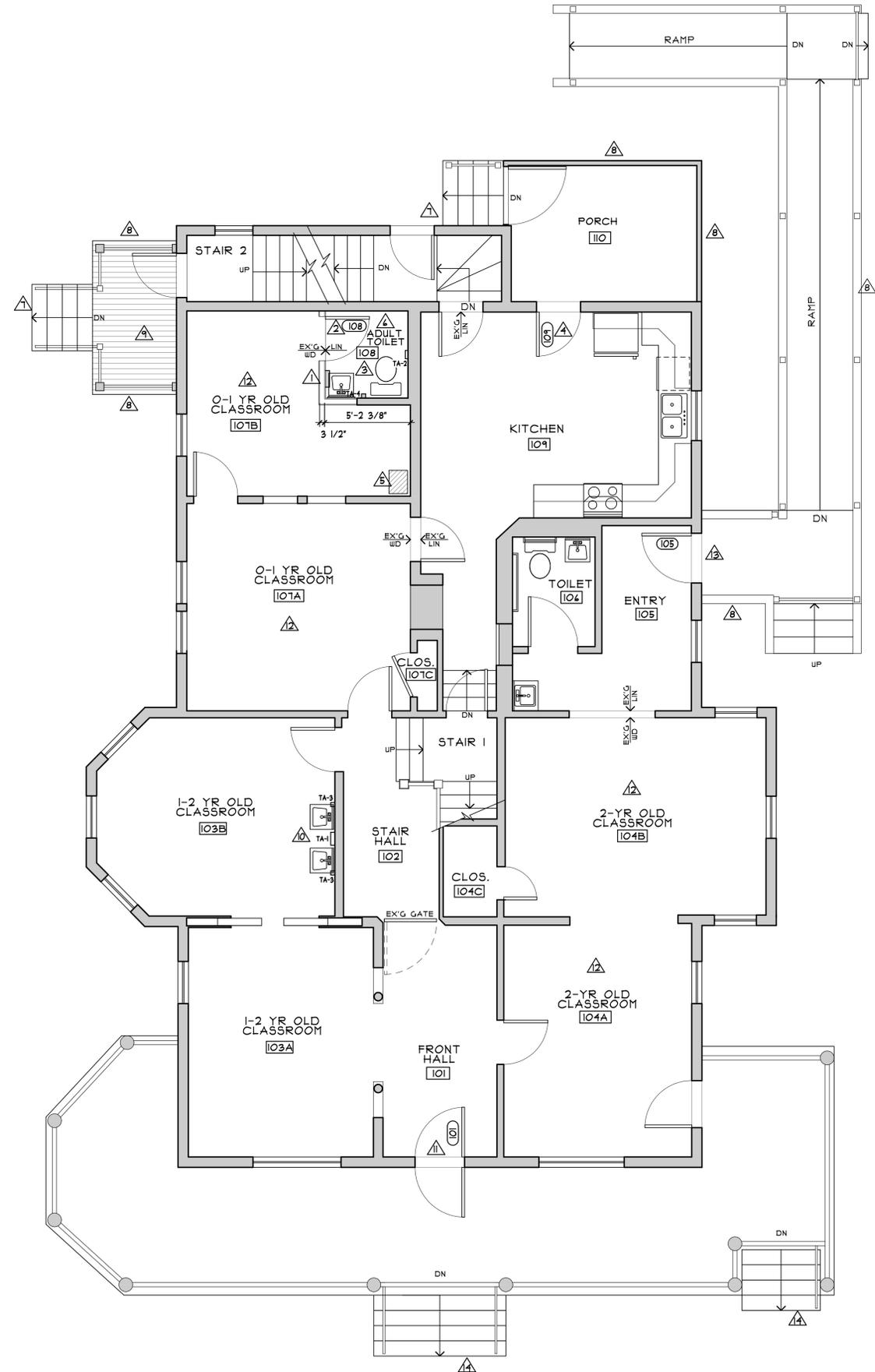
-  EX'G WALL OR ITEM TO REMAIN
-  NEW INTERIOR PARTITION
-  KEYED NOTE. SEE CORRESPONDING NOTE.
-  ROOM NUMBER. SEE ROOM FINISH SCHEDULE
-  NEW DOOR NUMBER. SEE DOOR SCHEDULE
-  INTERIOR ELEVATIONS. SEE CORRESPONDING PAGE/NUMBER

GENERAL NOTES

1. DUE TO THE NATURE OF EXISTING CONDITIONS, DIMENSIONS BASED ON EXISTING ELEMENTS MAY VARY. CONTACT ARCHITECT IF CONFLICT EXISTS.
2. DIMENSIONS ARE TO FACE OF STUD AND/OR FACE OF EXISTING ELEMENT, UNLESS OTHERWISE INDICATED.
3. SEE DWG D.I. FOR DEMOLITION WORK.

FIRST FLOOR - KEYED NOTES

-  PROVIDE AND INSTALL NEW PARTITION: 2X4 WOOD FRAMING WITH 5/8" GIB, BOTH SIDES, PAINTED; INSTALL SALVAGED WOOD BASE TRIM.
-  NEW 2'-8" X 4'-8" X 1 1/2" SIX PANEL WOOD DOOR, STAINED AND POLYURETHANED.
-  PROVIDE AND INSTALL NEW PLUMBING AND LED LIGHT FIXTURES. SEE PLUMBING AND ELECTRICAL PLANS. REINSTALL SALVAGED PAPER TOWEL DISPENSER AND SOAP DISPENSER.
-  REPAIR EXISTING DOOR TO CLOSE PROPERLY. PROVIDE AND INSTALL NEW WEATHERSTRIPPING.
-  PATCH AND REPAIR FLOOR WHERE CHIMNEY HAS BEEN REMOVED. INFILL FLOOR OPENING WITH NEW WOOD FRAMING AND FLOOR SHEATHING, MATCH EXISTING CONDITIONS. PROVIDE AND INSTALL NEW WOOD FLOORING TO MATCH EXISTING WOOD FLOORING IN WIDTH, THICKNESS AND SPECIES. POLYURETHANE FINISH.
-  PROVIDE AND INSTALL NEW LINOLEUM FLOORING IN ADULT TOILET.
-  PROVIDE AND INSTALL NEW P.T. WOOD TREADS, RISERS, STRINGERS AND HANDRAILS. SEE DWG A.X.X FOR DETAILS.
-  PROVIDE AND INSTALL NEW WOOD LATTICE FROM FLOOR TO GRADE AT REAR AND SIDE PORCHES AND UNDER WOOD RAMP ON PLAYGROUND SIDE; MATCH EXISTING, PTD.
-  PROVIDE AND INSTALL NEW WOOD PORCH DECKING, PTD.
-  PROVIDE AND INSTALL TWO LAVATORIES AT CHILD HEIGHT. SEE PLUMBING DRAWINGS.
-  PROVIDE AND INSTALL NEW WEATHERSTRIPPING AT EXISTING WOOD FRONT DOOR AND REPLACE LOCK WITH NEW ENTRY LOCK.
ALTERNATE # 3: REMOVE AND SALVAGE EXISTING FRONT DOOR AND INSTALL CUSTOM DOOR TO MATCH EXISTING WOOD DOOR WITH FULL OVAL GLASS.
-  SAND AND FINISH EXISTING WOOD FLOORS: NATURAL WOOD WITH POLYURETHANE FINISH.
-  PROVIDE AND INSTALL NEW WOOD TRIM AT HEAD AND JAMBS TO FILL EXPOSED STRUCTURE AROUND EXISTING DOOR INSTALLATION. MATCH EXISTING BUILDING PROFILES TO THE EXTENT POSSIBLE.
-  PAINT EXISTING STAIR TREADS AND RISERS, MATCH EXISTING COLOR.



 **PROPOSED FIRST FLOOR PLAN**
1/4" = 1'-0"



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Rutland, Vermont 05701

ALMOND BLOSSOMS
SCHOOLHOUSE

235 LAKE STREET
ST. ALBANS, VERMONT

DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

DRAWN BY: SF
DATE: MAY 2020
SCALE: 1/4" = 1'-0"
DRAWING NO:

A1.1

PROJECT NO: 21904
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GENERAL LEGEND

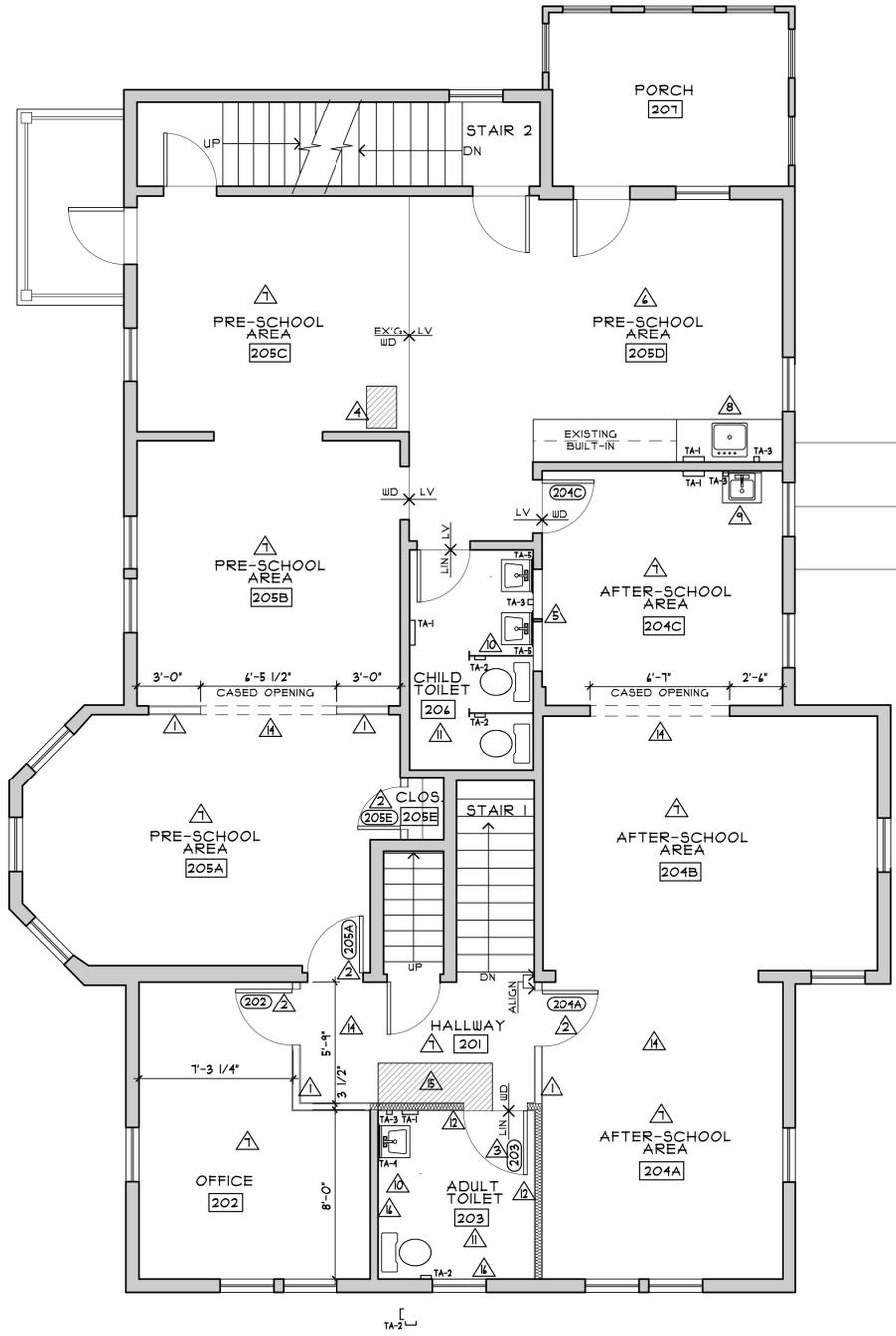
-  EX'G WALL OR ITEM TO REMAIN
-  NEW INTERIOR PARTITION
-  KEYED NOTE. SEE CORRESPONDING NOTE.
-  ROOM NUMBER. SEE ROOM FINISH SCHEDULE
-  NEW DOOR NUMBER. SEE DOOR SCHEDULE
-  INTERIOR ELEVATIONS. SEE CORRESPONDING PAGE/NUMBER

GENERAL NOTES

1. DUE TO THE NATURE OF EXISTING CONDITIONS, DIMENSIONS BASED ON EXISTING ELEMENTS MAY VARY. CONTACT ARCHITECT IF CONFLICT EXISTS.
2. DIMENSIONS ARE TO FACE OF STUD AND/OR FACE OF EXISTING ELEMENT, UNLESS OTHERWISE INDICATED.
3. SEE DWG D11 FOR DEMOLITION WORK.

SECOND FLOOR - KEYED NOTES

-  PROVIDE AND INSTALL NEW PARTITION: 2X4 WOOD FRAMING WITH 5/8" GWB, BOTH SIDES, PAINTED. INSTALL SALVAGED WOOD BASE TRIM.
-  SALVAGED DOOR AND TRIM INSTALLED IN NEW LOCATION.
-  NEW 3'-0" X 4'-8" X 1 1/2" SIX PANEL WOOD DOOR, STAINED AND POLYURETHANED.
-  PATCH AND REPAIR FLOOR WHERE CHIMNEY HAS BEEN REMOVED. INFILL FLOOR OPENING WITH NEW WOOD FRAMING AND FLOOR SHEATHING. MATCH EXISTING CONDITIONS. PROVIDE AND INSTALL NEW WOOD FLOORING TO MATCH EXISTING WOOD FLOORING IN WIDTH, THICKNESS AND SPECIES. POLYURETHANE FINISH.
-  AT HIGH WINDOW OPENINGS (2 AT 2'-4" X 2'-0" +/-) REMOVE EXISTING PIVOT WINDOW STOPS AND INSTALL NEW FIXED SAFETY GLASS AND WOOD STOPS. STAIN AND POLYURETHANE NEW WOOD STOPS TO MATCH EXISTING WOOD TRIM.
-  PROVIDE AND INSTALL NEW LV (SOLID VINYL) FLOOR TILE. ALTERNATE: REFINISH WOOD FLOORS EXPOSED FROM VINYL FLOOR REMOVAL.
-  SAND AND FINISH EXISTING WOOD FLOORS; NATURAL WOOD WITH POLYURETHANE FINISH.
-  PROVIDE AND INSTALL NEW BASE CABINETS WITH PLASTIC LAMINATE COUNTER TOP AND STAINLESS STEEL SINK.
-  PROVIDE AND INSTALL NEW SINK BASE CABINET WITH PLASTIC LAMINATE COUNTER TOP AND STAINLESS STEEL SINK AT CHILD HEIGHT.
-  PROVIDE AND INSTALL NEW PLUMBING FIXTURES, TOILET PARTITIONS/SCREENS, TOILET ACCESSORIES, SOAP AND TOILET PAPER DISPENSERS, SURFACE MOUNTED MIRRORS, AND LED LIGHT FIXTURES. SEE DRAWINGS FOR PLUMBING AND ELECTRICAL REQUIREMENTS.
-  PROVIDE AND INSTALL NEW LINOLEUM FLOORING.
-  PROVIDE AND INSTALL NEW SOUND INSULATION AT NEW TOILET PARTITIONS AS INDICATED.
-  NOT USED.
-  PROVIDE AND INSTALL WOOD FLOORING, TO MATCH EXISTING, POLYURETHANE FINISH, TO INFILL AREA AT FLOORS WHERE WALLS HAVE BEEN REMOVED. PROVIDE AND INSTALL GWB, PTD, AT CEILINGS/WALL INTERSECTIONS WHERE WALLS HAVE BEEN REMOVED.
-  PROVIDE AND INSTALL NEW FLOORING TO MATCH EXISTING WOOD FLOORING IN WIDTH, THICKNESS AND SPECIES. POLYURETHANE FINISH WHERE TILE FLOORING HAS BEEN REMOVED.
-  PATCH AND REPAIR EX'G WALLS TO REMAIN WHERE TILE WAINSCOTING HAS BEEN REMOVED. PROVIDE AND INSTALL NEW GWB, PTD, TO MATCH EXISTING WALL WHERE REQUIRED DUE TO REMOVAL OF PLUMBING FIXTURES.



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



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PROPOSED SECOND FLOOR PLAN

DRAWN BY: SF
DATE: MAY 2020
SCALE: 1/4" = 1'-0"
DRAWING NO:

A1.2
PROJECT NO: 21904
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Almond Blossoms School House - Renovations
Design Development - Construction Cost Estimate - May 2020
Arnold & Scangas Architects, St. Albans, VT, 782-8241

Project name Almond Blossoms School House
235 Lake Street
St. Albans
VT

Job size 3728 SF

Notes -Estimate based on drawing set of 04/17/2020.
-Assumes owner is tax exempt.
-All utility fees, street fees and building permit
expense are by the owner.

-Alternates:
1. Shingles ILO of metal roofing, deduct < \$ 26,000 >.
2. Custom front wood door, add \$ 2,000.
3. Front sidewalk fence as black picket aluminum
ILO 6' chain link, add \$ 5,000.
4. Replace roof with new membrane, add \$ 6,600.
5. Add rubber floor tiles per the finish schedule, add \$ 7,800.

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
2000.00		DEMOLITION						
	2014.00	Demolition - Masonry						
		Demo Masonry-CMU Wall-To 6" Thick	256.00 sf	410	-	-	102	512
		Demolition - Masonry	3,728.00 SF	410			102	512
	2016.00	Demolition - Steel						
		Demo Steel-Railing-1 Line	12.00 lf	32	2	-	-	34
		Demolition - Steel	3,728.00 SF	32	2			34
	2018.00	Demolition - Carpentry						
		Demo Carpentry-Posts-To 6 x 6	48.00 lf	96	-	-	-	96
		Demo Carpentry-Decking	47.00 sf	63	-	-	-	63
		Demo Carpentry-Stairs	8.00 rs	160	-	-	-	160
		Demolition - Carpentry	3,728.00 SF	319				319
	2020.00	Demolition - Millwork						
		Demo Millwork-Cabinet-Base	12.00 lf	96	-	-	-	96
		Demo Millwork-Cabinet-Wall	7.00 lf	56	-	-	-	56
		Demo Millwork-Cabinet-Top	12.00 lf	48	-	-	-	48
		Demo Millwork-Trim-To 12" Wide	568.00 lf	454	-	-	-	454
		Demolition - Millwork	3,728.00 SF	654				654
	2022.00	Demolition - Roofing & Insulation						
		Demo Roofing-Metal-Sheet	2,662.00 sf	2,662	-	-	-	2,662
		Demolition - Roofing & Insulation	3,728.00 SF	2,662				2,662
	2024.00	Demolition - Siding						
		Demo Siding-Lattice	144.00 sf	115	-	-	43	158
		Demolition - Siding	3,728.00 SF	115			43	158
	2026.00	Demolition - Doors & Windows						
		Demo Opening-Door-Frame-To 4070	15.00 ea	450	-	-	-	450
		Demo Opening-Door-To 4070	15.00 ea	450	-	-	-	450
		Demo Opening-Door-Hardware-Lock	2.00 ea	40	-	-	-	40
		Demo Opening-Door-W/S	3.00 ea	60	-	-	-	60
		Demolition - Doors & Windows	3,728.00 SF	1,000				1,000
	2028.00	Demolition - Finishes						
		Demo Finish-Floor-Carpet	623.00 sf	100	-	-	12	112
		Demo Finish-Floor-Resilient-Sheet	272.00 sf	158	-	-	20	178
		Demo Finish-Floor-Tile-Ceramic	54.00 sf	72	-	-	9	81
		Demo Finish-Floor-Wood	17.00 sf	23	-	-	-	23
		Demo Finish-Walls-Ceramic Tile	188.00 sf	301	-	-	38	338
		Demo Finish-Walls-VWC-1L	64.00 sf	37	-	-	4	41
		Demo Finish-Walls-Stud x 2GWB	1,152.00 sf	922	-	-	-	922
		Demo Finish-Walls-Panels	792.00 sf	422	-	-	-	422
		Demolition - Finishes	3,728.00 SF	2,034			83	2,117
	2040.00	Demolition - Specialty Items						
		Demo Item-Toilet Accessories	2.00 ea	20	-	-	-	20
		Demo Item-Kitchen Appliance	1.00 ea	20	-	-	-	20

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Demolition - Specialty Items	3,728.00 SF	40				40
2062.00		Demolition - Buildings & Structures						
		Demo Building-Wood-Garage	959.00 sf	-	-	2,877	-	2,877
		Demo Building-Foundation-Garage	27.00 cy	-	-	4,050	-	4,050
		Demo Building-Dump Fee's	2.00 bx	-	1,500	-	-	1,500
		Demolition - Buildings & Structures	3,728.00 SF		1,500	6,927		8,427
2090.00		Demolition - Hazardous						
		Hazardous-Abatement-NIC	0.00 ls	-	-	0	-	0
		Demolition - Hazardous	3,728.00 SF					
2096.00		Demolition - Debris & Handling						
		Debris-Dumpster-30 Cuyd C & D	20.00 cy	-	500	-	-	500
		Debris-Move Out	20.00 cy	400	-	-	-	400
		Demolition - Debris & Handling	3,728.00 SF	400	500			900
		DEMOLITION	3,728.00 SF	7,666	2,002	6,927	229	16,823
2100.00		SITE WORK						
2110.00		Site Work - General						
		Site-Mobilize-Equipment	3.00 ea	480	-	-	1,800	2,280
		Site-Supervision-To Build-Foreman	1.00 wk	2,000	150	-	300	2,450
		Site Work - General	3,728.00 SF	2,480	150		2,100	4,730
2112.00		Site Work - Demolition						
		Site Demo-Sawcut-Asphalt	380.00 if	367	57	-	130	554
		Site Demo-Asphalt-To 3"	146.00 sf	-	-	-	46	46
		Site Demo-Asphalt-To 6"	150.00 sf	-	-	-	75	75
		Site Demo-Walks-Conc-Mesh-To 6"	48.00 sf	20	-	-	88	109
		Site Demo-Debris-Load To Truck	5.50 cy	-	-	-	21	21
		Site Demo-Debris-Haul Off Site	5.50 cy	-	-	-	42	42
		Site Demo-Debris-Disposal-Asphalt	4.50 cy	-	45	-	-	45
		Site Demo-Debris-Disposal-Concrete	1.00 cy	-	15	-	-	15
		Site Work - Demolition	3,728.00 SF	387	117		403	907
2200.00		Site Work - Earthwork						
		Grading-Strip-Topsoil-Rotill-Tractor	1,001.00 sf	14	-	-	20	34
		Grading-Strip-Topsoil	18.54 cy	-	-	-	185	185
		Grading-Strip-Topsoil-Stockpile	18.54 cy	-	-	-	162	162
		Grading-Waste Excess-Load & Haul-Away	16.06 cy	-	-	-	196	196
		Site Work - Earthwork	3,728.00 SF	14			563	577
2204.00		Site Work - Roads & Walks						
		Subbase-Box Out-Roads	74.15 cy	-	-	-	519	519
		Subbase-Box Out-Walks	3.33 cy	53	-	-	167	220
		Subbase-Spread & Compact-Pads & Walks	2.22 cy	18	-	-	56	73
		Subbase-Spread & Compact-Roads	67.85 cy	-	-	-	1,131	1,131
		Subbase-Import-Sand	18.54 cy	-	334	-	-	334
		Subbase-Import-Crush Gravel	39.29 cy	-	1,320	-	-	1,320
		Subbase-Import-Sure Pack	12.35 cy	-	519	-	-	519

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
2204.00		Site Work - Roads & Walks						
		Subbase-Fine Grade-Pads & Walks	60.00 sf	24	-	-	12	36
		Subbase-Fine Grade-Roads	1,001.00 sf	47	-	-	45	92
		Subbase-Fabric-Stabilization-Large Area	1,001.00 sf	89	96	-	29	214
		Site Work - Roads & Walks	3,728.00 SF	231	2,269		1,957	4,457
2208.00		Site Work - Topsoil						
		Topsoil-Exist-Reuse	2.48 cy	-	0	-	-	0
		Topsoil-Exist-Screen-On Site	2.48 cy	2	-	-	9	11
		Topsoil-Distribute	2.48 cy	-	-	-	15	15
		Topsoil-Spread-Dozer	2.48 cy	4	-	-	6	10
		Site Work - Topsoil	3,728.00 SF	6			30	36
2340.00		Site Work - Water						
		Water-Pipe-DI-Push- 4.00"	30.00 lf	120	468	-	66	654
		Water-Pipe-DI-Valve- 4.00"	1.00 ea	160	523	-	131	814
		Water-Pipe-DI-Valve-Box	1.00 ea	60	165	-	88	313
		Water-Pipe-Line Tap- 6.00"	1.00 ea	240	880	500	700	2,320
		Water-Thrust Block-Concrete	3.00 ea	90	198	-	188	476
		Water-Pipe-Excavate & Backfill	30.00 lf	300	-	-	600	900
		Site Work - Water	3,728.00 SF	970	2,234	500	1,772	5,475
		SITE WORK	3,728.00 SF	4,089	4,769	500	6,825	16,183
2400.00		SITE IMPROVEMENTS						
2420.00		Site - Fences & Guard Rails						
		Fence-Chain Link- 6' H	240.00 lf	-	-	4,800	-	4,800
		Fence-Chain Link-Add-Gate-Man	3.00 ea	-	-	900	-	900
		Site - Fences & Guard Rails	3,728.00 SF			5,700		5,700
2456.00		Site - Lawns						
		Lawn-Fine Grade & Seed & Mulch	670.00 sf	-	-	101	-	101
		Site - Lawns	3,728.00 SF			101		101
		SITE IMPROVEMENTS	3,728.00 SF			5,801		5,801
2500.00		PAVING & SURFACING						
2530.00		Paving - Asphalt						
		Paving-Asphalt-Roads-Patching- 3.00"	270.00 sf	-	-	742	-	742
		Paving-Asphalt-Roads-Patching- 4.00"	150.00 sf	-	-	549	-	549
		Paving - Asphalt	3,728.00 SF			1,291		1,291
2574.00		Site Concrete						
		Site Concrete-Walks-WWF- 5" Thick	60.00 sf	-	-	373	-	373
		Site Concrete	3,728.00 SF			373		373
		PAVING & SURFACING	3,728.00 SF			1,665		1,665

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
5500.00		METAL FABRICATIONS						
	5520.00	Misc. Metals - Exterior						
		Metals-Rail-Guard-2 Line-Steel-Galv	15.00 lf	260	825	-	-	1,085
		Misc. Metals - Exterior	3,728.00 SF	260	825			1,085
		METAL FABRICATIONS	3,728.00 SF	260	825			1,085
6000.00		ROUGH CARPENTRY						
	6102.00	Rough Carpentry - General						
		Rough Carpentry-SF-Frame-Joists & PWD	8.00 sf	180	44	-	20	244
		Rough Carpentry-SF-Frame-Rafters & PWD	4.00 sf	90	22	-	10	122
		Rough Carpentry - General	3,728.00 SF	270	66		30	366
	6104.00	Blocking & Strapping						
		Blocking-Int-To Wood-2 x 8-KD	72.00 lf	540	62	-	-	602
		Blocking-PWD-CDX-1/2"	32.00 sf	90	23	-	-	113
		Blocking & Strapping	3,728.00 SF	630	85			715
	6106.00	Beams & Columns						
		Column-6 x 6-PT	48.00 lf	360	225	-	-	585
		Beam-2 x 10-Single	32.00 lf	144	37	-	-	181
		Beam-LVL-1.75" x 9.25"-Single	12.00 lf	108	66	-	-	174
		Beams & Columns	3,728.00 SF	612	328			940
	6116.00	Interior Walls						
		Int Walls-Studs-2 x 4 x 8'	104.25 ea	626	336	-	-	962
		Int Walls-Studs-2 x 6 x 8'	36.00 ea	540	177	-	-	717
		Int Walls-Plates- 2 x 4	165.00 lf	225	61	-	-	286
		Int Walls-Header-2 x 6-Single	44.00 lf	55	27	-	-	82
		Interior Walls	3,728.00 SF	1,446	601			2,047
	6124.00	Floor Underlayment						
		Underlayment-Ultraply-1/4"	403.00 sf	567	416	-	-	982
		Underlayment-Adhesive	403.00 sf	48	31	-	-	79
		Floor Underlayment	3,728.00 SF	614	447			1,061
	6130.00	Decks & Porches						
		Deck-Frame-Stair-Stringer-2 x 12-PT-Riser	8.00 rs	90	31	-	-	121
		Deck-Finish-5/4 x 6-PT-Boards	180.00 lf	270	184	-	-	454
		Deck-Finish-2 x 4-PT-Boards	800.00 lf	1,200	643	-	-	1,843
		Deck-Finish-Lattice-PT	384.00 sf	411	461	-	-	872
		Decks & Porches	3,728.00 SF	1,971	1,318			3,290
	6190.00	Fasteners						
		Fastener-Materials	1.00 ls	-	90	-	-	90
		Fastener-Rough Hardware	1.00 ls	-	45	-	-	45
		Fasteners	3,728.00 SF		135			135
	6199.00	Rough Carpentry - Misc						
		R Carp-Small Tools	4.00 wk	-	600	-	-	600

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
6199.00		Rough Carpentry - Misc						
		R Carp-Matrl Handling-Unload & Stock	1.00 ls	640	-	-	-	640
		Rough Carpentry - Misc	3,728.00 SF	640	600			1,240
		ROUGH CARPENTRY	3,728.00 SF	6,183	3,580		30	9,794
6200.00		FINISH CARPENTRY						
		6220.00 Interior Trim - Baseboard						
		Int Trim-Base Board-Exist-Reset	110.00 lf	330	-	-	-	330
		Int Trim-Base-HDW- 1 x 6	54.00 lf	180	259	-	-	439
		Interior Trim - Baseboard	3,728.00 SF	510	259			769
6222.00		Interior Trim - Casings						
		Int Trim-Casings-Exist-Reset	300.00 lf	675	-	-	-	675
		Interior Trim - Casings	3,728.00 SF	675				675
6224.00		Interior Trim - Boards & Mouldings						
		Int Trim-Mouldings-Pine-Stop	20.00 lf	100	13	-	-	113
		Interior Trim - Boards & Mouldings	3,728.00 SF	100	13			113
		FINISH CARPENTRY	3,728.00 SF	1,285	272			1,557
7200.00		INSULATION						
		7214.00 Insulation - Building - Sound						
		Insulation-Wall-FG- 3.50"-KF-R11	200.00 sf	64	77	-	-	141
		Insulation - Building - Sound	3,728.00 SF	64	77			141
		INSULATION	3,728.00 SF	64	77			141
7500.00		ROOFING						
		7522.00 Roofing - Metal						
		Roofing-Metal-Stand Seam-24 Ga-16" W	2,662.00 sf	5,990	13,480	-	-	19,470
		Roofing-Metal-Underlayement-Triflex	2,662.00 sf	200	399	-	-	599
		Roofing-Metal-Ice & Watershield	2,662.00 sf	582	2,316	-	-	2,897
		Roofing-Metal-Boom Lift-To 40' H	75.00 hr	-	750	-	1,200	1,950
		Roofing - Metal	3,728.00 SF	6,771	16,946		1,200	24,916
		ROOFING	3,728.00 SF	6,771	16,946		1,200	24,916
8000.00		DOORS & FRAMES						
		8010.00 Doors & Frames - General						
		Doors-Exist-Repair	1.00 ea	45	-	-	-	45
		Doors-Exist-To 3070-Reset	4.00 ea	180	-	-	180	
		Doors & Frames - General	3,728.00 SF	225			225	
8210.00		Wood Doors						
		Wood Doors-PH-SC-To 3068-Pine-To 6 Panel	3.00 ea	169	1,050	-	-	1,219

