

City Manager..... (802) 334-5136  
City Clerk/Treasurer ..... 334-2112  
Public Works/Parks ..... 334-2124  
Zoning Adm./Assessor .... 334-6992  
Recreation ..... 334-6345  
Fax..... 334-5632



City of Newport  
222 Main Street  
Newport, Vermont 05855  
[www.newportvermont.org](http://www.newportvermont.org)

**Newport City Council Meeting**  
**Regular Meeting Agenda**  
**Monday, April 18, 2022, beginning at 6:30 p.m.**  
**Newport City Council Room**

Meeting ID :

<https://meet.google.com/twn-rmpt-vde>

Or dial: (US) +1 904-580-8943 PIN: 762 636 844#

City Council: Paul Monette, Mayor  
John Wilson, Council President  
Melissa Pettersson  
Kevin Charboneau  
Chris Vachon

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Laura Dolgin, City Manager  
James D. Johnson, City Clerk/Treasurer

1. Call the Regular Council Meeting to Order
2. Approve Minutes of April 4, 2022,
3. Comments by Members of the Public
4. Truck Bid; Tom Bernier, Director of Public Works, VOTE
5. Estates Drive Deed Transfer; Tom Bernier, Director of Public Works, VOTE
6. Annual Local Emergency Management Plan (LEMP) Adoption; Chief John Harlamert, VOTE
7. Zoning Administrator Appointment, VOTE
8. Assign Negotiation Member for Police Department Bargaining
9. Grandstand Earmark Request; Grandstand Association Member Jim Johnson, VOTE
10. New Business
11. Old Business
12. Set next meeting: Regularly Scheduled Council Meeting and Public Hearing on the Five Year Capital Investment Program: May 2, 2022 @ 6:30pm
13. Adjourn

Non-confidential materials pertaining to this agenda are available for inspection at the City Clerk's office commencing at 9:00 a.m., the morning of the meeting.

## Newport City Council Meeting Participation Guidelines

Newport City Council meetings are for the purpose of allowing Council members to conduct City business. Distinct from public hearings or town meetings, City Council meetings are held in public, but are not meetings of the public. City Council meetings are the only time the City Council members have to discuss, deliberate and decide upon City matters. In an effort to conduct orderly and efficient meetings, the Mayor kindly requests your cooperation and compliance with the following guidelines:

1. Please be respectful of each other, Council members, city staff, and the public.
2. Please raise your hand to be recognized by the Mayor. Once recognized, please state your name and address or affiliation.
3. Please address only the Mayor and not members of the public, staff, or presenters.
4. Please abide by any time limits. Time limits will be used to ensure everyone is heard and that there is sufficient time for the Council to complete their agenda within a reasonable timeframe.
5. The Mayor will make a reasonable effort to allow everyone to speak once before speakers address the Council a second time per the limited 2 minute timeline adopted on January 23, 2017.
6. Once public comment has been heard, discussion will be limited to the City Council members.
7. Please do not interrupt or mock other speakers or otherwise exhibit disruptive behavior during the City Council meeting.
8. Please do not repeat the points made by others, except to indicate agreement or disagreement with other views.
9. Please use the hallway for side conversations. It is difficult to hear speaker remarks when side conversations are occurring in the Council Chamber.
10. Presentations to the Council are not open to public comment. However, per the policy adopted on December 21, 2015, matters on the agenda requiring a vote are open to public comment immediately prior to the Council vote.
11. Individuals who do not abide by these procedures will be asked to leave the Council Chamber.

**NEWPORT CITY COUNCIL MINUTES**  
**April 4, 2022**

DRAFT

A duly warned meeting of the Newport City Council was held on Monday, April 4, 2022, in the Council Room in the Newport City Municipal Building. Present were: Mayor Paul Monette, Council President John Wilson, Council Members Kevin Charboneau, Melissa Pettersson, and Christopher Vachon, City Manager Laura Dolgin, Assistant City Clerk/Treasurer Stacey Therrien, Public Works Director Thomas Bernier, Fire Chief John Harlamert, Recreation Director Michael Brown, and members of the press and public.

Mayor Monette called the meeting to order at 6:30 p.m.

**Approval of Minutes**

Mr. Wilson moved to approve the minutes of March 21, 2022. Seconded by Mr. Vachon, motion carried unanimously.

Mr. Vachon moved to approve the minutes of March 28, 2022. Seconded by Mr. Wilson, motion carried unanimously.

**Comments by the Public**

None.

**Newport Development Funds & Discover Newport Funds Update**

Mr. Tim Tierney, Director of Business Recruitment and International Trade, VT Agency of Commerce and Community Development updated the board about the award process for the *Discover Newport Business Grant Program*, which was a set-aside funding opportunity aimed to incentivize businesses to expand or locate within the City of Newport, grow job opportunities, and attract visitors to the Newport area, and the *Newport Development Fund (NDF)* which was an effort aimed at businesses to expand or locate within the City of Newport that grow and improve opportunities and connections, create job opportunities and attract visitors to the Newport area. The grants were spearheaded by the City of Newport, the State of Vermont Agency of Commerce and Community Development (ACCD), and Northeastern Vermont Development Association (NVDA).

A total of \$1,529,015.71 was made available and all but \$40,215.71 have been awarded and infused into the community. The grants came from the sale of the Quiros properties & the Stenger settlement funds and were designated by Governor Phil Scott to help the City of Newport recover from the failed EB-5 projects. The funds were awarded as follows:

**Newport Development Grant Program:**

Tanguay Homes received \$300,000

The Northeast Kingdom Development Corporation (NEKDC) received \$1,029,000

The Northeast Kingdom Tasting Center received \$79,500

**Discover Newport Business Grant Program:**

Memphremagog Community Maritime received \$20,00

Thrive Holistic Healing Center received \$20,00

Inked Arches received \$20,000

Inspired Yoga received \$20,000

### **Grandstand Association Update**

Mayor Monette represented the Grandstand Association to inform the public that the Association will not pursue grants, but instead will fundraise for their feasibility study, and use the same hold harmless agreement that was used for the structural analysis.

### **Hazard Mitigation Plan Grant Award & Notice to Proceed, Vote**

FEMA approved the City of Newport's current Hazard Mitigation Plan on December 5, 2017 and it is time for the plan to be updated. Vermont Emergency Management has awarded the City of Newport a subgrant under the Building Resilient Infrastructure and Communities 2020 in the amount of \$7,612.50 with a \$2,537.50 in-kind match. A motion was made by John Wilson to accept and agree to comply with the conditions of the Building Resilient Infrastructure and Communities 2020 project, and appoint the city manager as the authorized representative, seconded by Kevin Charboneau, and the motion was unanimously approved.

### **Bylaw Modernization Grant Consultant Vetting Volunteer**

Mr. Chris Vachon, representing the City Council, volunteered to be a member of the Bylaw Modernization grant vetting committee for the consultant selection process.

### **Capital Investment Plan Review**

Mr. Monette stated that there will be public hearings on May 2, 2022, and June 6, 2022.

### **Annual Roads and Bridge Standards, Vote**

Mr. Vachon made a motion to approve the City's Compliance Standard for Town Road and Bridges. Seconded by Ms. Petterson, motion was carried unanimously.

### **Annual Financial Plan for Town Highways, Class 1, 2, & 3 Road State Funds, Vote**

Mr. Wilson made a motion to approve the Annual Financial Plan – Town Highways 19 V.S.A. § 306(j), seconded by Mr. Charboneau, motion carried unanimously.

### **New Business**

Ms. Therrien presented liquor licenses to the council for their approval and signatures.

### **Old Business**

None.

### **Next Meeting**

April 18, 2022 @ 6:30 pm

### **Adjournment**

Ms. Petterson moved to adjourn at 7:46 pm. Seconded by Mr. Charboneau, motion carried unanimously.

DRAFT

Attested \_\_\_\_\_ This \_\_\_\_\_ Day of April 2022.

\_\_\_\_\_  
Mayor

City Manager ..... (802) 334-5136  
 334-3891  
 City Clerk/Treasurer ..... 334-2112  
 334-3892  
 Public Works ..... 334-2124  
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City of Newport  
 222 Main Street  
 Newport, Vermont 05855

TO: Laura Dolgin/City Manager  
 FROM: Thomas L. Bernier/P.W. Director *TLB*  
 DATE: April 14, 2022  
 RE: New 2022 Pickup

Our 2010 Ford F150 needs to be replaced. This truck has had extensive body work repaired on it previously. The body currently will not pass another State inspection. This truck will be expensed through Public Works, Sewer, and Water budgets. I sent out three bids for the replacement of this truck. These are the bids received listed below:

**Delabruere Auto Sales**

2022 GMC Sierra 1500 4WD Crew Cab Standard	\$41,638
Warranty 6 year	<u>\$2,933</u>
	<b>\$44,571</b>

**Hayes Ford, Inc.:**

2022 Ford F-150 4WD Super Cab XL	\$43,723
84 Month/100,000 Mile Warranty	<u>\$2,385</u>
	<b>\$46,108</b>

**Hayes Ford, Inc.:**

2022 Ford F-150 4WD Super Cab XLT	\$48,130
84 Month/100,000 Mile Warranty	<u>\$2,385</u>
	<b>\$50,515</b>

The GMC 1500 is equivalent to the Ford XLT package at a lower price than the XL. I would like to request that we purchase the 2022 GMC Sierra 1500 pickup for the bid price of \$44,571 from Delabruere Auto Sales.

2022 GMC Sierra 1500 Bid

MSRP 51,685.00

- 500.00 Delabruere Discount

51,185.00

- 9,600.00 GMC bid assistance

41,585.00

+ 53.00 DMV Fees

41,638.00

5 star warranty with disappearing deductible as long as the work is done  
at Delabruere's GMC

5yr / 60,000 mile warranty \$2,440.00

6yr / 72,000 mile warranty \$2,933.00

7yr / 85,000 mile warranty \$3,353.00

# Hayes Ford Lincoln

439 East Main Street • Newport, Vermont 05855 • Telephone (802) 334-6587 (800) 649-4770 • Fax (802) 334-5291  
WWW.HAYESFORD.COM

March 28, 2022

City of Newport

RE: Bid for F-150

To whom it may concern:

We are submitting a bid on a 2022 Ford F-150 with 6.5 bed. The exact specs are in this packet. We have submitted 2 bids in this case, a XL that meets bid requirements and a XLT to better match the truck you are replacing. Pictures included.

Your price for the XLT **\$48,130.**

Your price for the XL: **\$43,723.**

Extended warranty option for 6 years/75,000 miles cost: **\$2385**

We have a great service department and a separate diesel truck shop to meet all your service needs. A top-notch body shop to keep your truck looking brand new. And our staff is here to keep you on the road and always make you feel like family.

Hayes Ford is in our **51<sup>st</sup>** year in business and we pride ourselves on service before, during and even more importantly, after the sale.

Respectfully Submitted,

  
Mark J. Hayes III

  
Jesse J. Wilson, Commercial Account Manager

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To: City Council  
From: Tom Bernier, Director of Public Works *TLB*  
Date: April 15, 2022

Re: Estates Drive Deed Transfer

This memo is to confirm that Estates Drive has met all criteria outlined in the Public Works Standards and Specifications Policy adopted by the City Council on May 2, 2005, specifically Part V, Section A. General, attached.

Therefore, I recommend the City Council accept the deed for the transfer of Estates Drive to the City of Newport.



# **PUBLIC WORKS STANDARDS & SPECIFICATIONS**

Adopted by the City Council on April 2, 2001

Total Revision Adopted by the City Council on May 2, 2005

PART V  
HIGHWAYS

A. GENERAL

1. It is not intended by the City of Newport this "Part" be a complete set of specifications. It is to be used as a basic standard for any person planning work in Newport. All items included shall be acceptable to the Public Works Director. Any items not listed will require approval by the Public Works Director before installation. Failure to receive approval of materials and methods prior to their incorporation into the work shall leave the person having the said work done liable for the placement of those substandard materials with acceptable materials at his expense.

2. The person (s) proposing extensions or alterations to the existing highway system shall be responsible for complying with all applicable rules, regulations, and ordinances (local, state, federal). Said persons shall submit all necessary documentation, including but not limited to, plans and drawings, specifications, permits, and applications and shall have obtained all approvals and paid all applicable fees.

3. All work in a development project shall have the design/project engineer on-site during construction that is hired by the developer to see that construction is complete according to specifications. The inspector's costs shall be borne by the developer.

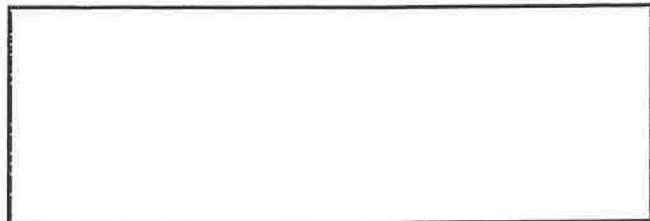
4. Upon completion of work, the design engineer shall submit to the City a certification report stating that the work has been completed according to approved design and all required tests have been passed. Copies of all tests and test results shall be submitted to the City along with corrective procedures as directed by municipality and design engineer.

