



ELECTION PREVIEW 2024



Are you ready to cast your vote?

ADDISON COUNTY — When you go to the polls next month or fill out the ballot that arrived in the mail from the Secretary of State’s Office, most of you will have to decide between competing candidates. Some will be saying things you like, some will be saying things you don’t. For many, parts of the pitch will be appealing, but others not so much.

Take your time, read what the candidates have to say here and give them your due consideration. It’s not easy to put yourself out there as a candidate for public office. So do *your* part and cast a vote.

Seven of the nine state representatives from Addison County are running for re-election, and both incumbent state senators are also on the ballot. Most of them face competition from a member of another party.

As part of our election coverage, the *Addison*

Independent has published stories on most of the challengers and we give space in the regular paper for updates from incumbents during the Legislative session, as well as for regular Legislative stories.

We have gathered together all of our 2024 election stories on our website — addisonindependent.com — for voters go look at again.

To give local voters more information on where candidates stand on issues, we asked each candidate the same five questions, including a candidate’s choice option. See the list of questions in this Election Preview and then read the responses for the candidates in your district.

In addition to the county races, there are contested races for five Vermont’s Constitutional offices — governor, lieutenant governor, secretary of state, treasurer and auditor. Read this

guide to learn more about those candidates. Plus, two-thirds of Vermont’s Congressional delegation will be on the ballot.

All Vermont residents who are registered to vote were sent a ballot at the beginning of the month. If you have not received one in the mail contact your town clerk. Vermonters may mail in their ballots, return them in a secure ballot box outside town offices, return them in person to your town clerk during regular office hours, or bring them with you to the polls to vote on Election Day, Nov. 5, before 7 p.m.

Vermont election officials say: Make a voting plan to ensure that you don’t experience any issues when casting your ballot.

To check on the status of your ballot, use Vermont’s online ballot tracking service at mvp.vermont.gov or contact your town clerk.

2024 Candidate Questions

To give local voters a baseline for comparing candidates for the Legislature we asked each of them the same five questions. Our space and your time is finite, so we asked that they limit the number of words in each answers.

When you read the Q&As with the candidates, use these Qs to match up with their As.

We let the candidates answer as they thought best, each giving their opinions on how

to address the problems that Vermonters face. You can weigh the quality and veracity of the candidates’ answers for yourself.

This year we asked the candidates fewer questions but we gave them room for longer response.

Here is what we asked:

CANDIDATE QUESTIONS

Qualification. What public
(See *Questions*, Page 3C)

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Peter Conlon, Democrat, Addison-2

Qualification: I have volunteered in many areas over many decades, from Peace Corps volunteer, to Little League coach, to firefighter, to elementary school PTA president, to 17 years on the Middlebury Union High School and then Addison Central School District boards. This strong background in community, and especially my many years as a school board member, has not only grounded me in the issues at hand, but, more importantly, in how to move a goal and vision forward as a group. Legislating requires building consensus to find success.

Education funding: The large increase in property taxes should have us looking not only at how we fund our schools, but how much our system costs to operate. Our education spending increase from the last fiscal year to this one was an unprecedented \$250 million statewide. Unfortunately, many of the cost drivers, such as health insurance premiums, contract settlements, aging buildings, and very high student need, have not changed. That is why I helped create the current Commission on the Future of Public Education, the charge for which is to bring the Legislature actionable ideas to bring education costs — and therefore property taxes — under control while providing the high quality education and academic progress Vermonters expect.

It won’t be easy, and will require very tough decisions by the Legislature that break traditions, but, given the high costs, declining enrollment and aging buildings, these decisions must happen. We are at a crucial point in the future of public education. Communities can’t handle more increases like we have seen, and another round of budget defeats will be devastating.

The CFPE brings together people from all parts of our system, including those of us who set tax rates. It must find a vision for our system to ensure quality and affordability in Vermont and get us all moving toward it. Then the Legislature must have the courage to responsibly implement the needed change.

Housing: Our housing crisis is an anchor weighing down our economy, our ability to balance our demographics, and our efforts to move Vermont forward. Jobs at all levels are hard to fill, and key service jobs such as health care workers, caregivers, teachers, mental health workers are even harder. It all comes down to our lack of affordable housing.

There is no easy fix that doesn’t include government subsidy. While the improvements we made to Act 250 greatly reduce the regulatory hurdles for more housing in towns and villages with the needed infrastructure and zoning regulations, it doesn’t change the math significantly. The cost of construction, of land, of labor, of bringing in services still means that it is nearly impossible to build housing a young family can afford. And in rural areas, drilling wells and building septic systems that meet environmental standards just add to the cost.

The marketplace isn’t going to solve this issue in

the near term, especially as demand for construction material surges in the wake of back-to-back hurricanes in the South. When the marketplace can’t solve a challenge this great, government needs to help. In 2024, I supported a 3% tax on incomes above \$500,000 per year for 10 years with that money devoted entirely to affordable housing and addressing homelessness.

Vermont took on our childcare crisis with this kind of bold policy and the payoff was immediate, with 1,000 childcare slots opening in the first few months government assistance was available, many of them in Addison County. When the market fails and big problems are weighing down our ability to offer even basic services, big fixes are needed.

Climate crisis: I supported the Affordable Heat Act (a.k.a. Clean Heat Standard) and its in-depth study of whether a system of incentives could help all Vermonters move toward a carbon-free future, not just those who can afford it today. That study is wrapping up, the preliminary cost estimates are in, and it appears the system outlined in the study is prohibitively expensive. That number, however, includes applying every aspect envisioned in the program. We will need to examine the study to see what can be accomplished to bring the new carbon-free technologies to all Vermonters who choose them without placing the kind of burden the study estimates full implementation would bring.

I burn wood and oil to heat my house. But I burn a lot less than I used to thanks to help we received from incentives to air seal and insulate. The change has been dramatic. We need to broaden the outreach for these programs and continue to plan for a carbon-free future that leaves no Vermontor behind. Of course, all of this requires skilled labor that today is hard to find — another example of how our progress forward is hampered by our lack of affordable housing.

Other priorities: Vermonters are only just learning about the precariousness of our very expensive health care system. It is on the verge of collapse if we don’t take significant and difficult steps that recognize we can no longer afford the system we have, especially operating 14 hospitals that all try to do most everything. A legislative-commissioned report shows that eight of our hospitals are on the verge of bankruptcy. Meanwhile, our demographics of a generally older population continues to put pressure on all aspects of our system.

Health care premiums are skyrocketing and contribute to many other challenges, such as the cost of our public education system. Vermonters like my wife and me who purchase our insurance on the exchange (Vermont Health Connect) drop levels of coverage just to continue to afford it and face the likely end of federal subsidies if Trump wins the election.

We need to stabilize this system before we start talking seriously about moving toward universal health care — something I support. This means revamping our hospital system and creating areas of specialization. This would not only save money but improve outcomes as physicians become more skilled in their specialties by having more opportunities to practice them. It also means that not every hospital can afford to provide in-patient care and such a broad range of services. Like our public education system, we are going to have to accept new models, regional thinking, and make difficult decisions. But if we do, we can improve outcomes and bend the cost curve significantly.

Christine Stone, Republican, Addison-2

Qualification: My public service includes acting as the Publications/Communications Coordinator for Vermont Medicaid’s fiscal agent for more than five years. I was responsible for Medicaid provider communications, interacting with internal and external state agency stakeholders relative to policy and new program initiatives. This work prepared me for legislative service as it deepened my understanding of the importance health care plays in serving Vermont’s vulnerable groups, a perspective needed to serve in the legislature, and demonstrates my ability to understand complex federal legislative requirements.

Education funding: YES! Vermont needs to change. The historical property tax increase we experienced in my district is the primary reason I ran for office. It is unreasonable that the system would allow for a 30% year over year increase to happen to anybody, especially with inflation and people living on fixed incomes. There needs to be some sort of circuit breaker in the system that makes this type of fiscal shock impossible. Forty-seven states have some type of circuit breaker on individual property taxes such as a cap that limits the year over year increase.

Vermont is one of only three states that has no such safeguard. In the short term (next session before the next round of bills go out), I would advocate for looking at what those other 47 states do, determining which of those policies would best fit Vermont, possibly with modification, and capping in some meaningful way the rate of year over year property tax increase anyone can experience, preferably going back to 2023 bills as a base setting.

In the long term, we need to dispose of the current education finance system and replace it with something that respects the Brigham court decision guaranteeing equal access to resources to all communities, but also restores transparency and accountability. Voters need to know and understand what the impact on their property tax bill will be before they vote for or against their local school budgets. They need to understand explicitly who is responsible for the budgets and the taxes that fund them, the legislature or the school boards.

Housing: To address the lack of affordable housing in Vermont, I would advocate for Act 250 regulatory reform which will make it easier, more equitable and less expensive to build homes. This includes: 1)

Local control: allowing towns and municipalities, with the required zoning and subdivision regulations, to administer Act 250 within their authority; 2) Eliminating Act 250 control over projects that are in state-designated town centers approved for economic development; 3) Advocating for Act 250 to fairly address the interests of rural Vermonters, who should not be punished for choosing to live outside of designated town centers as determined by the State.

Climate crisis: I will not vote for the Clean Heat Standard or any bill that increases the cost Vermonters pay to stay warm in winter. Heat is a necessity for life like food and clothing and should not be taxed. Certainly not with what amounts to a punitive, regressive tax that will negatively impact low- and moderate-income Vermonters.

The legislature should do the following: 1) Follow the State Hazard Mitigation Plan developed by Vermont Emergency Management: According to State Auditor Doug Hoffer, the State could have reduced the social and financial impact of recent flooding if it had implemented the 2018 Hazard Mitigation Plan. Of the Plan’s 96 mitigation actions, only 33% were implemented. The State failed to adopt new building codes, monitor development of river corridors and other actions.; 2) Continue sensible solutions like weatherization (Vermont Weatherization Program).; 3) Innovate and diversify our energy options by exploring solutions like home hydrogen power systems which is being done in New Jersey.

Vermont, the state with the smallest carbon footprint in the nation, has spent about \$250 million on climate related programs. The legislature needs to focus on the areas where it is not doing well: affordability, public safety and quality education.

Other priorities: I would advocate for a Taxpayer Bill of Rights (TABOR), like the one that Colorado adopted in the early 1990s. Such a system would limit state spending increases to the same rate as inflation or population growth. Any tax increases beyond this threshold would have to be approved by voters. In a Vermont poll, two-thirds of respondents polled favored such a system. Under TABOR revenue collected that exceeds the cap would be returned to taxpayers, by income level, as reported by Axios Denver for 2024.

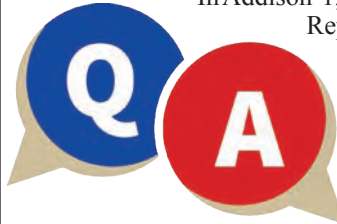
According to a recent US News ranking, Colorado has the third-best state economy in the nation. Over the past decade, according to Rich States/Poor States, Colorado ranks sixth-best in three categories: Gross State Product growth, domestic migration, and non-farm employment growth, and is 5th-best overall in economic performance. Vermont in those same categories is 43rd, 23rd and 47th, respectively, and 41st in overall economic performance.