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	8210.00	Wood Doors						
		Wood Doors-PH-SC-Unload & Stock	3.00 ea	30	-	-	-	30
		Wood Doors	3,728.00 SF	199	1,050			1,249
		DOORS & FRAMES	3,728.00 SF	424	1,050			1,474
8700.00		DOOR HARDWARE						
	8710.00	Door Hardware - Items						
		Door Hardware-Lockset-Cyl-Keyed-Low	1.00 ea	34	110	-	-	144
		Door Hardware-Weatherstrip-Single	2.00 ea	135	150	-	-	285
		Door Hardware-Lock-Lever-PA/PR	2.00 ea	41	90	-	-	131
		Door Hardware - Items	3,728.00 SF	209	350			559
		DOOR HARDWARE	3,728.00 SF	209	350			559
8800.00		GLASS & GLAZING						
	8810.00	Glass & Glazing						
		Glass & Glazing-Temper- 1/4"	10.00 sf	-	-	250	-	250
		Glass & Glazing	3,728.00 SF			250		250
		GLASS & GLAZING	3,728.00 SF			250		250
9250.00		GYPSON WALLBOARD						
	9260.00	Gypsum Wallboard						
		GWB-Hung-Firecode-5/8"-Type X	880.00 sf	1,021	407	-	-	1,427
		GWB-Hung-Regular-5/8"-Type MR	128.00 sf	148	68	-	-	216
		GWB-Finish Tape-3 Coat	1,008.00 sf	1,008	183	-	-	1,191
		Gypsum Wallboard	3,728.00 SF	2,177	657			2,834
		GYPSON WALLBOARD	3,728.00 SF	2,177	657			2,834
9550.00		WOOD FLOORING						
	9556.00	Wood Flooring						
		WD Floor-Hardwood	66.00 sf	-	-	759	-	759
		WD Floor-Hardwood-Patch	147.00 sf	2,205	1,176	-	-	3,381
		WD Floor-Refinish-Sand & Poly 2 Cts	1,767.00 sf	-	-	8,835	-	8,835
		Wood Flooring	3,728.00 SF	2,205	1,176	9,594		12,975
		WOOD FLOORING	3,728.00 SF	2,205	1,176	9,594		12,975
9600.00		CARPET & RESILIENT						
	9630.00	Resilient Flooring - Sheet & Tile						
		Floor-Resilient-LVT	241.00 sf	-	-	1,205	-	1,205
		Floor-Resilient-Sheet	155.00 sf	-	-	1,008	-	1,008
		Floor-Rubber-Tile-24 x 24-Lay Down	0.00 sf	-	-	0	-	0

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Resilient Flooring - Sheet & Tile	3,728.00 SF			2,213		2,213
9900.00		CARPET & RESILIENT FINISH PAINT	3,728.00 SF			2,213		2,213
	9920.00	Finish Paint - Interior						
		Interior Paint-Finish-Dr & FM-2 Cts	8.00 ea	-	-	600	-	600
		Interior Paint-GWB-2 Cts	4,655.00 sf	-	-	3,491	-	3,491
		Interior Paint-Finish-Trim	726.00 lf	-	-	1,452	-	1,452
		Finish Paint - Interior	3,728.00 SF			5,543		5,543
		FINISH PAINT	3,728.00 SF			5,543		5,543
10000.00		SPECIALTIES						
	10156.00	Toilet Partitions & Screens						
		Toilet Partitions-Stall-Metal	2.00 ea	540	1,200	-	-	1,740
		Toilet Partitions-Unload & Stock	2.00 ea	60	-	-	-	60
		Toilet Partitions & Screens	3,728.00 SF	600	1,200			1,800
	10800.00	Toilet & Bath Accessories						
		Toilet Accessory-Exist-Reset	2.00 ea	45	-	-	-	45
		TA-Mirror-B165-24" x 24"	2.00 ea	68	168	-	-	236
		TA-Mirror-B165-24" x 36"	2.00 ea	68	250	-	-	318
		TA-Soap Dispenser-SM-B2111	4.00 ea	90	180	-	-	270
		TA-TPH-SM-B273-Dble	4.00 ea	90	140	-	-	230
		TA-PTD-SM-B2620	3.00 ea	81	180	-	-	261
		Toilet & Bath Accessories	3,728.00 SF	441	918			1,359
		SPECIALTIES	3,728.00 SF	1,041	2,118			3,159
12000.00		FURNISHINGS						
	12391.00	Kitchen & Bath Cabinets						
		Kitchen Casework-Cabinet-Base	5.00 lf	188	550	-	-	738
		Kitchen Casework-Tops-PLM-30"-PF	5.00 lf	100	110	-	-	210
		Kitchen & Bath Cabinets	3,728.00 SF	288	660			948
		FURNISHINGS	3,728.00 SF	288	660			948
15100.00		FIRE PROTECTION						
	15110.00	Fire Protection - Sprinkler						
		Sprinkler-System-Wet	3,728.00 sf	-	-	13,048	-	13,048
		Fire Protection - Sprinkler	3,728.00 SF			13,048		13,048
		FIRE PROTECTION	3,728.00 SF			13,048		13,048
15400.00		PLUMBING						
	15413.00	Plumbing - Demolition						

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
15413.00		Plumbing - Demolition						
		Demo Fixture - Bath Tub	2.00 ea	420	-	-	-	420
		Demo Fixture - Lavatory	3.00 ea	315	-	-	-	315
		Demo Fixture - Sink Stainless Steel	1.00 ea	70	-	-	-	70
		Demo Fixture - Water Closet	3.00 ea	210	-	-	-	210
		Demo Piping - Metal - To 1.50"	100.00 lf	467	-	-	-	467
		Plumbing - Demolition	3,728.00 SF	1,482				1,482
15419.00		Plumbing - Insulation						
		Pipe Insulation - Fiberglass for Pipe 1/2"	313.00 lf	1,096	575	-	-	1,671
		Plumbing - Insulation	3,728.00 SF	1,096	575			1,671
15423.50		Plumbing - Valves						
		Plumbing - Valves - Ball Type - 1/2"	5.00 ea	156	84	-	-	240
		Plumbing - Valves - Ball Type - 3/4"	3.00 ea	99	82	-	-	181
		Plumbing - Valves	3,728.00 SF	255	166			421
15425.00		Plumbing - Domestic - Water Pipe - Copper SW						
		Copper Sweat - 1/2"	313.00 lf	2,257	1,790	-	-	4,047
		Copper Sweat - 3/4"	30.00 lf	227	294	-	-	521
		Plumbing - Domestic - Water Pipe - Copper SW	3,728.00 SF	2,484	2,084			4,568
15441.00		Plumbing - Drainage - Pipe - PVC DWV						
		PVC DWV - 3"	288.00 lf	6,088	2,376	-	-	8,464
		Plumbing - Drainage - Pipe - PVC DWV	3,728.00 SF	6,088	2,376			8,464
15462.00		Plumbing - Water - Softener						
		Water Softener - To 35 GPM	1.00 ea	1,120	4,925	-	-	6,045
		Plumbing - Water - Softener	3,728.00 SF	1,120	4,925			6,045
15466.00		Plumbing - Fixtures						
		Water Closet & Tank - Floor Mount	4.00 ea	1,120	1,600	-	-	2,720
		Lavatory - Wall Hung	7.00 ea	1,960	2,800	-	-	4,760
		Kitchen Sink - Stainless Steel	1.00 ea	210	225	-	-	435
		Plumbing - Fixtures	3,728.00 SF	3,290	4,625			7,915
		PLUMBING	3,728.00 SF	15,814	14,751			30,565
15500.00		HVAC SYSTEMS						
15514.00		HVAC - Demolition						
		Demo Heat - Baseboard - HW	6.00 lf	35	-	-	-	35
		Demo Heat - T Stat	1.00 ea	175	-	-	-	175
		HVAC - Demolition	3,728.00 SF	210				210
15521.00		HVAC - Temperature Controls						
		Temperature Controls-T Stat	1.00 ea	-	-	150	-	150
		HVAC - Temperature Controls	3,728.00 SF			150		150
15579.00		HVAC - Heaters						
		Radiation-Fin Tube-Packaged-Copper Tube- 0.75"	13.00 lf	249	72	-	-	321

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
15579.00		HVAC - Heaters						
		Radiation-Fin Tube-Valves-By Set	3.00 ea	1,718	945	-	-	2,663
		HVAC - Heaters	3,728.00 SF	1,967	1,017			2,984
		HVAC SYSTEMS	3,728.00 SF	2,177	1,017	150		3,344
16100.00		ELECTRICAL SYSTEMS						
16116.00		Electrical - Demo - Removals						
		Demo - Electrical - Items	33.00 ea	2,145	-	-	-	2,145
		Electrical - Demo - Removals	3,728.00 SF	2,145				2,145
16146.00		Electrical - Boxes						
		Boxes - Power - Lights	21.00 ea	2,048	525	-	-	2,573
		Electrical - Boxes	3,728.00 SF	2,048	525			2,573
16172.00		Electrical - Switches						
		Switch - 20A	8.00 ea	-	-	1,200	-	1,200
		Electrical - Switches	3,728.00 SF			1,200		1,200
16175.00		Electrical - Receptacles						
		Outlets - 20A	7.00 ea	-	-	1,050	-	1,050
		Outlets - 20A - GFCI	3.00 ea	-	-	750	-	750
		Electrical - Receptacles	3,728.00 SF			1,800		1,800
16199.00		Electrical - Lighting - Interior						
		Light Fixtures - Interior	6.00 ea	390	1,200	-	-	1,590
		Electrical - Lighting - Interior	3,728.00 SF	390	1,200			1,590
16205.00		Electrical - Lighting - Exit & Emergency						
		Light - Emergency/Exit - Battery - 2 Light	9.00 ea	1,170	3,600	-	-	4,770
		Electrical - Lighting - Exit & Emergency	3,728.00 SF	1,170	3,600			4,770
		ELECTRICAL SYSTEMS	3,728.00 SF	5,753	5,325	3,000		14,078
20100.00		ALLOWANCES						
20110.00		Allowances						
		Allowance-Fire Alarm-Work-By Owner	1.00 ls	-	-	5,500	-	5,500
		Allowances	3,728.00 SF			5,500		5,500
		ALLOWANCES	3,728.00 SF			5,500		5,500

Estimate Totals

Description	Amount	Totals	Hours	Rate
Vermont State & City Sales Tax	174,453	174,453		
General Requirements	5,234			3.000 %
General Conditions	12,578			7.000 %
Estimate Contingency	19,227			10.000 %
	37,039	211,492		
Insurances	1,697			0.750 %
P & P Bond	2,262			1.000 %
	3,959	215,451		
OH & Profit - Hard Bid	10,773			5.000 %
	10,773	226,224		
Total		226,224		60.682 /SF

MEMORANDUM

Date: August 5, 2020

To: St. Albans City Council

From: Chip Sawyer, Director of Planning & Development

Re: Resolution for NRPC's role in the Almond Blossoms VCDP grant – August 10

The City was awarded \$500,000 in VT Community Development Program funds to subgrant to Almond Blossoms Schoolhouse for the purchase and expansion of their facility at 233-235 Lake Street. This was the result of a VCDP planning grant previously awarded.

As with the planning grant, the City will contract with Northwest Regional Planning Commission for general administration and project/program management duties for this grant. NRPC's expenses will be paid by the grant. The VCDP program requires that the City Council approve the attached resolution to designate NRPC for these purposes.

Staff recommendation is that the City Council consider the attached resolution.

Due to the remote meeting, we will get signatures later in person or use email to get your digital signatures, provided that the resolution is approved.

Thank you.

RESOLUTION TO DESIGNATE A PUBLIC AGENCY

FORM PM-4

WHEREAS, the City of St. Albans has the authority under Section 102 (c) of Title I of the Housing and Community Development Act of 1974, as amended [42 USC 5301 et seq.] to designate one or more public agencies to undertake activities assisted under that Title;

Now, THEREFORE, BE IT RESOLVED as follows:

- 1) that the Legislative Body of this Municipality authorize the Chief Executive Officer to designate the Northwest Regional Planning Commission;
(name of public agency)
- 2) that said public agency undertake the following activities:
General administration and project/program management duties associated with VCDP Grant 07110-IG-2019-St Albans C-06; Almond Blossom Schoolhouse VCDP Implementation.
- 3) and that the Chief Executive Officer is hereby authorized, on behalf of the municipality, to enter into and contract with said public agency for the performance of said activities.

Passed this 10th day of August, 2020.

LEGISLATIVE BODY

(Typed Name)

(Signature)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

The above Resolution is a true and correct copy of the Resolution as finally adopted at a meeting of the Legislative Body held on the 10th day of August, 2020, and duly recorded in my office.

IN WITNESS WHEREOF, I hereunto set my hand this _____ day of _____, 2020

(SEAL)

(Signature of Municipal Clerk)

MEMORANDUM

Date: August 5, 2020

To: St. Albans City Council

From: Chip Sawyer, Director of Planning & Development

Re: Board Candidates on August 10, 2020

Zac Nuse and Matt Preedom have applied for Alternate seats on the Planning Commission and Development Review Board, respectively.

Each candidate held a chat with Mayor Tim and other Councilors, and it was reported that they went positively. Their original candidate applications are attached. I have also pasted the current board memberships below.

If the City Council wishes to appoint either or both of these candidates, I would recommend that they be given Alternate seat terms expiring on 12/31/2022. (Zac Nuse to PC and Matt Preedom to DRB.)

Development Review Board Membership:

Member	Term Expires
Rebecca Pfeiffer, Chair	12/31/2021
Dick Thayer	12/31/2020
Owen Manahan, V. Chair	12/31/2020
Denis LaPointe	12/31/2021
Tanner McCuin	12/31/2022
Alternate 1 Seat OPEN	
Alternate 2 Seat OPEN	

Planning Commission Membership:

Member	Term Expires
Stan Bradeen, Chair	12/31/2021
Amy Paradis	12/31/2021
Luke Richter	12/31/2021
Denise Smith, Vice Chair	12/31/2022
Michael Gawne	12/31/2022
Alternate Seat OPEN	
Alternate Seat OPEN	

CITY BOARD & COMMISSION APPLICATION

Name & Occupation: Zachary C. Nuse, Business Owner, UVM Business Manager
Mailing Address: 229 S Main St Unit #4 05478
Daytime Phone: 802-249-3512
Email Address: zacharynuse@protonmail.com

For additional information on a particular St. Albans City Board or Commission, please visit:
www.stalbansvt.com/boards

1. Please name the St. Albans City Board or Commission that you are applying for:
Planning Commission

2. Reasons for wanting to serve on this group:

I've always had an affinity for the local democratic process and seeing how the voice of the people can make meaningful changes in how a community is shaped. These changes then establish a sense of place that brings life to that community. So it naturally makes sense to me to recognize how important it is that these voices are heard and are translated into the language designed through the work the Planning Commission does to enact that community vision. I welcome the opportunity to help make this possible.

3. List skills or knowledge that would be relevant to this Board/Commission:

- Strong listening skills
- B.S. Community & International Development '09, UVM, with a focus on spatial analysis
- MBA Sustainable Innovation '18, UVM, with a focus on safe and affordable rental housing
- Familiar with the existing planning documents available online
- Actively following local board meetings

4. List work or volunteer experience that would add to your expertise for this Board/Commission:

- Moved to St. Albans in February of 2019 and have since enjoyed being able to meet with many local organizations, business owners, and residents of both the Town and City.
- Knowledgeable about transportation/parking related best practices and thinktank ideas.

Public service opportunities are offered by the City of St. Albans without regard to race, color, national origin, religion, sex or disability.

Please return your completed application to:
City of St. Albans, Attn: Kristen Smith, PO Box 867, 100 No. Main St., St. Albans, VT 05478
k.smith@stalbanstv.com | (802) 524-1500 ext. *253 | fax (802) 524-1505

Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: James Pelkey
Ward 3: Marie Bessette
Ward 4: Michael McCarthy



Ward 5: Kate Laddison
Ward 6: Chad Spooner
Clerk/Treasurer: Curry Galloway
City Manager: Dominic Cloud

CITY BOARD & COMMISSION APPLICATION

Name & Occupation: Matthew Freedom, Attorney

Mailing Address: 46 Bishop Street, St. Albans, VT

Daytime Phone: (802) 578-9741

Email Address: Matthew.Freedom@gmail.com

For additional information on a particular St. Albans City Board or Commission, please visit:
www.stalbansvt.com/boards

1. Please name the St. Albans City Board or Commission that you are applying for:

Development Review Board Alternate

2. Reasons for wanting to serve on this group:

I have been a St. Albans resident since 2014 and have enjoyed my time in this community. I would love an opportunity to contribute to the city's future by participating in the process by which new projects are reviewed and approved. I feel that responsible development is critical to the city's future because of the benefits it offers in terms of new amenities, employment opportunities, and aesthetics. I also feel strongly that development should be supervised to ensure that it complies with the city's goals and regulations so that it fulfills a public as well as a private purpose.

3. List skills or knowledge that would be relevant to this Board/Commission:

I have had an opportunity to participate in permitting hearings in other municipalities and feel that I have some familiarity with the process. I also have legal training that would be useful in a setting where building codes, municipal plans, and state regulations must be applied to proposed projects.

4. List work or volunteer experience that would add to your expertise for this Board/Commission:

Paralegal and attorney at general practice law firms. I have worked for clients seeking and opposing new development in a variety of procedural postures. I have also worked on construction disputes between and/or among customers, contractors, neighbors, and condominium associations. Previously I worked as a carpenter and have some experience with the permitting process from that perspective.

Public service opportunities are offered by the City of St. Albans without regard to race, color, national origin, religion, sex or disability.

Please return your completed application to:
City of St. Albans, Attn: Kristen Smith, PO Box 867, 100 No. Main St., St. Albans, VT 05478
k.smith@stalbansvt.com | (802) 524-1500 ext. *253 | fax (802) 524-1505

GEORGIA MOUNTAIN COMMUNICATIONS TOWER, LLC

OPERATING AGREEMENT

This Operating Agreement (the “Agreement”) of Georgia Mountain Communications Tower, LLC, a Vermont limited liability company (the “Company”), is made and entered into as of August __, 2020, by and between all the members of the Company (each a “Member” and together, the “Members”) and the Company.

Preliminary Statement. The Company has been formed as a manager-managed limited liability company under the Vermont Limited Liability Company Act, Title 11, Chapter 25 of the Vermont Statutes Annotated (as amended from time to time, the “Act”) by filing of Articles of Organization (the “Articles”) with the Vermont Secretary of State on the 9th day of April, 2020. The Members wish to set out fully their rights, obligations and duties regarding the Company and its governance, assets, properties, and business.

Agreement. For good and valuable consideration, receipt of which is hereby acknowledged, and the mutual promises contained herein, the parties hereto agree as follows:

Article I Organization and Purpose

1.1. **Formation.** The Company has been formed by filing the Articles with the Vermont Secretary of State. The Members hereby authorize, ratify, approve and adopt the actions of the organizer in executing and filing the Articles.

1.2. **Name.** The name of the Company shall be Georgia Mountain Communications Tower, LLC.

1.3. **Designated Office and Agent.** The street and mailing address of the registered agent shall be Downs Rachlin Martin PLLC, 90 Prospect Street, P.O. Box 99, St. Johnsbury, Vermont 05819 and the street and mailing address of the designated office of the Company shall be 1803 Skunk Hill Road, Fairfax, VT 05454 and P.O. Box 2098, Georgia, VT 05468, respectively.

1.4. **Principal Office.** The initial principal office of the Company shall be located at 1803 Skunk Hill Road, Fairfax, VT 05454.

1.5. **Purpose and Powers.** The purpose of the Company shall be to construct, operate and manage a communication tower—for use by the Members’ respective communications equipment and to market to commercial and non-commercial collocators (as described more fully below)—and to engage in any other lawful business that may be engaged in by a limited liability company organized under the Act as determined by the Board from time to time. The Company shall have all of the powers and privileges granted by the Act, any other law, the Articles, and this Agreement. Except as otherwise provided in this Agreement or by law, the business and internal affairs of the Company shall be governed by the Act.

Article II Definitions

2.1. Definitions. For the purposes of this Agreement, unless the context clearly indicates otherwise, the following terms shall have the following meanings:

“Available Cash” has the meaning given in Section 6.1.

“Board” has the meaning given in Section 4.1.

“Capital Account” has the meaning given in Section 7.2.

“Capital Contribution” means the amount of capital contributed by a Member to the Company in accordance with Article V of this Agreement, including each Member’s Initial Capital Contribution.

“City” means the City of St. Albans, VT.

“Code” means the Internal Revenue Code of 1986 as amended from time to time, or any successor federal income tax statute.

“Collocator” or “Collocators” has the meaning given in Section 4.3.

“Collocation” has the meaning given in Section 4.3.

“Company Value” has the meaning given in Section 8.3.

“Excess Loss” has the meaning given in Section 6.5.b).

“Facility” means a 180’ self-support lattice communications tower within an approximately 100’ x 100’ irregularly-shaped compound at the site of the Property, to include the tower and compound, together with all associated hardware, fixtures and utility connections (and excluding antennas, operating equipment, and cabling).

“GMCT Sublease” means that certain sublease dated April ____, 2020 by and among Company, GMM, the City and HWV, pursuant to which HWV agreed to allow operation of the Facility on the Property by and through the Company.

“GMM” means Georgia Mountain Maples, LLC.

“HWV” means H.W. Ventures, L.C.

“Initial Capital Contribution” means, with respect to GMM, \$178,500 and with respect to the City, \$171,500.

“Interest” or “Membership Interest” means the ownership interest of a Member in the Company (which shall be considered personal property for all purposes), consisting of (a) such

Member’s Percentage Interest in the Profits, Losses, allocations, and distributions, (b) such Member’s right to vote or grant or withhold consents with respect to the Company matters as provided herein or in the Act, and (c) such Member’s other rights and privileges as herein provided.

“Loss” has the meaning given in Section 6.5.c).

“Majority of the Members” means a vote of at least sixty-six and two-thirds percent (66 2/3%) of Members.

“Manager” or “Managers” has the meaning given in Section 4.1.

“Member” means a person who acquires an Interest in the Company and whose name is set forth on Schedule A hereto and all persons or parties thereafter becoming Members.

“Offered Membership Interest” has the meaning given in Section 8.2.a).

“Percentage Interest” means a Member’s share of the Profits and Losses of the Company and the Member’s percentage right to receive distributions of the Company’s assets. The Percentage Interest of each Member shall initially be the percentage set forth opposite such Member’s name on Schedule A hereto, as such Schedule shall be amended from time to time in accordance with the provisions hereof. The combined Percentage Interest of all Members shall at all times equal one hundred percent (100%).

“Profit” has the meaning given in Section 6.5.c).

“Project” means the construction of the Facility.

“Project Budget” means \$350,000, \$178,500 contributed by GMM and \$171,500 contributed by the City.

“Property” means that portion of the Georgia Mountain Community Wind Project located in Milton, Vermont.

“Statement of Intent” has the meaning given in Section 8.2.a).

“Tax Distribution” has the meaning given in Section 6.2.

“Transfer” means any sale, pledge, encumbrance, gift, bequest or other transfer of any Membership Interest, whether or not for value.

“Transferor Member” has the meaning given in Section 8.2.a).

Article III The Members

3.1. Members. The names and addresses of the initial Members of the Company are set forth on Schedule A attached to this Agreement.

3.2. Additional Members, Changes to Schedule A. Additional Members may be admitted upon such terms and conditions, at such time or times, and for such Capital Contributions as shall be determined by all of the Members by approval of the Board and vote or written consent of a Majority of the Members. Schedule A shall be amended to reflect the admission of an additional Member or any other changes in membership or Membership Interests.

3.3. Delegation to Manager. Pursuant to Section 4.1 of this Agreement, except as otherwise provided in this Agreement, the Members have delegated control and supervision of the activities of the Company to the Manager to the maximum extent permitted by the Act.

3.4. Voting. Each Member is entitled to cast one vote with respect to any matter required to be voted on by the Members in this Agreement or the Act. Unless otherwise specified in this Agreement or the Act, all matters subject to Member vote shall be determined by an affirmative vote of a Majority of the Members. As used herein, Member vote includes any expression of approval, consent or dissent, whether by voice, by show of hand, in writing or otherwise.

3.5. Meetings; Consents. Meetings of the Members may be called at the request of a Manager or at the written request of a Member, and notice of the date, time and place of a special meeting shall be given to each Member at least one day prior to each meeting. The Members shall meet at least annually, during the month of April each year. During the construction of the Project and until such time as the Facility becomes operational, the Members shall meet on at least a bi-monthly basis to discuss permitting and construction. Any action required or permitted to be taken at any meeting of the Members may be taken without a meeting by written consent executed by Members holding the Membership Interests required to approve such action, and the writing or writings are filed in the minute book of the Company. Such writings may be electronic, including in the form of e-mail or by electronic signature.

3.6. Limitation of Liability of Members. Except as otherwise provided in the Act, no Member shall be obligated personally for any debt, obligation or liability of the Company or of any other Member, whether arising in contract, tort or otherwise, solely by reason of being a Member of the Company. Except as otherwise provided in the Act, by law or expressly in this Agreement, no Member shall have any fiduciary or other duty to another Member with respect to the business and affairs of the Company, and no Member shall be liable to the Company or any other Member for acting in good faith reliance upon the provisions of this Agreement. No Member shall have any responsibility to restore any negative balance in its Capital Account (as defined in Section 7.2) or to contribute to or in respect of the liabilities or obligations of the Company or return distributions made by the Company except as required by the Act or other applicable law. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or the management of its business or affairs under this Agreement or

the Act shall not be grounds for making its Members or Manager responsible for the liabilities of the Company.

3.7. Authority. Unless specifically authorized by the Manager, no Member shall have any right, power or authority to act for or to bind the Company or to undertake or assume any obligation or responsibility of the Company or of any other Members.

3.8. No Right to Withdraw. No Member shall have any right to resign or withdraw from the Company. No Member shall have the right to receive any distribution or repayment of its Capital Contribution except as provided in Article VI and upon dissolution and liquidation of the Company as provided in Article IX.

3.9. Rights to Information. Members shall have the right to receive from the Manager upon request a copy of the Articles and of this Agreement, as amended from time to time, and such other information regarding the Company as is required by the Act, subject to reasonable conditions and standards established by the Manager, as permitted by the Act, which may include, without limitation, withholding, or restrictions on the use of, confidential information.

Article IV Management

4.1. Board of Managers. Except as otherwise specifically provided by this Agreement, control and supervision of the activities of the Company shall be vested in a Board of Managers (the “Board”). Members of the Board are referred to herein as “Managers” and individually, as “Manager.” The initial Board shall consist of one Manager, who shall initially be GMM. Thereafter, the Managers shall be elected as set forth in Section 4.6.

4.2. Powers and Duties of the Board. To the maximum extent permitted by law, and subject to the provisions of this Agreement, the Board shall have full and complete authority, power and discretion to manage and control the business and affairs of the Company, to make all decisions regarding those matters and to perform any and all other acts customary or incident to the powers granted by law or under this Agreement.

4.3. Marketing of Facility; Collocators. The Board shall market the Facility as available for collocation by commercial and commercial users holding valid FCC licenses. All users of the Facility apart from the Members (each a “Collocator” and collectively, “Collocators,” with each separate installation referred to as a “Collocation”) shall abide by all to-be-developed rules, guidelines and protocols set forth by the Board relative to access, observance of the Sublease, underlying permits and approvals, and the Conservation Easement (as defined in the Sublease). In addition, all Collocators must enter into a sublease or sublicense containing covenants and agreements to (a) observe and comply with all materials terms and conditions of the Sublease (as defined in the GMCT Sublease); (b) observe and comply with all applicable terms and conditions of the existing Permits (as defined in the GMCT Sublease) for the Facility, while obtaining separate permits for each Collocation; (c) avoid radiofrequency interference with the City and other public safety users; (d) obtain separate electrical power and/or fiber connections with utilities; (e) maintain insurance meeting the requirements of Company under the GMCT Sublease, including naming HWV and Company as additional insureds; (f)

indemnify, defend, and hold the Company and HWV harmless from out of such Collocator's use and enjoyment of the sublicense or sublease; and (g) observe and abide by other standard communications industry terms and conditions for use of the Facility. In addition, any such sublease or sublicense (i) shall be subordinate and subject to the GMCT Sublease, the Sublease and the Wind Farm Lease in all respects, and (ii) shall provide that nothing therein shall create any obligation or liability of HWV to the Collocator. The Board shall be responsible for managing all use of the Facility by Collocators, including, but not limited to, any future changes or modifications to equipment and antenna arrays on the tower.

4.4. Rent for Collocators. The Board shall establish rent for Collocators, subject to the approval of the Members as provided in Section 4.11.c) below. The Board may elect to establish separate rates for commercial versus non-commercial Collocators, and to factor into any rental calculation the relative value of each Collocator's vertical height on the tower, as well as the relative weight and wind loading of each antenna array. For clarity, as provided in further detail in Section 4(a)(iv) of the Sublease, any and all income associated with the City's use (or the use of other public safety users associated with the City's Central Dispatch function) of its vertical space on the tower and associated operating agreement shall be in the sole ownership of the City, not to be treated as collocator rent. In addition, for clarity, as provided in further detail in Section 4(a)(v) of the Sublease, GMM shall not be required to pay rent for its use of the tower.

4.5. Action by Board. The Board shall meet at such place, or by telephone or video conference call, as the majority of the Board shall determine, upon at least one day's prior notice to all members of the Board, which notice may be given verbally if reasonable to do so. Unless otherwise provided in this Agreement, the Board may also act by written consent executed by at least the minimum number of Board members necessary to authorize or take such action at a meeting at which all members of the Board entitled to vote thereon were present and voted. Board voting may be conducted through electronic means, including email, and any Board member voting through such means shall be bound by the electronic submission.

4.6. Election and Removal of Managers. The Managers shall be elected to such positions and may be removed, by vote of a Majority of the Members.

4.7. Vacancies. Vacancies in the Board from whatever cause shall be filled by a vote of a Majority of the Members.

4.8. Compensation of the Managers. Managers shall be reimbursed for all reasonable out-of-pocket expenses incurred in managing the Company and shall be entitled to such other compensation as the Majority of the Members shall determine.

4.9. Employees, Officers, Etc. The Board may appoint, employ, or otherwise contract with any persons or entities for the transaction of the business of the Company or the performance of services for or on behalf of the Company, and the Board may delegate to any such person (who may be designated an officer of the Company) or entity such authority to act on behalf of the Company as the Board may from time to time deem appropriate.

4.10. Limitation of Liability of Managers. No Manager shall be obligated personally for any debt, obligation or liability of the Company or of any Member, whether arising in

contract, tort or otherwise, solely by reason of being or acting as a Manager of the Company. No Manager shall be personally liable to the Company or to its Members for acting in good faith reliance upon the provisions of this Agreement, or for breach of any fiduciary or other duty that does not involve (a) a breach of the duty of loyalty to the Company or its Members, (b) acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or (c) a transaction from which the Manager derived an improper personal benefit.

4.11. Membership Action Required. The parties intend that notwithstanding the provisions of 11 V.S.A. 4054(d), the Managers may act without Member consent, except as otherwise provided in this Agreement. Notwithstanding the foregoing, the following actions of the Company shall require an affirmative vote of a Majority of the Members:

- (a) Selling, leasing, exchanging or other disposing of all or substantially all of the Company's property—specifically including a sale of the Facility—with or without goodwill;
- (b) Converting, merging or dissolving the Company;
- (c) Determining final rental amounts for Collocators; and
- (d) Amending this Agreement or the Articles.

In addition, each Member shall have the right to reject any new Collocation or modification to an existing Collocation that can be reasonably demonstrated to cause substantial interference with such Member's operations on the Facility, including, but not limited to as a result of radiofrequency interference (as defined by the Federal Communications Commission). Where warranted, a Member may require a Collocator to prepare an intermodulation study for review and approval prior to Collocation. Reports by a Vermont-licensed structural engineer demonstrating that a new Collocation can be accommodated in compliance to the Vermont Building Code shall presumptively be deemed sufficient for purposes of consent with respect to structural matters.

4.12. Managers Have No Exclusive Duty to Company. Each Manager shall devote such time to the business and affairs of the Company as reasonably necessary for performance of the Manager's duties, but no Manager shall be required to manage the Company as his or her sole and exclusive function and any Manager may have other business interests and may engage in other activities in addition to those relating to the Company. Except as otherwise provided in this Agreement or any conflict of interest policy adopted by the Company, no Manager shall be required to provide any particular business opportunity to the Company.

4.13. Reliance by Third Parties. Any person dealing with the Company or its Managers may rely upon a certificate signed by a Manager as to (a) the identity of any Member or Manager; (b) any factual matters relevant to the affairs of the Company; (c) the persons who are authorized to execute and deliver any document on behalf of the Company; or (d) any action taken or omitted by the Company, or any Member.

Article V

Capital Contributions and Loans

5.1. Capital Contributions. Each Member shall make the Initial Capital Contributions specified on Schedule A. The time for making the Initial Capital Contributions shall be within ten business days of full execution of this Agreement. The Manager shall provide directions to the Members as to the destination account for the Initial Capital Contributions.

5.2. Additional Capital Contributions. No Member shall have any obligation or right to make any further Capital Contribution to the Company, in addition to the cash or other property described in Schedule A attached to this Agreement, except that if the costs of the Project exceed the Project Budget, the Members will discuss in good faith the making of additional Capital Contributions.