5. Roadways shall be deeded to the City two (2) years after a final inspection by the City has indicated the roadways are complete. During this two (2) year "warranty period", the developer is responsible for all maintenance and repairs of work. The City may elect to perform winter maintenance on the roads during the warranty period if so requested by the developer to the Public Works Director, as long as the base course of asphalt has been constructed.

6. Definitions as to when the specific typical street details apply shall be made in accordance with the Subdivision Regulations.

7. No dead end streets will be accepted unless there is a "Cul-De-Sac" or Hammer Head" with a minimum radius of 75' at the end of the street.

VT Form <b>PTT-172</b>	<b>VERMONT PROPERTY TRANSFER TAX RETURN</b>
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0-335-683-072  
Confirmation number

For Town Use Only

**TRANSFERORS (Sellers)**

PINE BLUFF ESTATES PARTNERSHIP  
PO BOX 303  
BARTON, VT 05822

**TRANSFEREES (Buyers)**

CITY OF NEWPORT  
222 MAIN STREET  
NEWPORT, VT 05855

\*Any additional transferors or transferees are listed at the bottom of this page

<b>Date Acquired by Transferor:</b> Oct-20-1986	<b>Date of this Closing:</b> Mar-28-2022	<b>Land Size (acres):</b> 1.60	
<b>Property Physical Location:</b>	<b>City/Town:</b>	<b>SPAN#</b>	<b>Check if property is located in multiple cities or towns</b> <input type="checkbox"/>
ESTATES DRIVE	Newport City	435-136-15750	<b>This sale did not involve land</b> <input type="checkbox"/>
<b>Buyer Seller relationship type:</b>		<b>If other, description:</b>	
<b>If transfer is exempt from Property Transfer Tax:</b> 02 - 32 V.S.A. § 9603 (2)		<b>If other, description:</b>	
<b>Interest in property:</b> Fee Simple		<b>If other, description:</b>	
<b>If "undivided" percent of interest:</b>		<b>If other, description:</b>	
<b>Type of building construction:</b> None		<b>If other, description:</b>	
<b>Transferors use of property before transfer:</b> Other		<b>If other, description:</b> Roadway	
<b>Transferees use of property after transfer:</b> Government Use		<b>If other, description:</b>	
<b>Will the property be rented after transfer?</b> No		<b>Enrolled in the Current Use Program?</b> No	
<b>Have development rights been conveyed separately?</b> No		<b>New owner elects to continue current use enrollment?</b> No	
<b>Does the transferee hold title to any adjoining property:</b> No			
<b>Value paid or transferred as defined in 32 V.S.A. § 9601(6)</b>		\$0.00	
<b>Value paid or transferred for personal property</b>		\$0.00	
<b>Value paid or transferred for real property</b>		\$0.00	
<b>Tax Due</b>		\$0.00	

**Preparer's Name:** WILLIAM BOYD DAVI  
**Preparer's Address:** BARTON, VT 05822-0000

**Preparer's Phone:** (802) 525-3766  
**Preparer's E-mail:** DAVIESLAWBILL@GMAIL.COM

Transferee's Name CITY OF NEWPORT  
 Property Location ESTATES DRIVE  
 Date of this Closing Mar-28-2022

Note: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

**LOCAL AND STATE PERMITS AND ACT 250 NOTICE**

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. Chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. Chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Town Clerk - Sign into your myVtax to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

**This section to be completed by Town or City Clerk**

Book Number*	Page Number*	Grand List year*
City or Town* Newport City	Parcel ID Number	Date of Record*
Grand List Value	Grand List Category*	SPAN* 435-136-15750
Comments, additional information, etc.		

- Duplicate Return Suspected       Portion of the property sold/subdivision       Original Return Waiting on Deed  
 Deed Acknowledgment and Return Received

SIGNED \_\_\_\_\_ Clerk DATE \_\_\_\_\_

For Town Use Only

# WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

That It, PINE BLUFF ESTATES, a Vermont Partnership having its principal place of business at the City of Newport, in the County of Orleans, and State of Vermont, GRANTOR, for and in the consideration of One Dollar and other valuable consideration paid to Its full satisfaction by THE CITY OF NEWPORT, a Vermont municipality having its situs at the City of Newport in the County of Orleans and State of Vermont, GRANTEE, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEE, THE CITY OF NEWPORT, its successors and assigns forever, a certain piece of land in the City of Newport, in the County of Orleans, and State of Vermont, described as follows, viz:

It being a portion of the same land and premises conveyed by Warranty Deed dated October 20, 1986 and recorded in Book 85, Pages 57-61 of the City of Newport Land Records from Associated Builders, Inc. to Pine Bluff Estates, and being that portion thereof more particularly bounded and described in accordance with a certain survey map prepared by Blais Surveying Company and entitled "Plan of Street Survey known as Estates Drive located in Newport City, Vermont to be conveyed by Pine Bluff Estates to City of Newport", dated October 23, 2002, bearing map number 245-02 and filed in Map Slide 5B of the City of Newport Land Records, as follows:

Commencing at a point located S 52°18' E a distance of 6.2 feet, more or less from the point marking the southeasterly corner of certain premises conveyed to Bernard G. Taylor and Jeannie A. Taylor by instrument recorded in Book 143, Page 1 of the City of Newport Land Records, which said point also represents the southwesterly corner of those premises subjected to the Declaration of Condominium of Meadows Edge at Pine Bluff Estates, which Declaration is recorded in Book 91, Pages 99-138 of the City of Newport Land Records, and which said point is further described as being located on the northerly right of way limit of the Bluff Road, so-called; thence from said point of beginning proceeding S 52°18' E a distance of 50.0 feet, more or less, along the northerly limit of the Bluff Road, so-called, to an unmarked point; thence turning and proceeding N 39°44' E a distance of 216.7 feet, more or less, to an unmarked point; thence continuing along a convex curve having a Delta of 61°58'48" and a radius of 114.09 feet, a distance of 123.42 feet, more or less, to an unmarked point, which said unmarked point is located N 70°43' E a distance of 117.5 feet, more or less, from the previously referenced point; thence continuing S 78°17' E a distance of 82.2 feet, more or less, to an unmarked point; thence continuing along a concave curve having a Delta of 43°41'33" and a radius of 223.30 feet, a distance of 170.28 feet, more or less, to an unmarked point, which said unmarked point is located N 79°52' E a distance of 166.2 feet, more or less, from the preceding point; thence continuing N 58°01' E a distance of 98.2 feet, more or less, to an unmarked point; thence continuing N 48°30' E a distance of 124.2 feet, more or less, to an unmarked point; thence continuing along a concave curve having a Delta of 16°16'32" and a radius of 226.47 feet a distance of 64.33 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap, which said point is located N 40°22' E a distance of 64.1 feet, more or less, from the previously referenced point; thence continuing along a concave curve having a Delta of 25°17'58" and a radius of 226.47 feet a distance of 100.00 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap, which said point is located N 19°34' E a distance of 99.2 from the previously referenced point; thence continuing along a concave curve having a Delta of 8°25'30" and a radius of 226.47 feet, a distance of 33.30 feet, more or less, to an unmarked point, which said point is located N 02°43' E a distance of 33.3 feet from the previously referenced point; thence continuing N 01°30' W a distance of 78.7 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence continuing along said bearing a further distance of 57.4 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence

continuing along said bearing a further distance of 65.2 feet, more or less, to an unmarked point; thence turning and proceeding along a concave arc having a Delta of 3°11'47" and a radius of 210.00 feet a distance of 11.72 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap, which said point is located N 84°42' W a distance of 11.7 feet, more or less from the previously referenced point; thence continuing along a concave arc having a Delta of 29°47'18" and a radius of 210.00 feet, a distance of 109.18 feet, more or less, to an unmarked point, which said point is located N 68°13' W a distance of 108.0 feet, more or less from the previously referenced point; thence continuing N 53°19' W a distance of 43.1 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence continuing along said bearing a further distance of 125.0 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap, which said point also represents the southwesterly corner of those certain premises conveyed to Fernand Poutre and Jean Poutre by instrument recorded in Book 143, Pages 43-45 of the City of Newport Land Records; thence turning and proceeding S 39°27' W a distance of 58.2 feet, more or less, to an unmarked point; thence turning and proceeding S 53°19' E a distance of 104.8 feet, more or less, to an unmarked point; thence continuing S 37°16' E a distance of 27.8 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence continuing S 59°11' E a distance of 57.0 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence continuing along said bearing a further distance of 10.0 feet, more or less, to an unmarked point; thence continuing S 71°48' E a distance of 10.3 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence continuing along said bearing a further distance of 70.2 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence turning and proceeding S 01°30' E a distance of 100.0 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence continuing along said bearing a further distance of 55.0 feet, more or less, to an unmarked point; thence continuing along a concave arc having a Delta of 29°31'11" and a radius of 176.47 feet a distance of 90.92 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap, which said point is located S 13°16' W a distance of 89.9 feet, more or less from the previously referenced point; thence continuing along a concave arc having a Delta of 20°28'49" and a radius of 176.47 feet a distance of 63.08 feet, more or less, to an unmarked point, which said point is located S 38°16' W a distance of 62.7 feet, more or less from the previously referenced point; thence continuing S 48°30' W a distance of 84.0 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence continuing along said bearing a further distance of 36.0 feet, more or less, to an unmarked point; thence continuing S 58°01' W a distance of 94.0 feet, more or less, to a point marked by a no. 5 rebar with Blais I.D. cap; thence continuing along a concave arc having a Delta of 43°41'33" and a radius of 173.30 feet a distance of 132.15 feet, more or less, to an unmarked point, which said point is located S 79°52' W a distance of 129.0 feet, more or less from the previously referenced point; thence continuing N 78°17' W a distance of 82.2 feet, more or less, to an unmarked point; thence continuing along a convex arc having a Delta of 61°58'48" and a radius of 164.09 feet a distance of 177.51 feet, more or less, to an unmarked point, which said point is located S 70°43' W a distance of 169.0 feet, more or less, from the previously referenced point; thence continuing S 39°44' W a distance of 218.4 feet, more or less, to the point and place of beginning.

Meaning and intending hereby to convey unto the Grantee hereof that roadway known as Estates Drive in said City of Newport.

This deed shall also act as a bill of sale and also conveys all water, stormwater and sewer lines and appurtenances thereto located with the herein conveyed premises.

The aforesaid land and premises are conveyed subject to all rights, easements, and reservations which are more particularly set forth and described in the Pine Bluff Estates Declaration of Planned Residential Development dated September 23, 1987 and recorded in Book 91, Page 54 of the City of Newport Land Records and the Amendments thereto, as well as State of Vermont Land Use Permit #7R0675, recorded in Book 88, Page 292 of the City of Newport Land Records and amendments thereto, and State of Vermont Subdivision Permits of record in said land records.

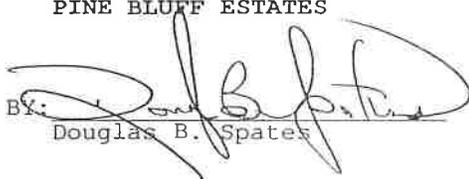
Reference is hereby made to the above mentioned deeds, to the references and descriptions therein contained and to the City of Newport Land Records for further and more complete description of the land and premises hereby conveyed.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEE, THE CITY OF NEWPORT and its successors and assigns, to its own use and behoof forever; And It, the said GRANTOR, PINE BLUFF ESTATES for Itself and Its successors and assigns does covenant with the said GRANTEE, THE CITY OF NEWPORT, its successors and assigns, that until the ensembling of these presents It is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; and It hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever,

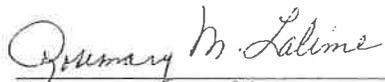
IN WITNESS WHEREOF, it hereunto sets its hand and seal this 28<sup>th</sup> day of March A.D., 2022.

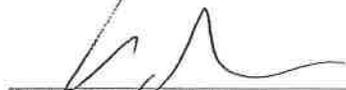
PINE BLUFF ESTATES

IN THE PRESENCE OF

BY:   
Douglas B. Spates

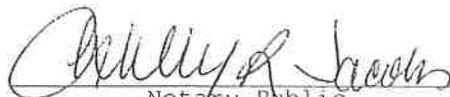
  
Witness to signatures of  
Douglas B. Spates, Rosemary  
M. Lalime and William Boyd  
Davies, its Partners

  
Rosemary M. Lalime

  
William Boyd Davies  
Its Partners

STATE OF VERMONT  
ORLEANS COUNTY SS. At the Town of Barton this 28<sup>th</sup> day of March, A.D. 2022 personally appeared Douglas B. Spates, Rosemary M. Lalime and William Boyd Davies, Partners of Pine Bluff Estates, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed and the free act and deed of Pine Bluff Estates.