Why are some Q&As missing?

Why aren’t there Q&As with every candidate on the ballot? We decided to use the most of our space available to provide answers from the local legislative candidates who are running in contested elections. There are two local House districts that won’t see contests.

In Addison-1, which covers most of Middlebury and features two seats, incumbent Democrats Rep. Robin Scheu and Rep. Amy Sheldon are running unopposed.

Jim Casey of Hubbardton is the only candidate on the ballot in the Addison-Rutland House District, which encompasses the towns of Shoreham, Orwell, Whiting, Sudbury and Hubbardton. He is running as a Republican. Rep. Joe Andriano, D-Orwell, is not running for re-election.



Landel Cochran, Republican, State Senate

Steven Heffernan, Republican, State Senate

Qualification: I joined the Huntington selectboard shortly after turning 30 and I am now in my third term. Budgeting is a primary function of the board and something I believe we have done responsibly and successfully. We have managed to keep our year-over-year budget increases below 5% while maintaining a consistent level of service. People tend to go to their local government first with their concerns and issues. I am always willing to speak with any resident and hear what they have to say and see how I can help.

Education funding: Right now schools are funded based on the spending desires of each district, essentially letting each district write blank checks. Vermont now ranks second out of 50 states in highest spending per pupil. Education is monumentally important to Vermonters but we need to be honest about what we can afford. Until we can shift education funding away from property taxes, I suggest we calculate school equity distribution before the school district budgeting process. We use the overall revenue figures from the previous year, add a modest increase proportional to increase in income, and give each school district their state distribution figures. From there, if a school district wants to spend more than their state amount, they pass an “override tax” for their own district. This will stabilize property taxes as well as set reasonable budget ceilings for school districts. We have to return the link between school district voters and taxpayers that was severed by Act 127.

We also need to get honest about why property taxes went up so much this year. The legislature over-encumbered the general fund, which left less revenue for education. Making necessary cuts in non-education state spending will allow more state revenue to go to the education fund. This takes the pressure off property taxes to fill the gap.

Schools are the centers of our communities and they are evolving into more than just places for learning. Health and social services in our schools are not a bad thing, but they are not education. We should take a cue from North Carolina and separate our health and social services out of school budgets. Manage these services at a state level with HHS dollars, not education dollars.

Housing: We need housing and we need it immediately. Every viable solution needs to be

(See Cochran, Page 3C)



LANDEL JAMES COCHRAN

Qualification: While I’m not a politician, I have served my state as a member of the Vermont Air National Guard for over 30 years, including two tours in Afghanistan. My service record to our country and state has helped shape who I am today, and has instilled in me a desire to serve our local communities as your next State Senator. My experience in the VTANG, my time as a small business owner and my lifelong involvement in our Addison County communities is what drives me every single day.

Education funding: In some Addison County communities, like Granville and Hancock, average property tax rates will rise by nearly 40%. Don’t take my word for it — that’s straight from the Vermont Department of Taxes and Vermont Public Radio. That’s unaffordable, unsustainable and unacceptable. It puts Vermonters in an impossible situation, like the single mom in Cornwall who has to decide between paying for everyday needs or her tax bill. Or the retired couple in Leicester who have to dip into their nest egg just to make ends meet.

Listen, we can’t keep doing the same thing over and over again and expect different results. Our education financing system is broken. But some in Montpelier will make it seem like the choice is between high property taxes to fund education, or else we’ll have bad schools. That’s false. Because the more we hike property taxes, the more we drive working families out of Vermont. That shrinks our tax base and our student population.

First, I’d support capping the amount property taxes can go up from year to year. States across the country have these types of caps in place to provide relief for their taxpayers. If California can do it, so can Vermont.

But we also need to change the funding formula. Rep. Scott Beck, who is running for State Senate in the Northeast Kingdom, has proposed a great solution that would make education funding decisions more locally-driven, so that spending and taxes are less

(See Heffernan, Page 3C)



STEVEN HEFFERNAN

Ruth Hardy, Democrat, State Senate

Qualification: I have experience as a public servant at both the local and state levels. I have represented the Addison District in the Vermont Senate for the past six years and have worked with colleagues of all parties to advance major legislation, including bills to address childcare, flood recovery, broadband and healthcare. I currently serve as chair of the Government Operations Committee, which has oversight of more bills than nearly any other committee. I have also served on several local school boards, including as chair of the Mary Hogan School Board and co-chair of the ACSD unification committee.

Education funding: Vermonters cannot afford another property tax increase like this year. Vermonters also love their local public schools and want what’s best for kids. I’m committed to reforming our school funding system to make it more fair and affordable for Vermonters while protecting our public school system and the kids it serves. We need a multi-pronged approach, which includes reducing costs and moving more expenses off property taxes. Vermont has one of the country’s most equitable but complex school funding systems, including an income-sensitive property tax credit that most homeowners receive. We also have one of the most expensive K-12 systems per pupil, due to our small, rural schools and commitment to high-quality education. With declining enrollments, increasing student needs, and variations across school districts, our funding system isn’t working to equitably balance costs.

A commission is working to recommend potential changes to our school funding formula. More work is needed to reduce administrative costs, efficiently upgrade and use school facilities, equalize class sizes, and potentially further streamline school governance. Vermont’s school buildings are among the oldest in the country, so we could save money and improve education by combining some schools, rather than renovating under-enrolled, failing school buildings. Some school districts could restructure or potentially combine to reduce administrative costs and improve equity.

We should reduce which expenses are funded through the Education Fund. Vermont’s school voucher program increasingly subsidizes private and religious schools with public tax dollars — this needs

(See Hardy, Page 3C)



SEN. RUTH HARDY

Christopher Bray, Democrat, State Senate

Qualification: My parents raised me to believe that you can become anything you want, and, while you are here, you must help your community. Throughout my life, these beliefs have inspired me to take on many forms of public service, starting as a teenage volunteer at the hospital to later becoming a deeper part of my community through coaching, refereeing, fire and rescue, and serving on many boards, including the United Way, the Land Trust, the UVM Board of Trustees, and the Supreme Court of Vermont’s Professional Responsibility Board.

I have been a knowledgeable, respectful, prepared and effective Senator. I have always worked well with others, regardless of party. I am oriented to making progress on the issues we face. Serving as a senator has been the greatest privilege of my life, and I ask voters to support my continued public service.

Education funding: Yes, we need to change along with changing times, and a great deal is at stake. Education is our principal public way of investing in the entire community’s children and in the future of our state. We help every Vermont child get a good start in life to support a healthy lifetime of learning, working and becoming a contributing member of our community.

At the same time, the average annual income of Vermonters is only 86% of the national average, so we must always work to control costs. In my time in office, I have always worked to balance quality and cost-effectiveness.

Last session, the legislature found itself handed an education funding emergency: voters across the state had voted school budgets totaling \$250 million more than the prior year. The law requires legislators to fully fund the budgets passed.

If we had followed without change the letter issued by the Administration’s Department of Tax, property taxes would have increased approximately 21%. Truly unaffordable.

As a member of the Senate Finance Committee, I was able to help craft a 30% reduction in the education property tax from 21% to 13.8% (many Addison County school districts are well below this). In short, we softened the blow, *and* I knew that next year we have to do better. Therefore, I also proposed a study group, now underway, to address both how we deliver education and how we pay for it.

I also proposed two further actions now under study: First, we should pay for social services delivered in school settings as we pay for all social services, though the General Fund, which has broader and more varied revenue streams supporting it. This will reduce pressure on the property tax.

(See Bray, Page 4C)



SEN. CHRIS BRAY



Fact

vs.

FEAR

VTGOP

Democrats: Leading the way

Taxes and affordability

- Working to address structural causes of growing education costs and resulting tax increases
- Investing in affordable housing, childcare, and healthcare

Energy and environment

- Bringing affordable clean heat choices to all Vermonters
- Making polluters pay
- Investing in climate resiliency

Don't fall for the VTGOP's empty promises and misleading attacks. This Election Day, send Addison County's Democratic leaders back to Montpelier to tackle the tough issues and make Vermont a great place to live, work, and raise a family.

Paid for by Addison County Democratic Committee
3348 RT 22A, Addison, Vermont

Republicans: Scare tactics and empty promises

Taxes and affordability

- No real solutions, just empty promises
- Undermining public education and harming our kids

Energy and environment

- No real solutions, just empty promises
- Outright lying about the Affordable Heat Act
- Leaving Vermonters at the mercy of Big Oil's greed

Heffernan

(Continued from Page 2C)

influenced by politicians in Montpelier and more influenced by parents in Middlebury, Monkton and our other local communities.

Vermonters deserve a Legislature that listens to their concerns about the cost of living. As your next State Senator, I'll stand with Governor Scott as ready to build the strongest education system in the country at a price Vermonters can afford.

Housing: Vermonters — whether they're members of our workforce or retirees — deserve to be able to live here with dignity. That starts with a roof over their head that they can afford. It frustrates me to no end when I go door-to-door and hear from folks in Middlebury who are forced to commute from Chittenden County because they cannot find an affordable place to live. They deserve better.

First, addressing our property tax crisis will help bring costs down. If Montpelier raises property taxes by double digits, you better bet that property owners are going to raise rents.

But the other key solution to solving our housing crisis is to make housing more available — to build more homes, while balancing our workforce's needs with our natural resources. The Legislature has thrown hundreds of millions of dollars at our housing crisis in the last several years, with some marginal impact. But more needs to be done. Governor Scott is right: we desperately need to reform the permitting process to cut down on all the red tape that impedes new homes from being built.

We obviously need to preserve important environmental protections and local review. That's part of what makes Vermont unique. But removing duplication between local and state review, fixing the appeals process, and expediting housing projects is a must-do to help reduce the cost of housing in Vermont.

Climate crisis: I don't support the Clean Heat Standard. Earlier this year, Natural Resources Secretary Julie Moore suggested that the Clean Heat Standard could raise home heating fuel costs by 70 cents per gallon. Sen. Chris Bray criticized her and said she shouldn't preempt the "professional studies" that were in process. Well, last month the professional studies started to come out, and they say the Clean Heat Standard could cost from \$1.70 to \$4 more per gallon of heating fuel. That could double a Vermonters' cost to heat their homes. It turns out that Secretary Moore's warning was an underestimate.

But perhaps instead of chastising members of the

Governor's administration, our state senators should be partnering with them instead to find solutions. We need to look at additional investments in proven solutions like weatherization to improve energy efficiency. We should modify some of the state's economic growth incentives to prioritize projects that are environmentally-focused. And we should lead by example by having state government improve its own emissions standards in its buildings and vehicles.

But what we cannot do is punish hardworking Vermonters with a hidden tax, especially when so many of our neighbors are on the edge of an affordability cliff.

Other priorities: The cost of health care in Vermont is something that seriously concerns me. Yet again, our state's insurance companies are getting ready to raise premiums by double digits for the third year in a row.

