

Cabot Select Board

Sawmill Project Communication Track Record

- Contamination not revealed to Town and some select board members until release of “Clark Sawmill Dam Factsheet” on 8/21/18 at Select Board meeting. Factsheet not posted on town website with minutes for 8/21/18 meeting [still not posted as of 9/18/18, even though 9/4/18 minutes stated “We will get the fact sheet posted”]. Phase I Environmental Site Assessment was completed in December 2017 concluding that Sawmill property was contaminated and would require further investigation [thereby a Phase II Environmental was requested on 1/25/18, which was completed 6/1/18].
- 9/4/18 Minutes – Resident question about written indemnification for Cabot’s purchase of contaminated property was not recorded in minutes nor non-answer at meeting. Question was asked in response to Matthew Becker’s [Dept of Environmental Conservation] statement “...Town would not be responsible but state”. This is not a written indemnification protecting Cabot taxpayers. Also, not entered into minutes were critical detail questions about implications of Phase II study [to both Matthew Becker & Mike Hogan], as well as no responses from Mike Hogan that demonstrated he had any understanding of the Phase II findings that would be sufficient to vote on buying a contaminated property [for which the Town would have future liability].
- 8/21/18 Minutes – Per minutes “Mike said there is a process to this grant with a deadline at the end of December”. Not in the minutes is Jack Daniels stating this deadline is 12/31/18. Not in the minutes is Jeffrey Haslett asking Mike, Jack & Karen if that meant that all invoices for all work needed to be submitted for reimbursement by 12/31/18. They all responded in the affirmative, to which Jeffrey replied that the deadline was 10/31/18. In fact, that deadline was so recorded in the HUD Agreement on page 3, which stated “This grant will expire 10/31/18”, which Kevin Geiger also stated at the 9/4/18 meeting was a final deadline [since it had already been extended from 10/1/18]. A point was made that it appeared as if the Select Board had not even read the HUD CDBG Agreement, which Mike Hogan stated he wanted to be voted upon.
- 8/7/18 Minutes - Stated “The amount the residents of Cabot are responsible for would be \$11,000. When asked about the \$18,750 cost to taxpayers mentioned during the 7/17/18 meeting versus the now lower \$11,000 there was no answer. When the cost dropped to zero by the 9/4/18 meeting there was still no answer or explanation from the Board or Karen Deasy to support any of these three-dollar amounts [\$18,750; \$11,000 or zero].
- 8/7/18 Minutes – Karen Deasy stated “The purchase includes the building but not the dam.” Per Kevin Geiger [Two Rivers-Ottawaquechee Regional Commission] the dam is included in the Town’s purchase under the HUD CDBG grant.

- 8/7/18 Minutes – When questioned about any general liability events, if the Town owned this property, Mike said “it’s a legal question that will have to be discussed with our Town attorney”. Mike never returned with a response at later meetings [as of 9/4/18 meeting].
- 7/17/18 Minutes – Per minutes “\$140,000 is for the purchase of the property and removal of the building.” However, HUD CDBG grant is only for \$102,459. Based on research and questioning of the Board at later meetings, Mike announced that this is a two-phase project. The first phase for buying the property for \$102,459 and the second phase for removing the dam estimated at \$140,000. It needs to be noted that these two phases appeared to be co-mingled before this confusion was sorted out, but only after inquiries from residents.
- 7/17/18 Minutes – Per minutes “Fred asked if the flood insurance would be lowered because of the dam removal. Karen said yes.” That answer could not be known, since there are no new flood maps [nor have they been requested].
- Road Reclassification Hearing [7/10/18] – Why was Sawmill Dam Buyout scheduled at this hearing and not a select board meeting? Particularly, since Kevin Gieger [HUD CDBG] and Lauren Oates [FEMA] were present to both review and discuss this grant.