Before Me:

  
Notary Public

My Commission Expires January 31, 2023

**ASHLEY JACOBS**  
Notary Public, State of Vermont  
Commission No. 157.0003110  
My Commission Expires:  
January 31, 2023

# Local Emergency Management Plan Municipal Adoption Form

**Town/City of** Newport City  
222 Main Street  
Newport , VT 05855

The Local Emergency Management Plan (LEMP) must be (re)adopted annually, after town meeting day, and submitted to the appropriate Regional Planning Commission (RPC) by May 1st.

At a warned public meeting (regular selectboard/city council meeting), the municipality adopted the Local Emergency Management Plan (LEMP) on the date shown at right.

At a warned public meeting (regular selectboard/city council meeting), the municipality adopted the National Incident Management System (NIMS) on the date shown at right.

If Vermont Emergency Management needs to contact municipal leaders to determine status and support requirements during an emergency, the Emergency Management Director (EMD) and two other local Points Of Contact (POCs) who should have authoritative local information are listed at right.

Mark this block if a readopted plan has no changes since the previous year.

<b>Municipality</b>	Newport
<b>LEMP Adoption Date</b>	04/18/2022
<b>NIMS Adoption Date</b>	01/2004
<b>EMD Name</b>	John Harlament
<b>Position</b>	EMD
<b>Primary Phone</b>	802-334-7919
<b>Alternate Phone</b>	802-673-2284
<b>Email</b>	john.harlament@newportvermont.org
<b>POC 2 Name</b>	Travis Bingham
<b>Position</b>	Police Chief
<b>Primary Phone</b>	802-334-6733
<b>Alternate Phone</b>	802-274-8804
<b>Email</b>	travis.bingham@newportpd.org
<b>POC 3 Name</b>	Laura Dolgin
<b>Position</b>	Clty Manager
<b>Primary Phone</b>	802-334-5136
<b>Alternate Phone</b>	802-673-5071
<b>Email</b>	laura.dolgin@newportvermont.org

I hereby certify that the LEMP meets Vermont National Incident Management System (NIMS) requirements and current LEMP Implementation Guidance as on page 2:

Signed\* John Harlament EMD



JOHN HARLAMENT

Printed Name; certifying individual must have taken, at a minimum, ICS402 or ICS100/IS-100 training

I hereby attest that the municipality has adopted NIMS and the LEMP as stated above:

Signed\* Paul L. Monette Mayor

Printed Name, Selectboard / council member

**Once completed, send adoption form (2 pages) and copy of Local Emergency Management Plan to Regional Planning Commission.**

\*A typed name is acceptable as an electronic signature if it represents an act of that person in accordance with 9 V.S.A. § 278.



Local Emergency Management Plan (LEMP)

# Required Elements

Check boxes below indicating the plan has the required elements and, if not using a template, fill in page numbers to report completion of required elements.

Municipal Adoption		Page
<input type="checkbox"/>	Municipal Adoption Form	
	Municipal adoption of National Incident Management System (NIMS)	<input type="checkbox"/>
	Contact information for local authorities during an emergency	<input type="checkbox"/>
	Certification that LEMP meets Vermont NIMS / Implementation Guidance	<input type="checkbox"/>
	LEMP adoption by local selectboard / city council (annual)	<input checked="" type="checkbox"/>
LEMP Required Elements		Page
<input checked="" type="checkbox"/>	Planners	
	List of people who wrote / maintain the LEMP	
<input checked="" type="checkbox"/>	Municipal Emergency Operations Center (EOC)	
	Activation authority	
	EOC staff positions and duties (minimum 1)	
	List of potential EOC staff members (minimum 1)	
	Facility information for potential EOC locations (minimum 1)	
<input checked="" type="checkbox"/>	Resources	
	Emergency purchasing agent and spending limits (if any)	
	List of municipal contracts that can be used during an emergency (if any)	
	List of other local resources that could be used during an emergency (if any)	
	National Incident Management System (NIMS) Typed Resource List	
<input checked="" type="checkbox"/>	Public Information and Warning	
	VT-Alert contact information	
	Local website / social media information (if any)	
	List of local media outlets (if any)	
	Public notice sites for non-phone/Internet information	
	Vermont 2-1-1 contact information	
<input checked="" type="checkbox"/>	Vulnerable Populations	
	List of organizations/facilities that serve local vulnerable populations	
	Identification and monitoring process	
<input checked="" type="checkbox"/>	Shelters	
	Spontaneous and regional shelter information	
	Opening information for local shelters (if any)	
	Service information for local shelters (if any)	
<input checked="" type="checkbox"/>	Contact Information	
	Emergency Management personnel	
	Response organizations	
	Municipal officials / public works	
	State, region, and adjacent municipality contacts	

Vermont Emergency Management (VEM) encourages municipalities to create and maintain optional LEMP annexes as required. Examples might include plans for specific incident types, shelters, evacuation, and volunteer management - see the VEM website for models, samples, and examples at: <http://vem.vermont.gov>

# Local Emergency Management Plan

## 1. Emergency Management (EM) planners

<i>These are the people who wrote and/or maintain this plan.</i>	
John Harlamert	

## 2. Municipal Emergency Operations Center (EOC)

*The EOC is an organization that coordinates information, support, and response across the municipality for Incident Commanders and town officials. Its main functions are to maintain situational awareness for municipal leaders, coordinate resource and information requests, and provide public information.*

Who, by position, can activate the EOC? John Harlamert – Fire Chief Travis Bingham – Police Chief Laura Dolgin – City Manager	
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### **Preferred EOC Positions and Duties**

John Harlamert	Supervises and directs all EOC activities coordinating municipal support and response
NPD Dispatcher	Staffs phones and radio
Laura Dolgin	Tracks and answers any Requests For Information (RFI)
Laura Dolgin	Tracks and coordinates any Requests For Support (RFS)
Travis Bingham	Produces and posts public information and press releases
Tom Bernier	Infrastructure
James Johnson	Finances

### **Potential EOC Staff Members**

Name	Notes / Contact Information
John Harlamert	Fire Chief – 802-334-7919/802-673-2284
Travis Bingham	Police Chief – 802-334-6733/802-274-8804
Laura Dolgin	City Manager – 802-334-5136/802-673-5071
Paul Monette	Mayor – 802-673-9002
James Johnson	City Treasurer – 802-334-2112
Tom Bernier	Public Works – 802-323-9734

### **Primary EOC Location**

Facility / Address:	Newport Municipal Building 222 Main St
Phone Numbers:	802-334-6733, 802-334-5136
Equipment/Notes:	Dispatching, WIFI, Bathrooms, Phones, Kitchen, Area Maps, Generator, Large Room

### **Alternate EOC Location**

Facility / Address:	Newport City Fire Station 350 Western Ave
Phone Numbers:	802-334-7919

Equipment/Notes:	Mobile Command Dispatching, Generator, Phone, WIFI, Area Map, Bathrooms, Kitchen, Large Room
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### 3. Resources

Use municipal resources, mutual aid agreements, and local purchases first to get resources for response as needed and available.		
Purchasing agents for emergencies: Rebecca Therrien		Programs Administrator
Emergency spending limits:	\$400,000	
<i>Businesses with Standing Municipal Contracts</i>		
<i>Type of Contract</i>	<i>Name</i>	<i>Contact Info</i>
None		
<i>Other Local Resources</i>		
<i>Type of Resources/Skills</i>	<i>Name</i>	<i>Contact Info</i>
Crushed Stone-Gravel	Calkins Sand & Gravel	802-334-8418
Dump Trucks, Loaders, Excavators	Gosselin Inc.	802-766-8815
Sand/Gravel/Heavy Equipment	Couture Sand & Gravel	802-334-6078
Heavy Equipment	Mario Paul Excavating	802-766-4789 802-673-3000
Cranes/Dump Trucks/Loaders/Excavators	Rene Desrocher	802-766-4732
Food/Water	Shaw's	802-334-1475
Food/Water	Price Chopper	802-334-1475
Food/Water	Walmart	802-624-8012
Hardware/Building Supplies	Sticks & Stuff	802-624-2220
Hardware/Building Supplies	Pick & Shovel	802-334-8370
State support that is usually at no cost to the municipality: <ul style="list-style-type: none"> <li>• Vermont Hazardous Material (HAZMAT) Response Team (VHMRT)</li> <li>• Vermont Urban Search and Rescue (USAR, VT-TF1)</li> <li>• Vermont State Police and Special Teams</li> <li>• Community Emergency Response Teams (CERTs)</li> <li>• Swiftwater Rescue Teams</li> <li>• Regional Shelter Support</li> <li>• State government agency expertise / services</li> <li>• Federal response agency expertise</li> </ul> State support the municipality will normally eventually have to pay for: <ul style="list-style-type: none"> <li>• Supplies and equipment (including sandbags)</li> <li>• VTrans Equipment and Personnel</li> <li>• Vermont National Guard Support</li> </ul>		

<b>National Incident Management System (NIMS) Typed Resources*</b>											
<b>Type</b>	<b>I</b>	<b>II</b>	<b>III</b>	<b>IV</b>	<b>Other</b>	<b>Type</b>	<b>I</b>	<b>II</b>	<b>III</b>	<b>IV</b>	<b>Other</b>
Critical Incident Stress Management Team				N/A	1	Hydraulic Excavator, Large Mass Excavation				N/A	
Mobile Communications Center		1	1		1	Hydraulic Excavator, Medium Mass Excavation					
Mobile Communications Unit		1	N/A	N/A		Hydraulic Excavator, Compact					1
All-Terrain Vehicles	N/A	N/A	N/A	N/A	3	Road Sweeper			1		
Marine Vessels	N/A	N/A	N/A	N/A	2	Snow Blower, Loader Mounted	1			1	
Snowmobile	N/A	N/A	N/A	N/A	2	Track Dozer					
Public Safety Dive Team_						Track Loader					
SWAT/Tactical Team						Trailer, Equipment Tag-Trailer			1	N/A	
Firefighting Brush Patrol Engine	N/A	N/A	N/A		1	Trailer, Dump		N/A	N/A	N/A	
Fire Engine (Pumper)	2					Trailer, Small Equipment	1	1	N/A	N/A	
Firefighting Crew Transport			1	N/A		Truck, On-Road Dump				2	
Aerial Fire Truck	1		N/A	N/A		Truck, Plow		5	1		
Foam Tender			N/A	N/A		Truck, Sewer Flusher			1		
Hand Crew	5	25	4			Truck, Tractor Trailer				N/A	
HAZMAT Entry Team			25	N/A		Water Pumps, De-Watering					
Engine Strike Team	2					Water Pumps, Drinking Water Supply - Auxiliary Pump					
Water Tender (Tanker)				N/A		Water Pumps, Water Distribution					
Fire Boat					1	Water Pumps, Wastewater					
Aerial Lift - Articulating Boom						Water Truck		N/A	N/A	N/A	
Aerial Lift - Self Propelled, Scissor, Rough Terrain						Wheel Dozer			N/A	N/A	
Aerial Lift - Telescopic Boom						Wheel Loader Backhoe		1			
Aerial Lift - Truck Mounted						Wheel Loader, Large					
Air Compressor				1		Wheel Loader, Medium					
Concrete Cutter/Multi-Processor for Hydraulic Excavator						Wheel Loader, Small		1		N/A	
Electronic Boards, Arrow						Wheel Loader, Skid Steer		1		N/A	
Electronic Boards, Variable Message Signs						Wheel Loader, Telescopic Handler					
Floodlights				N/A		Wood Chipper		N/A	N/A	N/A	
Generator					1	Wood Tub Grinder					
Grader			1	N/A							

\*Information about the NIMS Typed resources can be found at: <https://rtilt.preptoolkit.fema.gov>

#### 4. Public Information and Warning

<i>During a significant emergency, the Emergency Operations Center (EOC) and Incident Command Posts (ICPs) will coordinate and manage public information, both by producing accurate, timely reports and by tracking what is publicly reported to minimize confusion and help ensure a positive public response.</i>	
VT-Alert message - State: Other VT-Alert managers:	Vermont Emergency Management: 800-347-0488 VT-Alert Newport PD: 802-334-6733
Important Local Websites / Social Media channels:	Newport City Web Page, FD, PD and Rec Dept Facebook Page
Local Newspaper, Radio, TV:	Newport Daily Express, WCAX, WMOO 92.9/94.5, Orleans Record, WPTZ, My Champlain Valley News
Public Notice locations:	Newport City Municipal Building, 222 Main St
<i>Vermont 2-1-1 is a United Ways of Vermont system that provides 24x7x365 information and referral services in cooperation with a large number of state and local government and community based entities. 2-1-1 collects and maintains a database of local resource information and is available to take calls from the general public to inform and instruct them in relation to emergency events, and to refer them to the appropriate response and recovery resource, if necessary.</i>	
To provide information for 2-1-1	Dial 211 or (802) 652-4636