Imagine a state where our friends and neighbors didn't have to worry about how they were going to pay for their cancer treatments. Or a life-saving surgery. Or even just their monthly premiums.

I believe we can achieve those goals, but our health care system is broken right now.

However, we can take lessons from some neighboring states. New Hampshire has implemented tort reform and saved a substantial amount, according to the available research.

Other states have also implemented common-sense data cross checks in their Medicaid programs to keep fraudsters from taking away dollars meant for the truly needy.

Vermont is one of only a handful of states in the Northeast that doesn't have a "reinsurance" program (reinsurance is way to minimize risk). After reinsurance was adopted in New Hampshire, every insurer in the state cut their premiums. In Rhode Island, premiums dropped too. And in Maine, the erratic heath care market stabilized following the reform.

Medical expenses are the number one cause of bankruptcy in America, and there's more we can do to help protect Vermonters' credit from being impaired by surprise medical bills. And we can hold middlemen in the pharmaceutical trade more accountable by restricting predatory pricing that hurts the most vulnerable Vermonters.

This isn't an exhaustive list of solutions, but the point is we need to start the conversation about ways we can make health care more affordable in Vermont.

Hardy

(Continued from Page 2C)

to stop. Schools are increasingly asked to pay for social and health services for kids. While these services should continue to be delivered through schools because that's where kids are, they should not be funded through property taxes. I've worked to solve education policy problems and balance competing needs, and I am ready to lead these efforts next session.

Housing: The housing and homelessness crisis in Vermont is tragic and frustrating, impacting thousands of people and their towns. The lack of affordable housing is also at the root of many economic and social challenges, making it difficult for Vermonters to accept jobs, do well in school, and maintain their personal health. We have already invested significant funding in housing in recent years, supporting a multi-faceted approach to housing access and development.

Yet more work must be done. We must fix our broken emergency housing system so families and seniors don't end up on the street or in tents. We must invest in diverse supportive housing, including recovery housing, housing for adults with disabilities, and long-term care housing for seniors. For many people supportive services make stable housing viable. We must continue housing construction investments, especially dense development in downtowns. In order to develop affordable housing, we must put public funding on the table so projects pencil out. Finally, we must continue to seek creative solutions to build homes for everyone, including low-cost, energy-efficient manufactured homes, accessory dwelling units, and multi-unit apartment buildings. The housing crisis has been brewing for many, many years, and it will take time and concerted effort to fix it.

Climate crisis: Because climate change is taking a huge toll on Vermont, I have voted for bills to conserve vital habitats, reduce emissions, promote local renewable energy, and reduce reliance on imported fossil fuels, including a bill to study a clean heat standard. I will carefully consider the full results of this study and will not vote to implement a clean heat standard that is unaffordable for my constituents. However, continuing to use fossil fuels at current levels is also not affordable for most people. With significant federal funds available and the cost of renewable energy decreasing rapidly,

helping Vermonters move away from fossil fuel use will likely save them money in the long run.

As climate change continues to intensify storms, we must make sure Vermont is prepared. I have helped numerous constituents and towns with flood recovery efforts and have seen the huge financial and personal toll these storms have taken on Vermonters and their communities. I led passage of the Government Response to Natural Disasters Act to improve how we plan and respond to flooding and other natural disasters and successfully advocated for flood recovery and infrastructure improvement funding for local towns.

Other priorities: The cost of health care is out-of-control, driving up expenses for schools, businesses and families, and too many Vermonters can't get a doctor's appointment without a long wait. Health care must be a priority next session, and I have experience and plans ready to move forward. As a member of the Health & Welfare Committee, I have worked to reign in prescription drug costs, help seniors pay Medicare premiums, make dental care more affordable, provide scholarships & training for medical providers, and improve access to critical care. I introduced legislation to expand low-cost, public health insurance to thousands of Vermonters, including a means for small businesses to buy cheaper public health insurance for their employees. I will work to pass this legislation next year.

We must improve access to primary and long-term care, reduce soaring hospital & drug costs, and refocus health care services to keep our aging population healthy, such as the Medicare Savings Extension, passed last year to make Medicare more affordable for thousands of Vermonters, including assistance paying for Medicare premiums and prescription medications. Finally, we must make our hospital system more sustainable, shifting care away from the urban center to smaller hospitals such as Porter, and shoring up other healthcare providers so some care can move out of hospitals to lower-cost locations such as homes and out-patient facilities. My deep professional and legislative experience in healthcare policy will be needed next session if we're to make progress in making healthcare more affordable for Vermonters.

Questions

(Continued from Page 1C)

service have you provided, and how has that prepared you to be a good legislator?

Education funding. Vermonters approved all of their local school budgets this year (eventually) but many were dismayed to see their education taxes rise considerably. Does Vermont need to change the way it funds school, and if so, how would you change it?

Housing. The lack of affordable housing in Vermont is attributed to many causes. What steps would you advocate for in the Legislature to ameliorate the problem?

Climate crisis. One of the more contentious issues the Legislature and Gov. Scott have sparred over is the Clean Heat Standard, and the Legislature will get another crack at approving a plan for

implementing the law. Do you support this law and, if not, what should Legislators do instead to address the climate crisis other than throw up their hands?

Other priorities. Aside from education funding, housing and climate change, what is an issue you would address or a policy you would seek to implement as a lawmaker?

Cochran

(Continued from Page 2C)

considered. The legislature, via veto override, just created new land use restrictions in rural areas. These are the same towns where we barely have enough students to keep our schools open! I believe we need the opposite approach. Stop making new restrictions and allow each municipality to designate a housing zone exempt from Act 250. Or, to borrow a great idea from Rep. Caleb Elder, declare housing a public good and exempt from Act 250 altogether.

The single biggest issue is our insufficient supply. This has forced entry-level housing out of entry-level pricing. The quicker we correct the supply issue, the quicker we will see price relief. The legislature should also ban corporate ownership of existing single family homes, get money managers out of our housing market.

I believe the state can assist owners of large plots to subdivide for housing in exchange for future tax credits. The state can help get water, wastewater, and access installed for PUD neighborhoods. Reduce the barriers to entry to build. Creating buildable lots will create new tax revenue.

Continue supporting affordable housing trusts and state-subsidized development. Everything helps. We should also embrace high-density unit housing such as mobile homes and tiny houses. The ability to split obligation between land and structure opens doors for a lot of folks to buy into their own home.

Climate crisis: The Public Utilities Commission has already come out and said that a "Clean Heat Credit Marketplace" idea is an unfeasible plan at our small scale and a bureaucratic nightmare. We need to be honest about what "addressing the climate crisis" in Vermont really means. Reducing carbon emissions is a good idea, but we need to focus our tax dollars on the serious climate-related vulnerabilities we already have in our infrastructure network.

The Public Utilities Commission is now exploring a cap-and-trade market for carbon quotas. This really equates to a thinly-veiled carbon tax. The reality is

with carbon taxes, they don't actually reduce the need for hydrocarbons. Carbon taxes are inflationary and will work sharply against affordability.

Let us focus our climate legislation on a greener future while not heavily penalizing Vermonters today.

Other priorities: I don't actually have a personal agenda in the Senate. I believe some of our biggest problems in Vermont have been acutely aggravated by recent policy made by the Democratic supermajority in override of the Governor. I am running to step in and stop making problems worse first and foremost.

As a senator, I aim to be a problem solver and the three listed above are our biggest. The next biggest problem in the pipeline is healthcare. We are seeing unsustainable cost increases year-over-year and a thinner insurance market each year. Similar to our education finance issues, we are going to need to find the correct medium between premium services and what we can afford. The single biggest cause of our healthcare issues is our housing shortage. Young families can't afford to live and work here so they are leaving. Providers struggle to find affordable housing so we have a provider shortage as well. Vermont has a large proportion of retirees and typically older folks have more frequent and expensive medical needs. We need young families to live here, work here, go to school here, and balance out our population demographics to lower medical insurance rates. This and most of our problems come back to the housing shortage.

In the Senate, I will tackle any problem thrown at me. I don't have all the solutions yet, but I will not turn away a good idea. Unfortunately the policy we have seen from the ruling supermajority is taking too much from Vermont families in order to fund their complete agenda. This job requires making tough choices and I will make them and stand by them. As a senator we should be judged by our results. Please join me in voting for different results this year.

BE A CLIMATE VOTER!

OUR ENVIRONMENT IS ON THE BALLOT THIS ELECTION SEASON



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Vermont Conservation Votes endorses candidates who prioritize our environment, climate, and democracy and who demonstrate a commitment to a healthier Vermont for all.

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Disability Rights Vermont

You have the right to vote:

- If you are homeless
- If you have a guardian
- If you need help reading or filling out your ballot
- If you have been convicted of a crime or are incarcerated
- If you are not able to vote in person at your polling place on Election Day

We can assist you to:

- Find out if you are a registered voter
- Become a registered voter
- Get an absentee ballot by mail (Vote by Mail)
- Find out where your polling place is
- Get accommodations in voting
- Learn more about your voting rights



Voter Hotline:

1-800-834-7890

Bray

(Continued from Page 2C)

Second, as Auditor Doug Hoffer has pointed out, the state of Vermont could standardize its payment schedule for medical services and procedures, saving tens of millions of dollars each year. Every \$11 million saved equals a penny off the education property tax.

Housing: The Senate Natural Resources and Energy Committee took on housing directly this past session by defining Smart Growth districts that will be Act 250-free for development of housing. In addition, we made these districts 400% larger for developers of affordable housing.

For example, this made feasible Middlebury’s new Seminary Street development. And as a result of this year’s continued work, similar opportunities will exist in 16 Addison County towns and villages, with more to come as towns and villages define their own smart growth areas.

At the same time, the committee was mindful of the critical role that Act 250 has played over the last 54 years to preserve and protect the green landscape — from working farms and forests, to conserved and undeveloped fields, woods, mountains, rivers, streams, lakes, ponds, and wetlands. We want to keep Vermont, Vermont.

Overall, we created an opportunity for the development of quality, well-sited housing, including affordable housing.

We need to continue to make meaningful investments into affordable housing, which we have done to the tune of \$1 billion over the last 5 years.

We need to continue to invest in the workforce, which we are currently doing through our state’s technical education centers as well as by partnering with private industry (such as the Associated General Contractors of Vermont), Efficiency Vermont, and others. We need more skilled tradespeople.

We also need to continue to build our program to support energy-efficient construction generally, and high-efficiency for affordable housing especially. We know that a modest additional expense at the time of construction delivers savings for the lifetime of the building and better health for its occupants.

Climate crisis: Vermonters in general want to live in harmony with our beautiful surroundings. We are natural stewards. We also tend to be frugal and a bit reluctant to change. We are also smart enough to do our homework and adapt: sometimes change, including change that requires spending money, ultimately saves us money.

Climate change is a real and cruel reality today, costing Vermonters’ lives, destroying their homes and businesses, and creating lifelong trauma.