5.3. Interest; Return of Capital. No Member shall be entitled to payment of interest on any Capital Contribution to the Company; provided however, that if the total cost of the Project is less than the Project Budget, each Member shall be entitled to a pro rata return of such portion of their Initial Capital Contribution that was not expended to construct the Project. For example, if the total costs of the Project are \$250,000, GMM shall be entitled to a return of \$51,000 of its Initial Capital Contribution, and the City shall be entitled to a return of \$49,000 of its Initial Capital Contribution. Following completion of the Project, no Member shall be entitled to the return of the Member's Capital Contribution except upon the Company's dissolution.

5.4. Loans. No Member shall loan or advance money to the Company without the consent of a Majority of the Members. Any such loan for which consent is given shall be entered separately on the books of the Company as a loan to the Company, shall bear interest at such rate as may be agreed to by the lending Members and the Board, and shall be evidenced by a promissory note delivered to the lending Member and executed in the name of the Company.

Article VI Distributions and Allocations

6.1. Distributions of Available Cash. All cash received by the Company from the operation of the business of the Company, including rent from Collocators, from loans to the Company and from Capital Contributions by the Members, shall be applied initially to (a) pay all operating expenses, including, but not limited to, operations costs associated with the Facility operation, including any payments under the GMCT Sublease, together with any common expenses (e.g., taxes), maintenance and repair costs, bookkeeping and general administration, (b) satisfy all obligations and discharge all liabilities of the Company, including, without limitation, all loans plus interest (whether such loans are from third parties or any Member), and (c) to establish a reasonable reserve for current expenses, working capital and operating contingencies, to include, but not be limited to, operations costs associated with the Facility operation, including any payments under the GMCT Sublease, together with any common expenses (e.g., taxes), maintenance and repair costs, bookkeeping and general administration. The amount of available cash held by the Company and not needed to pay such expenses, satisfy such obligations, discharge such liabilities and establish such reserves ("Available Cash") shall be determined by the Board from time to time and shall be distributed to Members on at least an annual basis, and

otherwise as the Board shall determine from time to time in proportion to the agreed values of the Members' respective Membership Interests, as set forth on Schedule A.

6.2. Distributions to Pay Taxes; Estimated Tax Payment. Section 6.1 notwithstanding, the Company may, as determined by the Board, make aggregate annual distributions to each Member of an amount that is intended to cover the Member's aggregate federal and state income tax liability with respect to Company income allocated to the Member for the Company's taxable year (the "Tax Distribution"). Unless otherwise determined by the Board, the Tax Distribution will be equal to 37% of the total income and gains, net of deductions and Losses, which are allocable to each Member for the Company's taxable year, and will be calculated and distributed to the Members on a quarterly basis. The amount of the Tax Distribution otherwise payable to a Member with respect to a Company taxable year will be reduced by any federal, state and local income taxes that the Company may be required to withhold or pay on behalf of the Member including estimated tax payments, if any. Any amount distributed to a Member pursuant to this Section 6.2 as well as any income tax payment made by the Company on behalf of a Member shall be treated as a distribution made to such Member for purposes of Section 6.1.

6.3. Other Rules.

(a) Neither the Company nor the Board nor any individual Manager will incur any liability for making distributions in accordance with this Article VI.

(b) In the event Membership Interests of a Member are permissibly Transferred during any Fiscal Year in full compliance with Article VIII hereof, all distributions on or before the date of such transfer shall be made to the transferring Member of record, and all distributions thereafter shall be made to the assignee of record; provided, however, that neither the Company nor any Manager or Member shall incur any liability for making distributions in accordance with the foregoing, whether or not such person has knowledge of any transfer or purported transfer of ownership of any Membership Interests.

(c) No distribution of assets shall be made to the Members if, after giving effect to the distribution, the Company would not be able to pay its debts as they become due in the usual course of business.

6.4. Distributions in Liquidation. All distributions in liquidation of the Company shall be made in compliance with the applicable provisions of the Act and otherwise pursuant to this Agreement. Notwithstanding any contrary provision of this Agreement, the proceeds of a liquidation of all or substantially all of the assets of the Company, to the extent available shall be distributed and applied by the Company on or before the end of the calendar year in which the Company terminates, or if later, ninety days after such termination date, in the order set forth in Section 9.3.

6.5. Allocation of Profits and Losses.

(a) Allocation of Profit. Profit (as hereinafter defined) shall be allocated among the Members in the following priority:

(i) First, to the Members who have previously been allocated Losses (as hereafter defined) pursuant to Section 6.5.b), in proportion to the amount of the Losses so allocated, until the aggregate Profits allocated to such Members pursuant to this Section 6.5.a.i) for the Company’s current fiscal year and all prior fiscal years is equal to the aggregate Losses allocated to such Members pursuant to Section 6.5.b); and

(ii) Thereafter, among the Members in accordance with their respective Percentage Interests as then reflected in Column B of Schedule A.

(b) Allocation of Losses. Losses shall be allocated among the Members in accordance with their respective Percentage Interests as the reflected in Column B of Schedule A; provided, however, in no event shall any Loss be allocated to a Member if such allocation would cause or contribute to a negative Capital Account balance for such Member (an “Excess Loss”). Under such circumstances, the Excess Loss shall be allocated among the remaining Members in proportion to but not in excess of their respective positive Capital Account balances. The previously described process shall be repeated until the Excess Loss is fully allocated among those Members with positive Capital Account balances. In the event that some portion of the Excess Loss remains after all the Capital Accounts of all Members have been reduced to zero, the remaining Excess Loss shall be allocated among the Members in accordance with their respective Percentage Interests as provided for on Column B of Schedule A at such time and the Members shall be allocated items of income and gain in an amount and manner sufficient to eliminate each Member’s deficit Capital Account as quickly as is possible and in manner that is consistent with Treasury Regulations Section 1.704-1(b)(2)(ii)(d)(6)(pertaining to a qualified income offset).

(c) Definitions of Profit and Loss. The terms “Profit” and “Loss” shall mean for each fiscal year of the Company, the Company’s taxable income or loss for such year determined in accordance with Section 703(a) of the Code with the adjustments, if any, required for purposes of maintaining the Member’s Capital Accounts as provided for under Section 7.7 including (without limiting the generality of the forgoing) a special allocation of income or gain pursuant to the qualified income offset provision contained within the preceding paragraph.

6.6. Determination of Allocable Share When Member’s Interest Changes. If during any taxable year of the Company there is a change in any Member’s Membership Interest in the Company by reason of the admission of a new Member, withdrawal of an existing Member or other event causing a shift in Membership Interest, Profits and Losses shall be allocated among the Members pursuant to the computational method selected by the Board, provided such computational method conforms with the methods prescribed in Code Section 706 and Treasury Regulations Section 1.706-1(c)(pertaining to closing of the books and pro rata allocation methods).

Article VII

Books of Account and Tax Matters

7.1. Books of Account; Method of Accounting; Monthly Statements. The Company shall maintain proper books of account at the Company’s principal office. The books of account shall be maintained in accordance with generally accepted accounting practices as applicable to

limited liability companies. Such books of account shall be open for inspection at all reasonable times by the Members and their agents and attorneys. The Board shall provide the Members with monthly statements in connection with the Facility's operation, to include any rental income from Collocators.

7.2. Capital Accounts. The books of account for the Company shall include a single, separate capital account for each Member, (a "Capital Account"), maintained as provided for under Section 7.7.

7.3. Annual Tax Reporting/Allocations for Income Tax Purposes. Within ninety days after the close of the fiscal year of the Company, the Company shall prepare and deliver to the Members written reports which shall contain all information in the possession of the Company that is reasonably necessary to enable the Members to prepare their federal income tax returns. All items of income, gain, Loss and deduction for income tax purposes shall be allocated among the Members in accordance with the allocation of the same or similar items as provided under Sections 6.5 and 6.6.

7.4. Partnership Classification. The Members intend that upon its formation and on a continuing basis thereafter, the Company shall be classified as a partnership under the Code. To that end the Members shall promptly make any amendment of the Agreement, Articles or other relevant document that becomes necessary or useful to ensure partnership tax classification for the partnership, and shall promptly take all other necessary or appropriate action to ensure this classification.

7.5. Partnership Representative.

(a) Jim Harrison is hereby designated as the Company's "Partnership Representative" under §6223(a) of the Code, and shall have all the powers and responsibilities of such position as provided in the Code and the Treasury Regulations thereunder to the extent applicable. The Partnership Representative shall inform the Members of all administrative and judicial proceedings pertaining to the determination of the Company's tax items and will provide the Members with copies of all notices received from the IRS regarding the commencement of a Company-level audit or a proposed adjustment of any of the Company's tax items. The Partnership Representative may extend the statute of limitations for assessment of tax deficiencies against the Members attributable to any adjustment of any tax item.

(b) The Members acknowledge that the audit provisions for a limited liability company taxable as a partnership makes the limited liability company liable for income taxes attributable to adjustments of partnership items of income, gain, Loss, deduction or credit. The Partnership Representative is hereby authorized and required to represent the Company in connection with all examinations of the Company's affairs by tax authorities, including resulting administrative and judicial proceedings.

(c) The Members agree that the Company shall elect out of the application of §6221(a) of the Code for its first fiscal year, and for each fiscal year thereafter, if possible. If such election out is not possible, the Members further agree that the Company will elect the application of §6226 of the Code, in the event that it receives a "notice of final partnership

adjustment” that would otherwise permit the IRS to collect from the Company a deficiency of tax, for each relevant year. The Members covenant to take into account and report to the IRS any adjustment to their items for the reviewed year as notified to them by the Company in a statement furnished to them pursuant to §6226(a) of the Code, in the manner provided in §6226(b) of the Code, whether or not any of the Members own any Interests in the year of the Company’s statement. Any Member which fails to report its share of such adjustments on its tax return for its taxable year including the date of the Company’s statement as described immediately above shall indemnify and hold harmless the Company against any tax, interest and penalties collected by the IRS from the Company as a result of such Member’s failure. The foregoing covenants and indemnification obligation of the Members shall survive indefinitely and shall not terminate, without regard to any Transfer of a Member’s Interest, withdrawal as a Member, or liquidation, dissolution or termination of the Company.

(d) The Company shall reimburse the Partnership Representative for all expenses incurred by it in connection with any administrative or judicial proceeding with respect to the tax liabilities of the Members.

7.6. Fiscal Year. The fiscal year of the Company shall end on December 31 of each year.

7.7. Maintenance of Capital Accounts. The Company shall maintain a separate Capital Account for each Member according to the rules of Treasury Regulation Section 1.704-1(b)(2)(iv). For this purpose, the Company may, in the discretion of the Board, upon the occurrence of the events specified in Treasury Regulation Section 1.704-1(b)(2)(iv)(f), increase or decrease the Capital Accounts in accordance with the rules of such regulation and Treasury Regulation Section 1.704-1(b)(2)(iv)(g) to reflect a revaluation of the Company’s property. Without limiting the foregoing, each Member’s Capital Account shall be adjusted:

- (a) by adding any additional Capital Contributions made by such Member;
- (b) by adding any Profits allocated to such Member and subtracting any Losses allocated to such Member; and
- (c) by deducting any distributions to such Member in an amount equal to the cash and/or the fair market value of any property so distributed. For the avoidance of doubt, a Member’s loan to the Company shall not be added to the Member’s Capital Account.

Article VIII

Transfers of Membership Interest

8.1. Transfers of Interests.

(a) Restriction of Transfer. No Member shall Transfer all or any part of such Member’s Membership Interest in the Company except as provided in this Agreement.

(b) Securities Law Compliance. As none of the Membership Interests have been registered under the Securities Act of 1933 or the securities or “blue sky” laws of any state, no Transfer of any of the Membership Interests, including Transfers permitted by this

Agreement, shall be made unless such action is registered under those laws or unless, on the advice of counsel to the Company or on the advice of counsel to the Board that is acceptable to the Company, no such registration is required for such action.

(c) Exceptions. Notwithstanding the terms of this Agreement, any Member shall be entitled to Transfer all or a portion of any Membership Interest at any time if such Transfer is approved by the Board, provided that the transferee shall furnish the Company with a written agreement to be bound by and comply with all provisions of this Agreement. Schedule A to this Agreement shall be amended by the Board, without further approval or other action by the Members, to reflect any such permitted Transfers. Any purported transfer of a Membership Interest that is not permitted under this Article VIII shall be void and shall not be recorded on Schedule A hereto.

8.2. Rights of First Refusal.

(a) Right of First Refusal. In the event that any Member desires to sell, assign, transfer, or otherwise dispose of any Membership Interest in the Company (an “Offered Membership Interest”) whether for value or for no consideration, the transferor Member (the “Transferor Member”) shall first offer in writing to transfer the Transferor Member’s Offered Membership Interest to the Company. The Transferor Member shall attach a statement of intention to transfer his, her or its Membership Interests (the “Statement of Intent”) to the written offer. The Statement of Intent shall include the name and address of the prospective purchaser or transferee, the Membership Interest involved in the proposed transfer, the selling price, and all other terms of the proposed transfer.

(b) Exercise of Right of First Refusal by the Company. Within thirty (30) days after the receipt of such offer and Statement of Intent, the Company may, at its option, elect to purchase the Transferor Member’s Offered Membership Interest. The Company shall exercise its election to purchase or provide a statement of its election not to purchase by giving written notice thereof to the Transferor Member and to all other Members. The Board (excluding the Transferor Member if he or she is a Manager) and the Members (other than the Transferor Member) shall determine whether the Company will exercise its right of first refusal.

(c) Exercise of Right of First Refusal by Other Members. If the Company does not elect to purchase the Transferor Member’s Membership Interest under the terms of Section 8.2.b) any Member may elect to purchase the said Offered Membership Interest. A Member must make this election within forty-five days following the earlier of either (i) the date of the Company’s written decision to decline the right to purchase the Offered Membership Interest, or (ii) the expiration of the thirty-day election period provided to the Company. A Member shall exercise the election to purchase by giving written notice thereof to the Transferor Member and to the Company. Any Member failing to deliver notice of election to purchase within the forty-five day period is deemed to have waived the right to purchase. If more than one Member so elect to purchase, each such Member shall be entitled to purchase a percentage of the Transferor Member’s Offered Membership Interest equal to his, her or its percentage of then-outstanding Membership Interest divided by the total Membership Interest of those purchasing (exclusive of the Transferor Member’s Offered Membership Interest).

(d) Purchase Price. The purchase price for the Membership Interest owned by the Transferor Member shall be the lesser of (i) the selling price set forth in the Statement of Intent, or (ii) the price as calculated pursuant to Section 8.4 of this Agreement.

(e) Outside Transfer. If the Company or the other Members do not elect to purchase the Transferor Member's Offered Membership Interest, the Transferor Member may sell, assign or transfer his, her or its Membership Interests to the prospective transferee named in the Statement of Intent. Such sale, assignment or transfer shall be made only in strict accordance with the terms provided for in the Statement of Intent. For clarity, if the provisions of this Section 8.2 have been complied with, such sale or transfer shall not require the additional approval of the Board in accordance with Section 8.1(c). Upon any transfer, the Offered Membership Interest shall remain subject to this Agreement. Notwithstanding the foregoing, If the Transferor Member shall fail to make such sale or transfer to the prospective purchaser within ninety days following the earlier of either (i) the date of the last other Member's written decision to decline the offer, or (ii) the expiration of the election periods provided to the other Member pursuant to Section 8.2.c), such Membership Interest shall again become subject to all of the restrictions of this Agreement, including the rights of first refusal set forth in this Article VIII, without further act or deed.

8.3. Purchase Price of Membership Interest.

(a) Valuation of Company. The value of the Company (the "Company Value") shall be determined as follows:

(i) By Agreement. The Members may agree, unanimously in writing, within sixty days after the close of any fiscal year of the Company, to a specific Company Value, which Company Value remain in effect for a period of twelve months thereafter.

(ii) Independent Valuation. If the Company Value is not determined by agreement in writing pursuant to Section 8.3.a)i) above, the Company Value shall be determined by the certified public accountant then servicing the account of the Company as of the date of the Transfer, or if no such person exists, then by an independent certified public accountant retained by the Company. In establishing the Company Value, the accountant shall have the authority to consider historical, current and projected income of the Company.

(b) Price per Offered Membership Interest; Total Purchase Price. Subject to Section 8.2.d), The price of the Offered Membership Interest shall equal the multiple of the percentage Membership Interest being sold by the Company Value.

8.4. Closing and Method of Payment.

(a) Closing. In the event of purchase pursuant to Section 8.2 of this Agreement, the closing shall occur no later than thirty days following written election by the Company or other Members to purchase the Transferor Member's Offered Membership Interest. The closing shall take place at the then principal office of the Company, or at such other location as the Company shall designate in writing. Said closing may be extended by the Company or other Member(s) for a period not to exceed sixty days beyond the original closing if required to allow private financing of the purchase.

(b) Method of Payment. The Company or other Members, as the case may be, shall have the option to pay the purchase price for the Offered Membership Interest with a promissory note, with the principal thereof to be paid in up to sixty (60) monthly installments, together with accrued interest. The first monthly installment under any such note will be due on the first day of the month beginning at least thirty days after the closing, plus accrued interest on the unpaid balance at a rate equal to the applicable federal rate in place at the time of closing for mid-term obligations. At the closing, and as a condition of payment of any consideration, the Transferor Member or selling Member or selling Member's representatives will provide a general release of all claims arising from his, her or its relationship with the Company, and the Transferor Member or selling Member will be deemed resigned from any offices held with the Company.

(c) Repayment of Indebtedness Upon Sale of Membership Interest. At or prior to the closing of any sale of a Membership Interest from a Member to the Company or another Member pursuant to the terms of this Agreement, the selling Member shall repay in full all indebtedness owing from the selling Member to the Company.

8.5. Transferees Bound. All transferees of any interest in the Company shall take such interest subject to the terms and conditions of this Agreement. No transferee shall become a substituted Member or be entitled to the rights of a Member in the Company unless such transferee executes an instrument agreeing to be bound by this Agreement.

Article IX Dissolution

9.1. Dissolution. The Company shall be dissolved upon the earliest to occur of the following:

- (a) The agreement of all the Members to dissolve the Company; or
- (b) Any event which results in mandatory dissolution under the Act.

9.2. Right to Continue. Upon dissociation of a Member, the business of the Company shall be continued, and the Company shall not be dissolved, unless such dissolution is consented to by unanimous vote of the remaining Members.

9.3. Distribution Upon Dissolution. Proceeds from a sale or liquidation of all or substantially all of the assets of the Company and amounts available upon dissolution, after payment of, or adequate provision for, the debts and obligations of the Company, including the expenses of its liquidation and dissolution, and liabilities to its Managers or Members, if any, other than liabilities to Members for distributions, shall be distributed and applied in the following priorities:

(a) First, to fund reserves to the extent deemed appropriate by the Board for contingent, conditional, unmatured or other liabilities of the Company not otherwise paid or provided for, provided that, upon the expiration of such period of time as the Board shall deem advisable, the balance of such reserves remaining after payment of such liabilities shall be distributed in the manner hereinafter set forth;

(b) Second, to Members to satisfy any liabilities for distributions previously determined to be due by the Board or due under this Agreement; and

(c) Third, to Members in accordance with the positive Capital Account balances of the Members as determined after taking into account all of the Capital Account adjustments for the Company taxable year during which such dissolution or liquidation occurs.

Article X Indemnification

10.1. Indemnification. Subject to the limitations set forth in the Act, the Company shall indemnify and hold harmless each Member and Manager against any and all losses, claims, damages, expenses and liabilities (including but not limited to any investigation, legal or other reasonable expenses incurred in connection with, and any amounts paid in settlement of, any actions, suits, proceedings or claims) of any kind or nature whatsoever that such person may become subject to or liable for by reason of the formation, operation or termination of the Company, or such person's actions as a Member or Manager of the Company (including, without limitation, indemnification against negligence, gross negligence and breach of duty); provided, however, that no such person shall be indemnified to the extent the liability arises from the actual fraud or willful misconduct of such person or from any transaction in which such person derived improper personal benefit. The indemnity provided hereunder shall survive the termination of the Company and this Agreement.

10.2. Advances of Expenses. Costs and expenses that are subject to the indemnification set forth in Section 6.6 shall, at the request of the indemnified person, be advanced by the Company to such person prior to the final resolution of the matter, so long as the indemnified person agrees in writing to reimburse the Company for the amount advance if it is ultimately determined that there was no entitlement to indemnification under Section 6.1.

10.3. Insurance. The Company shall have power to purchase and maintain insurance on behalf of any Member, Manager, officer, agent or employee against any liability or cost incurred by such person in any such capacity or arising out of its status as such, whether or not the Company would have power to indemnify against such liability or cost.

10.4. Personal Representatives. The indemnification provided by this Article X shall inure to the benefit of the personal representatives of each Member.

10.5. Non-Exclusivity. The provisions of this Article X shall not be construed to limit the power of the Company to indemnify its Members, Managers, officers, employees or agents to the full extent permitted by law or to enter into specific agreements, commitments or arrangements for indemnification permitted by law. The absence of any express provision for indemnification herein shall not limit any right of indemnification existing independently of this Article X.

Article XI Conflicts of Interest

11.1. Transactions with Interested Persons. Unless entered into in bad faith, no contract or transaction between the Company and one or more of its Members, or between the Company and any other corporation, partnership, association or other organization in which one or more of its Members have a financial interest, shall be voidable solely for this reason or solely because said Member was present or participated in the authorization of such contract or transaction if:

(a) the material facts as to the relationship or interest of said Member and as to the contract or transaction were disclosed or known to the other Members and the contract or transaction was authorized by the disinterested Members; or

(b) the contract or transaction was fair to the Company as of the time it was authorized, approved or ratified by the disinterested Members; and no Member interested in such contract or transaction, because of such interests, shall be considered to be in breach of this Agreement or liable to the Company, any Member, or any other person or organization for any loss or expense incurred by reason of such contract or transaction or shall be accountable for any gain or profit realized from such contract or transaction.

Article XII Miscellaneous Provisions

12.1. Entire Agreement. This Agreement contains the complete agreement among the Members concerning its subject matter, and it supersedes any earlier agreements among them, whether written or oral, concerning its subject matter.

12.2. Amendments. This Agreement and the Articles shall be amended only upon the written consent of the Majority of the Members.

12.3. Dispute Resolution. The parties shall endeavor in good faith to settle within thirty days any controversy or claim arising out of or relating to this Agreement. The parties shall endeavor in good faith to settle within thirty days any controversy or claim arising out of or relating to this Agreement. In the event the parties are unable to resolve any such controversy or claim, after such thirty day period, such controversy or claim shall be submitted to mediation with Vermont Dispute Resolution Service or similar organization. The Company shall pay for the mediation. If the controversy or claim is not resolved within sixty days after commencement of the mediation, the parties may pursue all remedies at law or in equity.

12.4. Applicability of the Act. Except as otherwise expressly provided in this Agreement and in the Articles, all provisions of the Act as now in effect and as amended from time to time shall apply in the Agreement as if fully incorporated herein. In the event of any inconsistency between this Agreement and the Act, this Agreement is intended to and shall control.

12.5. Notices. All notices under this Agreement shall be in writing, and shall be delivered by hand, or by registered or certified U.S. mail, return receipt requested, to the

Members at their respective addresses as stated on Schedule A attached to this Agreement. A Member may change his, her or its address for purposes of this Section 6.1 at any time upon reasonable notice to the other Members. Notices shall be effective when actually received.

12.6. Governing Law. This Agreement shall be governed exclusively by the laws of the State of Vermont, without regard to principles of conflicts of laws.

12.7. Counterparts. This Agreement may be signed in identical counterparts, all of which together shall constitute a single legal instrument. This Agreement may be executed and delivered by facsimile, electronic or digital signature, and shall be binding when so executed and delivered.

[Signature page follows.]

IN WITNESS WHEREOF, the undersigned have executed this Operating Agreement as of the date first set forth above.

COMPANY:

**GEORGIA MOUNTAIN COMMUNICATIONS
TOWER, LLC**

By: GEORGIA MOUNTAIN MAPLES, LLC,
its Manager

By: _____
Kevin J. Harrison, Member

MEMBERS:

CITY OF ST. ALBANS, VERMONT

By: _____
Dominic Cloud, City Manager,
duly authorized

GEORGIA MOUNTAIN MAPLES, LLC

By: _____
Kevin J. Harrison, Member

SCHEDULE A

<u>Members</u>	<u>Address</u>	<u>Column A Capital Contribution</u>	<u>Column B Percentage Interest</u>
Georgia Mountain Maples, LLC	Attn: Jim Harrison PO Box 2098 Georgia, VT 05468 1803 Skunk Hill Road Fairfax, VT 05454	\$178,500	51%
City of St. Albans, VT	Attn: Dominic Cloud, City Manager PO Box 867 100 N. Main St. St. Albans, VT 05478	\$171,500	49%

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COMMUNICATIONS SITE SUB-SUBLEASE AGREEMENT (TOWER LEASE)

This Communications Site Sub-Sublease Agreement (Tower Lease) (“Agreement”), dated this ___ day of August, 2020 (the “Effective Date”), is by and between **H. W. Ventures, L.C.**, a Vermont limited liability company with an address for purposes of this Agreement at 1803 Skunk Hill Road, Fairfax, VT 05454 (“**HWV**”), as sublandlord; **Georgia Mountain Communications Tower, LLC**, a Vermont limited liability company with the same address as HWV (“**GMCT**”), as subtenant; **Georgia Mountain Maples, LLC**, a Vermont corporation with the same address as HWV (“**GMM**”), solely with respect to the provisions of Sections 4(a)(ii), 4(a)(iii), 4(a)(v), 4(a)(vi), 4(b), 4(f)(i) and 17, and the **City of St. Albans, Vermont**, a Vermont municipality with a mailing address of P.O. Box 867, St. Albans, Vermont 05478 (the “**City**”), solely with respect to the provisions of Sections 4(a)(iii), 4(a)(iv), 4(a)(vi), 4(b) and 4(f)(i).

BACKGROUND

- A. Pursuant to a lease (“Wind Farm Lease”) with HWV, as prime landlord, Georgia Mountain Community Wind, LLC (“GMCW”) owns and manages a wind generation facility (the “Wind Project”) at the summit of Georgia Mountain in Milton, Vermont, which property is more particularly described in Exhibit A annexed hereto (the “Property”).
- B. HWV has subleased from GMCW pursuant to a Communications Site Sublease Agreement (Tower Lease) dated April 9, 2020 (the “Sublease”), the foregoing which is sub-subleased to GMM pursuant to the Sublease, and desires to further sub-sublease to GMCT hereunder and potentially other approved sub-subtenants, a certain approximately 100’ x 100’ irregularly shaped portion on the Property, which portion is referred to hereinafter as the “Premises,” for the purpose of constructing, installing, operating, maintaining and altering a telecommunications “Facility,” for use by GMM, the City, and other public safety and commercial collocators, said Facility consisting of a fenced compound, 180’ lattice self-support communications tower, equipment buildings, antennas, backup electric generators with fuel supplies, ancillary equipment and other structures on and within the Premises, together with a non-exclusive easement for ingress and egress using an existing access road from the private right of way known as Ted Road (the “Existing Access”), as well as utilities over, along, under, beside, through and across the Property from an existing utility pole (the “Utility Corridor,” and together with the Existing Access, the “Easement Area”), all as substantially shown on Exhibit B attached hereto, as the same may be hereafter supplemented and amended in the land use permitting process (collectively, the Premises and the Easement Area are referred to hereinafter as the “Tower Parcel”).
- C. As part of the project to construct the Facility on the Premises, GMM, as an existing subtenant of both HWV for maple operations and GMCW for communications, will remove its existing antenna from the existing GMCW meteorological tower and terminate the existing License Agreement dated February 24, 2017 (the “Met Tower License”), and reinstall its antenna and supporting equipment on the Facility.
- D. The Premises and the Facility have been designed to, and shall, avoid any encroachment onto the Conservation Easement contiguous to Lot 2, as shown on Exhibit B.
- E. HWV and GMCT now seek to memorialize the terms and conditions for use of the Tower Parcel for the Facility, as well as the rights and obligations of GMCT and other subtenants of HWV using the Tower Parcel. In addition, GMM and the City join this Agreement to set out certain rights and obligations with respect to their sites on the Facility.

AGREEMENT

For good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree to be bound as follows:

1. **Sublease of Tower Parcel.** HWV hereby sub-leases to GMCT, the Premises as described above for the purposes set forth in Section 4 below, all on the terms and subject to the conditions described therein. HWV also grants GMCT, together with the City and GMM as sub-subtenants, ingress and egress rights using the Existing Access, and rights to locate utilities over the Utility Corridor on the Property.
2. **Effective Date; Permitting Period; Inspections.**

(a) *Permitting Period.* This Agreement becomes effective beginning on the Effective Date. The period between the Effective Date and the Commencement Date set forth in Section 3(a) below shall hereinafter be referred to as the "Permitting Period."

(b) *Inspections.* During the Permitting Period, HWV shall permit GMCT and GMCT's employees, agents and contractors free and unrestricted but reasonable ingress and egress to and from the Premises, from and to Ted Road, in order to conduct structural strength analyses, subsurface boring tests, environmental inspections, visual analyses via balloon or crane tests, radio frequency tests, and any other tests, surveys, delineations, investigations and similar activities as GMCT may deem necessary or desirable (collectively, the "Inspections"), at the sole cost of GMCT and provided that all such Inspections in no way interfere with HWV's equipment, nor with operations or maintenance of the Wind Project.

(c) *Governmental Approvals.* HWV acknowledges that each of GMCT's, GMM's and the City's ability to use the Tower Parcel is contingent upon obtaining all certificates, permits, licenses and other approvals that may be required by any governmental authorities, including but not limited to a Certificate of Public Good issued under Section 248(n) of Title 30 of the Vermont Statutes Annotated (which HWV shall provide for review and approval to GMCW prior to submission to the Vermont Public Utility Commission), and clearances required by the Federal Communications Commission pursuant to the National Historic Preservation Act and the National Environmental Policy Act (collectively, "Governmental Approvals"). HWV shall reasonably cooperate with each of GMCT, GMM and the City in its respective efforts to obtain such Governmental Approvals. If reasonably deemed necessary by GMCT, GMM and/or the City during the Permitting Period, and during the term of the Agreement in the case of amendments and/or modifications, HWV agrees to sign such reasonable documents and applications as are required for obtaining Governmental Approvals.

(d) *Title Approvals.* HWV warrants to GMCT (i) that HWV has the full power and authority to enter into and execute this Agreement and (ii) to the best of its knowledge, all structures and uses on the Property existing as of the Effective Date under its control are in material compliance with municipal, state, and federal laws, and with all permits, approvals, and judicial and administrative orders affecting the Property. Upon request of GMCT, HWV agrees during the Permitting Period to execute such documents or instruments reasonably necessary for HWV to confirm the representations and warranties of title and quiet enjoyment set forth hereunder ("Title Approvals").

(e) *Utility Easements.* HWV and GMCT agree that GMCT will be responsible for obtaining such approvals and documents from public utilities necessary to construct the Utility Corridor to provide electrical power and telephone service to the Tower Parcel ("Utility Easements"). Where necessary during the Permitting Period, HWV shall reasonably cooperate with GMCT in GMCT's effort to obtain Utility Easements by signing such documents or easement applications/agreements as may be required by the utility companies. GMCT specifically agrees and acknowledges that the Utility Easements shall in no way affect or involve the existing electrical and telecommunications utilities serving the wind turbines pursuant to the Wind Farm Lease. GMCT shall be responsible for installing a new meter bank on the Premises, at GMCT's sole cost, and GMCT shall be entitled to install a minimum of five (5) 15-amp circuits to service antenna operating equipment for GMM, GMCT and any collocators. GMCT shall be responsible for all charges and fees relating to such utilities used by GMCT or serving equipment of subtenants or collocators using the Tower Parcel.

(f) *Termination; Survival.* If after making commercially reasonable efforts during the Permitting Period, GMCT is unable to obtain Governmental Approvals, Title Approvals, or Utility Easements sufficient to access, install, operate or maintain its Facility on the Premises, or if the Inspections show that the Premises is not suitable for the use contemplated under this Agreement, this Agreement and the parties' obligations hereunder shall terminate ten

(10) days following receipt by HWV of a termination notice from GMCT. For purposes of this Agreement, payment by GMCT of legal and related expenditures in excess of \$40,000 shall definitely constitute “commercially reasonable efforts” as set forth in this subsection (f). Any provision that by the terms of this Agreement survives the expiration or earlier termination of this Agreement shall survive such termination (each a “Surviving Provision” and together, the “Surviving Provisions”).