#### 5. Vulnerable Populations

<i>If necessary, the EOC may contact organizations and facilities, below, that serve vulnerable populations to identify residents who are at risk based on the emergency. If there are residents at risk or in danger, the EOC should monitor their status and if required coordinate support for them until their situation stabilizes.</i>	
<i>Name / Notes</i>	<i>Contact Info</i>
CARE (Citizen Assistance Registration for Emergencies)	(Supporting PSAP)
North Country Hospital 189 Prouty Dr	Tom Frank 802- 334-3519
Newport Health Care 148 Prouty Dr	Nancy Craft 802- 334-7321
North Country Union High School 209 Veterans Ave	Mark Dunbar 802-334-7921 ext 3501
Newport City Elementary School 166 Sias Ave	AaronLarsen 802-334-2455
United Christian Academy 65 School St	Kimberlee Strepka 413-626-8298
Bel-Aire Quality Care 35 Bel-Aire Dr	Rosemary Mayhew 802-334-2878
Privat Day Care 20 Masonic Lane	Pamela Coffin 802-334-2425

Private Day Care 135 Pleasant St. Apt#1	Constance Mandigo 802-673-5107
Butterfly Kisses Child Care Center 208 Prospect St.	802-334-1212
Private Day Care 31 Blake St.	Courtney Bourgeois 802-782-0420
Private Day Care 265 Sloan St.	Sonia Koehler 802-487-4345
Lakeview Apartments 16 Governor Dr	Rural Edge Rep 802-334-1541
Lakeview Apartments 36 Field Ave	Rural Edge Rep 802-334-1541
Lakeview Apartments 236 Highland Ave	Rural Edge Rep 802-334-1541
Lake Bridge Housing 343 Main St	Rural Edge Rep 802-334-1541
Lake Bridge Housing 48 Pleasant St	Rural Edge Rep 802-334-1541
Lake Bridge Housing 14, 26, 50 Compass Dr	Rural Edge Rep 802-334-1541
Seymour Lane Apartments 72 Seymour Lane	Rural Edge Rep 802-334-1541
Governor Mansion Apartments 88 Second St	Rural Edge Rep 802-334-1541
Newport Senior Apartments 107 Main St	Rural Edge Rep 802-334-1541
Governor Prouty Apartments 26, 28, 54 Governor Dr	Rural Edge Rep 802-334-1541
Park View 143 Willet ST	Rural Edge Rep 802-334-1541
Newport Place 246 Elm St	Newport Place On-Call Rep 800-338-8538
Newport Head Start School 371 Main St	Kellie Tarryk 802-334-7253
Private Daycare 20 Masonic Lane	Pam Coffin 802-334-2425
Private Daycare 123 Cliff St	Susan Gonyaw 802-334-8538
Private Day Care 6 Edgewood DR.	Sherrilynn Proctor 802-274-7486
Private Day Care 179 Blake St	Elizabeth Nadeau 802-334-5472
Private Day Care 88 Hinman St	Amanda Goad 802-673-5981
Ready Set Grow Day Care 34 Farrants St	802-995-2051
Private Day Care 208 Prospect St	Cindy Boyce 802-249-

	4141
Newport Promise Community 63 3 <sup>rd</sup> St	802-334-4555

## 6. Shelters

*During some emergencies, the EOC will monitor or coordinate support for residents who are displaced due to property or infrastructure damage.*

### **Spontaneous Sheltering**

- Determine the approximate number of people who need sheltering
- Call the State EOC / Watch Officer at 800-347-0488 and request support
- Track the status of residents who need shelter until their situation stabilizes

### **Regional Shelter**

Location / Address:	
Opening Contact:	State EOC, 800-347-0488; American Red Cross, 802-660-9130
Phone Numbers:	

### **Primary Local Shelter**

Location / Address:	North Country Union High School 209 Veterans Ave, Newport, VT
Facility Contact(s):	Mark Dunbar
Phone Numbers:	802-730-2656
Shelter Manager:	Mark Dunbar
Staff Requirements:	Red Cross Staffing and Volunteers
Services:	Warm/Cool Overnight Food Prep Showers Healthcare
Notes:	This facility may be in session from August-June for school.
	Capacity: 1000                      Generator? Y      Pets Allowed? N

### **Alternate Local Shelter**

Location / Address:	Newport Municipal Building 222 Main St, Newport, VT
Facility Contact(s):	Laura Dolgin
Phone Numbers:	802-673-5071
Shelter Manager:	Laura Dolgin
Staff Requirements:	Red Cross Staffing and Volunteers
Services:	Warm/Cool Overnight Food Prep Showers
Notes:	This would require the Red Cross trailer for sleeping supplies.
	Capacity: 50                              Generator? Y      Pets Allowed? N

### **Annexes (Optional, create and letter as needed)**


See the Vermont Emergency Management (VEM) web site at <http://vem.vermont.gov> for samples and examples of annexes, such as: forms; delegations of authority; debris plans; incident-specific plans, checklists, and matrices; animal disaster references; etc.



## Contact Information

Position	Name	Phone numbers - indicate Mobile, Home, Work			E-mail
		Primary	Alternate	Alternate	
<b>Local Emergency Management Team</b>					
EMD	John Harlamer	802-334-7919 Work	802-673-2284 cell		John.harlamert@newportvermont.org
EM Coordinator	Travis Bingham	802-334-6733 work	802-274-8804 cell		travis.bingham@newportpd.org
<b>Local Response Organization Contacts</b>					
Fire Chief	John Harlamer	802-334-7919 work	802-673-2284 cell	802-673-9702 cell	John.harlamert@newportvermont.org
Assistant/Deputy Fire Chief	Kevin Lacoss	802-282-2630 cell			
EMS Chief	Jeff Johansen	802-334-2023 work	802-673-4929 cell		Jeff.johansen@newportambulance.org
Chief of Police or Constable	Travis Bingham	802-334-6733 work	802-274-8804 cell		Travis.bingham@newportvermont.org
State Police or County Sheriff	Debra Munson	802-334-8881 work			
Local Dispatch Center	Eric Miller	802-334-6733 work	802-334-6734 work		Eric.miller@newportpd.org
County Sheriff	Jennifer Harlow Jacobs	802-334-3338	802-6738976		Jennifer.harlow@vermont.gov
<b>Local Public Works Contacts</b>					
Road Foreman	Tom Bernier	802-334-2124 work	802-323-9734 cell		Thomas.bernier@newportvermont.org
Road Commissioner	Tom Bernier	802-334-2124 work	802-323-9734 cell		Thomas.bernier@newportvermont.org
Town Garage		802-334-8650			
Drinking Water Utility	Donald Grondin	802-334-8886 work	802-535-1020 cell		Donald.grondin@newportvermont.org
Wastewater Utility	Donald Grondin	802-334-8886 work	802-535-1020 cell		Donald.grondin@newportvermont.org
<b>Municipal Government Contacts</b>					
Town Administrator	Paul Monette	802-334-1021	802-673-9002		Paul.monette@newportvermont.org

## Contact Information

Town/City Manager	Laura Dolgin	home 802-334-5136 work	cell 802-673-5071 cell	<a href="mailto:Laura.dolgin@newportvermont.org">Laura.dolgin@newportvermont.org</a>
Selectboard President	John Wilson	802-334-6942 work		<a href="mailto:Johnwilson@newportvermont.org">Johnwilson@newportvermont.org</a>
Selectboard	Melissa Pettersson	802-323-1438 home		<a href="mailto:Melissa.pettersson@newportvermont.org">Melissa.pettersson@newportvermont.org</a>
Selectboard	Kevin Charboneau	802-334-1413 home		<a href="mailto:Kevin.charboneau@newportvermont.org">Kevin.charboneau@newportvermont.org</a>
Selectboard	Christopher Vachon	802-249-5317		<a href="mailto:chris.vachon@newportvermont.org">chris.vachon@newportvermont.org</a>
Town Clerk	James Johnson	802-334-2112 work		<a href="mailto:James.johnson@newportvermont.org">James.johnson@newportvermont.org</a>
Town Treasurer / Finance	James Johnson	802-334-2112 work		<a href="mailto:James.johnson@newportvermont.org">James.johnson@newportvermont.org</a>
Town Health Officer	John Harlamer	802-334-7919 Work	802-673-2284 cell	<a href="mailto:John.harlamer@newportvermont.org">John.harlamer@newportvermont.org</a>
Forest Fire Warden				
Animal Control Officer	Newport Police	802-334-6733 work	802-334-6734 work	
High School Contact #1	Chris Young	802-334-7921 work		
Elementary School Contact #2	Aaron Larsen	802-334-2455 work		
School District Office	Elaine Collins	802-334-5847 work		
Newport Dam	Mark Hinton	802-673-6127 cell	802-742-1308 pager	<a href="mailto:markhinton@myfairpoint.net">markhinton@myfairpoint.net</a>
Poulin Grain	John Robillard	802-334-1316 work	802-373-8669 cell	
Velco Sub Station	Mark Hinton	802-673-6127 cell	802-742-1308 pager	<a href="mailto:markhinton@myfairpoint.net">markhinton@myfairpoint.net</a>
<b>Other Contacts</b>				
Vermont Electric Co-Op	On-Call	800-832-2667 work		
CP Rail	Andy Blake Josh Pepin	802-274-5083 802-673-3932		
Northern State Correctional	Booking/Supervisor	802-334-8960		



To: City Council

From: Laura Dolgin, City Manager

Date: April 18, 2022



Re: Zoning Administrator Appointment and Compensation enhancement

John Harlamert is willing to be appointed as zoning administrator on an interim basis, effective immediately.

John Harlamert currently serves as the Chief of the Fire Department and is willing to temporarily take on the zoning administrator additional responsibilities. He was appointed as zoning administrator on November 15, 2021, and served in this capacity until February 8, 2022, and he is again willing to assist the city while a recruitment is underway.

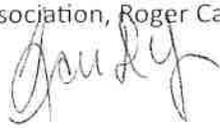
The City's personnel policy allows for compensation as a just and equitable incentive to promote efficiency and economy in the operation of city government. We submit the responsibilities required in the zoning administrator role, as well as the duration expected of him assuming this role, are beyond the standard language found in all of our job description which is, 'other duties as assigned,' and request an additional \$5.00 per hour compensation for Chief Harlamert, to come from the zoning budget, while he assists the city during the recruitment process. This enhancement will end upon the completion of the recruitment process, which we anticipate will last approximately 3 - 4 months.

Thank you for your consideration.

To: City Council and Grandstand Association, Roger Cartee

From: Laura Dolgin, City Manager

Date: April 18, 2022



Re: Non Profit Request for City Application for Earmark Funds Process

The City's Manager's job is to provide information to the City Council in their process to consider project requests from non profits. With respect for the work completed and the enthusiasm the Grandstand Association presents, the following information is intended to assist the council in considering this request for the city to submit an 'earmark' application from Congressman Welch and Senator Sanders.

In 2018, the city embarked on a comprehensive Gardner Park Restoration Project. In 2021, the Grandstand was slated for demolition due to liability and safety issues and a lack of use, with the full Council's support, and the taxpayer's approval.

The City has obtained significant grant funding and private donations to support the Gardner Park Playground Restoration project. We are now going through an environmental review which has identified significant soil contamination issues in the playground area that are now under a corrective action plan. Given the park is a former landfill, this comes as no surprise and even so, the corrective action plan must be carried out before any construction or work can begin on the playground rehabilitation. While the specific details of the corrective action plan are expected to be confirmed in the coming weeks, these details are not yet solidified, but are expected to cost several hundred thousand dollars for which grants will be sought.

The Grandstand was not included in the comprehensive Gardner Park Restoration Project due to the liability, anticipated costs, and lack of identified usage which were the reasons for the original demolition decision. The soil in this area of Gardner Park has not been tested as part of the Brownfield remediation given that with the demolition of the structure, no soil was to be disturbed. However, there would need to be an environmental review of the Grandstand soils area if it is to be rehabilitated. Those review costs as well as any remediation costs would need to be incorporated into any projected construction cost of the Grandstand.

As you know, the process for the City to consider supporting funding requests for non-profit construction projects includes, but is not limited to, a presentation of market studies, feasibility studies, cost-benefit analysis, etc. Given the decades of low-to-no usage of the Grandstand, a completed feasibility study should be the first step to evaluate the Grandstand for potential usage, economic impact, and designs for modifying the structure to those uses and bringing it into ADA public facility compliance. In addition, the study would include potential Brownfield remediation costs. This information would inform cost estimates as a basis for the non-profit's earmark funding request. In addition, the feasibility study should also identify how the structure will be sustained in the long term. To date, none of this necessary pre-construction work has been presented to the City.

With no information included to support the economic benefit or long term sustainability of the project, or the cost estimates on which a large congressionally directed spending allocation is based, the Council may want to consider this request as premature. If this application were to wait until the feasibility study is completed, accurate cost estimates are developed, and the environmental assessment is initiated, the request would possibly have a much stronger likelihood of getting funded and the City could more confidently apply for the funds.