The Affordable Heat Act (currently a study), sees that the way we heat today using fossil fuels can also be callously unaffordable. From the winter of ’21 to ’22 to ’23 we saw heating fuel soar from a low of \$2.43/gallon to \$5.52 and then \$6.18 — a stunning 154% increase. Filling an average fuel tank surged from about \$600 to over \$1,300 and then to over \$1,500.

During this period, Vermonters paid out to Big Oil (the global businesses that care not one wit for us) approximately \$3.4 billion, including an extra \$600

million because of these soaring prices.

We can do better.

We have demonstrated this to ourselves through Efficiency Vermont, which in its first 20 years of operation took in \$784 million from Vermonters and then went out and invested it to save us \$2.8 billion — literally, a smart investment — and one that also reduced emissions.

The next legislature will have a lot of work to do to design a heating program to accomplish something similar for Vermonters. I am confident we can make progress by gradually shifting over the next 25 years to locally and regionally generated electricity, whose price *is* under the state’s control. I am committed to building a program that enables us to heat more cleanly, more cheaply, and with more predictable pricing.

Other priorities: I have always supported an economic development model that focuses on Vermont’s unique strengths — our land and our people — and I would like to focus on oversight, and on growing and further developing programs.

1. Continue to grow and develop Farm to Plate:

More than a decade ago, I realized that while Vermont produced excellent milk, the northeastern dairy markets did not pay us one cent more for our quality. How would we capture the monetary value of Vermont quality?

My answer was to start the state’s Farm to Plate program to create opportunities to grow and manufacture food and beverages that embrace quality and place of origin. Since then, Vermont’s food system output has grown by 48%, from \$7.5 billion to \$11.3 billion, and today food manufacturing has become our second-largest manufacturing industry.

We can do more, playing to our natural strengths and building even greater markets outside Vermont. For example, by restoring our state’s Seal of Quality, we can help certify that customers are receiving Vermont’s best, and paying a premium price that flows back to our state.

2. Continue to grow and develop our clean energy economy:

Nearly 20,000 Vermonters make a living in the clean energy economy that is transforming how we generate electricity, heat and cool our homes, and transport ourselves and our goods.

We are making investments to grow this industry, and I want to continue to ensure that we have programs and training to help interested people to get into this line of work, to learn and earn, and to make a good living in an industry with a secure future.

3. Continue to grow and develop statewide broadband:

The internet erases the physical boundaries that challenge our rural state, creating opportunities for connection, for work and play, and for remote education and employment. With my partner Sen. Mark MacDonald, I wrote the law that created the Communication Union Districts that is now bringing broadband to all of Vermont. We have work to do to continue this build out. We are stepping up, doing for this ourselves, and developing capabilities in our own best long-term interest. We are well begun, but we have to fund this work and not get distracted and let up.

2024 Vt. House & Senate districts

ADDISON COUNTY — The Legislature rejiggered Vermont House and Senate districts a little bit after the 2020 Census. Most residents in this part of the Green Mountain State are in the same legislative districts they were during the teens. But that’s not true for all of our readers.

Here is a rough outline of our districts.

Addison Senate District is represented by two state senators who represent at 23 towns in Addison County plus Huntington, Buel’s Gore and Rochester.

Addison-1, a two-seat district in the Vermont House that covers most of the town of Middlebury, except a portion that includes the west side of Route 7 to Main Street, Elm Street, Seymour Street, the Marble Works, the west side of Main Street and the north side of Weybridge Street. All of that carveout was put in the Addison-5 district.

Addison-2, a single-seat district that includes Cornwall, Goshen, Leicester, Ripton and Salisbury.

Addison-3, a two-seat district including the communities of Vergennes, Ferrisburgh, Addison, Panton and Waltham plus

a slice of New Haven that is north of Lime Kiln Road, west of Route 7 and north of the New Haven River.

Addison-4, a two-seat district including Bristol, Lincoln, Monkton and Starksboro.

Addison-5, a single-seat district that encompasses Bridport and Weybridge, most of New Haven (minus the northwesterly part put in Addison-3) and a northwest carve-out of Middlebury as described above in Addison-1.

Addison-Rutland, a one-seat district that includes Orwell, Shoreham, Whiting, Hubbardton and Sudbury.

Windsor-Addison, a one-seat district that includes Hancock, Rochester, Bethel and Stockbridge.

Orange-Washington-Addison, a one-seat district that includes Granville, Roxbury, Brookfield, Randolph and Braintree.

For a more precise description of the Vermont House district boundaries, head online to the Secretary of State’s website at: tinyurl.com/VtHouseLines.



So it’s Election Day, now what?

How do I find out where to vote on Election Day?

The best place to find out the location of your polling place, and much more election related information specific to you, is the Vermont Secretary of State’s My Voter Page (mvp.vermont.gov) online resource. To login, you will be asked for your Name, Date of Birth, Town of Residence, and Driver’s License number, PID number, or the last four digits of your Social Security number.

At the My Voter Page, you can find you polling place, request and track an absentee ballot, update your voter registration record, and find a host of information regarding your upcoming elections.

Note: Polling places for annual and special local elections are often in different locations than those for the primary and general elections. Please contact your town or city clerk to verify the location

of polling places.

What time do polling places open and close?

Polls open between 5 and 10 a.m., depending on the town. All polling places close at 7 p.m. For local polling place hours, visit the My Voter Page.

Am I required to show identification when I vote?

No. In Vermont, only first-time voters who have registered by mail have to show ID in order to vote. If you registered when you renewed your driver’s license, or as part of a voter registration drive, you will not be required to show ID.

What happens if I show up to vote and my name is not on the checklist even though I registered before the deadline?

If for any reason your name is not on the voter registration list when you arrive at the polls, you can simply fill out a registration form and vote that day. Vermont now has same

day voter registration.

Can I wear a shirt or button demonstrating my favorite candidate into the polling place?

No. If you plan to wear candidate paraphernalia, you will have to cover it while inside the building containing the polling place. The polling place is about voting, not campaigning — once voters have entered the polling place the campaigns have ended.

Can I bring candidate information in with me when I go to vote?

Yes. Although the rule is that there is no politicking or campaigning in the polling place (you will be asked to remove candidate buttons or stickers) you can bring anything you need to help you vote into the voting booth.

You should be careful not to publicly display any material inside the building containing the polling place and to take any material out with you when you are done.

Re-elect
Ruth HARDY
Democrat for Vermont Senate
A fierce advocate for her constituents & all Vermonters
Proven leadership for the Addison District

Vote Ruth HARDY for Senate

Ruth fights for Vermont families & communities

Some of Ruth's **work for you:**

- More quality **childcare options**
- Strong protections for **abortion**
- **Flood recovery** & resilience
- Vocal advocate for **affordable public schools**
- Expanded access to **health care**
- **Government ethics** & accountability
- **Affordable housing** solutions
- **Public safety** & overdose prevention

Ruth **communicates & responds** to constituents.
She cares deeply & will **advocate for you!**



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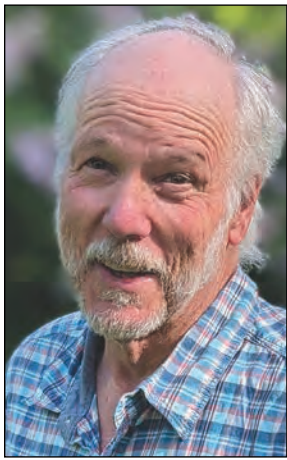
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ADDISON -4 • ADDISON -4 • ADDISON -4 • ADDISON -4 • ADDISON -4 • ADDISON -4 • ADDISON -4

Herb Olson, Democrat, Addison-4

Qualification: Community Service: Mt. Abe High School Board, Starksboro Planning Commission, Community youth sports, Village water system. Counseling Service of Addison County, Addison County Regional Planning Commission, Save Our (community elementary) Schools, and a community coalition to pass the current MAUSD school budget. Experience: Assistant Attorney General. Legislative Counsel staff attorney. General Counsel/corporate regulator protecting consumers.



HERB OLSON

My community service and experience in state government will allow me to represent the community well. I also have the temperament to be able to talk with everyone, regardless of their party or opinions. Good relationships and good will make for good solutions.

Education funding: Montpelier needs to fix the education property tax mess. Our children's education is the highest priority of a decent and hopeful society, but we are in danger of losing public support because of a broken system producing extraordinary tax increases.

I'm willing to listen and learn, but from my perspective today, here are my values and suggestions for education tax reform: (1) Any tax increase paid by the community should reflect education spending approved by the voters. For example, if local education spending in a district increases 4%, then homestead property taxes should increase roughly 4%, on average. This year's education spending increases in MAUSD and Lincoln were modest, yet taxes increased dramatically. (2) The quality of a student's education should not depend on the wealth of the town where the student lives. This is a constitutional right (the Brigham case), and a societal imperative. (3) Community schools in rural Vermont have important educational benefits, especially for struggling students. Closing

community elementary schools saves far less than reducing unnecessary or excessive costs elsewhere. (4) Tax revenue supporting the Education Fund has shifted away from corporate and individual income taxes. We should reduce our reliance on traditional property taxes to fund education. (5) We need to conduct a deep financial audit of spending from the Education Fund. A thorough audit would reveal whether all spending from the Education Fund is necessary, whether other sources of funds should pay for some expenses, and whether spending levels are reasonable. Some targets for a financial audit: Administrative costs. Mandates from Montpelier. Student behavioral health (Are public and private insurers paying their fair share of this necessary service?).

Housing: The cost of housing is one of the main reasons why our daughters and sons have difficulty affording to live and raise a family in Vermont. I was working with a young family a few years ago in a school advocacy effort, and they could not find a home for any price in our community, much less at a price they could afford. They had to move out of town.

We need a sense of urgency about the housing crisis in rural Vermont. It's not enough to say, "I support affordable housing BUT ..." (But, I want to retain the character of my neighborhood. But, manufactured homes should be located somewhere else. But, I want to limit the land available for housing in rural communities in order to preserve land for recreation.)

Montpelier has devoted considerable time, effort and public funding to support housing in cities and larger population centers. A similar effort should be made for rural Vermont communities. (1) Design housing programs that fit the scale of a rural Vermont community. Recently legislated programs incentivizing 75-unit projects are not relevant to most of rural Vermont. (2) Rural Vermont communities usually do not have public infrastructure, such as municipal sewer and water. Explore initiatives to help with water and septic systems for smaller scale housing projects. (3) Lower the cost of "starter" homes for young families. For owner-built homes, consider infrastructure assistance (septic, water, *(See Olson, Page 6C)*)

Renee McGuinness, Republican, Addison-4

Qualification: My participation in the State House as Vermont Family Alliance (VFA) Policy Analyst for the past two years has provided me with experiential understanding of the legislative process and the U.S. and Vermont Constitutions, which I hope to utilize as a state representative to further serve Vermonters. My public service is advocacy for the protection of parental rights and minors through witness testimony and commentaries that are distributed to all Vermont media outlets and VFA email contact list to inform the public about legislation that undermines parental authority and equips parents with knowledge so they can best protect their children.