3. Term, Rent and Rent Commencement.

(a) *Commencement Date.* This Agreement shall have an “Initial Term” of five (5) years from the “Commencement Date” which date shall be the first day of the first month following the earlier of (i) the date that GMCT activates the Facility or (ii) ninety (90) days following commencement of construction of the Facility on the Premises. The Notice of the Commencement Date in the form of Exhibit C shall be prepared and sent by GMCT to HWV to confirm the Commencement Date. In the event that no Commencement Date has been established one year from the Effective Date, then unless an extension to the Permitting Period is mutually agreed upon by the parties in writing, this Agreement shall automatically terminate and be of no further force and effect other than the Surviving Provisions.

(b) *Renewals.* GMCT shall have the option to extend this Agreement by up to five (5) “Renewal Terms” of five (5) years each. Collectively, the Initial Term and Renewal Terms shall be referred to hereinafter as the “Term.” Each Renewal Term shall automatically be exercised unless GMCT notifies HWV of its election to terminate ninety (90) calendar days before the expiration of the Initial Term or Renewal Term then in effect.

(c) *Rent Payments.* Beginning on the Commencement Date as defined above, GMCT shall pay to HWV annual rent in the amount of Twenty-Five Thousand Dollars (\$25,000) (the “Rent”). The first payment of Rent shall be delivered concurrently with the Notice of the Commencement Date. Thereafter, Rent shall be due by no later than each subsequent one-year anniversary of the Commencement Date, with a ten percent (10%) late fee to be applied if not paid by the fifth day after such anniversary date. At the commencement of each Renewal Term, the Rent shall escalate by Five Thousand Dollars (\$5,000). (For example only, at the end of the Initial Term, the annual fee shall be increased to \$30,000 each year for the duration of the first Renewal Term, increasing to \$35,000 at the beginning of the second Renewal Term).

(d) *Revenue Sharing.* For each sub-sublease, sub-sublicense or similar agreement with a non-public safety entity into which GMCT shall enter for use of the Tower Parcel—regardless of the name of such entity and irrespective of the precise form of documentation for the agreement—GMCT agrees to pay HWV five percent (5%) of the annual gross rent which GMCT collects from such entity, payable in a lump sum and prorated for any partial year, and without interest, on or before April 9 of each year. GMCT acknowledges and agrees that HWV is required to pay GMCW the foregoing amount on an annual basis pursuant to the Sublease, and covenants and agrees to indemnify HWV for failure to pay the same to HWV. Upon request from time to time during the Term, and provided that HWV agree to a suitable form of confidentiality non-disclosure agreement to prevent dissemination of the information beyond its own purposes, HWV will have the right to audit the financial information held by GMCT in connection with any such agreement(s), and to obtain a copy of all documents in GMCT’s possession related to said agreement(s).

4. Use of Tower Parcel.

(a) *Facility.*

(i) *Description.* GMCT shall use the Tower Parcel for the purpose of constructing, installing, operating, maintaining and altering the Facility on the Premises, which Facility shall include, without limitation: (i) a communications support structure up to 180’ in height with the tops of installed antennas extending up to 199’ (the “Tower”); (ii) an equipment compound demarcated by a security fence of no less than six feet in height, of chain link or comparable construction, that shall be placed around the perimeter of the Premises and kept locked at all times; (iii) antennas, cables and antenna operating equipment to be installed by GMCT and others on and adjacent to the Tower as determined by GMCT in its sole discretion in furtherance of communication needs of itself and its subtenants; (iv) such buildings, cabinets or other shelter devices as GMCT deems necessary to house telecommunications equipment, now or in the future, any and all necessary appurtenances thereto; (v) one or more emergency generators or other suitable backup power sources for communications equipment; and (vi) other structures, installations, or appurtenances necessary for GMCT and/or its subtenants to operate communications equipment within the Premises.

(ii) Construction Costs. GMCT shall pay for all construction costs of the Tower, including any cost arising from or related to due diligence, land use permitting, purchase of the Tower and related appurtenances, site preparation and construction, the installation of the Tower, antennas and cabling required by GMCT, the restoration of any affected portion of the Property outside the Premises and the construction of any slab foundations for shelters, generators, cabinets, or other appurtenances. GMM shall pay for the installation of the backup generator which may be used by GMM to ensure continuation of communications for its maple operations on the Property.

(iii) Design. The City's obligations include determining the configuration of its antennas and Tower-based equipment, as well as procuring and sharing with GMM the design of a modular equipment shelter for the base of the compound in which to locate antenna operating equipment for itself, other non-commercial public safety users, and GMM. GMM and the City shall consult with one another on the respective Facility and antenna array designs in order to provide suitable materials for permitting, regulatory compliance, and construction. The City shall discuss the selection of the tower manufacturer for the Facility, as well as the foundation design.

(iv) City Antennas. The vertical space from 170' and above the Tower (not to exceed 200') shall be reserved for the City for antennas and tower-mounted equipment, appurtenances, and mounting hardware, for its use and for those of other public safety users associated with the City's Central Dispatch function. Any and all income associated with the City's use of its vertical space and associated operating agreement shall be in the sole ownership of the City, not to be deposited into the general fund or treated as collocator rent as described in Section 3(d) above. The City shall have the sole responsibility and liability for mounting and installation of its antennas, hardware, cabling, operating equipment, and other appurtenances not completed as part of the initial construction of the Tower and Compound.

(v) GMM Antenna. GMM shall have the right to maintain, free of rent or other charges, antennas and associated hardware and tower-mounted equipment on the Tower at a suitable location that avoids interference and unduly restricting rental of vertical space to commercial collocators, to be determined in consultation with the City. Initially, GMM intends to relocate its whip antenna from the existing GMCW meteorological tower on the Property to the new Tower. GMM shall have the sole responsibility and liability for mounting and installation of its antennas, hardware, cabling, operating equipment, and other appurtenances not completed as part of the initial construction of the Tower and Compound.

(vi) Electrical Power and Fiber Optic. GMM and the City shall each obtain separate meters for electrical usage in order to be charged directly by the Vermont Electrical Cooperative for power and fiber usage. GMCT shall ensure that the initial meter bank has sufficient slots for up to ten (10) additional electrical users, and that any conduit for electrical power and telecommunications has sufficient space to plan for future users.

(b) Use of Existing Access. HWV grants to GMCT, GMM, the City and subtenants for the Tower Parcel non-exclusive access to the Existing Access serving the wind turbines from Ted Road pursuant to the Wind Turbine Lease. GMCT will at its sole cost and expense make any necessary improvements to any unimproved portion of the access road for construction and maintenance of the Facility; however, neither GMCT nor its subtenants shall have any right or obligation to maintain or upgrade unimproved portions of the Existing Access, and save for any significant damage caused to improved portions of the Existing Access (which shall for purposes of this Agreement mean that the access can no longer be safely traversed by conventional light duty pickup trucks). HWV will permit GMCT, its agents, employees, licensees, and subtenants to access the Tower Parcel 24 hours per day, 7 days per week; however, HWV will not be responsible for any plowing or snow / ice clearing costs during the winter months. GMCT acknowledges that access to and from the Existing Access is restricted by a locked gate. GMCT and HWV shall re-lock the gate immediately following passage through the gate and maintain the gate in a locked state when not in use. Each of HWV and GMCT shall indemnify, defend and hold harmless the other party against any liability or loss from personal injury or property damage resulting from or arising out of the failure of the indemnifying party or its employees, agents, subtenants or collocators to re-lock the gate following such party's use. HWV recognizes that the Rent payments together with the revenue sharing arrangement as set forth in Section 3 is sufficient to compensate it for use of the Existing Access for the Tower Parcel, bearing in mind existing reciprocal shared use of the roads on Georgia Mountain as set forth in the Wind Farm Lease.

(c) Right of Sublease/Sublicense. GMCT at its sole discretion shall have the right, without any need to obtain the consent of HWV but with notice to HWV, to further sublicense and/or sublease all or a portion of the Tower Parcel to others whose business includes the provision of communication services, whether for commercial,

public safety, public utility, or other reasons; provided, however, that GMCT shall ensure that all subtenants adhere to the relevant provisions of this Agreement and the Wind Farm Lease. Any such sublicense or sublease (i) shall be subordinate and subject to this Agreement, the Sublease and the Wind Farm Lease in all respects, (ii) shall provide that nothing therein shall create any obligation or liability of HWV to the sublicensee or subtenant, (iii) shall require the sublicensee or subtenant to carry insurance meeting the requirements of GMCT hereunder, including naming HWV as an additional insured, and (iv) shall require any sublicensee or subtenant, as applicable, to indemnify, defend and hold harmless HWV out of such sublicensee's or subtenant's use and enjoyment of the sublicense or sublease. GMCT shall be responsible with respect to each sublicensee or subtenant to ensuring adherence to the revenue sharing provisions in Section 3, and compliance with the terms of this Sublease generally. Notwithstanding the foregoing, any Member of GMCT shall have the right to reject any collocation sublicense and/or sublease if the collocation pursuant to such sublicense or sublease can be reasonably demonstrated to cause substantial interference with either of GMM's or the City's operations, including, but not limited to, as a result of radiofrequency interference (as defined by the Federal Communications Commission). Where warranted, either GMM or the City may require a collocator to prepare an intermodulation study for review and approval prior to allowing collocation. A structural report prepared by a Vermont-licensed engineer meeting the requirements of the Vermont Building Code shall presumptively be deemed not to cause substantial interference.

(d) *Right of Installation.* HWV grants GMCT and its subtenants, including, but not limited to GMM and the City, the right to use and access such portions of the Property and Tower Parcel as may reasonably be required during construction, installation, maintenance and operation of the Facility to facilitate the purposes set forth hereunder, subject to the requirement that GMCT shall restore such portions of the Property and the Tower Parcel to substantially their original condition and that such use avoid interference as set forth more fully in subsection (f), below.

(e) *Condition of Premises.* GMCT shall at all times maintain the Premises in a reasonable condition and shall be solely responsible for the repair and maintenance of any improvements on the Tower Parcel, excluding repair and maintenance required due to the willful misconduct, recklessness, or gross negligence of HWV, its employees, agents or contractors.

(f) *Non-Interference.*

(i) None of GMCT, GMM and/or the City shall be allowed to use the Premises or exercise its respective rights hereunder in any manner which would cause interference with HWV or GMCW's equipment set forth in the Wind Farm Lease, nor that would interfere in the operation or maintenance of the Wind Project or the construction of any additional wind turbines on the Property, nor that would limit or interfere with HWV's or GMCW's access to the Wind Project or any portion of the Property other than the Premises. GMCT shall ensure that each of its sub-subtenants, collocators and other parties in possession adhere to the foregoing provision regarding non-interference.

(ii) HWV shall not be allowed to use the Property in a manner that is not consistent with the historical operation and maintenance of the Wind Project or reasonably necessary for the operation and maintenance of the Wind Project that would cause interference with GMCT's operation or maintenance of the Facility or any equipment installed therein or thereon, and shall not materially limit or interfere with GMCT's access to the Tower Parcel, nor shall HWV permit any other party to so interfere.

(iii) In the event of any radiofrequency-based interference prohibited by this subsections (i) or (ii) above, the interfering party shall immediately take all steps reasonably necessary to eliminate the interference including, if required, cutting off power to any and all objectionable transmitting or receiving equipment (but in no circumstances shall this provision be deemed to require any reduction or cessation of power generation activities, nor anemometers on the existing meteorological tower). Based on standard and accepted engineering practices, if HWV cannot eliminate the radiofrequency-based interference within twenty-four (24) hours of notice from GMCT, HWV shall immediately remove the objectionable equipment. In the event that operation of the Facility is interfering with HWV wind turbine operations or new construction for any reason, whether due to the actions or omissions of GMCT or its sub-subtenants, collocators or other parties in possession GMCT shall have a period of twenty-four (24) hours from notice from HWV to remedy the issue to HWV's reasonable satisfaction, including, where necessary, cessation of Facility operations until the interference with power generation activities is remedied. If GMCT cannot eliminate the interference within twenty-four (24) hours of notice from HWV, GMCT shall immediately remove the objectionable equipment.

(g) Conservation Area. GMCT acknowledges and agrees that the Conservation Area as shown on Exhibit B to the immediate south of the Premises is of critical importance for the regulatory approvals associated with the Wind Project, and must remain undisturbed in constructing the Facility and throughout the Term. GMCT agrees to take no action or inaction that would potentially compromise or undermine the Conservation Easement without advance approval by the State of Vermont if required, and after prior consultation with HWV and GMCW.

(h) Right of First Refusal. Any third party offer to purchase or acquire an interest in and/or to the Tower Parcel or any portion thereof, regardless of the form and including but not limited to acquisition of GMCT's interest in and to this Agreement and/or a membership interest in or to GMCT, is subject to a right of first refusal set forth more fully in the GMCT Operating Agreement, a copy which is available at GMCT's office as set forth below.

5. **Consent for Improvements and Modifications to Premises**. GMCT and its subtenants, may, at any time and from time to time during the Term, modify, supplement, upgrade, improve, replace, remove or relocate any of the improvements or equipment at the Premises, including but not limited to antennas, dishing, cabling, additional storage buildings or equipment shelters, as deemed necessary by GMCT in its sole discretion, for the operation and maintenance of the communications equipment to be installed on the Premises by GMCT, its sub-licensees and sub-lessees. Such right shall include the right to add equipment shelters and cabinets within the Premises. All improvements, modifications, supplements, upgrades, improvements, replacements, removals or relocations which are necessary for use by GMCT, its sub-lessees or sub-licensees, shall be made at no expense to HWV. Said rights granted hereunder shall also serve as permission, approval, and consent by and from HWV for GMCT and its subtenants to (i) obtain and abide by all Governmental Approvals required for such improvements and modifications, (ii) use the Existing Access to the Premises to access such improvements or to make modifications (at no additional charge), and (iii) if necessary for the improvements or modifications, upgrade any utility lines across the Utility Corridor to the Premises. In addition to the foregoing, at GMCT's sole expense, HWV shall cooperate with GMCT to obtain Governmental Approvals for GMCT's use of the Tower Parcel, as well as for use by GMCT's subtenants (where HWV's cooperation is reasonably necessary, and at no cost to HWV). The obligations of HWV as set forth herein during the Permitting Period with respect to Governmental Approvals shall continue throughout the Term.

6. **Insurance; Waiver of Subrogation**. (a) GMCT's Insurance. Effective as of the Commencement Date, GMCT, at GMCT's sole cost and expense, shall procure and maintain on the Tower Parcel, bodily injury and property damage insurance with a combined single limit of at least Two Million Dollars (\$2,000,000) per occurrence. Such insurance shall insure, on an occurrence basis, against liability of GMCT, its employees and agents, arising out of or in connection with GMCT's use of the Tower Parcel, all as provided for herein. GMCT shall also procure and maintain workers' compensation insurance in an amount equal to or greater than the statutory requirements for Vermont or for such state where work is being performed if applicable, but in no event less than One Million Dollars (\$1,000,000) for its employees who will work on or at the Tower Parcel. GMCT shall maintain at all times beginning on the Commencement Date, at GMCT's expense, property insurance in an amount substantially equivalent to the replacement value of the Facility. (b) HWV's Insurance. HWV's insurance obligations are set forth in the Sublease Agreement and Wind Farm Lease, and HWV is not required to obtain additional insurance in connection with this Agreement. (c) Other Obligations. GMCT (or its subsidiary responsible for management of the Tower Parcel) shall name HWV and GMCW as additional insureds on its policy or policies providing liability coverage to the Tower Parcel, and the policy or policies shall require thirty (30) days' written notice to HWV prior to cancellation or termination. GMCT shall provide to HWV and GMCW a certificate of insurance evidencing the coverage required by this paragraph within thirty (30) days of the Commencement Date. (d) Waiver of Subrogation. HWV and GMCT release each other and each other's respective principals, employees, representatives and agents, from any claims for damage to any person or to the Premises or to the Facilities thereon caused by, or that result from, risks insured against under any insurance policies carried by the parties and in force at the time of any such damage. Each of HWV and GMCT shall cause each insurance policy obtained by it to provide that the insurance company waives all right of recovery by way of subrogation against the other in connection with any damage covered by any policy. Neither HWV nor GMCT shall be liable to the other for any damage caused by fire or any of the risks insured against under any insurance policy required by this Agreement to the extent of such insurance coverage.

7. **Taxes**. If personal or real property taxes are assessed against the Tower Parcel or the Facility, GMCT shall pay any portion of such taxes directly and solely attributable to the Tower Parcel or the Facility, including ground-based equipment and the Tower. HWV agrees to provide to GMCT a copy of any notice, assessment or billing relating to any property taxes for which GMCT is responsible under this Agreement within thirty (30) days of

receipt of same by HWV. GMCT shall have no obligation to make payment of any property taxes until GMCT has received notice, assessment or billing relating to such payment in accordance herewith. GMCT shall have the right, after consultation with HWV, and at GMCT's sole cost, to appeal, challenge or seek modification of any property tax assessment or billing for which GMCT is wholly or partly responsible for payment under this Agreement. HWV shall reasonably cooperate with GMCT in filing, prosecuting and perfecting any appeal or challenge to property taxes as set forth herein, including but not limited to executing consent to appeal or other similar document.

- 8. Liability and Indemnity.** (a) GMCT shall indemnify and hold HWV harmless against any liability or loss from personal injury or property damage resulting from or arising out of the use or occupancy of the Premises or the Property by GMCT or its employees, agents, sub-subtenants, sub-sublicensees or collocators excepting, however, such liabilities and losses as may be due to or caused by the intentional, reckless, or grossly negligent acts or omissions of HWV or its employees or agents. (b) HWV shall indemnify and hold GMCT harmless against any liability or loss from personal injury or property damage resulting from or arising out of the use or occupancy of the Property by HWV or its employees, agents, sub-subtenants, or sublicensees excepting, however, such liabilities and losses as may be due to or caused by the intentional, reckless, or grossly negligent acts or omissions of GMCT or its employees or agents. (c) The duties described in Section 8 survive for a period of five (5) years following termination or expiration of this Agreement.
- 9. Quiet Enjoyment.** HWV covenants that GMCT, on paying the Rent and performing the covenants, terms and conditions required of GMCT contained herein, shall peaceably and quietly have, hold and enjoy the Tower Parcel and the leasehold estate granted to GMCT by virtue of this Agreement. The Permitting Period obligation to provide GMCT with Governmental Approvals, Title Approvals, and Utility Easements as may be necessary to ensure peaceable and quiet enjoyment shall continue in full force and effect following the Commencement Date and throughout the Term.
- 10. Pending Actions; Hazardous Substances.** HWV warrants, represents and covenants that to the best of its knowledge: (1) there are no past, pending or threatened administrative, regulatory or judicial actions, suits, demands, demand letters, claims, liens, notices of noncompliance or violation, investigations or proceedings affecting the Premises or against any individual or entity with an interest in the Premises; and (2) no "Hazardous Substance" (as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 690 *et seq.*, and including petroleum or petroleum products, radioactive materials, friable asbestos, and equipment containing polychlorinated biphenyls) or "Hazardous Waste" (as defined in the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6903(5)) has at any time been released or disposed of at or on the Premises. The parties agree not to introduce any Hazardous Substances or Hazardous Wastes to the Premises (or on a location of the Property reasonably likely to affect the Premises) during the Term; provided, however, that in connection with a generator GMCT shall be entitled to install propane or diesel tanks within the Premises provided that GMCT obtains all permits and other governmental approvals in advance. As between GMCT and HWV, HWV shall be responsible for remediation of any Hazardous Substances or Hazardous Wastes introduced onto the Property or Premises before or after the Commencement Date, unless such introduction is caused by GMCT, and to indemnify, defend, and hold GMCT harmless from any liabilities or claims related to the presence of one or more Hazardous Substance on the Property, consistent with its obligations to GMCW under the Sublease. Said obligation shall survive the expiration or earlier termination of this Agreement. Nothing herein shall be construed to modify or broaden HWV's responsibilities relating to Hazardous Substances or Hazardous Waste under the Sublease.
- 11. Assignment.** GMCT may not assign or transfer this Agreement without the prior written consent of HWV, which consent shall not be unreasonably conditioned, delayed or withheld. Notwithstanding the foregoing, GMCT may freely, without HWV's consent, assign its interest hereunder to any entity that is a subsidiary of or related to GMCT by common ownership or control, or in the event of a sale or exchange of substantially all of GMCT's assets or stock or an assignment by operation of law. GMCT may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Agreement to any financing entity, or agent on behalf of any financing entity to whom GMCT (i) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof.
- 12. Condemnation.** If notice is given to HWV that the Premises will be condemned by any legally constituted public authority, then HWV shall promptly notify GMCT of such taking or condemnation. If the whole of the Premises,

or such portion thereof as will make the Premises unusable by GMCT for the purposes herein leased (as determined by GMCT in its sole discretion), is condemned by any legally constituted public authority, then this Agreement, and the term hereby granted, other than the Surviving Provisions, shall terminate and expire at such time as possession thereof is taken by the public authority, and rental shall be accounted for as between HWV and GMCT as of that date. However, nothing in this paragraph shall be construed to limit or adversely affect GMCT's right to seek an award of compensation from any public authority that is seeking condemnation proceeding for the taking of GMCT's leasehold interest hereunder or for the taking of GMCT's improvements, fixtures, equipment or personal property.

- 13. Casualty.** (a) Right of Termination. If GMCT's Facility or improvements are damaged or destroyed, in whole or in part, by fire or other casualty, GMCT shall not be required to repair or replace the Facility or any of GMCT's improvements made by GMCT, and GMCT may terminate this Agreement by giving written notice to HWV. Termination shall be effective immediately after such notice is given. Upon such termination, this Agreement shall become null and void, and HWV and GMCT shall have no other further obligations to each other hereunder, other than the Surviving Provisions. (b) Right of Temporary Facilities. In lieu of termination or while the Facility is being repaired or replaced, GMCT, as well as its subtenants, shall have the right to install temporary communications facilities (each a "TCF") on the Premises or elsewhere on the Property in order to continue operations, provided that the location of each TCF be approved in advance by HWV so as not to interfere with wind turbine operations and so as not to overburden any access granted for ingress and egress to and from such TCF, such consent not to be unreasonably withheld, conditioned, or delayed.
- 14. Default.** (a) GMCT Default. GMCT shall be deemed to be in default of this Agreement if: (i) GMCT fails to make any payment of fees or other payment required under this Agreement, as and when due, where the default continues for a period of five (5) business days after written notice of nonpayment by HWV to GMCT; or (ii) GMCT fails to observe or perform the covenants, conditions or provisions of this Agreement where that failure continues for a period of thirty (30) days after written notice thereof by HWV to GMCT (provided, however, that if the nature of GMCT's default is such that more than thirty (30) days are reasonably required for its cure, then GMCT shall not be deemed to be in default if GMCT commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion). (b) HWV Default. HWV shall be deemed to be in default of this Agreement if HWV fails to comply with any of the covenants, conditions, or provisions of this Agreement to be observed or performed by HWV, when that failure continues for a period of thirty (30) days after written notice from GMCT to HWV detailing such default (provided, however, that if the nature of HWV's default is such that more than thirty (30) days are reasonably required for its cure, then HWV shall not be deemed to be in default if HWV commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion). (c) Remedies. If a default occurs that is not cured within the grace period specified above, the non-defaulting party may pursue any remedies available to it against the defaulting party at law or in equity, including, but not limited to, the right to terminate this Agreement.
- 15. Force Majeure.** If any party is in any way delayed or prevented from performing any obligation under this Agreement due to fire, act of God (including but not limited to weather events, plagues, pestilences, or pandemics), governmental act or failure to act or any cause beyond the other parties' reasonable control (whether similar or dissimilar to the foregoing named), then the time for performance of such obligation shall be excused for the period of such delay or prevention and extended for a period equal to the period of such delay or prevention.
- 16. Notices.** Whenever in this Agreement it shall be required or permitted that notice or demand be given or served by either party to this Agreement, such notice or demand shall be given or served in writing (including via electronic mail) and sent to HWV at the address set forth and to GMCT and to GMM as follows:

If to HWV, GMCT and/or GMM

H. W. Ventures, L.C.
Georgia Mountain Maples, LLC
1803 Skunk Hill Road
Fairfax, VT 05454
Email: jim@harrisonconcreteinc.com

If to City

City of St. Albans, Vermont
Attn: Dominic Cloud, City Manager
P.O. Box 867, 100 N. Main Street
St. Albans, VT 05478
Email: d.cloud@stalbansvt.com

With copies to:

Downs Rachlin Martin PLLC
Attn: William J. Dodge, Esq.
199 Main Street, P.O. Box 190
Burlington, VT 05452-0190
wdodge@drm.com

With copies to:

St. Albans Police, Fire & emergency Management
(Police Dispatch)
Chief Gary L. Taylor, Public Safety Director
30 Lower Welden Street
St. Albans, VT 05478
Email: Gary.Taylor@vermont.gov

All such notices shall be sent by certified or registered mail or by reputable overnight courier, and in such case shall be effective one (1) day after the date of mailing. Any such address may be changed from time to time by either party serving notices as above provided.

17. **Termination.** (a) General Right of Termination. Notwithstanding any other termination rights available to GMCT under this Agreement, GMCT, in its sole and absolute discretion, may terminate this Agreement if GMCT determines that it or its subtenants will be unable to attain optimal use of the Facility within its communications network. Upon termination, GMCT shall execute upon the request of HWV a written cancellation of the Agreement vacating the Premises in recordable form and GMCT will either (i) remove the Facility and restore the land to its preconstruction condition, reasonable wear and tear and damage by insured casualty excepted or (ii) at HWV's sole election remove any antennas and give the Facility to HWV at no cost (the actions described in clause (i) and (ii) are referred to as "Termination Conditions"). GMCT shall have no other further obligations, other than completion of the Termination Conditions and compliance with the other Survival Conditions. The Termination Conditions shall survive the expiration or earlier termination of this Agreement and shall be included as "Survival Conditions." All payment obligations that have accrued prior to the expiration or earlier termination of this Agreement are also included as "Survival Conditions." (b) Loss of Governmental Approvals. If at any time during the term of this Agreement, GMCT is unable to use the Premises for its Facility in the manner intended by GMCT due to imposed land use permitting or regulatory conditions or requirements; or in the event that after the Effective Date, any necessary Governmental Approval is finally rejected or any previously-issued Governmental Approval is canceled, expires, lapses or is otherwise withdrawn or terminated by the applicable governmental authority, GMCT shall have the right to terminate this Agreement by written notice to HWV. In such case, HWV shall retain all rentals paid to HWV prior to the termination date. Upon such termination, HWV and GMCT shall have no other further obligations to each other, other than the Survival Conditions.
18. **Removal of Communications Compound.** Title to all permanent improvements and fixtures constructed or installed by GMCT on the Premises shall remain with GMCT; all antennas, equipment and cabling shall remain the personal property of each of GMM, City, or the collocators. All improvements constructed or installed by GMCT shall be subject to the Termination Conditions at the expiration or earlier termination of this Agreement. GMCT, upon termination of this Agreement, shall, within ninety (90) days, comply with the Termination Conditions. GMCT shall not be required to remove any foundations, concrete slabs, road extension, or underground cables or wires, or any of HWV's equipment or modifications.
19. **Security Interest.** It is the express intent of the parties to this Agreement that HWV have no lien or security interest whatsoever in any personal property of GMCT, and, to the extent that any applicable statute, code, or law grants HWV any lien or security interest, HWV hereby expressly waives any rights thereto.
20. **Compliance with Laws.** During the Term of this Agreement, each party shall comply in all respects with all statutes, and with all ordinances, rules and regulations of federal, state, or municipal authorities with jurisdiction over the Property and Premises, and with any administrative or judicial orders, permits or certificates validly issued by such authorities affecting the Property and Tower Parcel.
21. **Estoppel Certificate.** During the term of this Agreement, upon receipt of fifteen (15) days' prior written notice by the other party, either party shall execute, acknowledge and deliver to the requesting party a statement in writing certifying that this Agreement is in full force and effect (or confirming any modifications) and that the requesting party is not in default (or declaring the notice of any default), except as specified in such statement, in regard to any of its obligations hereunder, and further setting forth such other statements relating to this Agreement as the requesting party, its lender, purchaser, assignee, sub-lessee or sub-licensee may reasonably require. Said statement shall be accurate and binding on the other party and may be relied upon by third persons.

22. **Bankruptcy and Insolvency.** HWV and GMCT agree that this Agreement constitutes a lease of non-residential real property for purposes of federal or state bankruptcy laws, including 11 U.S.C. § 365(d)(4) or its successor provision.
23. **Miscellaneous.** (a) This Agreement constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. (b) Any amendments to this Agreement must be in writing and executed by both parties. (c) The unenforceability, invalidity, or illegality of any provision herein shall not render any other provision herein unenforceable, invalid and/or illegal. (d) This Agreement shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties, and shall run with the Property upon recording of the Memorandum of Agreement (Exhibit D) in the Land Records. HWV hereby consents to GMCT completing and recording the Memorandum of Agreement at GMCT's cost and expense, providing a copy of the recorded instrument to GMCT upon completion. (e) This Agreement shall be governed by and construed in accordance with the laws of the State of Vermont. (f) The Exhibits annexed hereto form material parts of this Agreement, and are incorporated herein by reference for all purposes. (g) This Agreement may be executed in duplicate counterparts, each of which shall be deemed an original. (h) In the event of a breach of any of the covenants or agreements set forth in this Agreement, the parties shall be entitled to any and all remedies available at law or in equity. The non-prevailing party in any action taken or pursuant to this Agreement shall reimburse the prevailing party in such action for the reasonable attorneys' fees and expenses incurred by the prevailing party in connection with such action. (i) Each party hereby agrees to cooperate with the other party and its authorized representatives regarding any reasonable request made subsequent to execution of this Agreement to correct any clerical errors contained in this Agreement, and to provide any and all additional documentation deemed necessary by GMCT to effectuate the transaction contemplated by this Agreement. (j) Whenever any party to this Agreement is given an approval/consent right and unless otherwise expressly stated in this Agreement, any such approval/consent shall not unreasonably be withheld, conditioned or delayed. If any such approval is not granted within fifteen (15) days of the date on which a written request is delivered, then the approval shall be deemed granted. If approval is withheld, the withholding party shall state in writing with particularity the reason or reasons for the withholding of approval and shall propose conditions or changes that would facilitate approval. If the withholding party fails to state such reasons and/or propose changes or conditions that would facilitate approval, upon the other party notifying the withholding party in writing of such failure, the withholding party shall provide such statement and/or proposal within fifteen (15) days of receipt of such notice. If the withholding party fails to do so, then approval shall be deemed granted. (k) Notwithstanding anything herein to the contrary, nothing in this Agreement is intended to create any partnership, joint venture, or other business organization.
24. **Wind Farm Lease and Sublease Provisions.** (a) GMCT hereby acknowledges that it has received and reviewed a copy of the Wind Farm Lease and Sublease, and agrees that it shall abide by all terms thereof and shall not cause directly or indirectly, whether by its action or inaction, any breach of the terms of the Wind Farm Lease or the Sublease. GMCT shall indemnify HWV against any loss, liability or expense (including reasonable attorneys' fees and costs) arising out of any breach of or default under the Wind Farm Lease or the Sublease attributable to GMCT. (b) This Agreement shall be subordinate and subject to the Wind Farm Lease and the Sublease in all respects. This Agreement does not modify or amend the Wind Farm Lease or the Sublease in any respect. (c) In the event that the Wind Farm Lease or Sublease is terminated in accordance with the terms thereof, this Agreement shall automatically terminate upon the effective date of such termination.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day above first written.

HWV:

H. W. Ventures, L.C.

By: _____

Name: James Harrison

Title: Member

Date: August ____, 2020

GMCT:

Georgia Mountain Communications Tower, LLC

By: Georgia Mountain Maples, LLC, its Manager

By: _____

Name: Kevin Harrison

Title: Member

Date: August ____, 2020

GMM:

Georgia Mountain Maples, LLC

By: _____

Name: Kevin Harrison

Title: Member

Date: August ____, 2020

City:

City of St. Albans, Vermont

By: _____

Name: Dominic Cloud

Title: City Manager, Duly Authorized

Date: August ____, 2020

[ACKNOWLEDGEMENTS FOLLOW]

STATE OF Vermont
COUNTY OF _____

On the ___ day of August, 2020, before me, personally appeared James Harrison, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his authorized capacity, and that by his signature on the instrument, the person executed the instrument as his/her free act and deed and the free act and deed of H. W. Ventures, L.C.

WITNESS my hand and official seal.

Notary Public (SEAL)
My commission number: _____
My commission expires: 01/31/2021

STATE OF VERMONT
COUNTY OF _____

On the ___ day of August, 2020, before me, personally appeared Kevin Harrison, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, he executed the instrument as his free act and deed, and the free act and deed of Georgia Mountain Maples, LLC, manager of Georgia Mountain Communications Tower, LLC.