The City Council may be aware that the competition among city projects could derail those projects that are shovel-ready.

**Gardner Park Grandstand Preservation Association, Inc.**  
**398 Sias Avenue**  
**Newport, Vermont 05855**



To: Newport City Council  
From: Roger Cartee, President *RC*  
Gardner Park Grandstand Preservation Association  
Date: April 15, 2022  
Re: Council Support - Earmark Request

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Our committee wants to thank you for your recent vote to eliminate the grandstand demolition date and voting to support our efforts for a feasibility study. We have accomplished much in the past year and are working many hours to achieve our goal of saving the historic grandstand.

At this time, I am writing on behalf of the Gardner Park Grandstand Preservation Association to request City Council support to have the city to submit an earmark request to both Congressman Welch and Senator Sanders. The deadline for Congressman Welch is 11:59 pm on April 18<sup>th</sup> and April 22<sup>nd</sup> for Senator Sanders. Our committee has completed the necessary work in preparation for the earmark request submission.

I apologize for the late notification. Representative Woodman Page recently urged us to apply for the earmark knowing that it is a longshot. However, nothing is gained if we pass on this potential opportunity to have the funds to restore the grandstand. The Town of Derby received over \$500,000 for their recreation project through an earmark from Congressman Welch and we see this as an opportunity for Newport.

James Johnson will be presenting our request at your April 18<sup>th</sup> City Council meeting since I will not be available.

OFFICE OF CONGRESSMAN PETER WELCH (VT-ALL)  
2022 COMMUNITY PROJECT REQUESTS  
(FFY2023)

## Google Questionnaire to be filled out upon submitting the earmark request.

### Your Contact Information

1. First Name **Paul**
2. Last Name **Monette**
3. Job Title **Mayor**
4. Email Address [paul.monette@newportvermont.org](mailto:paul.monette@newportvermont.org)
5. Cell Phone Number **802.673.9002**
6. Street Address (Line 1) **222 Main Street**
7. Street Address (Line 2)
8. City/Town **Newport**
9. State Abbreviation **VT**
10. Zip Code **05855**

### Applicant

11. Name of Applicant **City of Newport**
12. Street Address (Line 1) **222 Main Street**
13. Street Address (Line 2)
14. City/Town **Newport**
15. State Abbreviation **VT**
16. Zip Code **05855**
17. Type of Applicant [Drop Down Menu]
  - a. State Government
  - b. Regional Government
  - c. **Local Government (if city)**
  - d. Non-Profit Organization with 501(c)(3) status
18. The House Appropriations Committee requires Congressman Welch to post the community projects nominated for funding. Does applicant consent to posting of all submitted information on the U.S. Congressional website? [Yes/No]

### Project Location

19. Street Address (Line 1) **Gardner Park Road**
20. Street Address (Line 2)
21. City/Town **Newport**
22. State Abbreviation **VT**
23. Zip Code **05855**
24. County (Addison, Bennington, Caledonia, Chittenden, Essex, Franklin, Grand Isle, Lamoille, Orange, **Orleans**, Rutland, Washington, Windham, Windsor) [Drop Down Menu]

### Project Information

25. Project Title (<100 characters) **Restore the Gardner Park Grandstand & Ballfield**

OFFICE OF CONGRESSMAN PETER WELCH (VT-ALL)  
2022 COMMUNITY PROJECT REQUESTS  
(FFY2023)

26. Type of Project

- a. Agriculture
- b. Arts and Culture
- c. Economic Development
- d. Education
- e. Employment Training
- f. Energy
- g. First Responder- Fire, Police, Ambulance
- h. Forestry & Land Conservation
- i. Health Resources Service Administration (HRSA)
- j. Historic Preservation**
- k. Housing
- l. Recreation
- m. Science
- n. Social Services
- o. Substance Abuse and Mental Health Services Administration (SAMHSA)
- p. Transportation
- q. Water and Wastewater Infrastructure
- r. OTHER

27. Short Project Description (<1000 characters)

**The Gardner Park Grandstand has a long history from its initial construction through the VERA program in 1934 where forty of the city's unemployed men were able to be put back to work during the depression. Construction of the historical Gardner Park Grandstand was announced by Mayor Winston Prouty in May of 1939. The labor and materials were to be funded by the WPA program and the structure would be 96 feet by 25 feet and seat 700.**

**The grandstand has been a fixture in Gardner Park for over 80 years and is one of only a few original wooden structures left in the State of Vermont. The structure needs repairs and major updates to make it fully usable by the public again and ADA accessible. The goal of this project is to restore the grandstand and upgrade the field directly in front of the grandstand to make it a multi-purpose field. This will allow the preservation of the historic building, update the structure to modern standards and increase economic activity for the park.**

28. Justification for why this request is an appropriate use of taxpayer funds. [<1000 characters]

**The Northeast Kingdom is one of the most economically depressed areas in Vermont, with many living below the poverty line. This area also has a high rate of obesity, which contributes to unhealthy medical outcomes. The project will expand the capacity for community members to access and use the Gardner Park Athletic Facility, as well as allow for the historic grandstand to again become the hub of the community it once was.**

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The project preserves history for future generations by upgrading the structure to comply with current ADA code and preserving one of the last all wooden Grandstands from a bygone era. The project also upgrades the field to a multi-use field that will allow all ages and genders to enjoy its use. Upgrading to a multi-use field also allows for increased state and regional softball/baseball tournaments, as well as musical concerts to be conducted in the park, tying into Newport's outdoor recreational economy, and bringing in new dollars to the local economy.

29. Project Status if applicable (Conceptual, Planning, Engineering & Design, **Construction**) [Drop Down Menu]

30. Project Budget

- a. Total Budget [\$ Dollars] **\$554,570**
- b. Congressional Request [\$ Dollars] **\$500,000**
- c. Amount of Other Committed Funds [\$ Dollars] **\$0.00**
- d. Short description of project budget, including applicant's ability to meet federal matching requirements if applicable. [<1000 characters]

**The project budget is based upon an estimate by Austin Hill Estimating. It includes the final permitting, design, potential lead testing/abatement, renovations for ADA accessibility and construction on the grandstand. Also included are monies to upgrade the field in front of the grandstand to make it a multipurpose field. Grants and local fundraising are being worked on to help supplement the funds needed for the restoration.**

31. This is one-year funding for federal fiscal year 2023. Will applicant be able to spend monies, if awarded, by September 30, 2023? [Yes/No]

**Yes, depending on the availability of contractors who have worked on historical structures.**

32. What is the U.S. House Appropriations Subcommittee that has jurisdiction over this request, if known? [Drop Down Menu]

- a. Agriculture, Rural Development, FDA
- b. Commerce, Justice, Science
- c. Defense
- d. Energy and Water Development
- e. Financial Services and General Government
- f. Homeland Security
- g. Interior, Environment
- h. Labor, Health and Human Services, Education
- i. Legislative Branch
- j. Military Construction, Veterans Affairs

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- k. State, Foreign Operations
- l. Transportation, Housing and Urban Development**

33. Federal account or program for which project is eligible, if known. Please refer to the Appropriations Subcommittees' guidance documents that are available on Congressman Welch's website. [<500 characters] **Economic Development Initiative**

Multiple Project Requests

34. How many projects are you submitting? [Numerical Answer] **1**
35. If you are submitting more than one project, please indicate the rank of this project (1=1<sup>st</sup> choice, 2=2<sup>nd</sup> choice, etc.) [Numerical Answer]
36. Are you applying for FFY23 congressionally directed funding from Sen. Leahy or Sen. Sanders? (Yes/No)
37. Did this project received congressionally directed funding in FFY22? (Yes/**No**).

PDF Uploads

Please use the following convention for file names: TOWN-PROJECT NAME-LETTERS OF SUPPORT.PDF or TOWN-PROJECT NAME-PROJECT DESCRIPTION or **TOWN-PROJECT NAME-501(C)(3) CERT.**

38. Letters of support combined into one PDF. This may include letters of support from elected community leaders, press articles, state intended use plans, community development plans, etc. [Max 10 MB]
39. Long Project Description [Max 100 MB]. If applicable, please respond to specific questions about project eligibility in the Appropriations Subcommittees' guidance documents that are available on Congressman Welch's website.
40. 501(c)(3) Certification (if applicable) [Max 50 MB]

Thank you for filling out this survey. You will be notified by May 6<sup>th</sup>, 2022, if Congressman Welch nominates your community project for consideration by the U.S. Appropriations Committee. Nomination does not guarantee that the project will receive funding.

## History



*Gardner Park - 1930s*



*Grandstand - 1940s*

Gardner Park and the Gardner Park Grandstand both have a long history from the initial concept of the park in 1929 to its initial construction through the VERA program in 1934. Forty of the city's unemployed men were able to be put back to work during the great depression. Construction of the historical Gardner Park Grandstand was announced by Mayor Winston Prouty in May of 1939. The labor and materials were to be funded by the WPA program and the structure would be 96 feet by 25 feet and seat 700.

The grandstand was a great addition to the Gardner Park complex and over the years the field has been used by the Newport Frontiers semi-pro baseball team, Newport High and Sacred Heart High Schools for both football and baseball until the union high school was built in 1967. In the early 2000s the city hosted New England Babe Ruth tournament where hundreds came to Newport to watch and enjoy the area thus providing an economic boost at that time.



**2004 New England Regional Babe Ruth Tournament**

The grandstand has been a fixture in Gardner Park for over 80 years and is one of only a few original wooden structures left in the State of Vermont. The structure needs repairs and major updates to make it fully usable by the public again and ADA accessible. The goal of this project is to restore the grandstand and upgrade the field directly in front of the grandstand to make it a multi-purpose field. This will allow the preservation of the historic building, update the structure to modern standards and increase economic activity for the park.

In January 2021 the Gardner Park Grandstand Preservation Association was formed by a group of dedicated residents whose main goal was to find ways to save the historic grandstand from being demolished. The committee was able to raise the funds to pay for a complete and thorough structural analysis which was completed in early 2022 and presented to the Newport City Council. The structural analysis determined the grandstand, although needing repairs and upgrades, was structurally sound. A preliminary report performed under the Section 106 National Historic Preservation Act stated that efforts should be made to preserve the structure if at all possible. This is since historic baseball facilities have a special place in American culture and there are many who treasure their ongoing role in the life of our communities.

## Scope and Project Description

Gardner Park is a multi-use facility enjoyed by children to seniors and by residents and non-residents alike. The Grandstand can and will play a major role as the community looks to recover from the failed EB5 program and to the future outdoor recreational economy. This involves the attraction of state and regional softball tournaments, festivals, and musical events. These events have the potential to bring in outside dollars to the community which will help the local businesses which recently have been suffering due to the COVID pandemic. The scope of this project will include the restoration and upgrade of the Grandstand and adjacent field.



### Grandstand Updates (See Attachments for Schematics and Images)

- ADA Compliance
  - Adjust Aisle Widths
  - Add Wheelchair Spaces
  - Add Guards and Railings
  - Add Exterior Ramps and Stairs
- Roof Repairs
- Beam Repairs
- Foundation Repairs
- Anchor building to foundation
- Upgrade electrical
- Repair walls and repaint

### Adjacent Field (See Attachment 2 Schematic)

- Fields upgrades
- Multi-use basepaths
- Mobile Pitcher's mound

## Budget

### ESTIMATED PROJECT BUDGET - GARDNER PARK GRANDSTAND

Final Design & Permitting		
Building Design (Allowance)	\$	35,000.00
Permitting Services (Allowance)	\$	10,000.00
<b>Total Design &amp; Permitting</b>	<b>\$</b>	<b>45,000.00</b>
Other Soft Costs		
Project Management	\$	20,000.00
Permitting Fees (Allowance)	\$	10,000.00
Construction Review (Allowance)	\$	10,000.00
Test	\$	3,500.00
Legal & Insurance	\$	5,000.00
<b>Total Soft Costs</b>	<b>\$</b>	<b>48,500.00</b>
Hard Costs		
Grandstand Renovation	\$	275,480.00
General Conditions	\$	21,461.00
Coatings Testing & Abatement (Lead)	\$	5,000.00
Overhead and Profit (5%)	\$	16,962.00
Performance & Payment Bond	\$	2,671.00
Insurances	\$	1,959.00
Vermont State & City Sales Tax (6%)	\$	0.00
Estimate Contingency (10%)	\$	30,418.00
<b>Total Hard Costs</b>	<b>\$</b>	<b>353,951.00</b>
Owner's Contingency (10%)	\$	35,619.00
Escalation to Bid Date 2Q2023 @ 5%	\$	31,500.00
<b>Total Contingencies</b>	<b>\$</b>	<b>67,119.00</b>
<b>Total Grandstand Restoration &amp; ADA Upgrade</b>	<b>\$</b>	<b>514,570.00</b>
<b>Field Upgrade &amp; Improvements</b>	<b>\$</b>	<b>40,000.00</b>
<b>Total Estimated Project Costs:</b>	<b>\$</b>	<b>554,570.00</b>

Future upgrades will be funded through local fundraising and potential grants. The upgrades include lighting for the field and dugouts.

