TOWN OF MARLBORO, VERMONT
SELECT BOARD SPECIAL MEETING MINUTES
August 4, 2026

Meeting Type:	Special Meeting
Date:	August 4, 2026
Time Called to Order:	2:10 PM
Location:	Marlboro Town Office / Remote via Zoom
Members Present:	Molly Welch, Chair; Jeff Skramstad, Vice Chair; Kate Kirkwood, Member
Also Present:	Nick Morgan, Town Administrator; Forresst Holzapfel, Town Clerk; Rebecca Sevigny, Treasurer; Lynn Scheuermann, Assistant Treasurer

BEGIN ZOOM RECORDING

Note: This meeting was recorded via Zoom. An audio recording is available on the Town of Marlboro's SoundCloud page.

1. Call to Order

Chair Molly Welch called the special meeting to order at 2:10 PM. Members present at the start of the meeting were Molly Welch, Chair, and Jeff Skramstad, Vice Chair, along with Nick Morgan, Town Administrator; Forresst Holzapfel, Town Clerk; Rebecca Sevigny, Treasurer; and Lynn Scheuermann, Assistant Treasurer. Kate Kirkwood, Member, joined the meeting in progress.

2. FY2027 Tax Rate Setting

Treasurer Rebecca Sevigny presented the Board with the town's tax rate calculation, prepared using the town-side calculator, reflecting the budget and appropriations approved by voters at Town Meeting in March. Holzapfel & Sevigny reported that the town's total grand list value increased by approximately $100 million over the prior year, driven in part by the State of Vermont's assumption of valuation authority over utilities, including cell towers, which added previously untaxed value to the grand list.

They explained that the homestead education tax rate is set by the State and is not calculated by the town, while the municipal (town) tax rate is calculated locally based on approved appropriations. They noted that because the grand list value rose significantly while the amount of money raised stayed level with the prior year, the resulting tax rate is lower than in past years — consistent with the town's periodic reappraisal cycle, noting the FY2026 homestead rate had been 3.1516, compared to the calculated FY2027 rate of 1.8694.

It was further noted that the non-residential tax rate this year is higher relative to the homestead rate than in the three previous years, and that the municipal tax rate calculated for the town side is .7591.

MOTION: To approve and stipulate the homestead education tax rate at 1.8694 and the non-residential education tax rate at 1.9147. ***(Welch/Skramstad - Passed unanimously)***

The Board signed the tax rate certification documents. Sevigny will proceed with billing based on the approved rates.

3. VTEL Valuation Stipulation — Property Valuation and Review

The Board reviewed two stipulation letters relating to appeals filed by VTEL (Vermont Wireless) of valuations set by the State on utility property. It was explained that the town listers and Select Board have no independent role in these valuations, as they are set directly by the State; the Board's role is limited to verifying the stipulated amounts before the documents are forwarded to Property Valuation and Review (PVR) for resolution with the utility companies. Chair Welch signed both stipulation documents. Holzapfel will scan and forward the signed stipulations to PVR.

Note: These minutes are generated with the assistance of ZOOM generated transcript and the CLAUDE.AI. Minutes are reviewed for accuracy and completeness.

4. Board of Civil Authority — Valuation Appeals

Holzapfel reminded the Board that Thursday is the deadline for property owners to file valuation appeals with the Board of Civil Authority (BCA) following this year's town-wide reappraisal. He reported that Potash Hill (the organization operating on the former Marlboro College campus) has appealed both the State's valuation of the campus parcel and the denial of its request for tax-exempt status. The Board had previously denied the exemption request because Potash Hill's activities, including ticket sales and rentals, do not meet the criteria for exemption.

It was reported that the State's appraisal of the Potash Hill parcel is approximately $12–13 million, while Potash Hill has presented a counter-appraisal of approximately $3 million. In the event of a BCA appeal, the State — rather than the town — would likely be the party defending the appraisal in any further proceeding, since the valuation was set by the State's reappraisal process rather than by the town listers.

The Board discussed the broader context of the Potash Hill property, including its history since the sale of the former Marlboro College campus, and the challenges facing the organization as it manages a large, partially vacant campus. No action was taken; the matter will proceed through the BCA appeal process as needed.

5. Other Business

The Board was reminded that the next meeting is scheduled for August 13, 2026, at 3:45 PM. Nick Morgan will be attending remotely via Zoom and will send the meeting agenda to VLCT staff (Kelly) to coordinate the Zoom link.

6. Adjournment

MOTION: To adjourn the special meeting at 2:30 PM. ***(Passed unanimously)***

Minutes recorded by: Nicholas Morgan - Town Administrator Date: 08/4/2026.

Approved by Select Board at __8/13/26__ meeting