WITNESS my hand and official seal.

Notary Public (SEAL)
My commission number: _____
My commission expires: 01/31/2021

STATE OF VERMONT
COUNTY OF _____

On the ___ day of August, 2020, before me, personally appeared Kevin Harrison, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, he executed the instrument as his free act and deed, and the free act and deed of Georgia Mountain Maples, LLC.

WITNESS my hand and official seal.

Notary Public (SEAL)
My commission number: _____
My commission expires: 01/31/2021

STATE OF VERMONT
COUNTY OF _____

On the ___ day of August, 2020, before me, personally appeared Dominic Cloud, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, he executed the instrument as his free act and deed, and the free act and deed of the City of St. Albans, Vermont.

WITNESS my hand and official seal.

Notary Public
My commission number: _____
My commission expires: 01/31/2021

(SEAL)

EXHIBIT A
DESCRIPTION OF HWV PROPERTY

Being a portion only of the Wind Turbine Lease Lot and the Access Road Easement Area on the summit of Georgia Mountain, Milton, Vermont leased from H.W. Ventures, L.C., all as described in Exhibit B of that certain Wind Farm Lease Agreement dated January 17, 2012, and as evidenced and included with the Notice of Lease entered into as of January 17, 2012, recorded February 22, 2012 in Book 415, Page 212 of the Town of Milton Land Records.

Reference is hereby made to the aforementioned instruments and plat and their records and the deeds and instruments referred to therein and their records in further aid of this description.

EXHIBIT B DESCRIPTION OF PREMISES

The Premises and Easement Area shall consist of an irregularly-shaped 100' x 100' tract of land, together with easements for ingress, egress and utilities as depicted on the drawings, depicted as Lot 2 on the plat entitled "Central Dispatch Tower, Milton, VT, Project: 19067" dated March 18, 2020, last revised April 3, 2020, prepared by Cross Consulting Engineers, P.C., consisting of ±26.6 acres and shown on Pages C-1 through A-2 attached hereto and incorporated herein by reference.

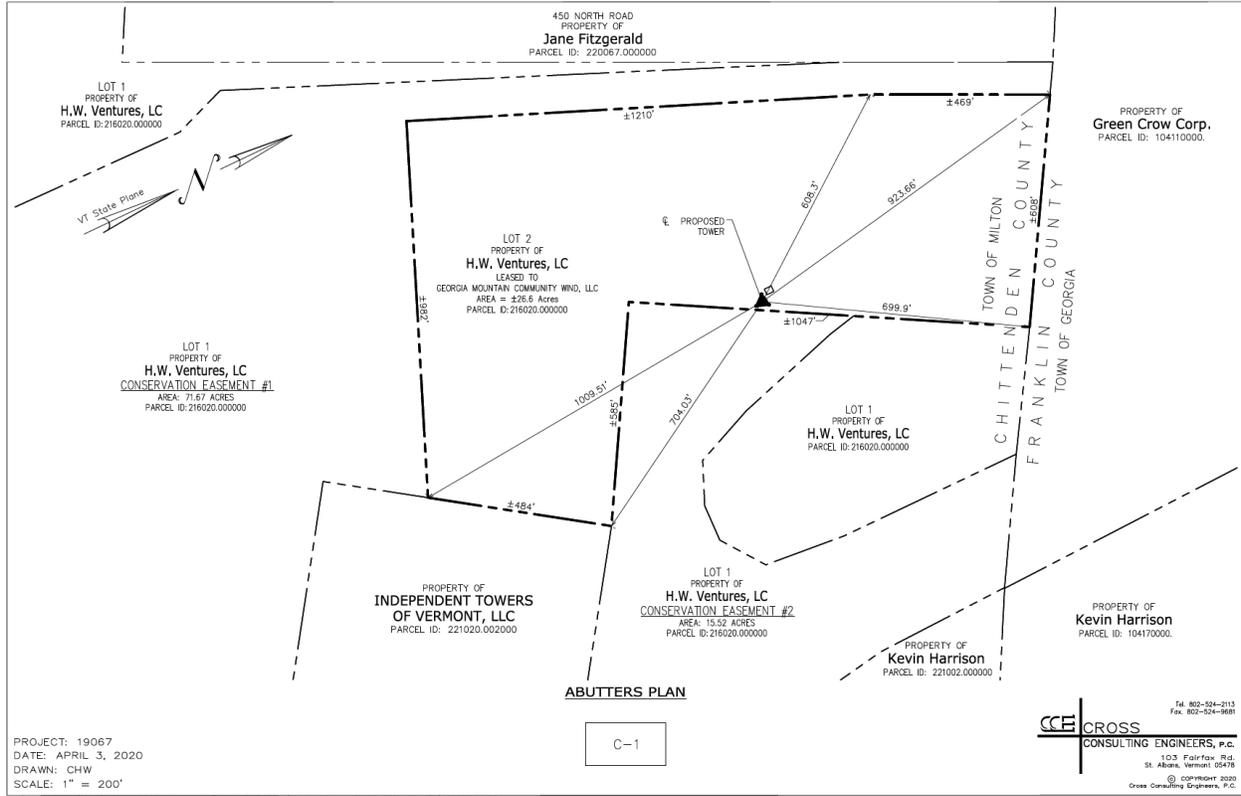
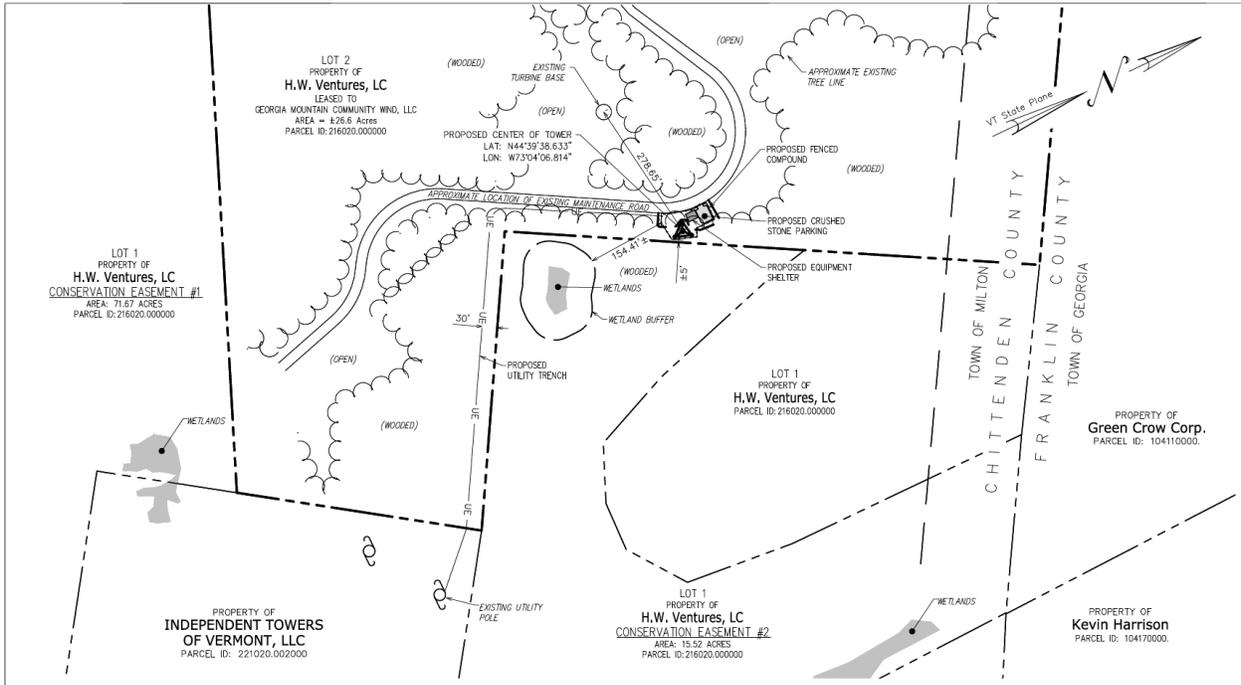


EXHIBIT B (Continued)

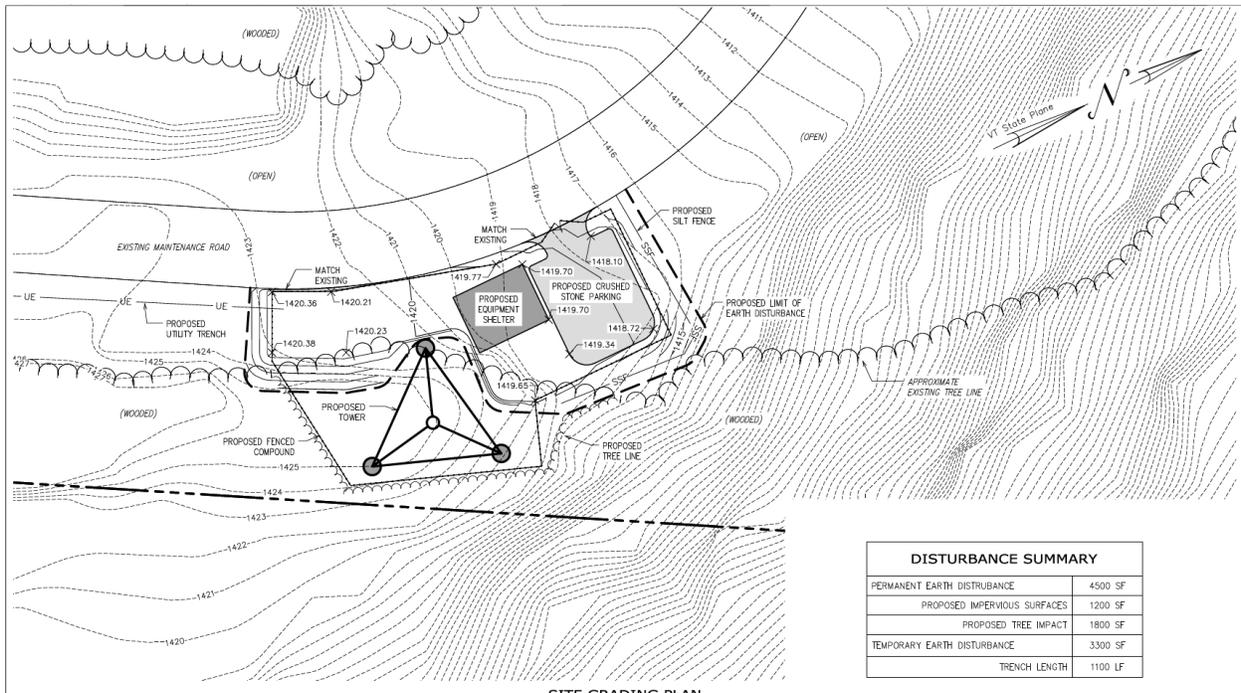


PROJECT: 19067
 DATE: APRIL 3, 2020
 DRAWN: CHW
 SCALE: 1" = 150'

C-2

Tel: 802-524-2113
 Fax: 802-524-9681
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 St. Albans, Vermont 05478
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 Cross Consulting Engineers, P.C.

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PROJECT: 19067
 DATE: APRIL 3, 2020
 DRAWN: CHW
 SCALE: 1" = 20'

C-3

Tel: 802-524-2113
 Fax: 802-524-9681
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EXHIBIT B (Continued)

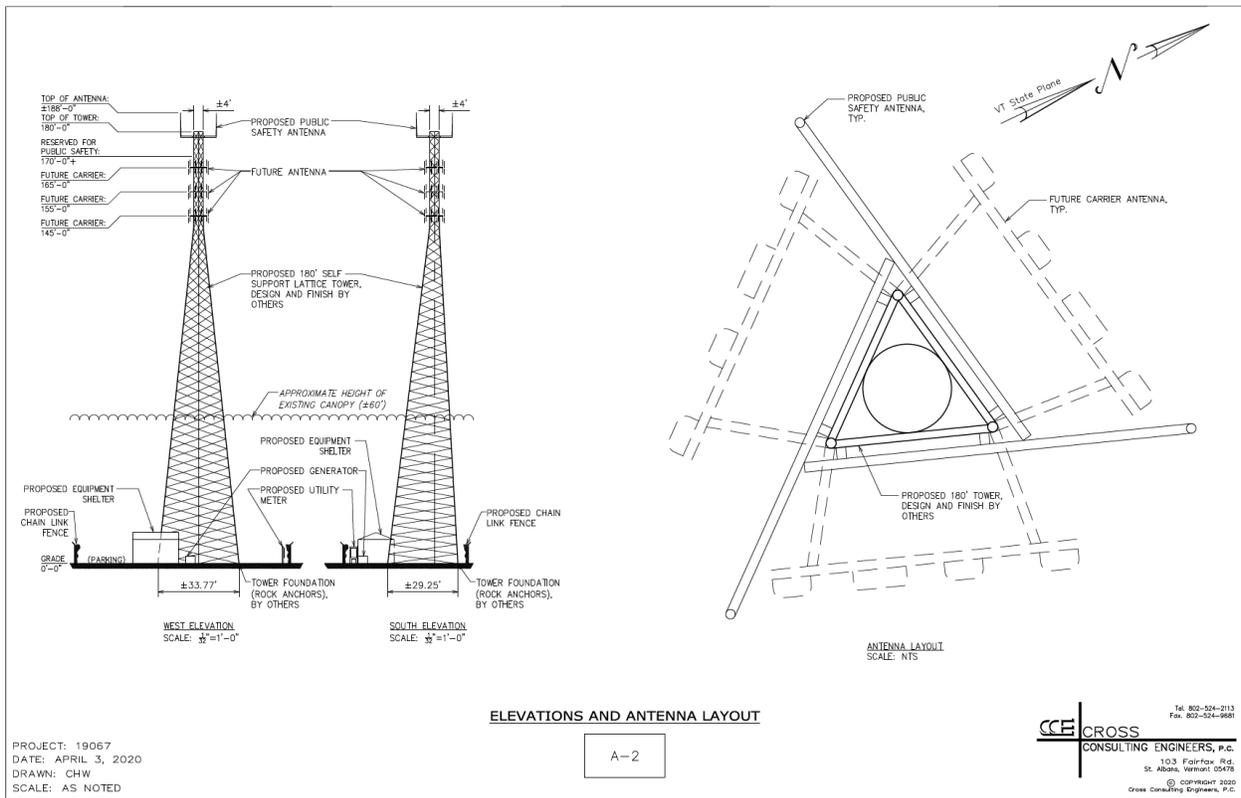
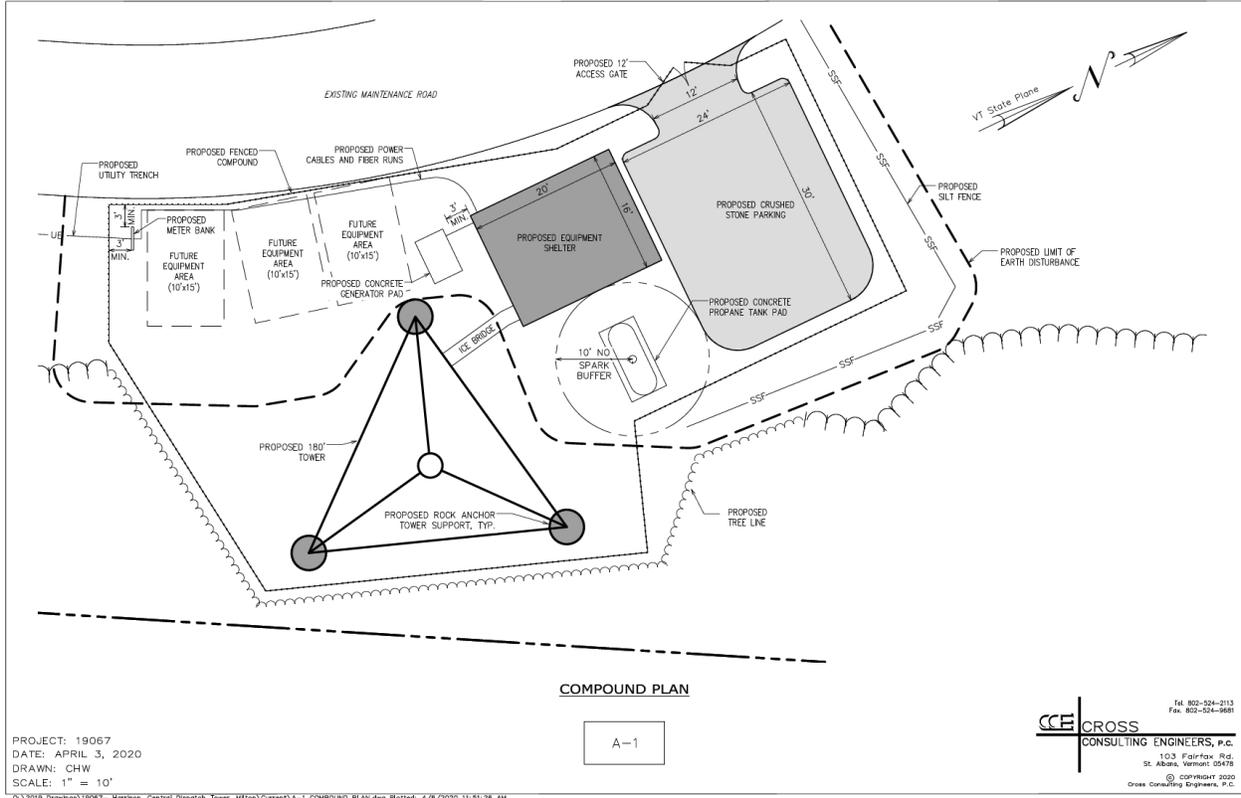


EXHIBIT C
NOTICE OF RENT COMMENCEMENT

To: H.W. Ventures, L.C., 1803 Skunk Hill Road, Fairfax, VT 05454

From: Georgia Mountain Communications Tower, LLC, 1803 Skunk Hill Road, Fairfax, VT 05454

Re: Tower Lease for Premises and Easement Area at Georgia Mountain, Milton, VT

Rent Commencement Date: _____ **1, 20**__.

Please be apprised that, as of the date above stated, Georgia Mountain Communications Tower, LLC has activated the Facility described in the Communications Site Sub-Sublease Agreement (Tower Lease), dated the ___ day of August, 2020 (the "Agreement"), or 90 days has passed since Georgia Mountain Communications Tower, LLC commenced construction of its Facility on the Premises. The Rent Commencement Date, as described in that same Agreement, commences as of the above-stated date. Capitalized terms not defined herein shall have the meanings assigned to them in the Agreement.

Sincerely,

Georgia Mountain Communications Tower, LLC

By: Georgia Mountain Maples, LLC, its Manager

By: _____

Print Name: _____

Cc:

William J. Dodge, Esq.

EXHIBIT D
MEMORANDUM OF AGREEMENT

[Please see attached.]

Recording requested by
and when recorded mail to:

Downs Rachlin Martin PLLC
Attn: William J. Dodge, Esq.
P.O. Box 190, 199 Main Street
Burlington, VT 05452-0190

MEMORANDUM OF AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the parties identified below are parties to that certain Communications Site Lease Agreement (Tower Lease), dated as of the ___ day of August, 2020, containing the following terms and conditions:

1. HWV: H. W. Ventures, L.C., a Vermont limited liability company with an address at 1803 Skunk Hill Road, Fairfax, VT 05454. HWV's subtenant is Georgia Mountain Maples, LLC, a Vermont limited liability company with the same address as HWV as set forth herein.
2. GMCT: Georgia Mountain Communications Tower, LLC, a Vermont limited liability company with the same address as HWV as set forth herein.
3. GMM: Georgia Mountain Maples, LLC, a Vermont limited liability company with the same address as HWV as set forth herein.
4. City: City of St. Albans, Vermont, a Vermont municipality with a mailing address of P.O. Box 867, St. Albans, Vermont 05478.
5. Premises: The Property which is the subject of the Agreement is described in MOA Exhibit I annexed hereto. The portion of the Property being subleased to GMCT (the "Premises") is described in MOA Exhibit II annexed hereto.
6. Initial Term: The term of the Agreement is for five (5) years commencing on the ___ day of ____, 202__.
7. Expiration Date: If not otherwise extended or renewed, the Agreement shall expire on the ___ day of ____, 202__.
8. Rights to Extend or Renew: GMCT has the right to extend / renew the Agreement as follows: five (5) options to automatically extend the Initial Term for period of five (5) years each on the terms and conditions set forth in the Agreement. If GMCT exercises all options to renew, the final expiration of the Agreement will occur on the ___ day of ____, 205__.
9. Assignment Restrictions: GMCT may not assign or transfer this Agreement without the prior written consent of HWV, which consent shall not be unreasonably conditioned, delayed or withheld. Notwithstanding the foregoing, GMCT may freely, without HWV's consent assign its interest hereunder to any entity that is a subsidiary of or related to GMCT by common ownership or control, or in the event of a sale or exchange of substantially all of GMCT's assets or stock or an assignment by operation of law. GMCT may assign, mortgage, pledge, hypothecate or otherwise transfer without consent its interest in this Agreement to any financing entity, or agent on behalf of any financing entity to whom GMCT (i) has obligations for borrowed money or in respect of guaranties thereof, (ii) has obligations evidenced by bonds, debentures, notes or similar instruments, or (iii) has obligations under or with respect to letters of credit, bankers acceptances and similar facilities or in respect of guaranties thereof. GMCT may enter into subleases with third parties for use of the Premises.
10. Collocation Sublicense/Sublease Restrictions. GMCT shall provide each of GMM and the City with the right to reject any collocation sublicense or sublease if the collocation pursuant to such sublicense or sublease can be reasonably demonstrated to cause substantial interference with either of GMM's or the City's operations, including, but not limited to, as a result of radiofrequency interference (as defined by the Federal Communications Commission). Where warranted, either GMM or the City may require a collocater to prepare an intermodulation study for review and approval prior to allowing collocation. A structural report

prepared by a Vermont-licensed engineer meeting the requirements of the Vermont Building Code shall presumptively be deemed not to cause substantial interference.

11. Right of First Refusal: Any third party offer to purchase or acquire an interest in and/or to the Tower Parcel or any portion thereof, regardless of the form and including but not limited to acquisition of GMCT's interest in and to this Agreement and/or a membership interest in or to GMCT, is subject to a right of first refusal set forth more fully in the GMCT Operating Agreement, a copy which is available at GMCT's office as set forth below.
12. Other: The Agreement is subject to the terms of a Certificate of Public Good issued by the Vermont Public Service Board in Case No. _____, as well as other permits or approvals pertaining to the operation of GMCT's Facility and any collocators.

This Memorandum of Agreement will be recorded in the applicable land records and is intended to provide notice to third parties of the Agreement pursuant to 27 V.S.A. 341(c). The Agreement contains terms and conditions in addition to those set forth in this Memorandum of Agreement. Capitalized terms not otherwise defined herein shall have the meaning defined in the Agreement. This Memorandum of Agreement is not intended to amend or modify the terms and conditions of the Agreement. To the extent that the terms and conditions of this Memorandum of Agreement differ from the terms and conditions of the Agreement, the terms and conditions of the Agreement shall govern and prevail. A copy of the Agreement is kept at GMCT's place of business, at the address noted above.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day above first written.

HWV:

H. W. Ventures, L.C.

By:

Name: James Harrison

Title: Member

Date: August ____, 2020

GMCT:

Georgia Mountain Communications Tower, LLC

By: Georgia Mountain Maples, LLC, its Manager

By: _____

Name: Kevin Harrison

Title: Member

Date: August ____, 2020

GMM:

Georgia Mountain Maples, LLC

By: _____

Name: Kevin Harrison

Title: Member

Date: August ____, 2020

City:

City of St. Albans, Vermont

By: _____

Name: Dominic Cloud

Title: City Manager, Duly Authorized

Date: August ____, 2020

[ACKNOWLEDGEMENTS FOLLOW]

STATE OF _____
COUNTY OF _____

On the ___ day of August, 2020, before me, personally appeared James Harrison, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person executed the instrument as his/her free act and deed and the free act and deed of H. W. Ventures, L.C.

WITNESS my hand and official seal.

Notary Public (SEAL)
My commission number: _____
My commission expires: 01/31/2021

STATE OF VERMONT
COUNTY OF _____

On the ___ day of August, 2020, before me, personally appeared Kevin Harrison, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, he executed the instrument as his free act and deed, and the free act and deed of Georgia Mountain Maples, LLC, manager of Georgia Mountain Communications Tower, LLC.

WITNESS my hand and official seal.

Notary Public (SEAL)
My commission number: _____
My commission expires: 01/31/2021

STATE OF VERMONT
COUNTY OF _____

On the ___ day of August, 2020, before me, personally appeared Kevin Harrison, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, he executed the instrument as his free act and deed, and the free act and deed of Georgia Mountain Maples, LLC.

WITNESS my hand and official seal.

Notary Public (SEAL)
My commission number: _____
My commission expires: 01/31/2021

STATE OF VERMONT

COUNTY OF _____

On the ___ day of August, 2020, before me, personally appeared Dominic Cloud, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, he executed the instrument as his free act and deed, and the free act and deed of the City of St. Albans, Vermont.

WITNESS my hand and official seal.

Notary Public
My commission number: _____
My commission expires: 01/31/2021

(SEAL)

MOA EXHIBIT I
DESCRIPTION OF HWV PROPERTY:

Being a portion only of the Wind Turbine Lease Lot and the Access Road Easement Area on the summit of Georgia Mountain, Milton, Vermont leased from H.W. Ventures, L.C., all as described in Exhibit B of that certain Wind Farm Lease Agreement dated January 17, 2012, and as evidenced and included with the Notice of Lease entered into as of January 17, 2012, recorded February 22, 2012 in Book 415, Page 212 of the Town of Milton Land Records.

Reference is hereby made to the aforementioned instruments and plat and their records and the deeds and instruments referred to therein and their records in further aid of this description.

**MOA EXHIBIT II
DESCRIPTION OF PREMISES**

The Premises and Easement Area shall consist of a 100' x 100' tract of land, together with easements for ingress, egress and utilities as depicted on the drawings, depicted as Lot 2 on the plat entitled "Central Dispatch Tower, Milton, VT, Project: 19067" dated March 18, 2020, last revised April 3, 2020, prepared by Cross Consulting Engineers, P.C., consisting of ±26.6 acres and shown on Pages C-1 through A-2 attached hereto and incorporated herein by reference.

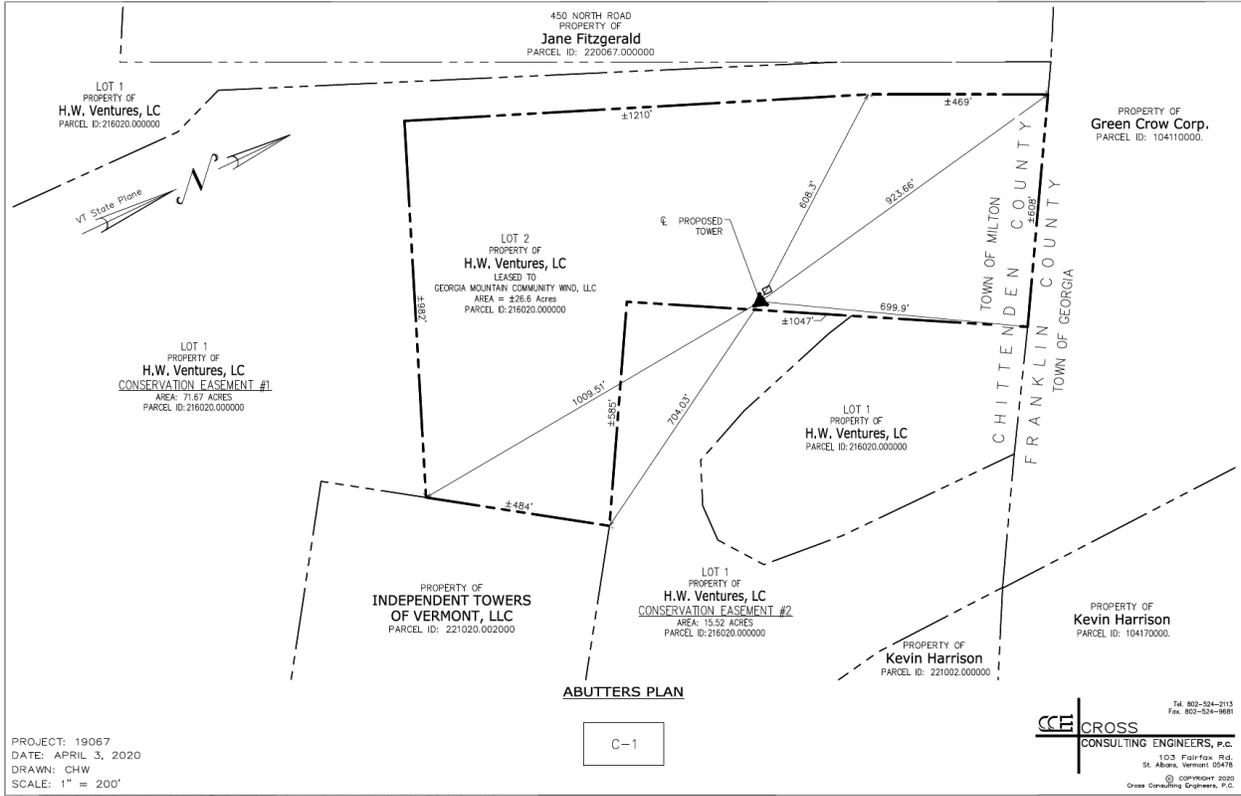
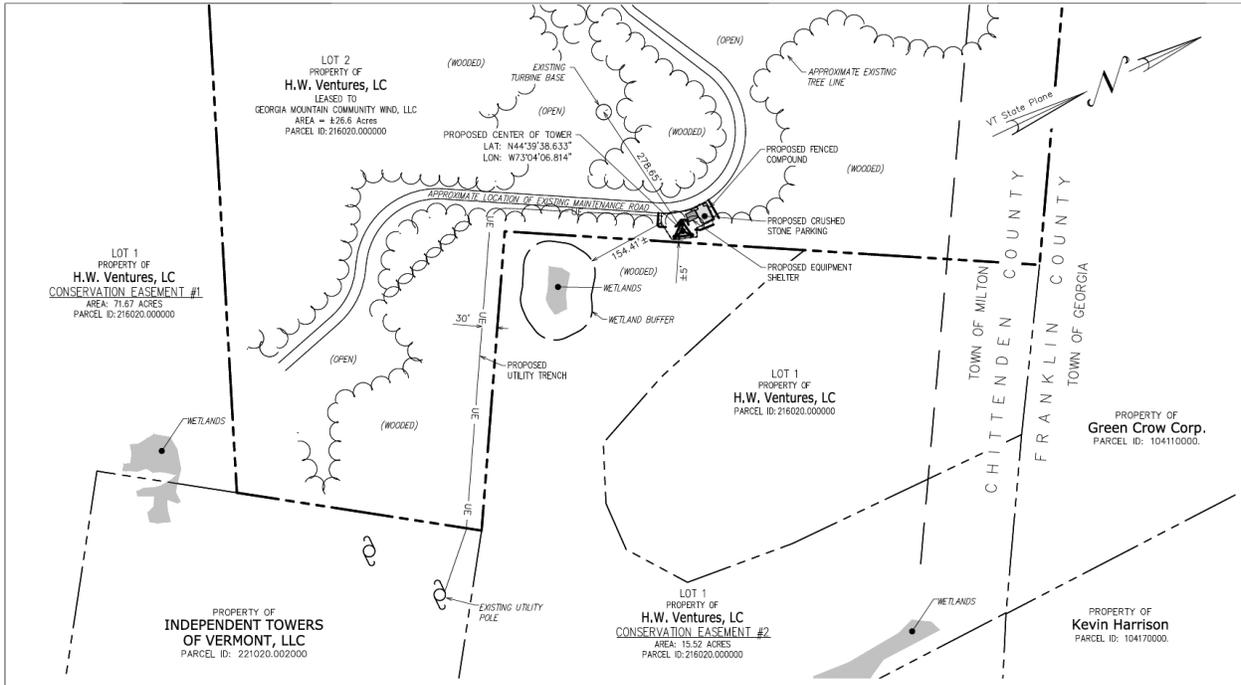


EXHIBIT B (Continued)