Education funding:

First, we need to reduce expenses by reducing the number of supervisory unions, state mandates, and healthcare costs. We need to shift the focus in healthcare from the financial health of hospitals (S.151, 2024) to the health and wellbeing of Vermonters by reducing chronic disease, which will reduce the cost of health insurance for public school employees and everyone else. Mental health services should be removed from school budgets and paid for privately when possible.

I hope people can see that Bringham v. State, which resulted in Act 60, changed the focus from educating students to school budgets, turning students into bags of money, with some students worth up to 2.5X more than others under Act 127 (2022), which violates Bringham. The result of the focus on equal spending rather than creative and fiscally conservative means determined by each town to accommodate individual learning styles, talents, and abilities, has inflated the administrative costs of education without an improvement in academic outcomes.

Local schools are the heart of the community. I proposed Pre-K – 8th community schools in MAUSD, tuitioning high school students to Vergennes, CVU, and Middlebury in 2021 when MAUSD hired District Management Group. Mount Abe property could be developed for housing, the proceeds of the sale being allocated toward education funding. My proposal had bipartisan support.

I would advocate for flat per-pupil state spending, and let local communities raise the rest of their needed funds. A flat rate per pupil given either to schools or directly to families for their education choices would result in greater accountability, with some parents opting to stay home with their children,

reducing the childcare shortage. Sanctuary cities should foot the bill for the additional resources they need to teach English Language students through the federal funds they receive: no double-dipping through Act 127!

Housing: H.687 (Act 181), "an act relating to community resilience and biodiversity protection through land use," at 171 pages, fails to streamline the Act 250 process for rural areas. It adds another level of bureaucracy, complexity, and expense by creating a six-member Land Use Review Board Nominating Committee, "created for the purpose of assessing the qualifications of applicants for appointment to the Land Use Review Board in accordance with section 6021 of this title," along with adding several other boards and positions, compensated at taxpayer expense. I will work toward truly streamlining the Act 250 process statewide to provide local control over development. We also cannot move forward with conserving 50% of Vermont's land, which will cause the cost of land for homebuilding to skyrocket.

Climate crisis: I do not support the Clean Heat Standard because: 1) Vermont's forests are a significant net carbon sink, absorbing more CO2 than we emit: we are already helping to reduce global CO2 emissions; 2) The Public Utilities Commission determined in their draft report that Vermont is too small to establish a carbon credit market: it would be astronomically expensive to administer, is susceptible to fraud, and would increase the cost of all goods and services, not just heating fuels; 3) Efficiency Vermont determined the CHS to be "grossly inefficient"; 4) Millions of taxpayer money used to research the potential costs of a CHS and to compensate legislators develop and pass the GWSA should have been designated to sewer treatment infrastructure upgrades to stop the dumping of millions of gallons of raw sewage into our waterways every time we experience heavy rain, and climate-resilient infrastructure, which would directly improve Vermont's environment and safety.

Other priorities: We need to pass parent's bill of rights legislation to curtail the introduction and passage of legislation that undermines the family structure and repeal existing legislation that undermines parental rights and puts minors at great risk of making life-altering decisions for which they are not developmentally prepared to take accountability, and without parental guidance and consent. Due process is being violated: there is a process under the Department for Children and Families in cases of abuse and neglect. The State needs to "butt out" of child-rearing: it is currently violating and continually attempts to violate parent's rights under the First and Fourteenth Amendments of the U.S. Constitution to raise their children according to their own values through bills introduced and passed in recent years.

Chanin Hill, Republican, Addison-4

Qualification: I currently serve on the Bristol Planning Commission and on the Local Hazard Mitigation Plan Committee. I am a member of the Vermont Dairy Producers Alliance and previously served on their legislative committee. I testified both in writing and in person during the drafting



of the RAP (Required Agricultural Practices) and subsequent changes. I also believe that my experience on the family farm lends strength in my ability to solve problems and approach issues with innovative and intelligent solutions.

Education funding: First I'd like to point out that an unprecedented number of school budgets did not pass on town meeting day or on their first vote for those districts

that hold a separate vote, and many were sent back up to three times before enough voters would vote in favor of the budget. To be clear NO budget passed with a unanimous yes vote and to start a question with that statement is disingenuous.

We need to cut expenses. This obsessive view from the supermajority is not to address the rising costs, declining enrollment and lack luster student performance but rather how they are going to tax you

more to pay for a clearly failing system. If elected I will work to find ways to reduce unnecessary spending and place the focus back on the students.

Housing: One of the biggest challenges to affordable housing is Act 250. Year after year it comes up that we need to either remove it or rework it to make building housing easier and attract more businesses to Vermont. However the special interest continually block any measure to make change claiming environmental doom. Vermonters are good people, our citizens, businesses and municipalities strive to maintain our beautiful and healthy state. It's time we put people above special interest. We can both open doors for more affordable housing and protect our environment.

Climate crisis: I would not vote to implement the Clean Heat Standard. Vermont is the lowest emitter nationwide of CO2 and our forest (CO2 is plant food) absorbs more carbon than we emit. The study which taxpayers already paid for says the plan as suggested will cost millions of dollars above the original estimated cost just to implement, is cumbersome and leaves room for fraud. Even the PUC (Public Utilities Commission) agrees with that assessment. Climate crisis? I don't believe there is one. The climate is changing as it always has and always will. Act 153 should be rewritten to be goals and not requirements and the clause that allows anyone in the world to sue us if we don't meet those requirements should be removed.

Other priorities: Our infrastructure needs repair and upgrading. Funding for this should be a priority.

Mari Cordes, Democrat, Addison-4

Qualification: Commissioner of The Future of Nursing; GMCB Advisory Council; Past Treasurer of 350-Vermont; Led volunteer medical disaster relief teams in Vermont, for asylum seekers trapped in Matamoros, Mexico, in Haiti after the earthquake, and in Lesbos Greece, for people fleeing war crimes from Syria, Afghanistan, and Iraq (including translators working for the U.S. Military); 36 years of service as a Vermont RN.



REP. MARI CORDES

I see firsthand how our healthcare system's successes and failures affect patients' and families' lives. I am a strong team player with deep compassion and understanding of humans' daily struggles, and am energized to make positive change.

Education funding: We need to continue reducing the high cost of health insurance, which is one of the primary drivers of the increase in education costs.

We need major structural reform to how we fund education. Based on the recommendations of the Tax Commission at that time, I sponsored a bill in 2021 to do just that. While the legislature continues deliberating on whether to move forward with such a plan — I believe we must.

Here is a link to the bill, and a summary: legislature.vermont.gov/bill/status/2022/H.388.

"This bill proposes to simplify the Vermont education funding model and transition from a property-based tax to an income-based tax. This bill would create an education tax that is based on the income of all Vermont residents (both

homeowners and renters) with a rate determined by locally voted budgets. This bill would eliminate the homestead education property tax and levy the non-homestead education property tax on all property except residential dwellings and the two-acre parcel surrounding the dwellings. This bill would continue to provide the existing renter credit. An ongoing Education Fund Advisory Committee would be established under this bill to monitor the education funding system and to report and make recommendations annually to the General Assembly."

Housing: What we did: -Act 250 reform to reduce regulatory burden, especially in downtown and village centers and surrounding areas. Priority housing projects are exempt from Act 250 in many places through 2026. -Invested over \$1 billion — mostly federal stimulus funding — to build affordable housing, rehabbing units, emergency housing, financial support for the "missing middle," mobile home repair, and recovery housing.

- Lowered property transfer tax rates for Vermont primary residences.

More to do: - Increase support for the trades and invest in recruiting high school-age people interested in building, electrical, HVAC and plumbing to build our construction workforce.

- Limit the number of short-term rentals and non-seasonal second homes, limit private equity purchases of homes that could be used for families and multi-unit buildings, and limit the increase in property values caused by real estate speculation.

- Consider a property tax deferral program for Vermonters who would like to age in place.

- Enable public, state and municipal investments in utilities, e.g., community water and wastewater, to reduce home construction costs related to

(See Cordes, Page 6C)

RE-ELECT SENATOR CHRIS BRAY

Chris has been growing the economy with new jobs and businesses —

- 6,290 new jobs in food and agriculture
- 314 new businesses in food and agriculture
- \$3.8 billion growth in food manufacturing
- 18,800 jobs in clean energy

A strong economy and a healthy environment go hand in hand—that's **THE VERMONT WAY**

"Raising a family here in Vermont, I knew I wanted to make sure future generations could grow up enjoying our lakes and natural resources the way my kids did. It's part of what inspired me to run for the Senate.

And I've repeatedly secured historic investments in renewable energy and clean water, reducing emissions and saving Lake Champlain. This year, I wrote bipartisan, first-in-nation legislation to make big oil and corporate polluters pay for their share of the cost of climate destruction in Vermont.

I've also led the fight in the Senate for accessible, affordable healthcare for all, for new markets for our farmers, and for nation-leading legislation bringing broadband coverage to every Vermont home and business.

I'm Senator Chris Bray, and I am asking for your vote so that I can get back to work for you, and our climate."



ELECTION DAY NOV 5 — EARLY VOTING NOW UNDERWAY

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Jubilee McGill, Democrat, Addison-5

Qualification: My career has been in public service, working for Addison Housing Works, John Graham Shelter, and my current role with Vermont Coalition of Runaway & Homeless Youth Programs. I also have a lifetime of volunteer work including service on boards, like Counseling Service of Addison County. I have a comprehensive understanding of the issues facing our community and the ability to navigate the complexities of governance. I have honed my skills in collaboration, problem-solving, and communication, values essential for effective legislation. With a proven track record of service



REP. JUBILEE MCGILL

and a passion for making a positive impact, I am a thoughtful and responsive legislator who prioritizes the well-being of our community.

Education funding: I firmly believe that our current education funding formula needs significant reform. While local school budgets were approved, I know Vermonters are concerned about affordability and equity and I believe it is necessary to create a sustainable funding model that is more predictable and stable.

I have been following the work of the Education Commission and Subcommittee on Education Finance and look forward to seeing more data on the financial impact various models will have for Vermont residents. I will really need to see what that impact looks like before committing to one model.

One potential change is to introduce a more diversified revenue stream for education funding, reducing the reliance on property taxes or moving away from property taxes completely. This would mean going from the current system of property tax with some income sensitivity built in, towards an income tax. I am interested to see if these measures would distribute the tax burden more equitably across different income levels, easing the reliance on property valuation, which can disproportionately affect those with middle or lower incomes.

We need to reassess the Non-Homestead rate and all it encompasses, and consider breaking it into sub-categories, while also taking another look at our pupil weighting system and making additional adjustments there. Any changes to our funding model must be done in conjunction with changes to how we deliver public education in Vermont.

These will be tough conversations in this next year, in our community and across our state, but our children are our future. Together, we can build a more affordable, equitable, and effective school funding system that honors our commitment to all students in Vermont, and we can foster an environment where every child has the opportunity and the support they need to thrive.

Housing: To truly address the affordable housing crisis in Vermont, we must be willing to seriously invest and to take a multi-faceted approach, doing what we can to get new housing options online quickly, while also creating and funding a plan to get Vermont to where we need to be. We need to continue funding Vermont Housing Improvement Program, which has proven to quickly rehabilitate old units and bring them back online as well as incentivize the creation of a variety of new housing options in our communities.