## Justification of Taxpayer Dollars

The Northeast Kingdom and Newport are one of the most economically depressed areas in Vermont, with many living below the poverty line. This area also has a high rate of obesity, which contributes to unhealthy medical outcomes. With the heyday of the railroad and logging industry there has been a steady economic decline and a steady decrease in populations. Over the past several years many studies have been conducted which all had one theme. The need to focus on the outdoors and the lake.

The project will expand the capacity for community members to access and use the Gardner Park Athletic Facility, as well as allow for the historic grandstand to again become the hub of the community it once was.

The project preserves history for future generations by upgrading the structure to comply with current ADA code and preserving one of the last all wooden Grandstands from a bygone era. The project also upgrades the field to a multi-use field that will allow all ages and genders to enjoy its use. Upgrading to a multi-use field also allows for increased state and regional softball/baseball tournaments, as well as musical concerts to be conducted in the park. This all ties into Newport's outdoor recreational economy and bringing in new dollars to the community. With the recent COVID pandemic, many of our local business are struggling and new and old activities in the park will help with their recovery.

While the focus has been on summer and fall activities there are a great number of other opportunities which could occur during the late fall and winter months. These include fall and winter festivals, cross country ski trails through the park and a skating oval in front the grandstand. All these which would greatly enhance the use of the grandstand and Gardner Park by potentially bringing in new tourist dollars which in turn will help the local businesses and economy.

Attachment 1 – Current Condition

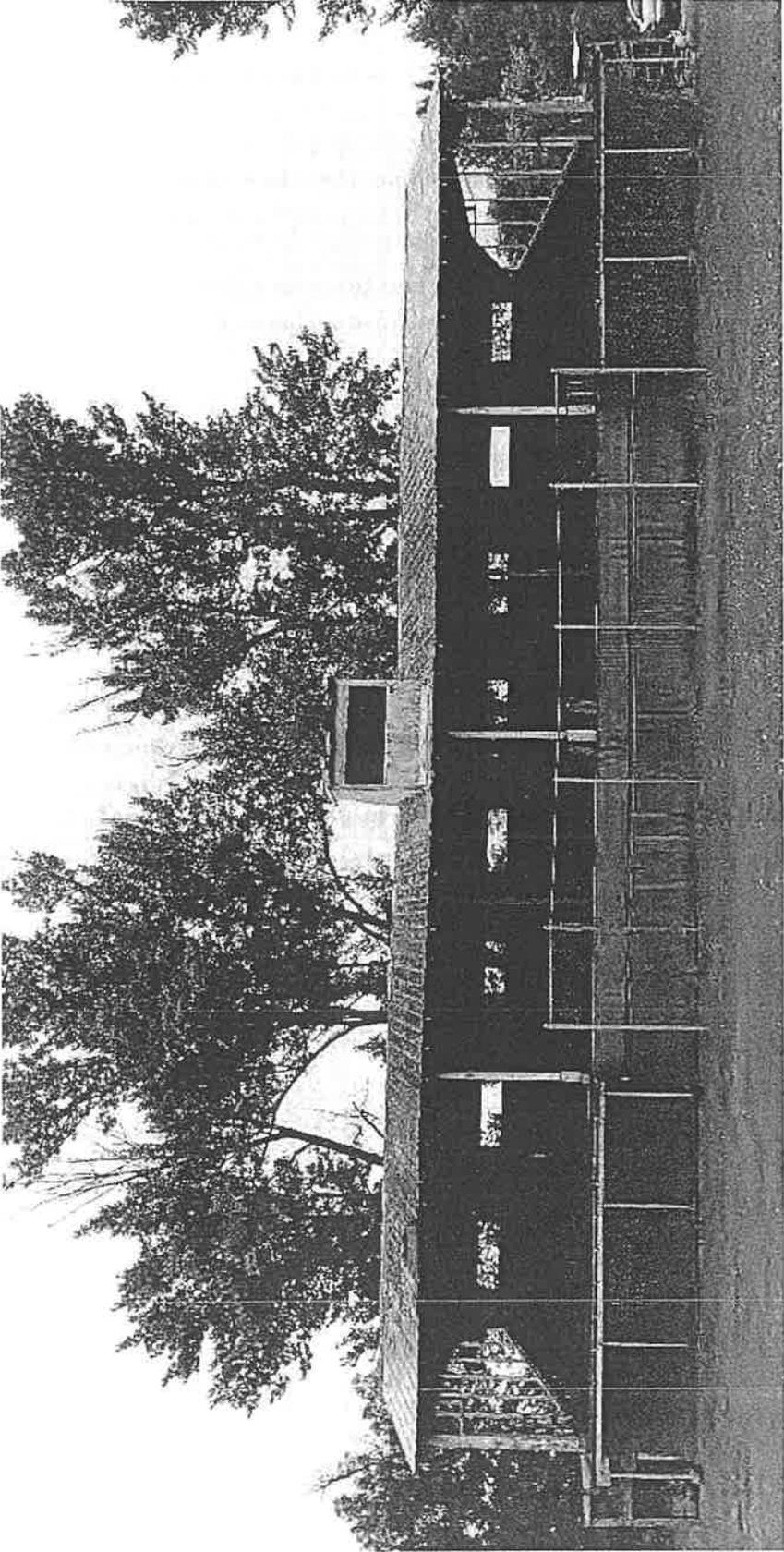
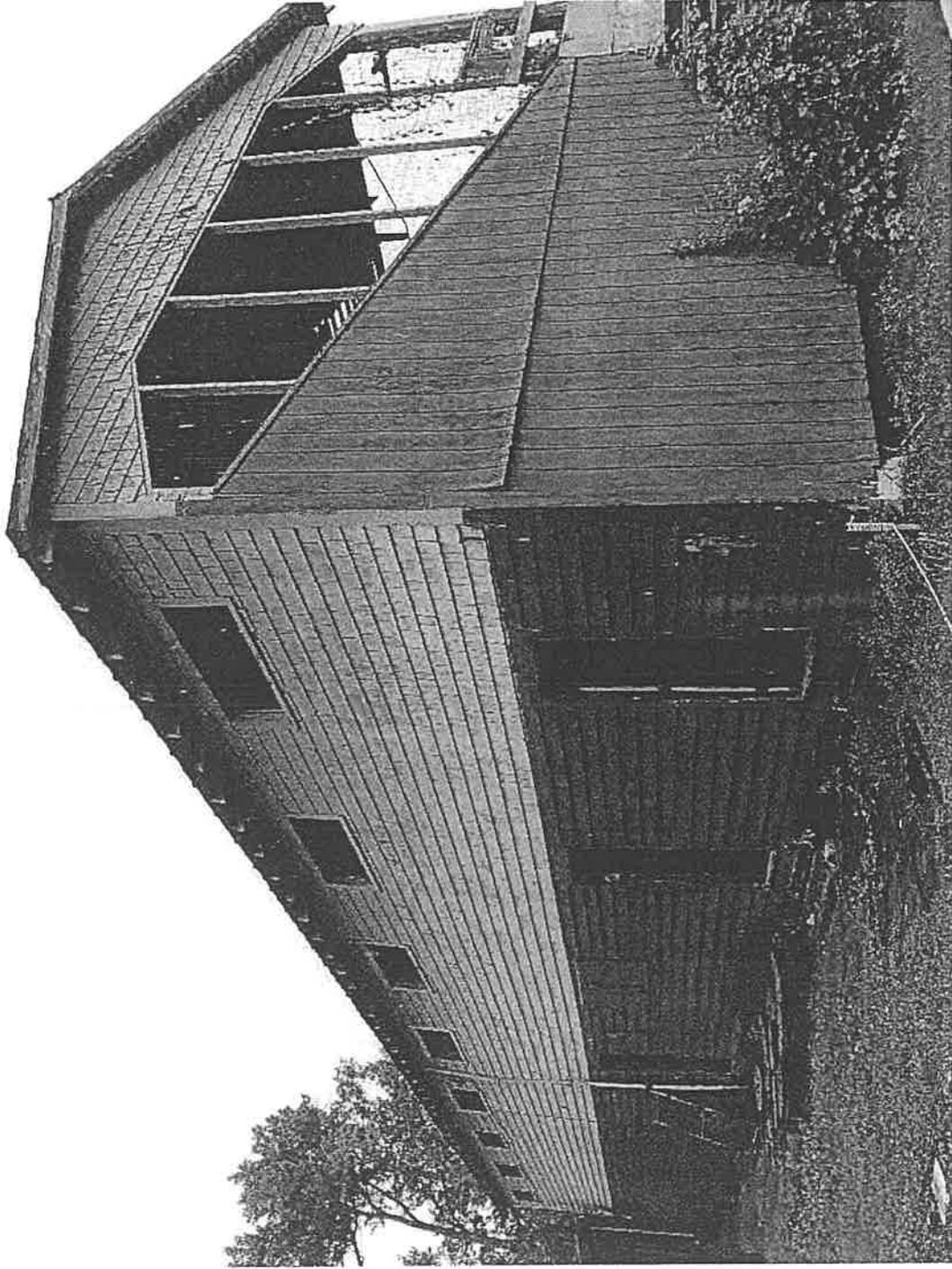