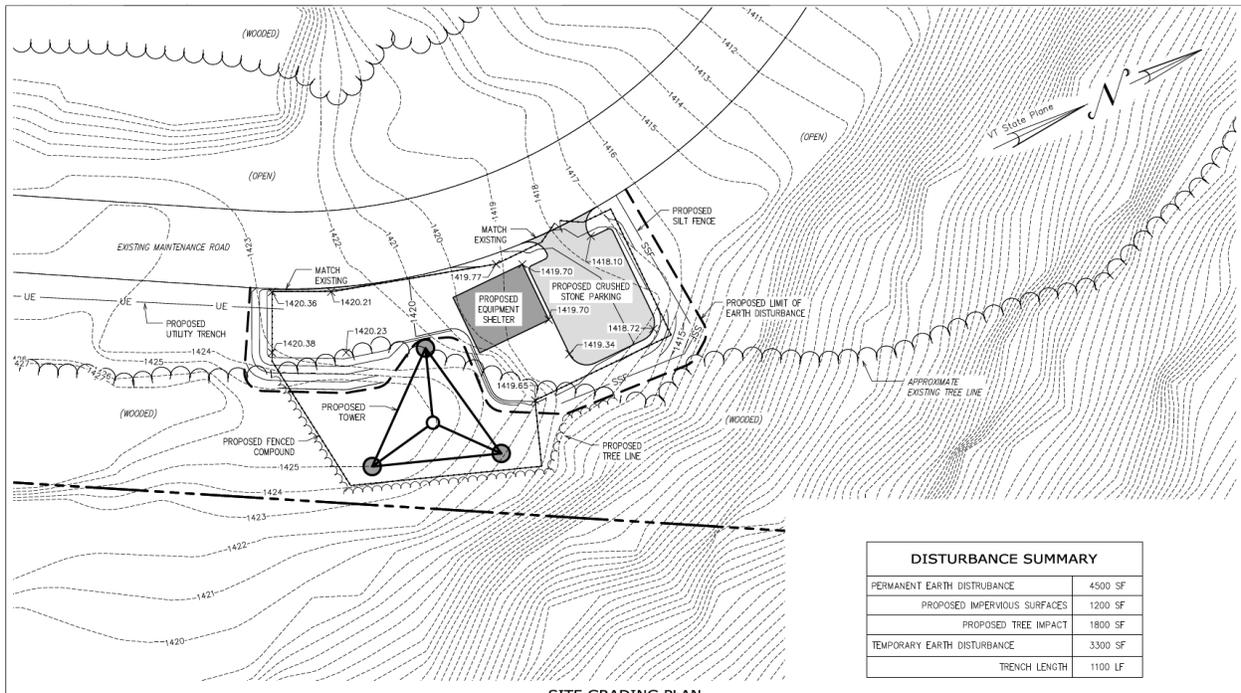
SITE LAYOUT PLAN

C-2

PROJECT: 19067
 DATE: APRIL 3, 2020
 DRAWN: CHW
 SCALE: 1" = 150'

Tel: 802-524-2113
 Fax: 802-524-9681
CROSS
 CONSULTING ENGINEERS, P.C.
 103 Fairfax Rd.
 St. Albans, Vermont 05478
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G:\2019 Drawings\19067 - Harrison, Central Dispatch Tower, Milton\Current\C-2 SITE LAYOUT PLAN.dwg Plotted: 4/6/2020 12:06:55 PM



SITE GRADING PLAN

C-3

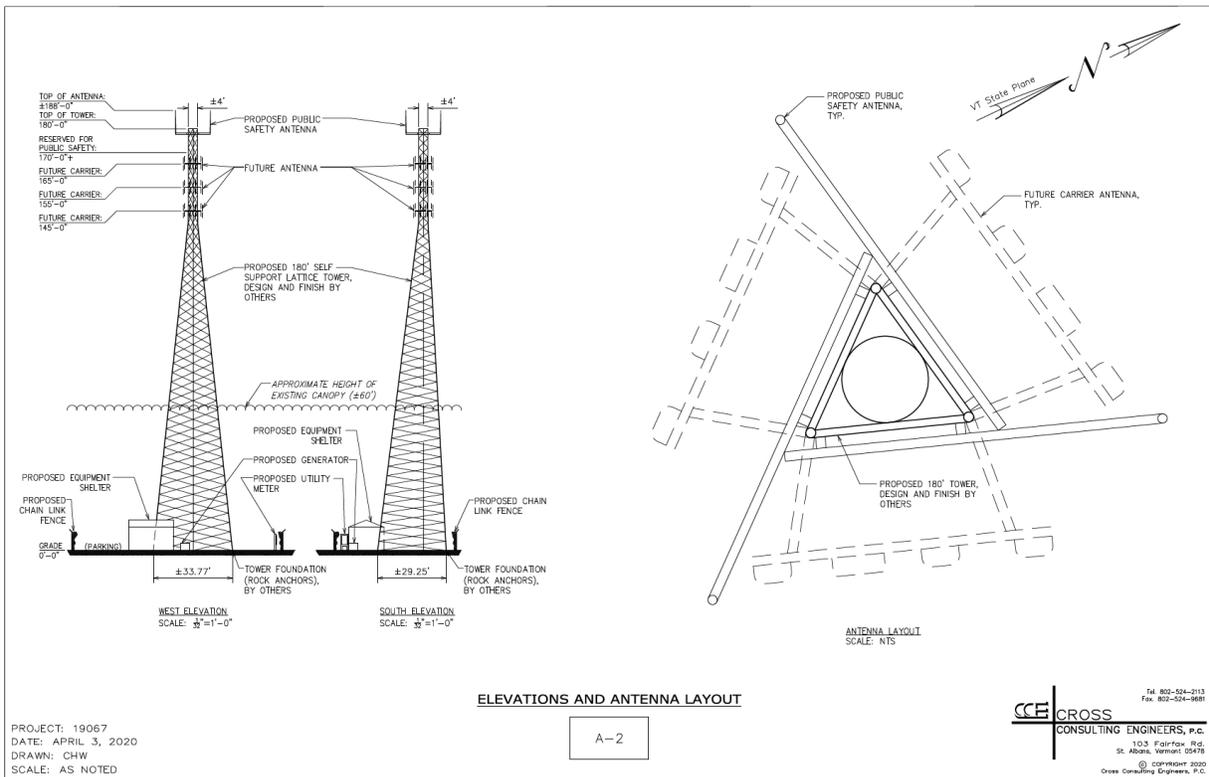
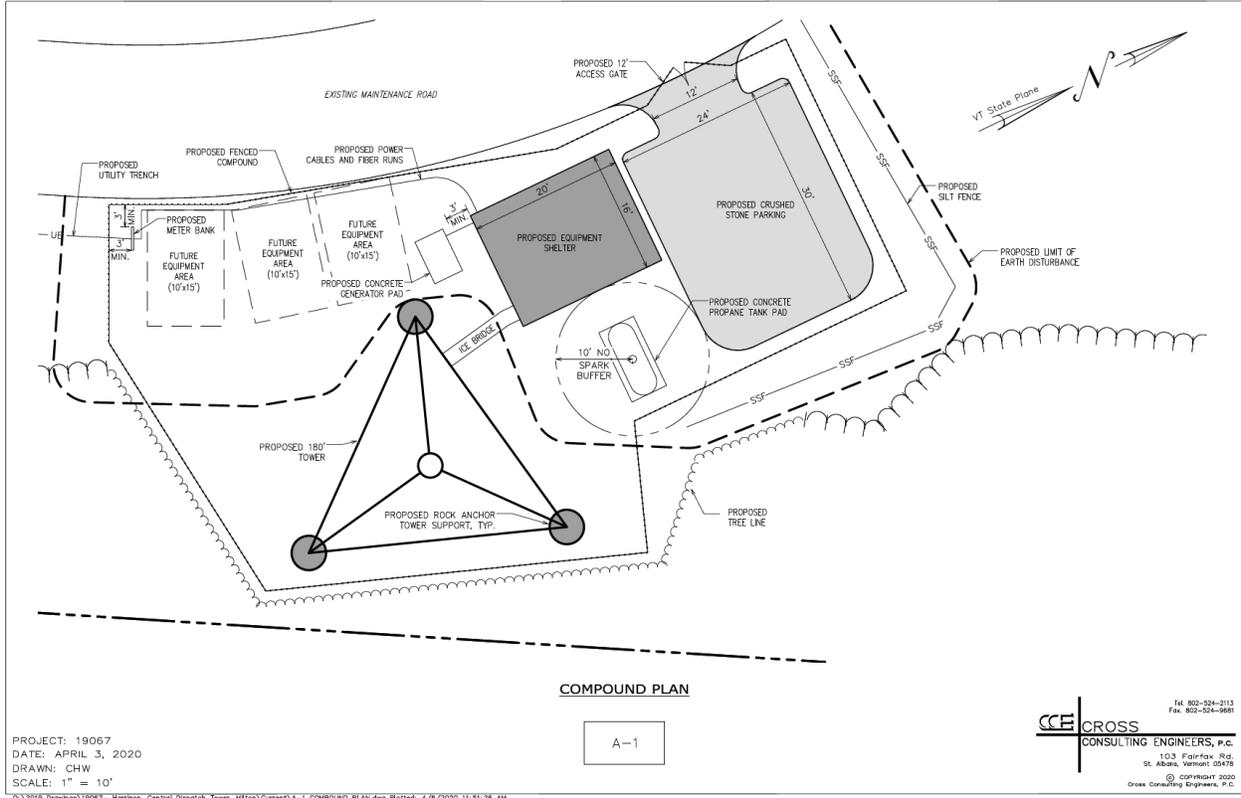
DISTURBANCE SUMMARY	
PERMANENT EARTH DISTURBANCE	4500 SF
PROPOSED IMPERVIOUS SURFACES	1200 SF
PROPOSED TREE IMPACT	1800 SF
TEMPORARY EARTH DISTURBANCE	3300 SF
TRENCH LENGTH	1100 LF

PROJECT: 19067
 DATE: APRIL 3, 2020
 DRAWN: CHW
 SCALE: 1" = 20'

Tel: 802-524-2113
 Fax: 802-524-9681
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 CONSULTING ENGINEERS, P.C.
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EXHIBIT B (Continued)



19916181.7

**St. Albans City Council
Minutes of Meeting
Monday, July 13, 2020
City Hall, Council Chambers**

A regular meeting of the St. Albans City Council was held on Monday, July 13, 2020, at 6:30 pm via remote teleconference.

Council Present: Mayor Tim Smith; Aldermen: Michael McCarthy, Jim Pelkey, Chad Spooner and Tim Hawkins & Alderwomen: Marie Bessette and Kate Laddison.

Council Absent: None absent.

Staff Present: Dominic Cloud, City Manager; Chip Sawyer, Director of Planning & Development; Curry Galloway, City Clerk; Tom Leitz, Director of Administration; Marty Manahan, Director of Public Works, Operations & Business Development; Paul Talley, Police Department; Ben Couture, Police Department; Maurice Lamothe, Interim Police Chief and Andrew Gratton, Recreation Programs Manager.

Visitors: Angie Sturm, Tanner McCuin, Zach Scheffler, Jeff Sharp, Casey Robert, JoAnn Bechard, Josh Curtis, Shaina Lussier, Mike Hoeflich, Michelle Monroe, Alice Johnson, Kate Larose, Reier Erickson, James Levy, Nilda Gonnella-French, Theresa Lussier, Barbara Finch, Kris Lukens, Max Thrust, Jonathan Giroux, Mary Johnson, Brendan Deso, Mareesa Miles, Kate Bailey, Marianne Hunkins, David Glidden, William Bressette, Theresa (no last name), Karlie Gunderson, William Sawyer, Zac Nuse, Peter DesLauriers, Jan Appel, Pam McCarthy and Katie (no last name).

1. Executive Session re: personnel matters and civil litigation.
 - a. The Council finds that premature disclosure of real estate acquisition opportunities could compromise the City or person involved (D&V).
A motion was made by Alderman Spooner; seconded by Alderman Hawkins to find that premature disclosure of the above matters would compromise the City or person involved. Vote was unanimous, 7-0.
 - b. The Council moves to enter Executive Session for purposes of discussing real estate acquisition opportunities where premature disclosure could compromise the City or person involved (D&V).
A motion was made by Alderman Spooner; seconded by Alderman Hawkins to enter Executive Session for purposes of discussing real estate acquisition opportunities where premature disclosure could compromise the City or person involved. Vote was unanimous, 7-0.
A motion was made by Alderman Hawkins; seconded by Alderman Spooner to exit Executive Session. Vote was unanimous, 7-0.
2. Convene Open Session with Pledge of Allegiance.
Mayor Smith called the meeting to order at 6:38 pm and led the pledge of allegiance.
3. Recess for Liquor Control.
A motion was made by Alderman Spooner; seconded by Alderwoman Laddison to recess for liquor control. Vote was unanimous, 7-0.
4. Public Comment re: Police Transformation.
Zach Scheffler from Lake Street introduced himself. He expressed disappointment in the MRI presentation and felt there was a very dismissive attitude by the MRI consultants. He was not encouraged that their opinions would be informed by a wide variety of advisory boards. He would love

to see something that the City of Plattsburg and Barre are doing which is to create a Civilian Oversight Committee with voting power. The committee would investigate complaints and act on hiring and police practices.

William Sawyer expressed support of the City Police Department. He asked council to consider the fact that if a particular maneuver such as a choke hold is prohibited, it may be putting that officer in danger. He stated that if council makes being a police officer in St. Albans so restrictive, it will limit the applicant pool.

Tanner McCuin stated that he was also excited to see that there was a real effort to make some reforms happen but what he saw at the MRI meeting last week felt more about PR and less about involvement with systemic racism. He would like to see the City take up a lot of the recommendations of ACLU of Vermont.

Reier Erickson expressed frustration with the MRI meeting. He was disappointed that the consultants were made up of four white men that were former police. Their only goal is not to be critical of the past or current actions of the police department but simply to adjust the hiring practices. MRI suggested the real engagement that the citizens of St. Albans have in this process would be to vote and that police would engage with the public in the future. He commented that that doesn't feel like real engagement. Today Governor Phil Scott signed S.219, an act relating to racial bias and excessive force and asked for more items, one of which were models of community oversight for law enforcement agencies and is something that MRI scoffed at. He believes it is necessary and past due and urged the council to take up that cause and implement.

Mary Johnson attended the MRI meeting and agreed that it felt like it added more layers to the problem and would like to see more community oversight so that residents feel like they have a safe place to file their comments and complaints.

Marianne Hunkin expressed similar sentiments and stated that she's deeply disappointed with the City's contract with MRI. She felt at times the panel was dismissive, defensive and patronizing in response to questions regarding transparency and accountability that could be afforded by a civilian oversight advisory board. She found it problematic that the MRI board is a group of white men with a law enforcement background. She called on the Mayor and City Council to implement a civilian oversight committee with voting power that meets regularly to advise the City Council and police department. She reiterated that this has also been called on today by the Governor, the ACLU and the State's Attorney General. Ms. Hunkin stated that the problems with the department are not new and date back decades. She urged council to not look at the instances of violence as situational or temporary but to see them as embedded in the fabric of the institution of policing in the City. For this reason, she believes it's important to be very critical of the St. Albans police department as an institution so that less harm and violence happens in the City. She also urged council to figure out non-police solutions to situations involving mental health crises, addiction and similar situations that don't need an armed officer to respond to.

Mareesa Miles expressed the same sentiment as the other speakers.

Kris Lukens, Director of Voices Against Violence, explained that they have a great relationship with the police department. She thinks this a time that everyone can look at things differently and transform the work of law enforcement in general and have the opportunity to move things forward. She would be honored to be a part of any committee formed.

Kate Bailey, a resident of the City and legal advocate for Vermont Legal Aid, introduced herself. She urged council to not move forward with any plans of police reform without a civilian oversight board. The police transformation road map in its current draft does not reflect the real change needed to keep

our community safe and would not be a good use of the taxpayer's dollars. She expressed disappointment in the contract with MRI and believes a civilian oversight board with voting power and the power to investigate, review and advise is a necessary first step towards real transformation of the community's public safety. Our neighbors who are disabled and struggle with mental illness and substance abuse and who are black, indigenous people of color are telling us the solution to this problem. We have the knowledge and know the answers and know that police budgets have been growing for years and that has had little change in crime rates. We know that SRO's discipline students of color and with disability at alarmingly high rates and we know that the use of force is being abused.

Kate Larose noted that on June 15th, the City Council released a statement on policing and proceeded to read the statement aloud. As a City resident, she is asking that council makes good on this promise to actively confront systemic racism and implicit bias within all aspects of City government. She stated that this morning the Vermont ACLU wrote a letter to City Council outlining three proposed changes to the police department's policies and a ten point plan for police transformation in Vermont including specific recommendations for St. Albans. She is requesting that the City Council adopt these in full. Additionally, she would like the council to provide an update on when the de-escalation training will be rescheduled and when the requested two years of use of force incident data will be made available to the public.

Jim Levy, a resident and business owner in the community introduced himself. This morning he became aware of a very offensive poster that appeared on a tree near his office which read, "Jews rape kids and run to Israel to hide." He believes there is a systemic problem in the City. He believes everyone has the right to free speech but the problem is that we as a community should have an appropriate response mechanism. He is proposing to identify the individual(s) responsible for posting this hate crime and try to educate them. If they are not susceptible to that, he feels the community has the right to know who the individual(s) are and would propose a fund established to RJC or another entity to offer reward money leading to the disclosure of the persons responsible. He is not suggesting that whoever did this should be criminally prosecuted but should have the right to know who is doing this sort of hate in the community.

Jeff Sharp stated that recent calls to at least partially defund the St. Albans police department are short sighted and believes such efforts endanger public safety and will do little to advance the cause of any racism. The street crime unit has done a lot to reduce crime and has improved the quality of life in St. Albans. He believes the recent use of force issue should be played out and heard but any improvements suggested won't be able to be implemented if funding is reduced.

Angie Sturm expressed disappointment with the MRI presentation and believes the place to begin will be to create a community advisory board with voting power. She likes the idea of citizens receiving complaints about police and working with people to resolve their problems. She believes we need to find non-city police solutions for problems that don't require police. She believes that all members of the community, including students, have a need for ongoing aggressive racism training. Systemic racism in particular is something she has been working on for a long time and takes a lot of hard work. She believes the community needs the ability to get together to work these problems out.

Brendan Deso stated that the Town has had a Police Advisory board for several years which reviews policies periodically and makes sure the contract with outside policing services providers are enforced in full. The citizen advisory board doesn't have the vested authority to handle something as transformative as an update to as many policies MRI will be getting into. He noted that at the MRI presentation there was a call for some key stakeholders in the community to be included in the St. Albans police department's hiring process. He doesn't believe a citizen advisory board with a vague voting power makes sense. He stated that the council already acts as a citizen advisory board, representing the City in

its entirety, and called in a group of expert law enforcement officers to review practices and policies that they find to be a problem.

Peter DesLauriers believed the meeting with MRI was a fantastic move in the right direction and doesn't believe we need citizens reviewing day to day operations. He believes that we should let leaders lead and leave the expertise to them.

Mayor Smith thanked everyone for sharing. He stated that this isn't going to be done overnight and will be an ongoing process and continue to work toward the goal of making the City better with a strong police department.

5. Consider Adoption of Police Transformation Road Map (D&V).

Mr. Cloud stated that he could have done a better job of managing expectations. MRI was contracted in April and was intended to address issues that the City was facing at that time vs. the national discussion. The intent of the document is to respond to the concern that MRI didn't issue a report, didn't issue ten recommendations and there wasn't a checklist that the public and City Council can use to hold the department accountable. This transformation roadmap grows out of the effort to eliminate excessive force. It is based on staff's analysis of where the problem originates and is designed to provide a road map going forward as to how to respond to those changes and is designed to be a dynamic document that is updated frequently. Mr. Cloud proceeded to read aloud the Police Transformation Road Map. (Please See Attached Police Transformation Road Map).

Mr. Spooner stated that he thinks there should be a chief's advisory council. He would like to see them do the review of policies and thinks it's good for an outsider to review policies. It will improve the policies and procedures. He would also like to see the use of force incidents reviewed. He envisions that this committee would make recommendations to the Police Chief in terms of hiring and have the Chief bring those recommendations to the City Council. Mr. Spooner explained that it's going to help our department stay ahead of the curve. If we want transparency, it's going to involve citizen engagement and shouldn't be a tough step to make. He would like to see equity and racism training for staff and would like to beef up animal control so officers aren't getting involved in that work. Mr. Spooner stated that he would like the committee to include two citizens at large, two business owners, two non-profits, the Chief and one other person. He doesn't believe the City Council should be a part of this committee.

Mr. McCarthy echoed Mr. Spooner's desire for a community advisory panel and is inclined to have some elected official be on the panel. He would like to have a deeper conversation about how the police department should work and allow an opportunity for more citizen engagement and think it should be part of the road map and added to it. He also expressed disappointment with MRI's presentation and agreed that some people had the expectation that it was going to address systematic racism. He believes there were a number of problematic things said by the MRI panel during their presentation. (I think he mentioned something about using inclusive language and pronouns).

Mr. Pelkey stated that he's always been an advocate for community involvement and believes a citizen advisory panel would be a great first step. He agreed with Mr. Spooner and Mr. McCarthy's sentiments. He agreed that the animal control officer should be local.

Ms. Laddison asked Mr. Cloud how much time needs to be spent wordsmithing pieces of the road map and asked how dynamic it needs to be. Mr. Cloud responded that it can be as dynamic as the Council wishes it to be. Ms. Laddison stated that she would prefer to just move forward and get some work done. She understands that there is a lack of trust between the community and the police department and the keys to fixing that is transparency and accountability. She agreed that having citizen overview in some form is important. Ms. Laddison stated that she is pleased with the roadmap and that the council will get standing updates from the Police Chief. She believes it's a good thing that so many are

passionate about the community and this is an opportunity to make real changes. She'd like to see everyone come together to seize the opportunity to make real change.

Mr. Spooner stated that he would like to hear from someone from the VT Racial Justice Alliance or from the Governor's Equity Committee. Mr. Pelkey agreed that a standing item on the monthly agenda for police updates is much needed. Mr. McCarthy noted the S.219 bill that was mentioned earlier in public comment which makes it illegal for any police in the State of Vermont to use chokeholds that restricts breathing or blood flow. He stated that these are State and national efforts.

Mayor Smith stated that council can adopt the current road map with the understanding that it is fluid or continue discussions for an advisory committee and asked Mr. Cloud what his thoughts are. Mr. Cloud stated that his advice would be to adopt the roadmap and council's request for a committee but believes we need to get some legal advice to see how far we can go without amending the City charter. The City Charter provides that City Council deals with staff through the City Manager and the Police Chief reports to the City Manager. He expressed concerns about eroding the form of government and believes a legal opinion is needed. He gave the example of someone filing an excessive force complaint. Under the policy, it would be investigated independently by an expert. If an expert says one thing and a citizen committee maybe concurs or doesn't, he noted how that would affect the relationship between the Chief of Police and the City Manager. Mr. Cloud stated that he has tried to take as much responsibility as possible for the hiring practices of the department but doesn't think there's evidence that officers haven't been held accountable.

Mr. Pelkey stated that he understands what the City Manager's form of government is and doesn't think anyone is suggesting that council wants his role removed in this. The advisory group suggested by Mr. Spooner is different from the oversight group that others have suggested with voting power. Mr. Spooner asked when Mr. Cloud could get legal advice. Mr. Cloud asked what specifically the legal advice is being requested for. Mayor Smith stated that there have been no decisions as far as what the makeup of a committee would look like. Mr. Spooner responded that he would like legal advice on a citizen's advisory board to the Police Chief. Mr. McCarthy stated that what he took away from the discussion is that an advisory board would be consultative and not deliberative and if there are any policy changes needed, there may be a recommendation from a citizen's advisory panel but would ultimately be the decision of the City Council. He's not looking for having a body of people that are going to have the power to directly contradict the will of the council.

Mayor Smith stated that he would like to continue to pursue the MRI recommendations. His suggestion is to entertain a motion to adopt the road map. The advisory committee will be a discussion that can be revisited at a later time. Mr. Hawkins asked Mr. Cloud if there's anything he would change in the roadmap after what he's heard tonight. Mr. Cloud responded that he would leave the road map as is and ask for permission to work with council via email to generate a question to submit to legal counsel that reflects the sentiments discussed.

A motion was made by Alderman Hawkins; seconded by Alderman Spooner to adopt Police Transformation Road Map presented by the City Manager. Mr. Spooner state that he would like to have information from the ACLU added to the document as well as a citizen's advisory board under the transparency section. Mr. Hawkins agreed that council received a lot of information tonight and would have liked to have this discussed in person as a live presentation. Mr. Pelkey stated that he is not ready to approve the road map tonight because he received it shortly before the meeting began and didn't have time to fully review it. Ms. Laddison stated that she is not ready to approve this tonight without considering the formation of a citizen advisory committee of some kind which is what the community wants. Ms. Bessette agreed that she would like to look at the document further as she just received it today. Mr. McCarthy stated that there are a lot of great things in this document but our neighbors are

looking for a little more voice and input. He would like the opportunity for more community voice before voting on it. **Mr. Hawkins withdrew his motion and Mr. Spooner withdrew his second.**

A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to table the adoption of the police transformation road map to a time when it can be discussed in-person, with an option for call-in. Vote was unanimous, 7-0.

6. Police Department Report, Interim Chief Lamothe.

a. Overview of embedded crisis worker program

Chief Lamothe stated that he is excited to be in this position. The NCSS project started about 6 years ago in the St. Albans police department. This program provides an embedded crisis intervention specialist which is a collaboration between NCSS and police departments and fully funded by NCSS. Their primary focus is to go with and assist police professionals on calls that involve people in crisis. The goal on the police end is to bring a mental health specialist to the scene to reduce the police time on the scene of calls and have someone readily available to provide continued services and a follow up plan that may be needed. Chief Lamothe stated that this collaboration has been the best resource he's seen in his 20+ years with the State Police.

b. Update on de-escalation training

Chief Lamothe stated that de-escalation training will begin tomorrow for half of the department and on Thursday for the second half. It's a full day of training conducted by experts which will discuss critical decision making, crisis recognition and response, tactical communication, operational safety tactics, reviews of critical response and integration of practice. Chief Lamothe explained that this training will be instrumental and everything should start with verbal skills. There will also be online classes for crisis communication throughout the month of August that all officers will attend.

c. Current Initiatives

Mr. Lamothe noted that a lot of the current initiatives revolve around MRI's recommendations and one of the biggest initiatives he would like to see rolled out is community policing. The best way to do that is talking with people and being out in public. Mr. Lamothe stated that the department is already involved in community policing on many levels. Administratively, the department is looking closer at the way evaluations are conducted, the promotional processes and are engaged with MRI to look at policies. He noted that MRI is COLEA standard which is a very high bar and that kind of experience is irreplaceable.

Ben Couture agreed with Chief Lamothe and looks forward to moving forward. Paul Talley reiterated what Chief Lamothe said and has been reviewing performance evaluations and are getting back to quarterly assessments of how officers are performing with an annual performance review. It is a work in progress and they have a lot on their plate but are working toward a common goal.

Mr. Spooner asked Chief Lamothe how citizens currently make complaints about police officers. Chief Lamothe responded that every complaint is documented and investigated with a follow up. It can be done by phone or in person and includes an anonymous complaint as well. Mr. Spooner asked if RJC can be involved to work on an issue and keep the judiciary piece out of it. Chief Lamothe responded that typically, everything would channel through the State's Attorney office. Mr. Spooner asked how often the department relies on the Restorative Justice Center. Chief Lamothe responded that at his last agency, everything that was done through RJC filtered through the State's Attorney office first. Mr. Pelkey noted the embedded NCSS mental health worker program and asked if they could go to a call without an officer. Chief Lamothe stated that historically, an officer would attend because they are responsible for that person but could do follow up work independently.

7. Request for Public Art Wall.

Chip Sawyer stated that there has been a discussion about a public art wall in the City for a while and are proposing an art wall in Houghton Park. They've heard from the Parks Commission and SACA that they'd like something more prominent eventually. More permanent locations suggested are the southwest corner of Taylor Park, the temporary construction fence at the Congress & Main project and in front of City Hall.

Mr. Sturm introduced himself on behalf of Angie Sturm. In looking at Swanton Art Council's website many beautiful, colorful art images have sprung to life and believes St. Albans would benefit from a public art wall. Andrew Gratton explained that Ms. Sturm felt very strongly about the public art wall and the general consensus from the commission is favorable. Mr. Sawyer provided some comments on the 3 locations suggested and is concerned about City Hall because there isn't a good location without it blocking other things. He suggested looking at Taylor Park as a more prominent location, taking sight lines into consideration. Mr. Sawyer stated that there will probably be problems with this art wall at some point and will trigger further discussion.

Mr. Spooner stated that he thinks this is a great idea and suggested that some locations near the museum might also work and will support local talent's work. Mayor Smith agreed with Mr. Spooner and believes the art walls are very valuable to the community. He doesn't believe the front of City Hall would be a good location with the activity of pedestrian crossing. He thought the green space by Food City or the foot of the interstate access road would also be viable locations. Ms. Laddison supported the idea and hopes safety is taken into consideration and would like to find a visible location. Mr. McCarthy fully supported the idea.

8. Mayor's Report.

Mayor Smith noted that this Saturday is the car show. Cathy Manahan has recruited 50 cars which will do a parade throughout the City and the Town. He thanked Cathy for all her work putting this event together. He encouraged everyone to go online and vote for their five favorite photos for the Mayor's Photo Competition which will be displayed in Taylor Park.

9. Councilor Reports.

Mr. McCarthy thanked Public Works for cleaning up some hate speech in front of the passport building immediately. He also thanked the Chief and commanders who showed up tonight and for the work they're doing.

Mr. Hawkins stated that there are still some poles down in the shopping center. He also noted that some of the vacant buildings in the City don't have to look the way they look. Mr. Manahan stated that he can reach back out to Ernie Pomerleau and requested a list of any blighted properties he'd like to have included in PHSO. He would also like to move these meetings back to City Hall.

Mr. Spooner stated that the art on the electrical boxes downtown are fantastic. The tractor trailer traffic on Lower Welden and South Elm has almost disappeared. He would like to know how many absentee ballots the Clerk has received. He did receive a request from a resident to have mandatory face masks in the City. He received a complaint about the sidewalk near the tracks. Mr. Manahan stated that he can reach out to Jim Cota and get back to him.

Ms. Laddison noted that the truck traffic is way down on Upper Welden Street as well.

10. Consider approval of meeting minutes: Regular Meeting: 6/8/20 (D&V).

A motion was made by Alderman Spooner; seconded by Alderwoman Bessette to approve 6/8/20 regular meeting minutes with grammatical corrections. Vote was unanimous, 7-0.

11. Consider approval of warrants: 6/15/20 & 6/30/20 (D&V).

A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to approve 6/15/20 warrants. Vote was unanimous, 7-0.

A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to approve 6/30/20 warrants. Vote was unanimous, 7-0.

12. Adjourn

A motion was made by Alderman Pelkey; seconded by Alderman Spooner to adjourn meeting at 8:57 pm. Vote was unanimous, 7-0.

Respectfully Submitted,

Kristen Smith

Community Relations Coordinator

Draft

**St. Albans City Council
Minutes of Meeting
Friday, July 17, 2020
City Hall, Council Chambers**

A special meeting of the St. Albans City Council was held on Friday, July 17, 2020, at 12:00 pm via remote teleconference.

Council Present: Aldermen: Michael McCarthy (in-person), Jim Pelkey, Chad Spooner and Alderwoman Kate Laddison.

Council Absent: Mayor Smith, Alderman Tim Hawkins and Alderwoman Marie Bessette.

Staff Present: Curry Galloway, City Clerk and Tom Leitz, Director of Administration.

1. Call to Order and Identification of Participants.

Alderman Spooner called the meeting to order at 12:09 pm and identified participants.

2. Consider approval of Bond Financing Documents for Fonda Project (D&V).

Mr. Leitz explained that these documents are standard for the bond bank and provided a recap on the City's TIF. Mr. McCarthy asked Mr. Leitz if the City is putting money aside. Mr. Leitz responded affirmatively and explained that the City has to do so by law. Mr. Spooner asked how much the City needs to put away annually to pay this off in 13 years. Mr. Leitz responded that there is \$350,000 remaining in principle so the City is in good standing. The belief is in the long term, the increment is going to pay for all of the debt. Mr. Spooner asked if this was approved by the voters. Mr. Leitz responded affirmatively and stated that it was also approved by VEPC.

A motion was made by Alderman McCarthy; seconded by Alderman Pelkey to approve the bond financing documents for the Fonda Project as presented. Vote was unanimous, 4-0.

3. Other Business.

No other business was discussed.

4. Adjourn

A motion was made by Alderman Pelkey; seconded by Alderman McCarthy to adjourn meeting at 12:18 pm. Vote was unanimous, 4-0.