We can work with our municipalities to adopt flexible zoning regulations that promote relaxed minimum parking requirements, higher-density housing and mixed-use development, while providing state funding for the necessary upgrades and buildout of wastewater and public transportation systems.

We must increase tax incentives and grants for developers who commit to including affordable units in their projects. This includes increasing our funding of regional housing trusts that support

permanently affordable housing initiatives across our state.

The state funded shared equity program has given so many Vermont families a path to homeownership, enhancing this and other homebuyer assistance programs will make it easier for young Vermonters to stay here and build their lives. This could include down payment assistance, mortgage assistance and increased access financial literacy training programs.

I have served as co-chair of the GA Emergency Housing Task force since this summer and we will also be making strong recommendations for our state to invest in permanent supportive housing and transitional housing solutions for our neighbors experiencing homelessness, and combining it with properly funding robust wraparound services.

Many of the big issues Vermont is facing in the coming years are intertwined, housing, public education, healthcare, climate resiliency and transportation. As we plan and build to meet the current and future housing needs in Vermont, we must be thinking strategically so that our systems are working together to best serve Vermonters while remaining affordable.

Climate crisis: I strongly support Vermont taking this vital step toward addressing the climate crisis while also making it more affordable for Vermonters to heat and power their homes with no fear of sudden, unplanned spikes in their energy costs.

This law not only aims to curb emissions and help Vermonters make the transition to energy efficient homes with better air quality and stable energy costs, it also promotes innovation and the creation of well-paying jobs in the clean energy sector.

However, if the law faces challenges, I believe we should still explore alternative strategies that complement it. This would include new investments in weatherization initiatives to improve energy efficiency in homes, incentives for renewable energy technologies, and expanding access to electric heat pumps and other sustainable heating solutions. Funding for public transportation and encouraging energy conservation measures can further reduce our carbon footprint while engaging communities in sustainable practices.

Ultimately, the focus should be on a collaborative approach that incorporates public input, supports affected communities, and drives us toward a sustainable future without backpedaling on our climate commitments. By working collaboratively, we can ensure that we keep energy prices in Vermont affordable while still leading in the fight against climate change.

Other priorities: I would prioritize consideration of the current wages in Vermont to address the pressing economic challenges so many families in our state face. COVID-19 exacerbated existing inequalities and, due to rising inflation, has significantly increased the cost of living. It is essential to ensure that working Vermonters can keep up with these changes and provide for their families.

Raising the minimum wage is a key component. I would advocate for a gradual increase that ultimately aligns with the true cost of living, ensuring that all workers receive a fair wage for their labor. This will not only support individuals and families, it will also boost our local economies as people will have more resources to spend in their communities.

I would push for an enhanced Child Tax Credit to support families with children, especially those in low- and middle-income brackets. Increasing this credit would provide direct financial assistance to families, helping them afford essentials such as housing, education and healthcare or emergencies that pop up. By reducing child poverty and improving economic security, we can foster a healthier, more stable environment for our children to thrive.

Combining these efforts creates a stronger safety net for Vermont families, promoting economic resilience, and ensuring that all Vermonters can participate in our state's prosperity. By investing in our workforce and supporting families, we pave the way for a more equitable future, ultimately benefiting our entire community.

Del Thompson, Republican, Addison-5

Qualification: I have served six years on the Randolph selectboard, with two years as co-chair, five years on Two Rivers Planning Commission and 23 years in the Army Reserves with three years as a Company Commander, then as Major. I spent several



DEL THOMPSON

years on Battalion staff and three years Brigade staff. I have spent 12 years in Vermont state government. As a member of the Baptist Church, I volunteered for many community projects and have been a member of the American Legion for 40-plus years. I have strong leadership skills, common sense and will bring much needed balance in Montpelier.

Education funding: For sure it definitely does need changing. This is one big reason we need balance in Montpelier so both parties can work together to find a solution. I don't know the answers but I have common sense and am good at negotiating. We need to all work to find the answers to a more affordable solution. Perhaps the state has too many mandates that need to be changed, perhaps too many staff members, perhaps the student/teacher ratio needs adjusting, perhaps the curriculum needs

Olson

(Continued from Page 5C)

utilities, driveway). For manufactured homes, consider bulk purchase to lower per unit costs. (4) Reexamine the fee structure of permits to reflect the capacity of contractors for smaller, rural projects. (5) Public policy should not inflate land costs by reducing the supply of buildable land. Think twice before preserving land that is suitable and appropriate for housing.

Climate crisis: In my professional experience drafting legislation, the Clean Heat Standard is unusual. Act 18 set in motion a process for agencies to propose a program to reduce Vermont's CO2 emissions. But unlike the typical process, the agencies' proposal cannot take effect without a new law. All will depend upon Governor Scott's proposal to implement the Legislature's law, and the Legislature's response to that proposal.

Still, voters deserve to know, in general, how I will respond to a yet-unknown proposal to reduce CO2 emissions. First, it's incredibly important to reduce CO2 emissions. They are a big reason why we face the crisis of climate change. Second, the transition to less emitting home heating will require the use of more costly technologies such as heat pumps. Let's have the long term benefits pay for the short term costs. Third, the transition to home heating that emits less CO2 needs to be fair for the typical household and small business.

I am encouraged that some opponents of the Clean Heat Standard appear willing to raise revenue in some other way to lower CO2 emissions, for example by expanded weatherization.

Other priorities: Get a grip on health care inflation with Universal Primary Care. When I worked for the

changing. I need to see what has been done and what can be done.

Housing: It's hard to do affordable housing with all the mandates the state currently has. We need to look at these regulations and what can be modified. Costly issues to affordable housing: Act 250 regulations, Natural Resources regulations for septic tanks, electric heat requirements, current interest rates, construction and material costs.

Climate crisis: I do not support this act (Clean Heat Standard). My vote is "no." The majority of Vermonters cannot afford the additional \$2 to \$4 per gallon increase this act will raise their fuel bills, along with the recent increase in taxes and fees and increasing electrical bills. I know climate change is real and Vermont has to do its share to address the issues. The small state of Vermont is one of the cleanest states in the nation, we are doing a good job addressing climate change. We shouldn't make the good people of the state of Vermont suffer financially from the environmental sins of the world.

Other priorities: The biggest issue at the present time is we need to work hard to make Vermont more affordable. Senior citizens on a fixed income are being forced out and younger people are looking for places less expensive to live with better jobs. We need to work on the Vermont economy, housing, business development, less taxes and fees to make Vermont more affordable. We can't keep raising taxes and fees. I would work on other ways to produce income.

Legislature as a staff attorney in the 1990s everyone agreed that health care inflation was unsustainable and unaffordable. When I worked to reform access to healthcare in the 2000s, everyone agreed that health care inflation was unsustainable and unaffordable. This year, a report commissioned by the Legislature agreed that health care inflation is unsustainable and unaffordable.

Since the 1990s, Vermont has had some of the strongest cost containment tools of any state in the nation, yet we have failed to control health care inflation. I am encouraged by the current efforts of the Green Mountain Care Board, yet based on Vermont's experience there is reason to be discouraged that those efforts will bear fruit within a reasonable period of time.

Universal Primary Care can lower health care inflation, and offer better access to primary care for patients: (1) Vermont health care system costs would decrease as patients are better able to access primary care, rather than more expensive hospital or specialist care. (2) Universal care. Vermont residents would be able to receive primary care without health insurance enrollment or arbitrary limitations on treatment. (3) Primary care practices would not have the administrative burdens imposed by health insurance companies, and by the Burlington-based hospital network. (4) Healthcare system costs would not increase because of UPC (Universal Primary Care). Primary care would be paid a consistent and fair percentage of total system costs. (5) Primary care practitioners would have an incentive to stay in Vermont, and practitioners would be encouraged to come to Vermont.

Cordes

(Continued from Page 5C)

development.

-Enact just cause evictions.

Climate crisis: Yes.

It:

1. Requisitioned an independent "potential study" to give policymakers the deep data analysis we need about transitioning to clean heat.

2. Required the PUC to create rules and processes to regulate and implement the Clean Heat Standard if we proceed.

The Governor vetoed this — a critically important study, and rulemaking. Nothing more.

The legislature will begin next year to discuss, debate, and take lengthy testimony from the public, stakeholders, and content experts. With your input, we will decide whether or not to move forward with a clean heat standard and how. I believe it is critically important to face this crisis head-on instead of doing little while the climate crisis ravages our economy and lives. To be honest, we've already done way too little — we've known about the climate crisis for 50 years.

It does NOT:

1. Create a carbon tax (legislators have not proposed a carbon tax).

2. Create mandates for Vermonters to use clean heat. You still choose how to heat your home. If you choose clean heat measures, we will design the program to help lower- and middle-income earners switch.

3. Cause much higher fuel prices. Similar programs in other states showed a modest increase of 7-10 cents/gallon. We will build mechanisms to prevent sustained, more significant increases in fuel costs.

We must help Vermonters cope with the steadily increasing cost of fossil fuels in an always volatile market that we have no control over. Our aim is and always has been to enable willing Vermonters to transition to cleaner, more reliable, and less expensive heating.

When multiple existential crises impact our economy, our lives, and our environment, it is critical

that we pull together and work as a community. The world is frightening enough without adding misinformation designed to confuse and frighten people.

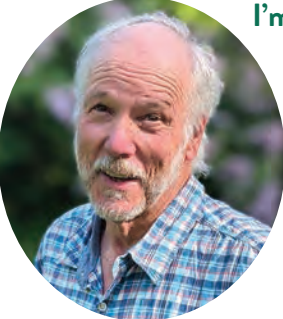
Other priorities: I will continue to work with my colleagues on the House Health Care Committee to fight against the Scott administration's consistent underfunding of mental health services in the state of Vermont. Our mental health agencies cannot retain professional staff without reasonable pay, and our school districts cannot afford to keep picking up the slack left by this deficit, especially as our kids have more significant needs and educators require more assistance than ever before. Having schools pay for mental health services is a significant line item in school budgets that directly impacts property taxes.

I will continue my work to reduce the harm caused by Big Pharma. Because of two of my bills, Vermont now has the power to hold huge anti-trust corporations accountable for limiting your access to prescription drugs and for their role in the skyrocketing costs of medications.

I will continue working to increase support for our primary care providers and provide universal healthcare access without barriers. We eliminated the prior authorization insurance requirement for primary care providers, which means you can access care and treatment without the often significant delay that that caused. This means that primary care providers and their staff have more time for patient care. We also assisted more than 12,000 Vermont seniors by protecting them from the cliff caused by moving from Medicaid to Medicare and putting more than \$2,000 in their pockets.

I will work to advance two bills I introduced — one to require universal Medicaid coverage for donor breast milk and another to enable free-standing birth centers to operate in Vermont.

Through these policies and others, I will continue to fight for the health and welfare of all who live in Vermont.