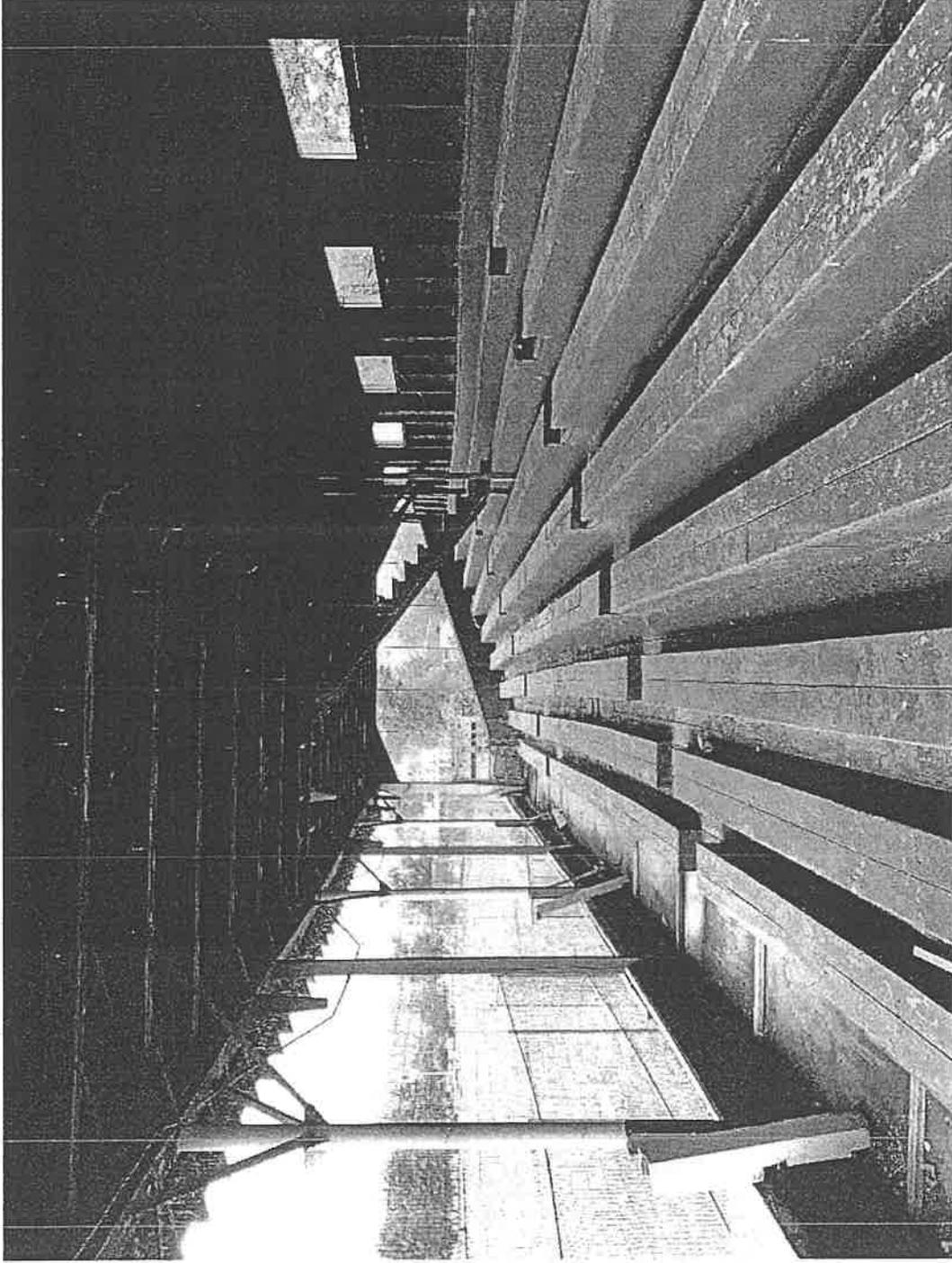
Figure 1 Grandstand – Front View

**Attachment 1 – Current Condition**



*Figure 2 Grandstand - Rear View*

**Attachment 1 – Current Condition**

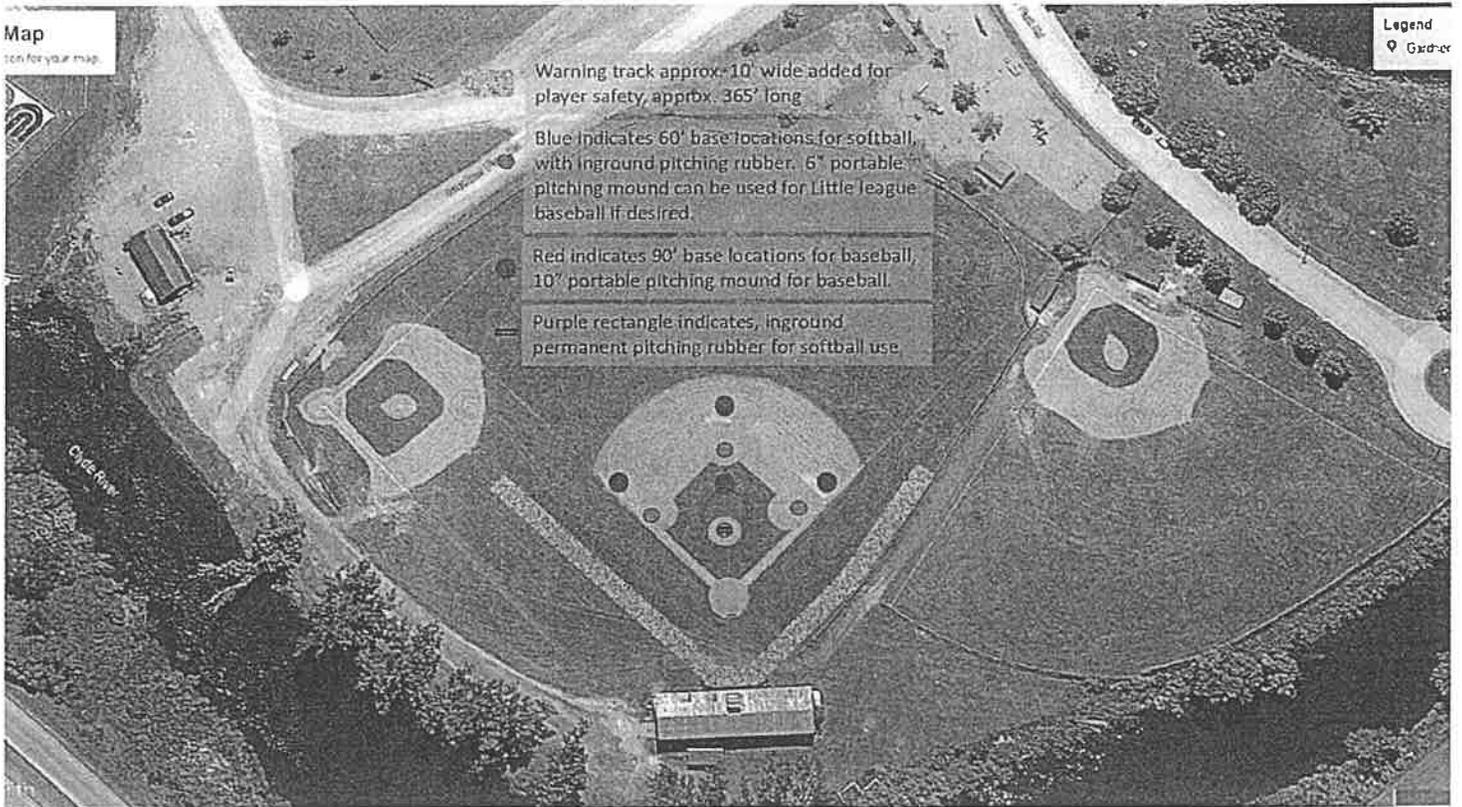


*Figure 3 Grandstand - Seating Area*





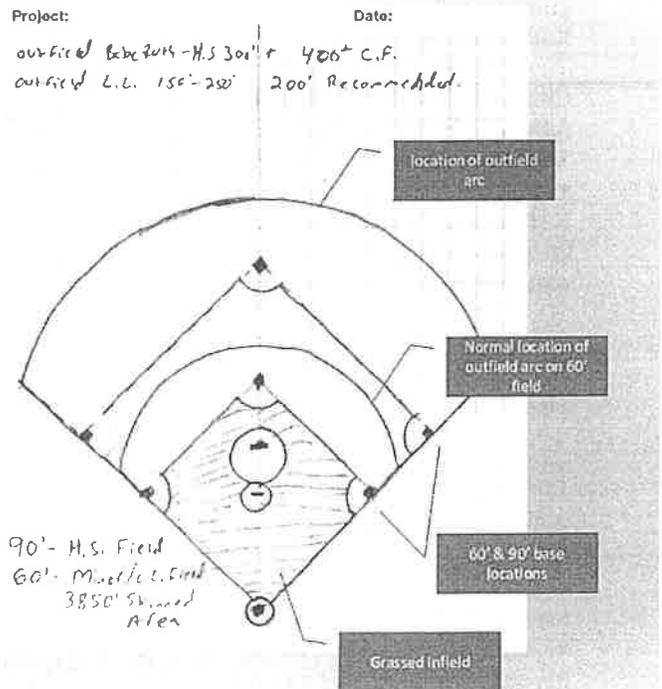
## Attachment 3 – Ballfield Upgrade



The drawing at right shows the layout of a 60' field as well as a 90' field. The shorter pitcher's area would be skinned for softball use. Portable mounds can be used for either level of baseball play.

The infield grass is cut in a traditional diamond at the smaller 60'x60' dimension, thus all basepaths are on skinned surfaces.

By improving the quality and playing conditions of the outfield grass areas, this project will benefit many multi-use activities in addition to the baseball and softball games.





## STATE OF VERMONT

### GENERAL ASSEMBLY

The Honorable Peter Welch  
House of Representatives  
2187 Rayburn House Office Building  
Washington, DC 20515

Dear Congressman Welch,

We the following members of the Vermont House of Representatives and the Senate request your consideration and support for a Community Project Funding Request. The Community Project will be for the restoration of the Gardner Park Grandstand located in Newport. The grandstand began in 1939 through the efforts of then Mayor Winston Prouty who would later become Speaker of the Vermont House as well as a US Congressman and Senator.

The Gardner Park Grandstand was built through the efforts of the Works Progress Administration which brought employment to the area during the depression. The Newport facility is reminiscent of Montpelier's recreational field. Notable ball players such as Satchel Paige, Carlton "Pudge" Fisk and Robin Roberts have played on the grounds. Other uses for the field have been with local high school teams along with the American Legion and Babe Ruth Baseball.

Citizens from around the Northeast Kingdom community have formed a Gardner Park Grandstand Committee to fully restore the grandstand to its former glory. The committee initially contracted with the engineering firm of Stevens & Associates from Brattleboro to conduct a structural assessment to determine the work required to restore and update the grandstand for recreational use for the community. The engineering report finds that the grandstand is structurally stable and in fair condition. There are several issues that will need to be addressed to bring the facility up to date with repair costs estimated at \$491,813. The requested amount is \$500,000 due to recent inflationary costs of building goods and services.

The Gardner Park Grandstand Committee believes that their efforts will be an important contribution not just with baseball but also to the recreational economy to the area. The signed legislators believe this as well and ask that you support this important Community Project Request.

Sincerely,

Senator Robert Starr  
Senator Joe Benning  
Senator Jane Kitchel  
Senator Russ Ingalls  
Representative Woodman Page  
Representative Michael Marcotte  
Representative Brian Smith  
Representative Larry Labor

Representative Paul Lefebvre  
Representative Vicki Strong  
Representative Mark Higley  
Representative Katherine Sims  
Representative Scott Beck  
Representative Scott Campbell  
Representative Martha Feltus

Donald P. Hunt  
4495 Glen Road  
Newport, VT. 05855

Newport Grandstand Committee  
C/O Steve Edgerley  
kentuckyvt@comcast.net

April 8, 2022

Dear Steve,

I'm writing in support of you and the Committee's efforts to save and restore the Newport City Grandstand, premised on the positive findings of the engineering and financial studies. Too often, some of our historic structures are torn down without proper evaluation of the purpose for which they originally served, and the creative solutions that may propel them into renewed service.

I personally believe the Grandstand is worth saving so long as there is a structured program for uses; to refurbish the building only to have it sit idle would be a waste of time and resources. I don't know that organized baseball would fill all the needs to keep the facility operating; proper programming should include other activities that bring the community together.

Certainly, it seems softball would have to support the field at the Grandstand, and possibly soccer too. It would likely need to be the venue for other sports, theatrical performances and concerts, among other viewing activities. I fondly remember the Island Pond Grandstand (a similar structure) as the site for horse-pulling competitions, with all the action right in front of our seats at home plate.

With attentive administration, I believe the Grandstand would be a wonderful asset to the City. Once planning moves on to the construction process, I will happily offer financial support to this worthy cause.

Respectfully yours,

Don

# Letter

**Bonnie Palmer** <bepfrc@yahoo.com>

2:49 PM 

To STEVE EDGERLEY

Reply Forward Delete 

April 14, 2022

To Whom It May Concern:

It is with great pride that I read of efforts being made to restore and preserve one of the last great remnants of our historic life in Newport.

The young, no doubt, see the Gardner Park Grandstand as old - dilapidated - no longer useful - and occupying space that should be relinquished for something new - up to date and flashy. I understand.

But there is a special grace that accompanies respecting and protecting the old - be it people or things. What has gone before stores memories of heart - of a time that cannot be recovered - of a heritage belonging to those that lived it - and their children - and their children.

I am a proud Newport "daughter" - raised by proud Newport parents Mildred and Tom Kendall. I've sat in that Grandstand as a child - excited by its "grandeur". Through the eyes of a child it was magnificent. It can be again.

Thank you - Gardner Park Grandstand Preservation Committee - for all of your efforts to explore the possibilities of "saving" one of our last remaining vestiges of Newport's history. It is my sincere hope that Grant Funders will decide favorably to help us all with your efforts.

Respectfully submitted,

Bonnie Kendall Palmer, Ed.D.  
(59 Summer Street/Newport)  
610 West Central Ave/Coolidge, Arizona

Mail: No subject 

As a local business owner of Hoagies Pizza and Pasta in Newport, Vermont for 25 years, I feel the revitalization of the Grandstand is necessary. My restaurant is across the street from the Grandstand and feel that restoring this historic venue would revitalize the Gardner park baseball games and tournaments. The park was once a buzzing part of our community filled with children and families enjoying this beautiful venue.

Over the years with the grandstand with all the baseball and softball games, as well as all the tournaments was a big part of our summer business it has disappeared over the years and business owners have lost revenue. Many local business benefited with the influx of tourism these events brought to the area. My restaurant as well as the local grocery stores, hotels would see a drastic increase in summer traffic. With many businesses suffering since Covid and the state of our economy, we need this revitalization to happen in order to bring in tourism and to bring interest back to the Northeast kingdom, a deprived low income level area.

The grandstand has been a very important part of our local history and must be saved not only for the beautiful historical structure it once was but for the huge economic impact this could have on a small community in need of help. We need this revitalization to happen!

Sincerely,

Tina Bliss  
President of Northeast Pizza, Inc.  
tina@hoagiesvt.com

1/11/2022

To whom it may concern,

Historic preservation, like any other big change, is complicated. This is the response heard many times from city officials. Or "it is out of our hands", another frequent response. Truthfully, the "HANDS" belong to the people who have grown up with or have been a part of the structure in peril. Buildings that have played a big role in a community for generations should be maintained and not torn down and erased from history. And these "HANDS" and many more want to restore the GRANDSTAND at Gardner Memorial Park in Newport Vermont.

The GRANDSTAND is that structure that is in jeopardy and many want it destroyed. Community is family and it is generations of families that have ties to the GRANDSTAND. It embodies the lives of those who built it in 1939 and those who utilized it. The GRANDSTAND holds stories about what the place was and connects us to Newport's past. People shared a "common space" and "common experiences" thus adding to the word "community". The GRANDSTAND adds a uniqueness and character to our Gardner Park and the city of Newport.

