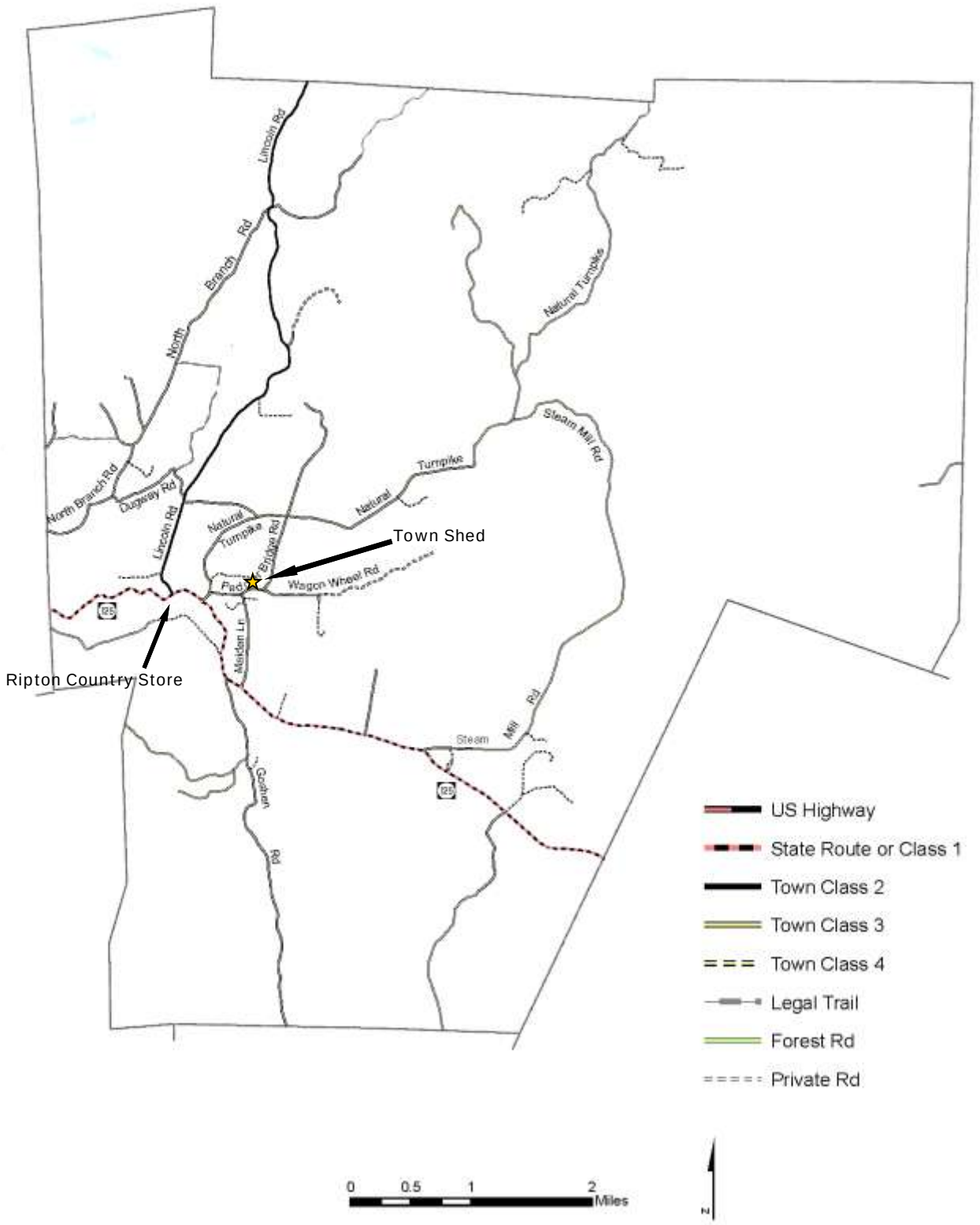Town of Ripton