I'm Herb Olson, a Democratic candidate for the VT House of Representatives for Bristol, Lincoln, Monkton and Starksboro.
I raised my family here and have served our community for over 50 years. I know state government, having been an Assistant Attorney General, Legislative Counsel, and General Counsel-corporate regulator protecting consumers.

Montpelier needs to do a better job of listening to rural Vermont communities.

- ✓ **Fix the education property tax mess.** We are in danger of losing public support for our children's education.
- ✓ **Rural Vermont needs housing too.** Vermont should be a place where our daughters and sons can afford to live and build a home.
- ✓ **Get a grip on healthcare inflation.** Universal primary care can help.
- ✓ **Early childhood education.** Our kids' future depends on it.
- ✓ **Climate change.** Lower CO2 heating emissions in a manner that is fair and affordable for the typical household.



Please vote for me in the General Election on November 5th
Let me know if you want to help my campaign.
herb.olson123@gmail.com • herbolsonvtthouse.com • 401-829-1678

Paid for by Herb Olson for VT House. 4577 Ireland Rd., Starksboro, VT 05487



Be an informed voter, read the Addy Indy!

Diane Lanpher, Democrat, Addison-3



There is currently an immense amount of money circulating in our educational system. For the first

I also want to see an expansion of natural gas to rural customers as part of the bridge to a larger clean energy future. Vermont is a state of 640K +/- people, so I understand that even if we reduced our carbon output to zero, it would have no real measurable impact on global atmospheric load. But, investing in
(See Birong, Page 8C)

A headshot of Dr. David A. Clark, a middle-aged man with short, light brown hair, smiling. He is wearing a dark suit jacket, a white shirt, and a red tie. The background is a solid blue color.

Other priorities: The top issue for Vermonters, and thus for me, is Affordability. Energy, Education, and Housing are the big three drivers that I covered previously. The remaining issues that I am hearing from Vermonters are crime, homelessness, drug addiction and, interestingly, election integrity. The first three are related. I support Gov. Scott's veto
(*See North, Page 8C*)



It is important to understand Vermont cannot just change the way it funds schools, we are all going to have to participate in how education is restructured, both achieving high quality education for our children as well as affordability for taxpayers. This will take setting multiyear legislative efforts, state agency leadership, as well as district driven community decisions. Absolutely none of these conversations or changes will be comfortable or easy. It is critical that we base decisions on knowledge. How the current system works, who is responsible for what piece of the current system, what is political rhetoric and what is not. That would be a good starting position for understanding what needs to change. Voters are key participants in the process, as well as school boards. I would like additional supports for the state Agency of Education as they are the state convener and must

Energy use is changing rapidly, and it takes legislation with willing partners to keep up. We have all seen the push back from national fossil fuel companies and that is not surprising, but it is important to know what the Legislature will be looking at next session. As most citizens are aware, the Legislature has asked for more information this off-session before making a final decision. No decisions have been

(See Lanpher, Page 8C)

Birong

(Continued from Page 7C)

EV infrastructure, more efficient home heating, and better weatherization is logical given the direction that both the housing and automotive markets are heading.

Other priorities: Providing resources to our criminal justice system and law enforcement is key to safe and stable communities. Our state court system is significantly backed up and needs additional support. My committee passed legislation last session that provides dollars and technical assistance to help expedite the backlog of cases. Listening to our state’s attorneys, judges, law enforcement officers, and courthouse employees to better understand what they need to do their jobs correctly will be a significant part of next session’s work if elected. The number of job openings in both the state police and municipal law enforcement offices is very concerning. My committee plans on working with those entities on

Lanpher

(Continued from Page 7C)

made, yet. In the 2025 session, the Legislature will get a report back and from there we have three ways to react. One, vote yes to continue. Two, vote no and it stops. Third, modify the bill and its actions. Therefore, I look forward to understanding the report, hearing the testimony, working with colleagues and constituents. It is important to understand the costs as well as the benefits.

Other priorities: If my summer of 2023 was all about housing, the summer of 2024 has increased my interests in two areas. First, the Commission of the Future of Public Education, specifically the subcommittee on finance. Their recommendations will be important to the coming session and beyond.

Second, has been the resulting recommendations of a bill passed in 2022 (Act 167). The Vermont Legislature passed Act 167 to fund investigations on how to improve health systems sustainability and hospitals’ financial health. The law required the Green Mountain Care

North

(Continued from Page 7C)

of H.72, which was overridden by our supermajority legislature. This law approved a costly and dangerous experimental drug injection site and diverts limited resources from proven prevention mechanisms. Left in place or enhanced, those proven mechanisms, paired with increased (not defunded) law enforcement, would actually reduce all three of these issues.

The last issue surprised me with the number of people concerned about it. I spent my career designing safety critical systems for airplanes. Equally important, election systems should also be designed to prevent errors and failures, such as cheating. People are concerned that Vermont’s election system laws

recruitment strategies and focusing on providing the State Police Academy with the tools to deliver the best training possible.

In addition, continuing work on how government responds to natural disasters/extreme weather events is essential and has been a primary focus for me over the past two sessions. As weather events continue to be more frequent and destructive, government needs to adapt to this new reality. So far, we established revolving loans for municipalities, stabilized funding for swift water rescue, and coordinated better communication within the emergency response network. Last year, I led a team of my committee members who worked closely with both the Senate and the Administration. I am already meeting with administration officials to frame out our next steps as these will be issues to contend with for the foreseeable future. Building off last year’s work is one of my top committee priorities.

Board to work with the Agency of Human Services to engage in a process to lower costs, improve health and increase access to health services. It has been an honor to be a part of the circle of legislators along with state agency leaders this past summer and into the fall now, who have met regularly on understanding the report, which has recently been released.

Vermont is facing several areas that require high priority action and most all of them require urgency. Housing, Public Safety, Public Health, Education, our Environment with climate disasters and Hospitals.

In my role as Chair of Appropriations it is important for me to be aware of all the pressures that will be impacting the state budget (general fund) and work with the full Legislature and the Governor on balancing funding priorities against taxpayers’ ability to pay.

Thank you for all your support over the many years of my service. The coming work ahead will be daunting, but it will get done. dlanpher@leg.state.vt.us.

make it very vulnerable to errors and cheating. People tell me they receive multiple extra ballots at their homes from previous residents. “How do I know such ballots across the state aren’t being harvested and used erroneously?” they ask. I do not know if cheating is occurring, but I do worry that with Vermont’s current system, there is 1) no reliable way to know if someone were cheating, and 2) plenty of vulnerabilities that make cheating easy. This is a problem that is simple to fix. Being a Justice of the Peace, I have participated in reliable hand-counting of manually completed ballots. This is very feasible in a small state with small towns.

For more information visit my website: www.NorthForVTHouse.com.

What to do with ballot that came in the mail

By KRISTEN FOUNTAIN
VTDigger.org

VERMONT — Secretary of State Sarah Copeland Hanzas is urging all registered Vermont voters who want to vote by mail in the Nov. 5 general election to get their ballot envelopes postmarked right away.

“Mailing your ballot back to your clerk’s office is a convenient, easy way to cast your vote, but it’s crucial that you mail it in time for your clerk to receive it by 7 p.m. on Election Day,” Copeland Hanzas explained in a press release.

You don’t have to put your ballot in the mail to vote early, she noted. And you may not want to if it’s getting too close to Nov. 5. There are several other ways you can submit your ballot before Election Day — the one perhaps still sitting on your kitchen table — including leaving the sealed and signed inner envelope with your town or city clerk during office hours or putting it in an official ballot drop box.

This year there are hotly contested races in several state Senate and House districts that will determine whether Democrats can continue to override Gov. Phil Scott’s frequent vetoes — and the governor himself is up for reelection with his main challenger being from Addison County. There are also seven other statewide races and a razor-tight race for the U.S. presidency to weigh in on, if only to say you did; if history is any guide, Vermont’s three electoral college votes are certainly likely to go to Vice President Kamala Harris.

For some Vermonters, getting the big white envelope from the Secretary of State’s Office in your mailbox continues to be a novelty, despite this year being the third time it has arrived.

In the Northeast Kingdom and elsewhere further south with mail delivery issues, the package landed right around peak

leaf season. Like that fiery display, it can take you by surprise. So here are some answers to the questions you may have:

I didn’t request an absentee ballot! Why did I get one in the mail?

A 2021 law requires that a ballot must be mailed to all registered Vermont voters every two years for the general election. That’s just long enough to forget that it happens, especially if you’ve been voting here for decades without that option. (The law does not require the same for the presidential and state primaries or local elections and ballot measures.)

A mid-pandemic decision to allow mail-in voting in November 2020 drove record turnout, so the Legislature made it permanent the following year. After 2020 and 2022, this year’s general election is the third in state history to be conducted in this manner. Vermont is one of just eight states, plus the District of Columbia, with what is often called “universal mail-in voting,” according to the Secretary of State’s Office.

But I’m a registered voter, and I didn’t get one. What gives?

It could still be in the mail. The Secretary of State’s Office mailed the last batch of ballots in early

October. But if you have moved in the last year or two, you should find out if your registration was updated. Your town or city clerk can tell you.

The Secretary of State’s Office also has a web portal called My Voter Page (mvp.vermont.gov) where you can check if you are indeed registered, what address the office sent your ballot to and whether it’s still on the way. You can also register on the site, change your listed address and request another ballot. But at this point, less than two weeks out, your best bet is to pick one up from your town or city clerk during office hours.

What if I’ve misplaced my ballot but still want to vote early?

Don’t worry. You can still do it. Go see your clerk. You will have to sign a “No Ballot Cast” form stating that you can’t find or never received your ballot in the mail.

If you find the envelope again during next spring’s mudroom cleanout, the Secretary of State’s Office wants you to rip it up before recycling.

Do I have to mail my ballot? I’m worried it won’t get there on time.

Secretary of State Copeland Hanzas is worried, too. She said on Wednesday, Oct. 16, that you should mail your ballot ASAP. But only you know what your mail service is like.

In many parts of the state, two weeks in advance — which was Tuesday, Oct. 22 — would be enough time. But if your confidence in the U.S. (See Your mailed ballot, Page 9C)



STAY
INFORMED.
STAY
ENGAGED.



Get to know the issues that matter most before you cast your vote.

The Addy Indy’s Election Preview with exclusive Q&As from local Vermont House and Senate candidates is just the beginning. In the weeks leading up to Election Day, we’ll bring you:

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- Letters to the Editor from community members endorsing their choices.
- Election night coverage with periodic live online updates from the newsroom.
- Full election results in our November 7 edition.

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Who's on the ballot?

