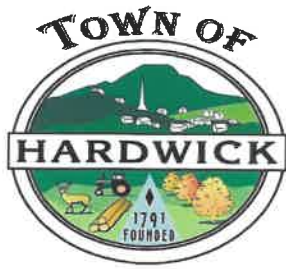


11/03/2026 Bond Vote Timeline

September 24 – October 4	Post the official meeting warning (30-40 days before voting)
October 15, 22 & 29	3 weekly newspaper publications (Have to be consecutive weeks, and final publication must be 5-10 days before vote)
By October 14	Ballot must be prepared by this date (no later than 20 days before vote, posted and absentee ready)
October 4 – November 3	Public informational hearing must occur within the 30 days preceding vote. Hearing warning must be posted at least 10 days beforehand
Tonia Vacation 10/1 – 10/12	Casey Vacation 10/7 – 10/13



Office of the Town Manager

P.O. Box 523

Hardwick, Vermont 05843

Phone: (802) 472-6120 • E-mail: casey.rowell@hardwickvt.gov • Fax: (802) 472-3793

MEMO

To: Hardwick Select Board
From: Casey Rowell, Finance Director
Re: FY27 Water & Sewer Rates

The proposed FY27 water and sewer rates are based on actual FY26 revenues, and the need to ensure that each utility generates sufficient revenue to meet its adopted expense budget.

When we established rates for FY26, our goal was simply to generate enough revenue to cover the anticipated expenses of each utility. Unfortunately, actual operating revenue fell significantly short of what was budgeted, particularly in usage revenue.

For water, FY26 usage revenue was approximately \$98,073, compared with the \$126,000 anticipated in the budget. For sewer, FY26 usage revenue was approximately \$144,348, compared with \$184,275 budgeted. Actual usage was also lower than the assumptions used when the FY26 rates were established.

For FY27, the expense budgets that must be supported are:

Water: \$351,182

Sewer: \$621,197

The proposed rates are designed to bring projected operating revenues in line with those expense budgets. They include increases to both the base rates and the overage rates. The water overage rate would increase from \$0.012 to \$0.015 per gallon, and the sewer overage rate would increase from \$0.0195 to \$0.024 per gallon.

For a typical residential customer using up to 8,000 gallons per quarter, the annual base rate would increase by \$20 for water and \$44 for sewer, for a combined increase of \$64 per year, or \$16 per quarter. Customers using more than the quarterly allowance will see an additional impact from the increased overage rates.

I recognize that these are significant increases, and I do not take recommending rate increases lightly. However, based on the FY26 actual results, maintaining rates at their

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current levels would create a substantial risk that the utilities would again fail to generate enough operating revenue to meet their expense budgets.

The proposed rates are therefore not intended to build excess revenue into the water and sewer funds. They are intended to more realistically align anticipated revenue with actual usage and with the costs the utilities are required to support.

Recommended FY27 Rates:

The attached schedules provide the complete proposed rate structure and projected revenues for both the Water and Sewer Funds.

**Hardwick Town Manager
Hardwick Town Clerk
Hardwick Road Foreman**

**David Upson Jr.
Tonia Chase
Tom Fadden**

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2026-2027 Water Revenues

	<u>2024-2025</u> <u>Actual</u>	<u>2025-2026</u> <u>Budget</u>	<u>2026-2027</u> <u>Proposed</u>	<u>Difference</u>	<u>%</u> <u>Diff.</u>
Interest/Misc Income**	\$49,962	\$5,000	\$2,000	-\$3,000	-60.00%
Penalties & Interest	\$4,372	\$4,000	\$4,500	\$500	12.50%
Water Rents	\$319,994	\$334,276	\$344,516	\$10,240	3.06%
TOTALS	\$ 374,328	\$343,526	\$351,182	\$7,656	2.23%