Respectfully Submitted,

Kristen Smith

Community Relations Coordinator

For checks For Check Acct 01 (General Fund) 07/01/2020 To 07/31/2020

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
					PR 83023-83039		
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 156	Disinfectant fogging of	250.00	0.00	250.00	83046	07/13/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 157	Disinfectant fogging of	320.00	0.00	320.00	83046	07/13/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 158	Disinfectant fogging of	370.00	0.00	370.00	83046	07/13/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 159	Disinfectant fogging of	200.00	0.00	200.00	83046	07/13/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 160	Disinfectant fogging of	320.00	0.00	320.00	83046	07/13/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 161	Disinfectant fogging of	310.00	0.00	310.00	83046	07/13/20
					Check Total	1770.00	
000405	ACE HARDWARE ST ALBANS	90105/2 HILLMAN FASTNERS	16.80	0.00	16.80	83047	07/13/20
000405	ACE HARDWARE ST ALBANS	90135/2 TRASH CAN32GAL GREEN	18.99	0.00	18.99	83047	07/13/20
000405	ACE HARDWARE ST ALBANS	90155/2 CORD PHONE LINE 25' WHT	9.99	0.00	9.99	83047	07/13/20
000405	ACE HARDWARE ST ALBANS	90196/2 MMCD LQD HNDSP OAT BLSM	4.99	0.00	4.99	83047	07/13/20
000405	ACE HARDWARE ST ALBANS	90227/2 LID BLK EASY OFF 12"DIA	6.78	0.00	6.78	83047	07/13/20
					Check Total	57.55	
002300	ALLEN ENGINEERING & CHEM CORP	111-519268-0 CHEMICAL CORPORATION	5565.80	0.00	5565.80	83048	07/13/20
002500	AM CARE AMBULANCE SERVICE	07012020C EMERGENCY SVC - ST ALBAN	12343.36	0.00	12343.36	83049	07/13/20
AMAZON	AMAZON CAPITAL SERVICES, INC	11CR-7CLK-Q1 Chopsticks Sleeved and	49.97	0.00	49.97	83050	07/13/20
AMAZON	AMAZON CAPITAL SERVICES, INC	17HM-XF6D-17 Resistant Empty Squirt	22.20	0.00	22.20	83050	07/13/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1FVN-FJMK-PX 52.5 Ounce	345.59	0.00	345.59	83050	07/13/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1MJW-G7NY-C6 Viruses and Bacteria, 4	89.99	0.00	89.99	83050	07/13/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1WTC-MDGC-QW Letter Size Sheets, Clea	107.31	0.00	107.31	83050	07/13/20
					Check Total	615.06	
ARTSWO	ARTS SO WONDERFUL	07/05/2020 Public Art on Utility Bo	1250.00	0.00	1250.00	83051	07/13/20
005200	BAILEY SPRING & GLASS INC.	W17038 Parts for Pierce Pumper	1588.15	0.00	1588.15	83052	07/13/20
007316	BERGERON PROTECTIVE CLOTHING	222909 Bourke eye shield w/hard	177.00	0.00	177.00	83053	07/13/20
012750	BURLINGTON COMMUNICATION SER C	BCS6114 Pre repeater for install	1313.00	0.00	1313.00	83054	07/13/20
CJCREST	CADILLAC MOTEL	Cross #2019- Cadillac Motel	100.00	0.00	100.00	83055	07/13/20
W/WW KL	CITY OF ST ALBANS WATER & SEWE	11022012A City owned properties	4020.33	0.00	4020.33	83056	07/13/20
CLARKS	CLARKS TRUCK CENTER	65972 air brakes	597.71	0.00	597.71	83057	07/13/20
CLARKS	CLARKS TRUCK CENTER	8568 2020 International	62010.00	0.00	62010.00	83057	07/13/20
					Check Total	62607.71	
020100	CLEAN WATERS INC	11087 Charge-Pack 298 Cationic	4341.48	0.00	4341.48	83058	07/13/20
020100	CLEAN WATERS INC	11088 Praestol 851BC (50 # Bag	187.67	0.00	187.67	83058	07/13/20
					Check Total	4529.15	

For checks For Check Acct 01 (General Fund) 07/01/2020 To 07/31/2020

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
CONNERCOM CONNER COMMUNICATIONS, INC.	839-751	street light maintenance	270.00	0.00	270.00	83059	07/13/20
CONNERCOM CONNER COMMUNICATIONS, INC.	839-807	SAPD	359.99	0.00	359.99	83059	07/13/20

					Check Total	629.99	
030563	CONSOLIDATED COMMUNICATIONS IN	057064080 Eline	2827.38	0.00	2827.38	83060	07/13/20
023000	CROSS CONSULTING ENGINEERS,PC	112211 COSA, 2020 Sidewalks	2484.50	0.00	2484.50	83061	07/13/20
023000	CROSS CONSULTING ENGINEERS,PC	112212 Main Congress	2244.00	0.00	2244.00	83061	07/13/20
023000	CROSS CONSULTING ENGINEERS,PC	112213 COSA, city pool	1868.00	0.00	1868.00	83061	07/13/20
023000	CROSS CONSULTING ENGINEERS,PC	112214 Fonda Site Lot	5522.10	0.00	5522.10	83061	07/13/20

					Check Total	12118.60	
RECREF	DARCY TOMLINSON	Darcy Tomlin Darcy Tomlinson	99.00	0.00	99.00	83062	07/13/20
025625	DMC ELECTRIC INC	5530 -Nason Street Pump Stati	1581.50	0.00	1581.50	83063	07/13/20
027650	E J PRESCOTT INC.	5717625 PIPE BEVELER	213.43	0.00	213.43	83064	07/13/20
027650	E J PRESCOTT INC.	5721380 STOCK	1124.32	0.00	1124.32	83064	07/13/20
027650	E J PRESCOTT INC.	5721383 METER	-1126.80	0.00	-1126.80	83064	07/13/20
027650	E J PRESCOTT INC.	5724278 STOCK	388.64	0.00	388.64	83064	07/13/20
027650	E J PRESCOTT INC.	6/24/20 SB REPAIR STOCK	575.77	0.00	575.77	83064	07/13/20
027650	E J PRESCOTT INC.	6/25/20 STOCK	33.92	0.00	33.92	83064	07/13/20
027650	E J PRESCOTT INC.	6/25/20A METER	196.57	0.00	196.57	83064	07/13/20

					Check Total	1405.85	
029150	ENDYNE, INC	335488 St Albans WWTF	70.00	0.00	70.00	83065	07/13/20
029150	ENDYNE, INC	336364 St Albans WWTF	70.00	0.00	70.00	83065	07/13/20
029150	ENDYNE, INC	336909 WSID 5130 TC	75.00	0.00	75.00	83065	07/13/20

					Check Total	215.00	
029750	ESSEX RENTAL & SALES CENTER	10741079-00B CART,CUTQUIK STIHL	576.81	0.00	576.81	83066	07/13/20
029750	ESSEX RENTAL & SALES CENTER	10741503-00A KIT,MOUNTING CUTQUIK	118.99	0.00	118.99	83066	07/13/20
029750	ESSEX RENTAL & SALES CENTER	10741522-00A LADDER,EXTEN FBGLS	209.00	0.00	209.00	83066	07/13/20
029750	ESSEX RENTAL & SALES CENTER	10753496-000 COMPACTOR,PLATE WACKER	1795.00	0.00	1795.00	83066	07/13/20

					Check Total	2699.80	
030100	F W WEBB COMPANY	67761026 0 STRAW BLKT DBL	93.54	0.00	93.54	83067	07/13/20
030100	F W WEBB COMPANY	67764930 0 PIPE NIP PVC 3/4x6"	4.76	0.00	4.76	83067	07/13/20
030100	F W WEBB COMPANY	67768040 0 PIPE NIP PVC 1/2x4"	9.54	0.00	9.54	83067	07/13/20
030100	F W WEBB COMPANY	67798753 0 HVY WGT CPLG NH 2" SS	193.18	0.00	193.18	83067	07/13/20

					Check Total	301.02	
031095	FASTENAL	VTSTA80746 M14x1.5ZincCastleNut	17.99	0.00	17.99	83068	07/13/20

For checks For Check Acct 01 (General Fund) 07/01/2020 To 07/31/2020

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
FISHER	FISHER AUTO PARTS INC.	308-112696 Rain-X Windshield Washer	4.37	0.00	4.37	83069	07/13/20
PROPTAXES	FRANCIS BARELLA	25071008A TA25071008 refund	523.00	0.00	523.00	83070	07/13/20
033650	FRANKLIN RENTAL & SALES CTR. I	261784 pressure washer	55.00	0.00	55.00	83071	07/13/20
034750	GALLS INCORPORATED	015807031 Thorogood mens oxford	132.78	0.00	132.78	83072	07/13/20
034750	GALLS INCORPORATED	015841605 Patrol shorts	119.00	0.00	119.00	83072	07/13/20
034750	GALLS INCORPORATED	015861022 Serpa locking holster	53.41	0.00	53.41	83072	07/13/20
034750	GALLS INCORPORATED	015876104 Blackinton name tags	13.96	0.00	13.96	83072	07/13/20
034750	GALLS INCORPORATED	015883425 Training unit	54.40	0.00	54.40	83072	07/13/20
034750	GALLS INCORPORATED	015968487 Gloves, jacket	220.34	0.00	220.34	83072	07/13/20

					Check Total	593.89	
035275	GAUTHIER TRUCKING COMPANY, INC	1490076 100 NORTH MAIN	245.59	0.00	245.59	83073	07/13/20
035275	GAUTHIER TRUCKING COMPANY, INC	1490085 32 LOWER WELDON	199.35	0.00	199.35	83073	07/13/20
035275	GAUTHIER TRUCKING COMPANY, INC	1490087 36 ALDIS ST	320.07	0.00	320.07	83073	07/13/20
035275	GAUTHIER TRUCKING COMPANY, INC	1490167 30 BARLOW	200.37	0.00	200.37	83073	07/13/20
035275	GAUTHIER TRUCKING COMPANY, INC	1490485 67 ALDIS RD	43.43	0.00	43.43	83073	07/13/20
035275	GAUTHIER TRUCKING COMPANY, INC	1491024 12 CONGRESS	250.87	0.00	250.87	83073	07/13/20

					Check Total	1259.68	
GREENFEET	GREEN FEET GARDENING	731 Downtown Landscaping	5000.00	0.00	5000.00	83074	07/13/20
GREENFEET	GREEN FEET GARDENING	732 Taylor Park Rain Gardens	2200.00	0.00	2200.00	83074	07/13/20

					Check Total	7200.00	
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	5949B supplies	237.31	0.00	237.31	83075	07/13/20
GUARINO	GUARINO'S SWIMMING POOL SERVIC	0421370-IN Accutab 3" Tab CalHypo w	3505.00	0.00	3505.00	83076	07/13/20
040000	HACH COMPANY	12017490 aa KTO: REAGENT SET, CHL	239.79	0.00	239.79	83077	07/13/20
JBARLOW	JAMES W. BARLOW PLC	CSA-4-20 Review City zoning regul	555.00	0.00	555.00	83078	07/13/20
CJCREST	KEVIN BEAN	David BoomhB Restitution	50.00	0.00	50.00	83079	07/13/20
051295	LAKE STREET AUTO SERVICE & SAL	27303 2016 Toyota - RAV4 LE -	80.00	0.00	80.00	83080	07/13/20
051295	LAKE STREET AUTO SERVICE & SAL	27430 2012 Ford - Pickup F150	325.95	0.00	325.95	83080	07/13/20

					Check Total	405.95	
053500	LENNY'S SHOE & APPAREL	2170491A boots	135.00	0.00	135.00	83081	07/13/20
053500	LENNY'S SHOE & APPAREL	2171052 clothing	89.98	0.00	89.98	83081	07/13/20
053500	LENNY'S SHOE & APPAREL	2171053 shoes	107.97	0.00	107.97	83081	07/13/20

					Check Total	332.95	

CITY OF ST. ALBANS Accounts Payable
Check Warrant Report # 18144 Current Prior Next FY Invoices
For checks For Check Acct 01 (General Fund) 07/01/2020 To 07/31/2020

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
RECREF	MARILYN KING	Marilyn King date are not required	79.00	0.00	79.00	83082	07/13/20
CJCREST	MELINDA LAPAN	David BoomhA Melinda Lapan	50.00	0.00	50.00	83083	07/13/20
CJCREST	MELISSA LAROSE	Hillary Mino Restitution	100.00	0.00	100.00	83084	07/13/20
062400	N E M R C	45978 Video Library: "Closing	30.00	0.00	30.00	83085	07/13/20
062400	N E M R C	46123 Marshal Swift Residentia	707.40	0.00	707.40	83085	07/13/20

					Check Total	737.40	
064350	NESPIN	INV202000883 New England Police Info	100.00	0.00	100.00	83086	07/13/20
066800	NORTHWEST REGIONAL PLANNING	4810 VCDP Childcare planning	400.00	0.00	400.00	83087	07/13/20
068000	P & P SEPTIC SERVICE	T-534952 Augured sewer line to cl	460.00	0.00	460.00	83088	07/13/20
PFC	PAUL FRANK & COLLINS	182788 RE: Downtown Development	177.00	0.00	177.00	83089	07/13/20
PFC	PAUL FRANK & COLLINS	182789 RE: 100-120 Federal Stre	265.50	0.00	265.50	83089	07/13/20

					Check Total	442.50	
RECPETTY	PETTY CASH RECREATION	063020A petty	73.13	0.00	73.13	83090	07/13/20
POND	POND TECHNICAL SALES, INC.	CD99013368 02 Sensor, 0-25%,	575.14	0.00	575.14	83091	07/13/20
077950	S B COLLINS INC	3804947 fuel	33.43	0.00	33.43	83092	07/13/20
077950	S B COLLINS INC	3804948 Fuel!	53.52	0.00	53.52	83092	07/13/20
077950	S B COLLINS INC	3804949 fuel	877.01	0.00	877.01	83092	07/13/20
077950	S B COLLINS INC	3804951 fuel	45.82	0.00	45.82	83092	07/13/20
077950	S B COLLINS INC	3804952 fuel	755.78	0.00	755.78	83092	07/13/20

					Check Total	1765.56	
079650	SECURSHRED	338822 Shredding contract	215.00	0.00	215.00	83093	07/13/20
084400	ST ALBANS COOP CREAMERY INC	413004 SCOOP GRAIN 2QT PLASTIC	6.29	0.00	6.29	83094	07/13/20
084400	ST ALBANS COOP CREAMERY INC	413045 XXD CRYSTAL GEYSER 35PK	109.88	0.00	109.88	83094	07/13/20

					Check Total	116.17	
084750	ST ALBANS MESSENGER	293284 Ad that businesses are o	1200.00	0.00	1200.00	83095	07/13/20
084750	ST ALBANS MESSENGER	293535 VCDP Notice	230.45	0.00	230.45	83095	07/13/20
084750	ST ALBANS MESSENGER	294231 DRB HEARING NOTICE	139.80	0.00	139.80	83095	07/13/20

					Check Total	1570.25	
RECREF	STEPHANIE DION	1640608 Stephanie Dion	220.00	0.00	220.00	83096	07/13/20
086322	STICKS & STUFF	100028 PLYWOOD REDDI-CUT 1/4" 2	19.00	0.00	19.00	83097	07/13/20

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086322	STICKS & STUFF	100034	KNIFE PUTTY MP 2" Plas	18.97	0.00	18.97	83097 07/13/20
086322	STICKS & STUFF	100122	10OZ CONCRETE CRACK SEAL	40.95	0.00	40.95	83097 07/13/20
086322	STICKS & STUFF	100124	SCREWS,PREM OUTDOOR 4" 5	44.99	0.00	44.99	83097 07/13/20
086322	STICKS & STUFF	100362	CUP HOOK 1-1/2IN SS	29.36	0.00	29.36	83097 07/13/20
086322	STICKS & STUFF	100393	LEVEL MAGNETIC 8IN	25.99	0.00	25.99	83097 07/13/20
086322	STICKS & STUFF	100409	KOTER FRAMECOVER 4-1/2"	19.97	0.00	19.97	83097 07/13/20
086322	STICKS & STUFF	100433	COMMAND MINI CLEAR HOOKS	36.60	0.00	36.60	83097 07/13/20
086322	STICKS & STUFF	100750	INSUL,BLUE DOW 2"X4X8 TG	35.75	0.00	35.75	83097 07/13/20
086322	STICKS & STUFF	100802	PINE, 1X4X16 CLEAR PRIME	34.10	0.00	34.10	83097 07/13/20
086322	STICKS & STUFF	100809	UGL FAST PLUG 5 GAL PAIL	125.98	0.00	125.98	83097 07/13/20
086322	STICKS & STUFF	101048	PLY HARDI BACKER 1/4" 3X	14.41	0.00	14.41	83097 07/13/20
086322	STICKS & STUFF	101136	SAKRETE GRAY SURFACE BON	197.67	0.00	197.67	83097 07/13/20
086322	STICKS & STUFF	499711	DEWALT FOLDING KNIFE	11.99	0.00	11.99	83097 07/13/20
086322	STICKS & STUFF	499908	BD GUN GREASE KIT 20VOLT	249.99	0.00	249.99	83097 07/13/20
086322	STICKS & STUFF	499954	STEEL, 8' 29 GA COVERS 3	72.97	0.00	72.97	83097 07/13/20
					Check Total	978.69	
{O!VOID!} --- None ---	-- VOID --		0.00	0.00	0.00	83098 07/13/20	
SUEZ	SUEZ TREATMENT SOLUTIONS INC.	900127392	LAMP 58" ARC	491.50	0.00	491.50	83099 07/13/20
SWANTON	SWANTON VILLAGE	454636	Electric 05/28/2020 - 06	103.71	0.00	103.71	83100 07/13/20
091275	TRAINERS AUTOMOTIVE CENTER	7833	DEPT. 2018 CHEVY 2500HD	50.00	0.00	50.00	83101 07/13/20
091275	TRAINERS AUTOMOTIVE CENTER	7834	DEPT. 2015 NISSAN FRONTI	47.96	0.00	47.96	83101 07/13/20
					Check Total	97.96	
VHB	VHB	0314797	Kingman Street	437.79	0.00	437.79	83102 07/13/20
VHB	VHB	0316430	Kingman Street	381.19	0.00	381.19	83102 07/13/20
					Check Total	818.98	
097030	VLCT	21-RD184	FY21 REG DUES	9708.00	0.00	9708.00	83103 07/13/20
097150	VLCT/PACIF	INT595040120	Trx Date Policy Rev. # A	985.00	0.00	985.00	83104 07/13/20
101245	W.B. MASON CO., INC.	Z11636404	Imprinted pen-Shover	89.00	0.00	89.00	83105 07/13/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4642094	digester building	155.00	0.00	155.00	83106 07/13/20
WORKSAFE	WORKSAFE	23168	signage	93.90	0.00	93.90	83107 07/13/20
WORKSAFE	WORKSAFE	23169	signage	299.70	0.00	299.70	83107 07/13/20
					Check Total	393.60	
NEPBA	NEPBA COMPROLLER LOCAL #420	PR 07102020	Payroll	648.00	0.00	648.00	83108 07/13/20
044550	VANTAGEPOINT TRANSFER AGENTS-3	PR 07102020	Payroll	1739.57	0.00	1739.57	83109 07/13/20

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PAYROLL	TREY POQUETTE	POQUTR Paycheck	545.62	0.00	545.62	83110	07/15/20
PAYROLL	MAYA MARSHALL	MARSMA Paycheck	228.80	0.00	228.80	83111	07/15/20
SMITTY'S	SMITTY'S CLEAN SWEEP	JULY 2020 Cleaning	1207.50	0.00	1207.50	83112	07/20/20
802REPTIL	802 REPTILES	07172020Stal Reptile Programs	475.00	0.00	475.00	83113	07/21/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 162	Disinfectant fogging of	280.00	0.00	280.00	83114	07/21/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 163	Disinfectant fogging of	200.00	0.00	200.00	83114	07/21/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 164	Disinfectant fogging of	270.00	0.00	270.00	83114	07/21/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 165	Disinfectant fogging of	320.00	0.00	320.00	83114	07/21/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC 166	Additional Cleaning serv	2756.00	0.00	2756.00	83114	07/21/20

					Check Total	3826.00	
000405	ACE HARDWARE ST ALBANS	90108/2 SAW FOLDING 11" ACE	27.99	0.00	27.99	83115	07/21/20
000405	ACE HARDWARE ST ALBANS	90114/2 GORILLA TAPE TOUGHWIDE	17.99	0.00	17.99	83115	07/21/20
000405	ACE HARDWARE ST ALBANS	90247/2 BATTERY-ALKALINE AAA 8PK	19.98	0.00	19.98	83115	07/21/20
000405	ACE HARDWARE ST ALBANS	90252/2 CORD EXTN16/2SPT-2WHT15'	69.77	0.00	69.77	83115	07/21/20
000405	ACE HARDWARE ST ALBANS	90288/2 BATTERY ADV LITH 9V 1PK	19.98	0.00	19.98	83115	07/21/20
000405	ACE HARDWARE ST ALBANS	90300/2 NOZZLE TWIST 4" BRASS	7.99	0.00	7.99	83115	07/21/20
000405	ACE HARDWARE ST ALBANS	90311/2 WASP HORNET KILLR200Z	4.79	0.00	4.79	83115	07/21/20
000405	ACE HARDWARE ST ALBANS	90329/2 HANDLE TAPR 1-1/8X72	78.50	0.00	78.50	83115	07/21/20
000405	ACE HARDWARE ST ALBANS	90351/2 CM WET/ DRY 12GAL 6HP	109.98	0.00	109.98	83115	07/21/20

					Check Total	356.97	
REFPKTI	ACTION MOVING & STORAGE, INC.	6582-20 local moving	275.00	0.00	275.00	83116	07/21/20
032328	ALDRICH + ELLIOTT, PC	79172 WW Treatment Plant	11984.99	0.00	11984.99	83117	07/21/20
032328	ALDRICH + ELLIOTT, PC	79231 Aldis Hill Tank	3355.48	0.00	3355.48	83117	07/21/20
032328	ALDRICH + ELLIOTT, PC	79232 Aldis Hill Tank	655.00	0.00	655.00	83117	07/21/20
032328	ALDRICH + ELLIOTT, PC	79238 Lower Welden Stormwater	1062.00	0.00	1062.00	83117	07/21/20

					Check Total	17057.47	
002300	ALLEN ENGINEERING & CHEM CORP	111-519314-0 CHEMICAL CORPORATION	655.00	0.00	655.00	83118	07/21/20
002300	ALLEN ENGINEERING & CHEM CORP	111-519315-0 CHEMICAL CORPORATION	1278.10	0.00	1278.10	83118	07/21/20

					Check Total	1933.10	
AMAZON	AMAZON CAPITAL SERVICES, INC	#164G-VP96-C Oakley Men's 009397 Targ	75.00	0.00	75.00	83119	07/21/20
AMAZON	AMAZON CAPITAL SERVICES, INC	14P7-76KG-4H ergonomic mesg chair	56.99	0.00	56.99	83119	07/21/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1C73-D961-64 Ion Audio Pathfinder H	109.99	0.00	109.99	83119	07/21/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1DXH-RVX3-V4 Smartfood Popcorn Variet	256.64	0.00	256.64	83119	07/21/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1WDP-HCLN-NL magpul core patrol	133.49	0.00	133.49	83119	07/21/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1WDP-HCLN-YY Straps - Replacement	25.98	0.00	25.98	83119	07/21/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1YFG-MW9X-P3 Office Chair Caster Whee	389.94	0.00	389.94	83119	07/21/20

					Check Total	1048.03	

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BARKER	BARKER, JEAN	August 2020 120 North Main	1400.00	0.00	1400.00	83120	07/21/20
006450	BEAUREGARD EQUIPMENT INC.	IV35338 parts	15.26	0.00	15.26	83121	07/21/20
010450	BOSTON TAILORING & CLEANERS, I	69502 Uniform cleaning	942.75	0.00	942.75	83122	07/21/20
012750	BURLINGTON COMMUNICATION SER C	BCS6221 Warranty contracts	600.00	0.00	600.00	83123	07/21/20
012750	BURLINGTON COMMUNICATION SER C	BCS6286 Install encryption board	285.00	0.00	285.00	83123	07/21/20

					Check Total	885.00	
013150	BURNETT, NORMAN	August 2020 34 Kingman	1600.00	0.00	1600.00	83124	07/21/20
013150	BURNETT, NORMAN	August 2020A 36 kingman #5	850.00	0.00	850.00	83124	07/21/20
013150	BURNETT, NORMAN	August 2020B 36 Kingman St	1050.00	0.00	1050.00	83124	07/21/20

					Check Total	3500.00	
CAMBINVRE	CAMBRIDGE INVESTMENT RESEARCH	July 6 2020 .002^ (Annual Advisory F	2264.00	0.00	2264.00	83125	07/21/20
CFSWMA	CFSWMA 15-16	1194610 Sludge	1084.50	0.00	1084.50	83126	07/21/20
CFSWMA	CFSWMA 15-16	1194730 Sludge	1084.50	0.00	1084.50	83126	07/21/20
CFSWMA	CFSWMA 15-16	1195022 Sludge	938.50	0.00	938.50	83126	07/21/20
CFSWMA	CFSWMA 15-16	1195155 Sludge	1048.50	0.00	1048.50	83126	07/21/20
CFSWMA	CFSWMA 15-16	1195391 Sludge	1094.00	0.00	1094.00	83126	07/21/20
CFSWMA	CFSWMA 15-16	1195507 Sludge	903.00	0.00	903.00	83126	07/21/20
CFSWMA	CFSWMA 15-16	1195598 Sludge	880.50	0.00	880.50	83126	07/21/20
CFSWMA	CFSWMA 15-16	1195631 Sludge	990.00	0.00	990.00	83126	07/21/20
CFSWMA	CFSWMA 15-16	May1,2020 Date	15.00	0.00	15.00	83126	07/21/20

					Check Total	8038.50	
020356	CNH CAPITAL AMERICA LLC	CS98508 parts, parts without	92.70	0.00	92.70	83127	07/21/20
020356	CNH CAPITAL AMERICA LLC	WS32596 parts, parts without	330.20	0.00	330.20	83127	07/21/20

					Check Total	422.90	
CONNERCOM	CONNER COMMUNICATIONS, INC.	839-802 install 2 plexiglass	220.00	0.00	220.00	83128	07/21/20
COTA	COTA SERVICE STATION AND AUTO	685729 icipated Time:	79.95	0.00	79.95	83129	07/21/20
COTA	COTA SERVICE STATION AND AUTO	685816 air filter	83.54	0.00	83.54	83129	07/21/20

					Check Total	163.49	
CROSSWIND	CROSSWIND TECHNOLOGIES INC.	#496 Valcour maintenance cont	8140.00	0.00	8140.00	83130	07/21/20
023100	CRYSTAL ROCK LLC	177303480623 Water	31.92	0.00	31.92	83131	07/21/20
DEWCO	DEW CONSTRUCTION	12 Congress Main	139117.96	0.00	139117.96	83132	07/21/20
DIGSAFE	DIG SAFE SYSTEMS, INC	31910 2ND QTR	266.00	0.00	266.00	83133	07/21/20

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DIRTTECH	DIRT TECH COMPANY LLC	1159	grit turnaround	16658.00	0.00	16658.00	83134 07/21/20
025625	DMC ELECTRIC INC	5532	-Nason Street Pump Stati	3740.84	0.00	3740.84	83135 07/21/20
027650	E J PRESCOTT INC.	5722963	LOCATOR LEADS	101.65	0.00	101.65	83136 07/21/20
027650	E J PRESCOTT INC.	5723285	CITY FIRE	225.00	0.00	225.00	83136 07/21/20
027650	E J PRESCOTT INC.	5727803	BEA WATERLINE	784.06	0.00	784.06	83136 07/21/20
027650	E J PRESCOTT INC.	5729904	LINCOLN AVE	-552.61	0.00	-552.61	83136 07/21/20
					Check Total	558.10	
029150	ENDYNE, INC	337588	WSID 5130 TC	75.00	0.00	75.00	83137 07/21/20
030100	F W WEBB COMPANY	67731225	0 #HYDRANT CAP 2	219.59	0.00	219.59	83138 07/21/20
030100	F W WEBB COMPANY	67745922	0 BX STN WTR TEST ROADWA	309.64	0.00	309.64	83138 07/21/20
030100	F W WEBB COMPANY	67808985	0 CPLG FLEX 6 x	68.80	0.00	68.80	83138 07/21/20
030100	F W WEBB COMPANY	67814210	0 STRAW BLKT DBL NET 8x1	274.84	0.00	274.84	83138 07/21/20
030100	F W WEBB COMPANY	67888296	0 CRB BX ERIE 6'	409.40	0.00	409.40	83138 07/21/20
030100	F W WEBB COMPANY	67893448	0 ADPT LF BRS 1"	664.94	0.00	664.94	83138 07/21/20
					Check Total	1947.21	
FISHER	FISHER AUTO PARTS INC.	308-111093	EAST PENN N: 126.102 90.	100.06	0.00	100.06	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-111104	ORIG INV.: 111093 2020/0	8.24	0.00	8.24	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-111429	MICRO FLEX GLOV 20.30 15	15.98	0.00	15.98	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-112016	Federated 80w90 Gear Oil	36.42	0.00	36.42	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-112211	LUCAS OIL 12.71 9.40 28.	28.20	0.00	28.20	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-112498	Air Filter	47.73	0.00	47.73	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-112662	Disc Brake Rotor	299.58	0.00	299.58	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-112786	Glass Cleaner: 19 oz	3.97	0.00	3.97	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-112794	OIL,GREASE 3.74 3.74	3.74	0.00	3.74	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-112855	Rain-X Windshield	52.44	0.00	52.44	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-113003	OHV FLEX DI:FI H LV3 285	16.08	0.00	16.08	83139 07/21/20
FISHER	FISHER AUTO PARTS INC.	308-113223	DORMAN HARDPART ; A 31.5	21.06	0.00	21.06	83139 07/21/20
					Check Total	633.50	
032325	FOOD CITY	01-215136	grocery	6.36	0.00	6.36	83140 07/21/20
032325	FOOD CITY	01-217689	lucky charm	29.16	0.00	29.16	83140 07/21/20
032325	FOOD CITY	01-225295	JOHNSON	13.47	0.00	13.47	83140 07/21/20
032325	FOOD CITY	02-179712	BYET MARSHMALLOWS	176.65	0.00	176.65	83140 07/21/20
					Check Total	225.64	
035275	GAUTHIER TRUCKING COMPANY, INC	1490086	KINGMAN MAIN	505.74	0.00	505.74	83141 07/21/20
035275	GAUTHIER TRUCKING COMPANY, INC	1490088	79 REWES DR	124.25	0.00	124.25	83141 07/21/20
					Check Total	629.99	
GMRE	GMRA	0001264	blue air 250	2045.00	0.00	2045.00	83142 07/21/20

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HELFRICH	GOLD STAR DOG TRAINING LLC	25 puppy class	1588.00	0.00	1588.00	83143	07/21/20
100800	GRAINGER	9577321046 52AZ76 TRIMMER LINE SPOO	249.75	0.00	249.75	83144	07/21/20
GREENDOLP	GREEN DOLPHIN, LLC	2246 Congress Street	806.60	0.00	806.60	83145	07/21/20
GREENDOLP	GREEN DOLPHIN, LLC	2247 195 Federal	13412.16	0.00	13412.16	83145	07/21/20
GREENDOLP	GREEN DOLPHIN, LLC	2248 Hardack Inv	22318.00	0.00	22318.00	83145	07/21/20

					Check Total	36536.76	
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S3543985.001 SHIPPING AND HANDLING CH	67.91	0.00	67.91	83146	07/21/20
GREEST	GSPP FF FUND II LLC	INV000881 Solar	17726.64	0.00	17726.64	83147	07/21/20
041900	HERITAGE FORD	245070 Car 1	383.27	0.00	383.27	83148	07/21/20
HICKOK	HICKOK & BOARDMAN FINANCIAL PL	20200727 Advisory Agreement	3105.00	0.00	3105.00	83149	07/21/20
042750	HOLLAND COMPANY, INC.	3992 Commercial Liquid	5201.04	0.00	5201.04	83150	07/21/20
042750	HOLLAND COMPANY, INC.	4049 PCH 180 PCH 180	4740.00	0.00	4740.00	83150	07/21/20

					Check Total	9941.04	
046250	J & L SERVICE CENTER, INC	118646 Battery for speed cart	293.89	0.00	293.89	83151	07/21/20
049150	KEVIN SMITH SPORTS	270661 guard suit	392.00	0.00	392.00	83152	07/21/20
049150	KEVIN SMITH SPORTS	270674 Agreement	30.00	0.00	30.00	83152	07/21/20
049150	KEVIN SMITH SPORTS	270697 pool apparel	1216.00	0.00	1216.00	83152	07/21/20
049150	KEVIN SMITH SPORTS	270698 hoodies	156.00	0.00	156.00	83152	07/21/20