The GRANDSTAND in Newport has a personal connection to our families. Our parents watched their children and then our children play ball there. They were enthusiastic and constant spectators for Babe Ruth and American Legion Baseball. Having played baseball and football in their youth made it an even more sentimental venue. Remember..these were times before internet and video games engulfed our youth and recreational events, such as these, played an integral part in community recreation. In later years our parents enjoyed the OLD TIMERS baseball league at the GRANDSTAND. Locals who had aged gracefully and were able to play past their prime, competed with their peers, bringing a lot of laughter and joy to all who watched. Baseball is America's game and it has always played a big part of Newport's recreational history. Benefits of watching events from the GRANDSTAND are the bleacher seats, for great viewing of the infield and cover from inclement weather.

We believe that the GRANDSTAND can become a great venue again. With Grant money for restoration and the donations, we are hoping this dream will become a reality. Granting funds for the restoration would certainly give Gardner Memorial Park and our recreational community a huge boost. The GRANDSTAND means so much to our family. When we lost both of our parents last year, we asked in lieu of flowers that people donate to the GRANDSTAND RESTORATION FUND. With the money from generous donations from concerned citizens, we still are in desperate need of a Grant. This will give Newport the best restoration possible for the GRANDSTAND. We truly cannot imagine Gardner Memorial Park without it and it is even more shameful that demolition is being considered.

Respectfully, Randy and Linda Burke

# Growing up at the Grandstand

By Roger Cartee

To say that I grew up in the shadows of the Gardner Park Grandstand would be an under-statement. I spent the first seventeen years of my life growing up on Gardner Street near the banks of the Clyde and as an eight-year old I could easily throw a baseball over the Clyde river and off the back of the grandstand.

It was impossible to go out the front door where I lived and not see or hear if a game was going on at the park. You could see the cars starting to line the river bank along the left field line and hear the buzz of the crowd of fans as they arrived for what was to be the big game of the day.

While growing up behind Bob Provost's Grocery store and having Mrs. Boynton babysit me until my mother came home from work, I built a great relationship with the Red Sox while Mr. Boynton taught me how to play cribbage while listening to the afternoon games.

Baseball quickly became a huge part of my life and I would play toss and catch with anyone who was willing to play with the smallest kid on the block. It didn't take long for me to realize that if I wanted to play baseball with the bigger kids, that I had to be as good or better than them. I would throw a baseball with anyone who would be willing to spend some time with me, morning, noon or evening.

My glove rarely spent a day without getting some action, even if was tossing the ball off the roof or throwing it into the air to myself. It really paid off as I was able to spend a couple of years playing at the park with older kids before being old enough to play in what was at that time, an unorganized league.

I can't begin to count the number of baseballs I gathered by crawling under the grandstand after the big kids played there. You had to get them before Mr. Shafe collected them and for many years those were the baseballs that kept our games going.

I can't tell you how many games we played along the Causeway Road near the old grandstand. Many times, we only had four players per team and the team hitting had to supply the catcher. In all the times we played there we only hit one car and it was my brother Richard, who was a left-handed hitter, who knocked the chrome

off the side a car driving by. The driver stopped but he was so pleased to see young kids outside playing that he wasn't mad.

The stars were certainly lined up for me when I turned eight. Frank Towle, a teacher and coach at Newport High school, contracted with the city to start the cities first ever organized little League program in 1951. I can close my eyes and see myself racing home from the park before supper one afternoon to ask my mother for \$2.00 so that I could play. The \$2.00 covered insurance and a uniform and even though money was tight, my mother came up with the cash that allowed me to start a journey that ended up full of twists and turns, ups and downs and more fun and excitement than anyone could ever expect or hope for in a lifetime.

My days were consumed with a love of baseball. I didn't care what position I played or what spot in the batting order the coach assigned me, all was right with the world and life was good.

The little league field was in the corner near where the playground now sits and it was opposite the parking lot of what is now the skating shack for the ice rink. Guess what was in the background every time you came to bat. You guessed it, the grandstand. Every young ballplayer had dreams of playing in front of the big building, hitting one in the gap, rounding the bases and sliding into home plate to the roar of the crowd, and I was one of them.

When play at the park ended for the afternoon and everyone headed home, those of us who wanted to stay a little longer would head for the grandstand. Out came the whiffle ball and the few guys who were left, played hitting against the screen. Charlie Bishop was one of the few who stayed and most days we were the only two left when it was time to head home for supper.

Finally Little League was a thing of the past, something for the little kids to play while we big boys moved to the big field. It was awesome. I spent most of my time in Little League as a pitcher and moving to the big field was certainly an experience for somebody who still wasn't five feet tall.

It was over sixty years ago and many of the names of the guys who played at the park are gone from my memory, but a few memories remain and they include Marvin Needleman, Charlie Bishop, Al Loukes, Warren Sisco, Billy Buchanan, Jojo Haney, Lee Kennison, Roland Guyette, Gene Lyons, Dick Baraw and Richard Cadieux

Babe Ruth baseball was exciting but nothing like high school baseball. Crowds in the stands, girls cheering you on, but even with that the parents always seemed to be the most vocal at the field. It seemed that they were just as excited that you made it to the big field as you were.

The grandstand loomed large over each and every game. Fred Shafe and his trusty mower kept the field in pristine conditions, the base lines chalked and the pitcher's mound smooth and ready for action. Those were the days.

Babe Ruth was a different story for me because the field was a lot bigger, the bases further away and it was more difficult to throw heat past the batter when the mound was so far away. All this with the same size body you had when you left little league. I was barely five feet tall when I graduated eighth grade so you can see my problem in Babe Ruth.

I was still the smallest guy on the field but I could still throw pretty fast and I had a lot of breaking stuff to mix up the batter. Enough so that Frank Towle, who was now teaching and coaching at Sacred Heart, called me up for the final game of the high school season to pitch my first high school baseball game as an eighth grader. I beat Craftsbury 8-6 and I learned a lot about pitching that day.

It didn't take me long to start growing and by my junior year I was six feet two inches tall and a whopping hundred and ten pounds. That didn't seem to scare batters when I took the mound but all the junk I threw at them did and I managed to do pretty well.

It was so exciting playing in front of the grandstand with fans stomping their feet and shaking the screen, chalked in batter's boxes, a fence in the outfield and an actual rosin bag on the mound. But it took another step up when Legion Baseball became part of my life.

One of the best coaches I ever had, Harry O'Brien, took over the team when I reached Legion age and I learned more than I thought I ever could. Coach O'Brien was from New York and was the scout who signed Bobby "Shot Heard Round the World" Thompson to a major league contract. He was the real deal and he taught us the fundamentals of the game, how to play hard, play as a team and respect everything and everyone around us, our teammates, our opponents, umpires and fans. Much the same as all the others great coaches we had from little League to Legion ball, but on a different level.

Coach O'Brien narrowed my playing positions, limiting me to pitching, catching, first base and occasionally second base. It lessened the skills I had to learn and allowed me to focus on the positions I really wanted to play, especially pitching.

One of the things he loved the most though was working with the young kids. You could see him many mornings on the Little League fields from Newport to Derby Line, teaching the fundamentals of the game to the little guys. He always used to say, "You can't play the game unless you learn the fundamentals first."

How could it possibly get any better than this? Playing pick-up baseball, Little League, Babe Ruth, Legion baseball and as a Sacred Heart Cardinal on fields all over Orleans County against Orleans, Derby Academy, North Troy, Newport High School, Newport Center, Craftsbury and many more. All of that on this beautiful field in Gardner Park in front of a beautiful old historic grandstand that has stood for over eighty years.

It was during that time that I became even more attached to the old building. Dugouts needed to be built and repairs needed to be made to the rooftop screen that kept foul tips from going over the grandstand and into the river. Fortunately, my father was hired to do the job and we quickly got to work building dugouts up against the front of the grandstand.

Next, we put up the ladder and climbed onto the roof. Quite a few of the support beams had fallen over pulling the screens with them. It took us two or three days but we fixed them good as new. What a feeling at sixteen years of age to be walking on the roof top of this historic building reliving games you had played. The grandstand wasn't even twenty years old at the time but it felt like you had played there a lifetime.

Those weren't my only adventures at Gardner Park, I coached Little League for more than eight years and then served as League Commissioner for three more. It was at this time that it was decided that a new field was needed so I went to the City Manager for help. After waiting for a year to get the gravel moved to fill the area where the field is now located, I threatened to have the players show up at a Council meeting if it didn't get done. After a good chuckle the gravel was moved to the park and a new field was built complete with new dugouts and a backstop. We were ready for business.

Soccer became a new sport in the Northeast Kingdom in 1957, my freshman year, and the Cardinals played their games on Gardner Park near the South end of the

field where the playground is located. Later on, after college, I coached soccer at Sacred Heart with head coach Dick Jarvis where his teams won two state championships. After four years I went to work at the Daily Express and I became a Vermont State soccer official and covered games all the way from Canaan to Central Vermont. This included games at Lyndon State College and Bishops University where they used the European style of officiating with only one official. I remember officiating at Gardner Park with my old friend Woody Guyette, Ernie Hazard and Norm Messier through the 60's and 70's.

Years later as a member of Kiwanis I helped get the new lights set at the softball field along with dugouts and a new scoreboard sponsored by McDonald's. Before the field opened for play, I worked with Ed Jenness and Doug Spates to bring the old Miniature golf shanty from Don McNally's Drive-In to the Park behind the softball field. The shanty served as the Kiwanis food booth for many years and only recently was it torn down. I don't believe that those who tore it down were aware of the history and background of the building or of the many golf balls and putting clubs that had been handed out through those windows over the years. Kiwanis followed that up with another new softball field near the entrance to the park and they also built new dugouts for that field. This made paying a lot easier when tournaments came to town.

While at Lyndon I continued to play baseball at Gardner Park during the summer in the Northern Vermont Men's league. Some of the guys who played then were Stan Baker, Mickey McFarlane sr., Dick Baraw, John Hulburt, Buster Magoon, Gene Lyons and a young shortstop named Richard Cadieux. He always had a piece of straw in his mouth when he played. He was a good player, willing to play anytime anywhere.

Right after college I played in the semi-pro Provincial League in Canada. I first started with the Sherbrooke Allouettes, an affiliate of the Pittsburgh Pirates. We even wore the sleeveless shirt that the Pirates were so famous for. After a couple of years there I moved to Coaticook and played under Ralph Lapoint, the former baseball coach at UVM. I wasn't making enough money doing that to continue playing ball in the summer and survive the rest of the year so I came back to Newport and started playing for Beebe and Pop Wing and the Wing brothers in the Massawippi League against teams like Ayer's Cliff, Magog, Ascot Corner and Drummondville.

In spite of efforts to get me to play in the Old Timer's Baseball League, I felt it was time for me to spend the weekends with family. I closed out my sports career at Gardner Park and North Troy while playing and officiating Men's League softball, first slow pitch and then Modified fast pitch. Later on, I spent several years coaching Senior Babe Ruth baseball with Bernie Gonyaw. Some of the players on the team were the LeBlanc brother, George Azur, Kevin Grenier, my son Peter, Dan Fortin and many other that memory can't recall. It was finally time to hang 'em up.

More than fifty years of my life centered around Gardner Park and the Grandstand and even though I wasn't playing, coaching, officiating or just plain being a spectator, I never drove past the park without looking at the grandstand and reliving glory days and thinking about the many guys I played ball with.

Thousands of young men and women have grown up playing ball at Gardner Park and many could tell you a story much like mine. Hopefully there will be many more memories and stories to be made and told about days growing up on Gardner Park.

In more recent years I had several conversations with former Recreation Director Andy Capella about doing some repairs on the Grandstand, and as late as 2014 we actually met at the park to discuss repairs and what could be done to get it active and used again.

I don't know if that meeting was the catalyst but unknown to me and other supporters of Gardner Park and the grandstand, a visual analysis of the building was done. This study never came to light until nearly seven years later when the Newport City Manager requested \$25,000.00 to demolish the historic grandstand.

That request fired up a small group of supporters and today we find ourselves leading an effort that started in 2021, to bring this Grand Old Building back from the brink of destruction. Just telling you about the last year would be another story for another time, but let it suffice that the effort to save the grandstand continues.

From day one, misinformation about the condition of the grandstand was flying fast and furious around Orleans Country and Newport to anyone who would listen to and believe the story. It took a detailed structural analysis from a team of engineers from Brattleboro to finally put to rest all the misinformation that had been spread for over a year.

“Much of the building is in fair condition and stable” they said, later on at a city council meeting they added “It is in much better condition than we expected and was probably over-constructed for its time.” If you want to see and read the engineers structural analysis report for yourself, click on this link that can be seen and found on the Restore the Grandstand page.

<https://restorethegrandstand.org/wp-content/uploads/2022/02/Grandstand-Structural-Report.pdf>

If you want to know more about the battle to save the grandstand, please don't hesitate to give me a call. I will be happy to talk to anyone willing to listen and if you have a group that would like a presentation about Retore the Grandstand, just let me know and I will be more than happy to present to your group.

Let's just hope that you don't drive along the Causeway one day and suddenly see the grandstand in a pile of rubble. It has many good days ahead and with some creativity and willingness to work it can once again stir the fires of recreational activity at the park.