**\$49,246 of debt forgiveness

FY27 Expense Budget: \$351,182

2025-2026 BUDGET		<u>New</u> <u>Annual</u> <u>Rates</u>	<u>Amount</u>	<u>Quarterly</u> <u>Rates</u>
<u>Quarterly Allocations</u>	<u>Units</u>			
Unmetered	79	\$324.00	\$25,596	\$81.00
Residential (8,000)	389	\$246.00	\$95,694	\$61.50
Commercial Low Users (8,000)	82	\$246.00	\$20,172	\$61.50
Commercial/Residential (20,000)	34	\$620.00	\$21,080	\$155.00
Commercial (25,000)	18	\$790.00	\$14,220	\$197.50
Industrial (40,000)	9	\$1,270.00	\$11,430	\$317.50
Institutional Rate	2	\$7,400.00	\$14,800	\$1,850.00
Water Off Rate	32	\$150.00	\$4,800	\$37.50
Overage Gallons	10,500,000	\$0.0120	\$126,000	
	Base Charges		\$207,792	
	Usage Charges		\$126,000.00	
Total	645		\$334,276.00	

2026-2027 BUDGET		<u>New</u> <u>Annual</u> <u>Rates</u>	<u>Amount</u>	<u>Quarterly</u> <u>Rates</u>	<u>Old</u> <u>Annual</u>	<u>Annual</u> <u>Increase</u>	<u>%</u>
<u>Quarterly Allocations</u>	<u>Units</u>						
Unmetered	53	\$344.00	\$18,232	\$86.00	\$324.00	\$20.00	0.06
Residential (8,000)	412	\$266.00	\$109,592	\$66.50	\$246.00	\$20.00	0.08
Commercial Low Users (8,000)	83	\$266.00	\$22,078	\$66.50	\$246.00	\$20.00	0.08
Commercial/Residential (20,000)	33	\$670.00	\$22,110	\$167.50	\$620.00	\$50.00	0.08
Commercial (25,000)	17	\$850.00	\$14,450	\$212.50	\$790.00	\$60.00	0.08
Industrial (40,000)	9	\$1,370.00	\$12,330	\$342.50	\$1,270.00	\$100.00	0.08
Institutional Rate	2	\$7,700.00	\$15,400	\$1,925.00	\$7,400.00	\$300.00	0.04
Water Off Rate	24	\$160.00	\$3,840	\$40.00	\$150.00	\$10.00	0.07
Overage Usage	8,400,000	\$0.0150	\$126,000	usage increasing from \$.012 to \$.015			
	Base Charges		\$218,032				
	Usage Charges		\$126,000.00				
Total	633		\$344,516.00				

revenue \$98,073 in FY26
8,172,750 gallons

2026-2027 Sewer Revenues

	<u>2024-2025</u> <u>Actual</u>	<u>2025-2026</u> <u>Budget</u>	<u>2026-2027</u> <u>Proposed</u>	<u>Difference</u>	<u>%</u> <u>Diff.</u>
Interest/Misc Income**	\$218,314	\$7,000	\$5,000	-\$2,000	0.00%
Penalties & Interest	\$7,960	\$7,000	\$7,800	\$800	11.43%
General & Water Transfers	\$2,000	\$2,000	\$2,000	\$0	0.00%
Sewer Charges	\$554,534	\$582,725	\$606,296	\$23,571	4.04%
TOTALS	\$ 782,808	\$598,810	\$621,197	\$22,387	3.74%

FY27 Expense Budget: \$621,197

**\$217,531 of debt forgiveness & insurance proceeds
debt forgiveness shows as revenue but isn't cash coming in & insurance proceeds/grant are one time to offset expenses we had

2025-2026 BUDGET				
<u>Quarterly Allocations</u>	<u>Units</u>	<u>New Annual</u> <u>Rates</u>	<u>Amount</u>	<u>Quarterly</u> <u>Rates</u>
Unmetered	62	\$622.00	\$38,564	\$155.50
Residential (8,000)	352	\$556.00	\$195,712	\$139.00
Commercial Low Users (8,000)	77	\$556.00	\$42,812	\$139.00
Commercial/Residential (20,000)	34	\$1,160.00	\$39,440	\$290.00
Commercial (25,000)	18	\$1,530.00	\$27,540	\$382.50
Industrial (40,000)	9	\$2,280.00	\$20,520	\$570.00
Institutional Rate	2	\$13,200.00	\$26,400	\$3,300.00
Sewer Off Rate	31	\$240.00	\$7,440	\$60.00
Overage Gallons	9,450,000	\$0.0195	\$184,275	
		Base charges	\$398,428	
		Usage charges	\$184,275	
Total estimated users	585		\$582,725	