					Check Total	1794.00	
KIMBALL	KIMBALL MIDWEST	8060325 UPS TRACKING #:1Z1681360	535.71	0.00	535.71	83153	07/21/20
052650	LEADBEATER CONSULTING	TLC061220AA Computer Service	250.00	0.00	250.00	83154	07/21/20
MSG	MAIN STREET GRAPHICS, LLC	9569 City Hall Election signs	172.50	0.00	172.50	83155	07/21/20
MSG	MAIN STREET GRAPHICS, LLC	9575 apparel	440.25	0.00	440.25	83155	07/21/20

					Check Total	612.75	
MSD	MONAGHAN SAFAR DUCHAM PLLC	15488 Legal lien draft	40.50	0.00	40.50	83156	07/21/20
MSD	MONAGHAN SAFAR DUCHAM PLLC	15489 Tax Sale - Johnson, Chri	54.00	0.00	54.00	83156	07/21/20

					Check Total	94.50	
066875	NORTHWEST VT SOLID WASTE MGMT	14188 6,795 FY21 Municipal Ass	6795.00	0.00	6795.00	83157	07/21/20
PFC	PAUL FRANK & COLLINS	182369 RE: Police Dept. VSP Inv	4082.80	0.00	4082.80	83158	07/21/20
PFC	PAUL FRANK & COLLINS	182855 RE: St. Albans, City of	70.00	0.00	70.00	83158	07/21/20

					Check Total	4152.80	

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077950	S B COLLINS INC	4263283 Regular	100.82	0.00	100.82	83159	07/21/20
077950	S B COLLINS INC	4263284 Fuel:	769.19	0.00	769.19	83159	07/21/20
077950	S B COLLINS INC	4263286 Fuel:	487.12	0.00	487.12	83159	07/21/20
077950	S B COLLINS INC	4286827 Fuel:	51.03	0.00	51.03	83159	07/21/20
077950	S B COLLINS INC	4286828 Fuel:	48.71	0.00	48.71	83159	07/21/20
077950	S B COLLINS INC	4286829 Fuel:	558.06	0.00	558.06	83159	07/21/20
077950	S B COLLINS INC	4286831 Fuel:	282.15	0.00	282.15	83159	07/21/20
077950	S B COLLINS INC	4300565 Fuel:	89.36	0.00	89.36	83159	07/21/20
077950	S B COLLINS INC	4300566 Regular	112.84	0.00	112.84	83159	07/21/20
077950	S B COLLINS INC	4300567 Fuel:	671.87	0.00	671.87	83159	07/21/20
077950	S B COLLINS INC	4300569 Fuel:	44.88	0.00	44.88	83159	07/21/20
077950	S B COLLINS INC	4300570 Regular	414.81	0.00	414.81	83159	07/21/20

					Check Total	3630.84	
SANITARY	SANITARY EQUIPMENT COMPANY INC	01-37636 VAC WALL	222.80	0.00	222.80	83160	07/21/20
078800	SCHINDLER ELEVATOR CORPORATION	8105364392 579 LAKE ST	5898.48	0.00	5898.48	83161	07/21/20
079650	SECURSHRED	339289 Shredding contract	22.00	0.00	22.00	83162	07/21/20
080100	SEVEN DAYS, INC	205204 Ad for Downtown	824.50	0.00	824.50	83163	07/21/20
RECREF	SHANNON KING	Shannon King Shannon King	176.00	0.00	176.00	83164	07/21/20
080850	SHERWIN WILLIAMS CO.	6280-3 Pool	20.88	0.00	20.88	83165	07/21/20
081500	SLACK CHEMICAL CO, INC	405512 313 G Caustic 25%	652.06	0.00	652.06	83166	07/21/20
SMITTYS	SMITTY'S CLEAN SWEEP	July 2020 Cleaning	1207.50	0.00	1207.50	83167	07/21/20
084400	ST ALBANS COOP CREAMERY INC	412411 BOOT NORTHERNER MAX WOME	65.98	0.00	65.98	83168	07/21/20
084400	ST ALBANS COOP CREAMERY INC	413141 GRASS SEED LAWN MIX STAL	105.99	0.00	105.99	83168	07/21/20
084400	ST ALBANS COOP CREAMERY INC	413256 GRASS SEED LAWN MIX STAL	105.99	0.00	105.99	83168	07/21/20

					Check Total	277.96	
STANISLAS	STANISLAS PROPERTY SERVICES LL	August 2020 13 Kingman Apt #6	750.00	0.00	750.00	83169	07/21/20
086322	STICKS & STUFF	100120 2X4X8 #1 PRESSURE TREATE	16.56	0.00	16.56	83170	07/21/20
086322	STICKS & STUFF	100135 WIRE BRUSH SHOE HANDLE	32.01	0.00	32.01	83170	07/21/20
086322	STICKS & STUFF	100165 SHOVEL GT FBG LHRP	87.96	0.00	87.96	83170	07/21/20
086322	STICKS & STUFF	100293 PIPE 3/4 x 10' PVC SCH 4	22.80	0.00	22.80	83170	07/21/20
086322	STICKS & STUFF	100297 BRASS FITTING cap 1/2"	45.48	0.00	45.48	83170	07/21/20
086322	STICKS & STUFF	100313 3"-4" PVC GP Drain	-6.19	0.00	-6.19	83170	07/21/20
086322	STICKS & STUFF	100319 3/4 WHT 90 DEG Ell SxS	5.16	0.00	5.16	83170	07/21/20
086322	STICKS & STUFF	101024 INSUL,BLUE DOW 2"X2X8	71.48	0.00	71.48	83170	07/21/20
086322	STICKS & STUFF	101134 CUP WHEEL DIAMOND 4-1/2"	55.91	0.00	55.91	83170	07/21/20
086322	STICKS & STUFF	101571 195 Federal	75.98	0.00	75.98	83170	07/21/20
086322	STICKS & STUFF	101639 MAKITA 35 PC IMPACT BIT	122.77	0.00	122.77	83170	07/21/20

For checks For Check Acct 01 (General Fund) 07/01/2020 To 07/31/2020

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
086322	STICKS & STUFF	102038 FORNEY QUICK COUPLER 3/8	10.19	0.00	10.19	83170	07/21/20
086322	STICKS & STUFF	102086 FORNEY QUICK COUPLER 3/8	32.18	0.00	32.18	83170	07/21/20
086322	STICKS & STUFF	102336 MAKITA 18V LXT GRINDER T	603.37	0.00	603.37	83170	07/21/20
086322	STICKS & STUFF	102408 RAYOVAC ALK "C" BATTERIE	9.99	0.00	9.99	83170	07/21/20

					Check Total	1185.65	
{O!VOID!}	--- None ---	-- VOID --	0.00	0.00	0.00	83171	07/21/20
STUDLEY	STUDLEY PRINTING & PUBLISHING, 28505	Business Cards	69.00	0.00	69.00	83172	07/21/20
SUSSLIN	SUSSLIN, BEVERLY D	August 2020 120 North Main	1400.00	0.00	1400.00	83173	07/21/20
TMDE	TMDE CALIBRATION LABS, INC	39212 Onsite calibration 6/23	1175.00	0.00	1175.00	83174	07/21/20
TMDE	TMDE CALIBRATION LABS, INC	39269 S769-78124-0	215.00	0.00	215.00	83174	07/21/20
TMDE	TMDE CALIBRATION LABS, INC	39270 ~unit s/n EB-001316~	82.73	0.00	82.73	83174	07/21/20

					Check Total	1472.73	
TRAHKA	TRAHAN, KATHERINE	1001 Downtown Bingo Promotion	249.00	0.00	249.00	83175	07/21/20
TREADLIGH	TREAD LIGHTLY LANDSCAPING LLC	269 Nason Street	190.00	0.00	190.00	83176	07/21/20
TREADLIGH	TREAD LIGHTLY LANDSCAPING LLC	270 Fairfax mow and	675.00	0.00	675.00	83176	07/21/20

					Check Total	865.00	
TWOHIG	TWOHIG POLYGRAPH SERVICES, LLC	7920 Pre employment exam for	350.00	0.00	350.00	83177	07/21/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4658635 Sludge Hauling	573.52	0.00	573.52	83178	07/21/20
100500	WORKING DOG SEPTIC SERVICES	13289 port toilet rental	110.00	0.00	110.00	83179	07/21/20
WORKSAFE	WORKSAFE	23230 post square	1657.50	0.00	1657.50	83180	07/21/20
YEUNG	YEUNG GROUP, LLC	August 2020 Commercial premises with	800.00	0.00	800.00	83181	07/21/20
YOUNGJON	YOUNG, JONATHAN R	Sunflower FA Sunflower Festival	300.00	0.00	300.00	83182	07/21/20
VTPRINT	MINUTEMAN PRESS	FY21 TAX BIL FY21 tax bills	982.40	0.00	982.40	83183	07/21/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC	168 Disinfectant fogging of	580.00	0.00	580.00	83184	07/24/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC	169 Disinfectant fogging of	200.00	0.00	200.00	83184	07/24/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC	170 Disinfectant fogging of	400.00	0.00	400.00	83184	07/24/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC	171 Disinfectant fogging of	320.00	0.00	320.00	83184	07/24/20

					Check Total	1500.00	
000405	ACE HARDWARE ST ALBANS	90284/2 VELCRO STRIP 4" BLACK	3.99	0.00	3.99	83185	07/24/20
000405	ACE HARDWARE ST ALBANS	90406/2 ACE ADJST HOSE NOZZLE HD	12.99	0.00	12.99	83185	07/24/20

					Check Total	16.98	

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
AMAZON	AMAZON CAPITAL SERVICES, INC	#1P49-9PFN-P Bunch O Balloons - 420 R	343.71	0.00	343.71	83186	07/24/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1MPV-Y4LQ-3Q Far-Field Drivers and Pa	25.98	0.00	25.98	83186	07/24/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1MPV-Y4LQ-LK lysol cleaner	41.96	0.00	41.96	83186	07/24/20

					Check Total	411.65	
BENSTR	BENEFIT STRATEGIES LLC	2361 Health	1300.00	0.00	1300.00	83187	07/24/20
BENSTR	BENEFIT STRATEGIES LLC	2362 Health	825.00	0.00	825.00	83187	07/24/20

					Check Total	2125.00	
012750	BURLINGTON COMMUNICATION SER C	BCS5416 Milton Fire cannot hear	207.50	0.00	207.50	83188	07/24/20
012750	BURLINGTON COMMUNICATION SER C	BCS5925 June contract invoice	600.00	0.00	600.00	83188	07/24/20

					Check Total	807.50	
CLARKFLWR	CLARKS HOUSE OF FLOWERS	32-300-2020 Downtown Contract	2175.56	0.00	2175.56	83189	07/24/20
COTT	COTT SYSTEMS, INC.	135321 MONTHLY RESOLUTION 3 HOS	445.00	0.00	445.00	83190	07/24/20
023100	CRYSTAL ROCK LLC	72120 Water	71.81	0.00	71.81	83191	07/24/20
DELLUSA	DELL MARKETING LP	300006520524 PC - Rhonda	1194.63	0.00	1194.63	83192	07/24/20
02770	EUGENE LAREAU TRUST	2020 Fill Lot 129 Brigham Roa	9500.00	0.00	9500.00	83193	07/24/20
030100	F W WEBB COMPANY	67816585 0 CPLG FLEX 6 x	17.20	0.00	17.20	83194	07/24/20
031095	FASTENAL	VTSTA80830 IC WB CAUTN BLU 17oz	29.97	0.00	29.97	83195	07/24/20
031095	FASTENAL	VTSTA80846 S/S HCS 3/4-10X2 1/4	32.37	0.00	32.37	83195	07/24/20

					Check Total	62.34	
CJCREST	FOSGATE PROPERTIES	David FosgaA David Fosgate	50.00	0.00	50.00	83196	07/24/20
034750	GALLS INCORPORATED	015994151 INVOICE	17.99	0.00	17.99	83197	07/24/20
GREENFEET	GREEN FEET GARDENING	717 gardening	280.00	0.00	280.00	83198	07/24/20
MSG	MAIN STREET GRAPHICS, LLC	9546 Apparel	421.50	0.00	421.50	83199	07/24/20
058625	MCNEIL, LEDDY & SHEAHAN	34030 Current Legal Fees	874.00	0.00	874.00	83200	07/24/20
NEPBA	NEPBA COMPTROLLER LOCAL #420	PR 072420 Payroll	648.00	0.00	648.00	83201	07/24/20
POWERSHIF	POWERSHIFT	#46832 CloudMail:	241.95	0.00	241.95	83202	07/24/20
MUSEUM	ST ALBANS HISTORICAL MUSEUM	FY21 Museum Museum appropriation	15000.00	0.00	15000.00	83203	07/24/20
086322	STICKS & STUFF	101222 195 Federal	15.09	0.00	15.09	83204	07/24/20

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
086322	STICKS & STUFF	101357 DEWALT FOLDING KNIFE	46.47	0.00	46.47	83204	07/24/20
086322	STICKS & STUFF	102051 SAKRETE CONCRETE MIX, 80	11.72	0.00	11.72	83204	07/24/20
086322	STICKS & STUFF	102200 HOSE NEVERKINK 5/8X100	49.99	0.00	49.99	83204	07/24/20
086322	STICKS & STUFF	102274 SHARKBITE 1/2 DEMOUNT CL	27.98	0.00	27.98	83204	07/24/20
086322	STICKS & STUFF	D53964 195 Federal	4.29	0.00	4.29	83204	07/24/20

					Check Total	155.54	
STONES	STONE'S AUTO REPAIR LLC	18667 Tow Honda from Lincoln A	65.00	0.00	65.00	83205	07/24/20
THEVTCTR	THE VERMONT CENTER FOR RESPOND	1113 July	1000.00	0.00	1000.00	83206	07/24/20
044550	VANTAGEPOINT TRANSFER AGENTS-3 PR	072420 Payroll	2608.55	0.00	2608.55	83207	07/24/20
000300	A-1 RUBBER STAMP SHOP	171066 Name Tage	174.80	0.00	174.80	83208	07/31/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC	172 Disinfectant fogging	280.00	0.00	280.00	83209	07/31/20
TAYLCO	ABOVE & BEYOND BUILDING SERVIC	174 Disinfectant fogging	410.00	0.00	410.00	83209	07/31/20

					Check Total	690.00	
000405	ACE HARDWARE ST ALBANS	90340/2 PUMP DRILL POWERED	14.99	0.00	14.99	83210	07/31/20
000405	ACE HARDWARE ST ALBANS	90404/2 SCRAPER PAINT 4-EDGE2.5	37.23	0.00	37.23	83210	07/31/20

					Check Total	52.22	
002300	ALLEN ENGINEERING & CHEM CORP	111-519333-0 CHEMICAL CORPORATION	1773.88	0.00	1773.88	83211	07/31/20
002300	ALLEN ENGINEERING & CHEM CORP	111-519477-0 Chemicals	326.70	0.00	326.70	83211	07/31/20

					Check Total	2100.58	
AMAZON	AMAZON CAPITAL SERVICES, INC	#1PFJ-Q9FX-7 SwimWays Toypedo Bandits	71.96	0.00	71.96	83212	07/31/20
AMAZON	AMAZON CAPITAL SERVICES, INC	#1VJX-JMQQ-J BETCKEY - Compatible DK-	92.06	0.00	92.06	83212	07/31/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1CRR-3NC4-FD Plastic Juice Bottles wi	108.43	0.00	108.43	83212	07/31/20
AMAZON	AMAZON CAPITAL SERVICES, INC	1V3V-WGV1-XX Wasp WLR8950 Bi-Color CC	138.90	0.00	138.90	83212	07/31/20

					Check Total	411.35	
BOURBEAU	BOURBEAU AGGREGATE LLC	886 96	1536.00	0.00	1536.00	83213	07/31/20
BOURBEAU	BOURBEAU AGGREGATE LLC	945 plant mix	1536.00	0.00	1536.00	83213	07/31/20

					Check Total	3072.00	
016600	CHAMPLIN ASSOCIATES INC	1534 engineer	3698.16	0.00	3698.16	83214	07/31/20
016600	CHAMPLIN ASSOCIATES INC	1554 engineer	3430.55	0.00	3430.55	83214	07/31/20

					Check Total	7128.71	
019875	CLASSIC IMPRINTS	1480 CAMP SHIRTS	1845.00	0.00	1845.00	83215	07/31/20

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
020100	CLEAN WATERS INC	11107 Charge-Pack 298 Cationic	4342.24	0.00	4342.24	83216	07/31/20
020100	CLEAN WATERS INC	11111 Aqua-Pure Dry Blended Ph	4680.00	0.00	4680.00	83216	07/31/20

					Check Total	9022.24	
027650	E J PRESCOTT INC.	5716358 BRIAN	307.05	0.00	307.05	83217	07/31/20
029150	ENDYNE, INC	337398 Blue Tank Sludge	442.00	0.00	442.00	83218	07/31/20
029150	ENDYNE, INC	337705 St Albans WWTF Inf, Lago	70.00	0.00	70.00	83218	07/31/20
029150	ENDYNE, INC	337765 St Albans WWTF	165.00	0.00	165.00	83218	07/31/20
029150	ENDYNE, INC	337803 WSID 5130 TOC/ ALK	160.00	0.00	160.00	83218	07/31/20

					Check Total	837.00	
029300	ENTENMANN-ROVIN CO	0153088-IN BADGES	351.50	0.00	351.50	83219	07/31/20
030100	F W WEBB COMPANY	67922906 0 SRV SDDL 6X2" CC	191.17	0.00	191.17	83220	07/31/20
030100	F W WEBB COMPANY	67972751 0 SURGICAL MASK	63.58	0.00	63.58	83220	07/31/20

					Check Total	254.75	
031095	FASTENAL	VTSTA80911 S/S HCS 3/4-10X2 1/4	64.74	0.00	64.74	83221	07/31/20
031095	FASTENAL	VTSTA80985 T ROD Z 3/8-16 X 6'	92.56	0.00	92.56	83221	07/31/20

					Check Total	157.30	
032325	FOOD CITY	01-195862 5#RU\$SET	33.69	0.00	33.69	83222	07/31/20
032325	FOOD CITY	01-208678 Food	18.35	0.00	18.35	83222	07/31/20

					Check Total	52.04	
033650	FRANKLIN RENTAL & SALES CTR. I	261230 pump water	399.00	0.00	399.00	83223	07/31/20
033650	FRANKLIN RENTAL & SALES CTR. I	261231 COUPLER QUICK	38.56	0.00	38.56	83223	07/31/20
033650	FRANKLIN RENTAL & SALES CTR. I	261236 COUPLER QUICK	51.76	0.00	51.76	83223	07/31/20
033650	FRANKLIN RENTAL & SALES CTR. I	261242 HOSE SUCTION 3"X20'	189.55	0.00	189.55	83223	07/31/20
033650	FRANKLIN RENTAL & SALES CTR. I	261576 PUMP 3" DIAPHRAM	2090.70	0.00	2090.70	83223	07/31/20
033650	FRANKLIN RENTAL & SALES CTR. I	261784A PRESSURE WASHER	55.00	0.00	55.00	83223	07/31/20
033650	FRANKLIN RENTAL & SALES CTR. I	261895 HOSE SUCTION 3"X20'	379.10	0.00	379.10	83223	07/31/20

					Check Total	3203.67	
SAVAGE	G W SAVAGE CORP	STALBANSVT05 cleaning	1501.89	0.00	1501.89	83224	07/31/20
034750	GALLS INCORPORATED	016055931 Garrant equipment allowa	286.03	0.00	286.03	83225	07/31/20
034750	GALLS INCORPORATED	016070105 INVOICE	13.60	0.00	13.60	83225	07/31/20
034750	GALLS INCORPORATED	016073984 Jacket	280.50	0.00	280.50	83225	07/31/20

					Check Total	580.13	
038600	GREEN VALLEY REPAIR, LLC	46072 Braided Soft PVC Plastic	209.20	0.00	209.20	83226	07/31/20

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
038600	GREEN VALLEY REPAIR, LLC	46118 V Belt, 41, 1/2 X 25 In	7.31	0.00	7.31	83226	07/31/20

					Check Total	216.51	
042750	HOLLAND COMPANY, INC.	4262 Commercial Liquid	5214.56	0.00	5214.56	83227	07/31/20
ISLANDTRE	ISLAND TREE SERVICE	576939 tree work	5375.00	0.00	5375.00	83228	07/31/20
046250	J & L SERVICE CENTER, INC	118646A battery	293.89	0.00	293.89	83229	07/31/20
PROPTAXES	JOHN DAVIDSON	davidson 202 26107052- DAVIDSON	210.80	0.00	210.80	83230	07/31/20
KIMBALL	KIMBALL MIDWEST	8088892 339983 THUMB SCRE	51.52	0.00	51.52	83231	07/31/20
MSG	MAIN STREET GRAPHICS, LLC	9293 field signs	262.80	0.00	262.80	83232	07/31/20
MSG	MAIN STREET GRAPHICS, LLC	9477 Decals	166.50	0.00	166.50	83232	07/31/20
MSG	MAIN STREET GRAPHICS, LLC	9576 Art Wall sign	42.00	0.00	42.00	83232	07/31/20
MSG	MAIN STREET GRAPHICS, LLC	9670 Census Signs	308.75	0.00	308.75	83232	07/31/20

					Check Total	780.05	
RECREF	MICHELLE SARNOWICZ	Michelle Sar Michelle Sarnowicz	138.00	0.00	138.00	83233	07/31/20
VTPRINT	MINUTEMAN PRESS	7/28/2020 Print Mail Tax Bills FY	1150.79	0.00	1150.79	83234	07/31/20
MCOMM	MISSION COMMUNICATIONS LLC	1042790 Service Package	347.40	0.00	347.40	83235	07/31/20
MUNSON	MUNSON EARTH MOVING CORP	11721 tractor repair	1269.16	0.00	1269.16	83236	07/31/20
ONLINE	ONLINE SOLUTIONS LLC	3790 Citizenserve Permitting	7200.00	0.00	7200.00	83237	07/31/20
068000	P & P SEPTIC SERVICE	T-536169 Responded to video inspe	250.00	0.00	250.00	83238	07/31/20
070950	PIKE INDUSTRIES, INC.	1089838 Asphalt	126.72	0.00	126.72	83239	07/31/20
075600	REYNOLDS AND SON, INC.	3374886 masks	152.00	0.00	152.00	83240	07/31/20
PROPTAXES	RONALD RENAUDETTE	renaudette 2 26107015- RENAUDETTE	176.44	0.00	176.44	83241	07/31/20
077950	S B COLLINS INC	4263282 Fuel:	67.49	0.00	67.49	83242	07/31/20
077950	S B COLLINS INC	4263285 Fuel:	92.17	0.00	92.17	83242	07/31/20
077950	S B COLLINS INC	4286830 Fuel:	91.32	0.00	91.32	83242	07/31/20
077950	S B COLLINS INC	4300568 Fuel:	60.18	0.00	60.18	83242	07/31/20

					Check Total	311.16	
SANITARY	SANITARY EQUIPMENT COMPANY INC	01-37927 VAC WALL List	1045.14	0.00	1045.14	83243	07/31/20
081500	SLACK CHEMICAL CO, INC	405987 260 G Caustic 25%	648.77	0.00	648.77	83244	07/31/20

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
084400	ST ALBANS COOP CREAMERY INC	413454	POLAND SPRING WATER 5LT	37.14	0.00	37.14	83245 07/31/20
084400	ST ALBANS COOP CREAMERY INC	413602	AH DRYER SHEET	8.87	0.00	8.87	83245 07/31/20

					Check Total	46.01	
083650	ST ALBANS GLASS CO INC	16406	insurance claim - sidewa	3780.00	0.00	3780.00	83246 07/31/20
085500	STAPLES CREDIT PLAN	380	Hand sanitizer	178.51	0.00	178.51	83247 07/31/20
STATEVT	STATE OF VERMONT	BrennanCris	License	80.00	0.00	80.00	83248 07/31/20
086322	STICKS & STUFF	102906	PLYWOOD 3/4X4X8 CDX PINE	101.13	0.00	101.13	83249 07/31/20
086322	STICKS & STUFF	102924	PLYWOOD 3/4X4X8 CDX PINE	108.63	0.00	108.63	83249 07/31/20
086322	STICKS & STUFF	104443	2X27 DBL J HOOK RATCHET	19.99	0.00	19.99	83249 07/31/20

					Check Total	229.75	
086701	SURPASS CHEMICAL COMPANY INC	347939	Sodium Hypochlorite	2204.70	0.00	2204.70	83250 07/31/20
072350	THE ROYAL GROUP INC	669465	alarm monitoring	282.00	0.00	282.00	83251 07/31/20
TREADLIGH	TREAD LIGHTLY LANDSCAPING LLC	271	Mowed and trimmed	220.00	0.00	220.00	83252 07/31/20
UNIFIRST	UNIFIRST CORPORATION	0362011587	MATâ€³3X10 GREAT IMP 2	54.30	0.00	54.30	83253 07/31/20
092750	USA BLUE BOOK	300767	American Flag 7/8 x 1 5/	18.55	0.00	18.55	83254 07/31/20
092750	USA BLUE BOOK	300920	4' ' FLG DI Gate Valve	449.71	0.00	449.71	83254 07/31/20
092750	USA BLUE BOOK	302321	V-Gard Full Brim Hard Ha	272.41	0.00	272.41	83254 07/31/20

					Check Total	740.67	
VER-TRAN	VER-TRAN, INC	00008555	Maintenance Contract	1895.00	0.00	1895.00	83255 07/31/20
VEISI	VERMONT ELEVATOR INSPECTION SE	28577	2 Re-Inspect - VTEL-6812	200.00	0.00	200.00	83256 07/31/20
097150	VLCT/PACIF	INT595070120	insurance change	25.00	0.00	25.00	83257 07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4659335	Sludge Hauling	610.58	0.00	610.58	83258 07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4659586	Sludge Hauling	610.58	0.00	610.58	83258 07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4659730	NW Correctional Center	603.14	0.00	603.14	83258 07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4660718	Sludge Hauling	610.58	0.00	610.58	83258 07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4660833	Sludge Hauling	610.58	0.00	610.58	83258 07/31/20

					Check Total	3045.46	
000405	ACE HARDWARE ST ALBANS	90433/2	PLIER 12"PUMP CHANNEL LK	152.93	0.00	152.93	83259 07/31/20
000405	ACE HARDWARE ST ALBANS	90495/2	SW DRILL/ DRIVE SET 40PC	151.98	0.00	151.98	83259 07/31/20

					Check Total	304.91	

For checks For Check Acct 01 (General Fund) 07/01/2020 To 07/31/2020

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
025625	DMC ELECTRIC INC	5561 -Simond's Trailer Park	349.00	0.00	349.00	83260	07/31/20
027650	E J PRESCOTT INC.	5737227 STOCK	392.03	0.00	392.03	83261	07/31/20
029150	ENDYNE, INC	338211 WSID 5130 TC	50.00	0.00	50.00	83262	07/31/20
029150	ENDYNE, INC	338338 St Albans WWTF	275.00	0.00	275.00	83262	07/31/20

					Check Total	325.00	
030100	F W WEBB COMPANY	67981324 0 GSKT FF 4" 1/8"	279.07	0.00	279.07	83263	07/31/20
030100	F W WEBB COMPANY	67981536 0 CORP STP LF BRS 2"	380.75	0.00	380.75	83263	07/31/20
030100	F W WEBB COMPANY	68053099 0 PIPE 6"X20' PVC	141.60	0.00	141.60	83263	07/31/20

					Check Total	801.42	
031800	FISHER SCIENTIFIC CO.	3566912 AMM PEROXYDISULFATE ACS	419.75	0.00	419.75	83264	07/31/20
032025	FLAGS ETCETERA	20008 Flags	166.00	0.00	166.00	83265	07/31/20
032645	FRANKLIN CTY CHAMBER OF COMMER	Parking Refu Parking Refund	100.00	0.00	100.00	83266	07/31/20
GMTA	GMTA	2021-0053 fiscal year contribution	6321.00	0.00	6321.00	83267	07/31/20
040000	HACH COMPANY	12038187 aa REAGENT SET, CHLORINE	2606.60	0.00	2606.60	83268	07/31/20
040000	HACH COMPANY	12042466 DPD TOT CHLORINE PP 25ML	225.00	0.00	225.00	83268	07/31/20
040000	HACH COMPANY	12042929 ALKALINE CYANIDE RGT 100	318.33	0.00	318.33	83268	07/31/20
040000	HACH COMPANY	12045199 FORMAZIN TURB STD, 4000N	36.19	0.00	36.19	83268	07/31/20

					Check Total	3186.12	
066800	NORTHWEST REGIONAL PLANNING	4803 municipal assessment rat	7887.00	0.00	7887.00	83269	07/31/20
066800	NORTHWEST REGIONAL PLANNING	4809 RSEP Stormwater Outreach	2500.00	0.00	2500.00	83269	07/31/20

					Check Total	10387.00	
PENTA	PENTA CORPORATION	27 WW Upgrade	175275.00	0.00	175275.00	83270	07/31/20
PENTA	PENTA CORPORATION	28 WW Upgrade - Final Invoi	33638.00	0.00	33638.00	83270	07/31/20

					Check Total	208913.00	
070950	PIKE INDUSTRIES, INC.	07/29/20 paving materials	1082.24	0.00	1082.24	83271	07/31/20
070950	PIKE INDUSTRIES, INC.	1090413 Asphalt	955.52	0.00	955.52	83271	07/31/20

					Check Total	2037.76	
077450	ROTARY CLUB OF ST ALBANS	Rotary Rotary Club donation	250.00	0.00	250.00	83272	07/31/20
SANTANDER	SANTANDER LEASING LLC	2509370 vactor	34356.58	0.00	34356.58	83273	07/31/20
086322	STICKS & STUFF	102432 MAKITA 18V LXT 3 PIECE C	637.41	0.00	637.41	83274	07/31/20

For checks For Check Acct 01 (General Fund) 07/01/2020 To 07/31/2020

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
086322	STICKS & STUFF	102615 FORNEY QUIK CONNECT 3/8	8.28	0.00	8.28	83274	07/31/20

					Check Total	645.69	
TREADLIGH	TREAD LIGHTLY LANDSCAPING LLC	272 Mowed and trimmed	135.00	0.00	135.00	83275	07/31/20
092750	USA BLUE BOOK	308324 Expo Marker Chisel	13.76	0.00	13.76	83276	07/31/20
092750	USA BLUE BOOK	308394 8 1/2 X 14 Ruled Pads	85.86	0.00	85.86	83276	07/31/20

					Check Total	99.62	
027350	WIND RIVER DBA DRUMMAC SEPTIC	4662379 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4662625 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4663632 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4665200 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4665568 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4665822 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4666431 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4667820 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4667982 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4668282 pumping	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4669524 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4669783 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4671628 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4671912 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4672864 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4673126 Sludge Hauling	573.52	0.00	573.52	83277	07/31/20
027350	WIND RIVER DBA DRUMMAC SEPTIC	4673396 Philomena Drive pumpstat	252.45	0.00	252.45	83277	07/31/20

					Check Total	9428.77	
{O!VOID!}	--- None ---	-- VOID --	0.00	0.00	0.00	83278	07/31/20
NBI	NATIONAL BUSINESS TECHNOLOGIES	68590332 HP / T830	122.00	0.00	122.00	20200016	07/16/20
MVP	MVP HEALTH CARE INC.	JUL 2020 Health Insurance	59604.86	0.00	59604.86	20200070	07/01/20
PPS	PRIORITY PAYMENT SYSTEMS	JUN 2020 MyRec	1154.30	0.00	1154.30	20200703	07/02/20
LNLIC	LINCOLN NATIONAL LIFE INSURANC	JUL 2020 Prepaid Life Insurance	4137.16	0.00	4137.16	20200704	07/02/20
066350	NORTHEAST DELTA DENTAL	JUL 2020 Dental Premium	67.96	0.00	67.96	20200706	07/06/20

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
Report Total			935,684.40	0.00	935,684.40		

To the Treasurer of the City of St Albans, We Hereby certify that there is due to the several persons whose names are listed hereon the sum against each name and that there are good and sufficient vouchers supporting the payments aggregating \$ ***935,684.40
 Let this be your order for the payments of these amounts.

CITY COUNCIL:

Mayor Timothy Smith

Timothy Hawkins

James Pelkey

Marie Bessette

Michael McCarthy

Chad Spooner

Kate Laddison

Thomas Leitz

Dominic Cloud