2024 General Election candidates

Addison County races

Addison-1 (two seats)
Robin Scheu, D-Middlebury
Amy Sheldon, D-Middlebury

Addison-2
Peter Conlon, D-Cornwall
Christine Stone, R-Leicester

Addison-3
Joseph "Joe" Baker, R-Ferrisburgh
Matt Birong, D-Vergennes
Diane Lanpher, D-Vergennes
Rob North, R-Ferrisburgh

Addison-4
Renee McGuinness, R-Monkton
Chanin Hill, R-Bristol
Herb Olson, D-Starksboro
Mari Cordes, D-Bristol

Addison-5
Jubilee McGill, D-Bridport
Del Thompson, R-Bridport

Addison-Rutland
Jim Casey, R-Hubbardton

State Senate
Christopher Bray, D-Bristol
Landel James Cochran, R-Huntington
Ruth Hardy, D-Middlebury
Steven Heffernan, R-Bristol

High Bailiff
Ron Holmes, R-Middlebury
Dave Silberman, D-Middlebury

Justice of the Peace
Specific to each town

Your mailed ballot

(Continued from Page 8C)

Postal Service is shot, or just to ease your mind, take your ballot in the sealed and signed inner envelope directly to your clerk's office when it's open, or look for an official white ballot drop box.

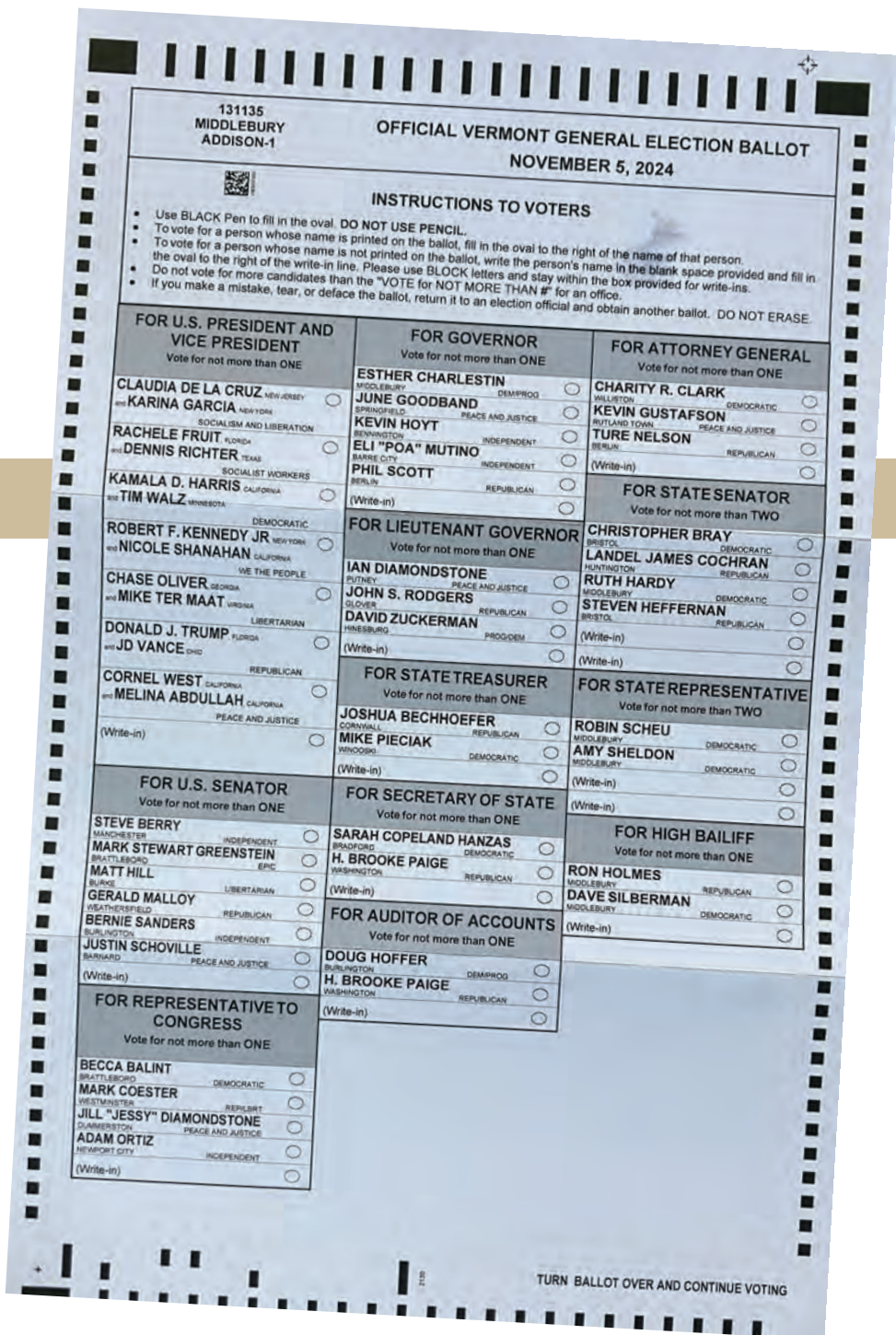
I'm going to vote in person on Election Day. What should I do with my ballot?

Bring it with you! You can even vote before you get there and drop off the sealed and signed inner envelope at your polling place, which may be in an entirely different location from your clerk's office.

(You can find your polling place online at tinyurl.com/VTvotespots.)

If you don't have it, don't worry. But you will have to sign one of those "No Ballot Cast" forms to get another ballot on the spot. There is no chance, according to the Secretary of State's Office, of any town running out.

Nevertheless, clerks in Addison County urged voters to bring the ballots they received in the mail with them when they come to vote in person — just in case.



National & Statewide races

U.S. President and Vice President
Claudia De La Cruz and Karina Garcia, Socialism and Liberation
Rachele Fruit and Dennis Richter, Socialist Workers
Kamala D. Harris and Tim Walz, Democratic
Robert F. Kennedy Jr. and Nicole Shanahan, We The People
Chase Oliver and Mike Ter Maat, Libertarian
Donald J. Trump and JD Vance, Republican
Cornel West and Melina Abdullah, Peace & Justice

U.S. Senator
Steve Berry, I-Manchester
Mark Stewart Greenstein, Epic-Brattleboro
Matt Hill, L-Burke
Gerald Malloy, R-Weathersfield
Bernie Sanders, I-Burlington
Justin Schoville, Peace & Justice-Barnard

Representative To Congress
Becca Balint, D-Brattleboro
Mark Coester, R/L-Westminster
Jill "Jessy" Diamondstone, Peace & Justice-Dummerston
Adam Ortiz, I-Newport City

Governor
Esther Charlestin, D-Middlebury
June Goodband, Peace & Justice-Springfield

Kevin Hoyt, I-Bennington
Eli "Poa" Mutino, I-Barre City
Phil Scott, R-Berlin

Lieutenant Governor
Ian Diamondstone, Peace & Justice- Putney
John S. Rodgers, R-Glover
David Zuckerman, P/D-Hinesburg

State Treasurer
Joshua Bechhoefer, R-Cornwall
Mike Pieciak, D-Winooski

Secretary Of State
Sarah Copeland Hanzas, D-Bradford
H. Brooke Paige, R-Washington

Auditor Of Accounts
Doug Hoffer, D-Burlington
H. Brooke Paige, R-Washington

Attorney General
Charity R. Clark, D-Williston
Kevin Gustafson, Peace & Justice-Rutland Town
Ture Nelson, R-Berlin



VOTE

On or before
**TUESDAY
NOVEMBER 5TH**

Dear Neighbor — I believe in Vermont. I believe in the ability of our communities to grow and change together, to rise up to meet the moment and the current crises we face. Together, we can address needs that have long gone unmet, and create a prosperous and just Vermont where all voices are represented and heard. With your support, I will proudly continue that work.

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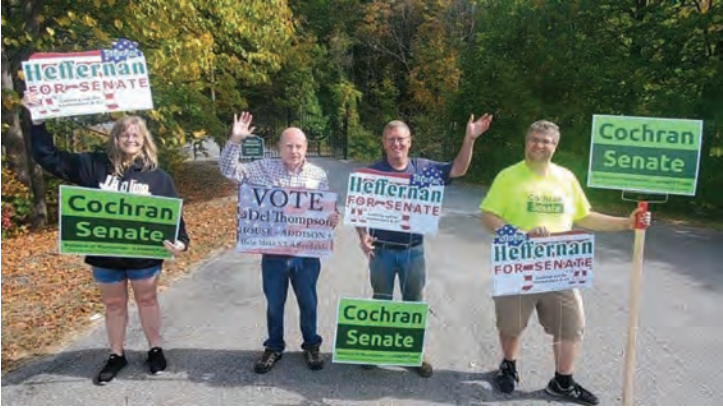


Steven Heffernan
LandelVT.com | HeffVT.com
Landel Cochran
Vote November 5 in Person
Take Your Ballot to the Polls



Out and About in the Addison Senate District

We just want to take a moment to say a big “thank you” to all the folks who have stopped to talk with us and get to know us. We have gotten quite a few “thumbs up” out waving signs and the support has been both humbling and energizing. Vermonters know we got pummeled by our legislature this year and we are stepping up to make it stop. This is a tough job but we are ready to serve. Please vote for Cochran and Heffernan so we can work together to represent the Addison Senate District with honor and respect for every single resident. – Steven and Landel



Offering Real Solutions to Vermont’s Problems, Not Complaints

Get a Grip on Property Taxes

- Codify property tax limits like 44 other states.
- Reduce non-education state spending to free up tax funds.
- Calculate state equity distributions before school budgets are made, end the blank check model.
- Revitalize our rural communities with the housing we desperately need. Get our small community schools full of students again.
- Move integrated health and social services out of school budgets and into HHS spending.

Attack the Housing Crisis from Every Angle

- Stop adding land use restrictions in rural communities during a severe housing shortage.
- Allow each city and town to designate a “housing zone” exempt from Act 250 restrictions.
- Ban corporate ownership of existing single-family homes.
- Fast-track and subsidize PUD infrastructure projects to lower the barrier to entry for new builds.
- Embrace high-density, smaller footprint housing like mobile homes and tiny houses.
- Focus on housing supply and the housing market prices will stabilize. We will not be able to have affordable housing until we have available housing.

Stand Up to Climate Change

- Focus tax dollars on our crumbling infrastructure that is at risk of failure in the next weather event. Vermont has far too many roads, bridges, dams, and transmission structures that have failed inspection.
- Invest in energy solutions and not equity redistribution schemes.
- Reform the GWSA to cancel the pending lawsuits over carbon metrics. Keep our carbon reduction strategy out of the courtroom and in the administration where it belongs.
- Invest in our flood-prone communities to prevent future inundation and relocate development in nonviable locations.



Your Common-Sense Candidates Endorsed by Governor Scott

“I know Landel Cochran is more than willing to work with me to grow the economy and make Vermont more affordable. We need more public servants in the Senate like him who will put their constituents ahead of party and do what’s right. Landel has already proven himself with his service on the select board, and I’m confident he will continue his good work as an Addison County Senator.”

– Governor Phil Scott

“Steve Heffernan is a proven leader, serving decades in the VT Air Guard and owning successful small businesses. Steve is deeply committed for working with me to make Vermont more affordable for you.”

– Governor Phil Scott

Your Future, Your Choice. Vote for Balance in Montpelier.

Paid for by Landel Cochran for Senate PO Box 212 Huntington, VT 05462 and Steven Heffernan for Senate 500 Hazel Dr Bristol, VT 05443