2026-2027 BUDGET						Annual	
<u>Quarterly Allocations</u>	<u>Units</u>	<u>New Annual</u> <u>Rates</u>	<u>Amount</u>	<u>Quarterly</u> <u>Rates</u>	<u>Old</u> <u>Annual</u>	<u>Increase</u>	<u>%</u>
Unmetered	43	\$664.00	\$28,552	\$166.00	\$622.00	\$42.00	0.07
Residential (8,000)	369	\$600.00	\$221,400	\$150.00	\$556.00	\$44.00	0.08
Commercial Low Users (8,000)	78	\$600.00	\$46,800	\$150.00	\$556.00	\$44.00	0.08
Commercial/Residential (20,000)	33	\$1,254.00	\$41,382	\$313.50	\$1,160.00	\$94.00	0.08
Commercial (25,000)	17	\$1,650.00	\$28,050	\$412.50	\$1,530.00	\$120.00	0.08
Industrial (40,000)	9	\$2,460.00	\$22,140	\$615.00	\$2,280.00	\$180.00	0.08
Institutional Rate	2	\$13,700.00	\$27,400	\$3,425.00	\$13,200.00	\$500.00	0.04
Sewer Off Rate	23	\$250.00	\$5,750	\$62.50	\$240.00	\$10.00	0.04
Overage Gallons	7,700,000	\$0.0240	\$184,800	usage increasing from \$0.0195 to \$0.024			
		Base charges	\$421,474				
		Usage charges	\$184,800	revenue \$144,348 in FY26			
Total estimated users	574		\$606,296	7,402,480 gallons			



APPLICATION FOR BANNER PLACEMENT
TOWN OF HARDWICK
PO Box 523, Hardwick, VT 05843
(802) 472-6120 Fax (802) 472-3793
David.upson@hardwickvt.gov

Applicant(s):

Name(s):

Jodi Hess

Mailing Address:

Telephone(s) Home:

Work:

Cell:

E-Mail:

Requested Location of the Banner:

Village Dinner Fence

Banner Type (please check all that apply):

☐ Business Use - temporary

☐ Community Event - temporary

Requested Date of Banner Placement

9-16-26

Requested Length of Time for Banner Placement

2 weeks

Banner Description (Required) - Please use the space below to provide a detailed description and sketch of the proposed banner:

It's a small Banner
I had up last year in June
in same location. To help people learn
about Foster Care

Signature of Applicant(s)

Jodi Hess

Date

8-26-26

Approved by the Town of Hardwick on

(Date)

Accepted by the Select Board or its Designee

(Name)

WHEN HILLSIDES MOVE

Landslides and the Start of the Watershed Story

Wednesday, September 9

6:00–7:30 p.m.

Parker Ladd Community Room

Jeudevine Memorial Library

What happens when a hillside becomes part of the river?

Join Vermont Geological Survey geologists Emma Myrick and Ben DeJong for a conversation about landslides, slope instability, and what the geology beneath our feet can tell us about the landscape around us.



Glenside landslide site on April 22, 2004, 3 days after a major slope failure occurred. Photo by George Springston.

Landslides are part of the landscape of the Northeast Kingdom. The discussion will look at why some slopes are more susceptible to movement, what geologists look for when investigating a landslide, and what happens when material from our hillsides enters streams and rivers.

Emma and Ben will draw on examples from the Lamoille River watershed, including the history of slope movement in the Glenside Avenue area, where new concerns have recently emerged.

Landslides aren't just about what happens on a hillside. They are also part of the story of sediment; where it comes from, how it moves, and how our rivers and landscape change over time.

This is the first evening of Ripple Effects 2026: Understanding Our Watershed, a three-part public series hosted by the Town of Hardwick, Jeudevine Memorial Library, Caledonia County Natural Resources Conservation District, and Hardwick Community Television.

There will be plenty of time for questions and discussion.

Free and open to everyone. Light refreshments will be served.

To learn more, contact Kristen Leahy, Hardwick Resilience & Adaptation Coordinator, at zoning.administrator@hardwickvt.gov or 802-472-1686, or Karina Morales, Caledonia County Natural Resources Conservation District, at Karina@caledoniacountynrcd.org or 802-239-4159.