

SELECTBOARD MEETING MINUTES
TUESDAY, MARCH 18, 2025, 6:00 P.M.

Those attending in person: Mike Hogan, Jenn Miner, Fred Ducharme, Skip Bothfeld, Peggy Miller, Jeanne Johnson, Amy Monahan, Betty Ritter, Frank Kampf, Marie Acchione, via zoom: Martha Wales, Ruth Goodrich, Trish Brochure Cox; Rollin Tebbetts, Heather Barrand, Ellen Cairns, Alisson Hogan, 302 362-0494, Davis Barnett, Alissa Mulligan

1. Call Meeting to Order – the meeting was called to order by Mike at 6:00 p.m.
2. Approve Agenda -A motion was made by Fred with a second by Skip, motion carried.
3. Public Comment
 - a. Jenn Miner want to go on record – pulling in at Lower Cabot Store, lot of break ins, vandalism, but over the weekend, almost struck Charles with his vehicle, very dangerous. Charles – pave the line where the town stops and his home. Mike said to talk with Sid about this. Maria – pulled over in the close building to take a call.
 - b. Fred – Tim Gochey – would like for us to take the rest of the items on his property and would like it moved within 30 days. We will talk to Sid.
4. Approve Minutes of March 11, 2025 – approve minutes. Skip with Fred second. Motion carried.
5. Adopt Selectboard Rules of Procedures 2025 – adopt Rules of Procedure, incorporating – Review and we will approve at next meeting
6. Appointment of Offices for Positions or Committees
 - Water/Wastewater Administrators – Betty and Fred – Motion by Jenn, second by Mike, motion carried.
 - Pound Keeper – Cheryl McQueeney – Motion by Fred, second by Skip, motion carried.
 - Animal Control Officer Ruth Goodrich and Cheryl McQueeney-Motion by Fred, second by Jenn, motion carried.
 - Fence Viewers-David Pike and Laura Knowlton Motion by Fred, second by Skip, motion carried.
 - Inspector of Coal, Wood, Lumber, Shingles-Motin by Mike, second by Jenn, motion carried.
 - Tree Warden-Roland Payne, motion by Fred, second by Mike, motion carried.
 - Fire Warden-Andy Luce and Skip Bothfeld – motion Fred, second by Jenn, motion carried, Skip abstained.
 - Health Officer – Jenn Miner, Interim – motion by Peggy, second by Skip.
 - Emergency Management Director – Jenn Miner – motion by Mike, second by Fred. Motion carried.
 - Town Energy Coordinator – Michael Socks – motion by Fred, second by Skip, motion carried.
 - Zoning Administrator – Brittany Butler (term not up yet)
 - Planning Commission – have already been appointed at previous meeting.
 - Development Review Board – there is one vacancy – RD mentioned that he would like to be on the Board, however, we will also advertise.
 - Conservation Committee – motion to have Dawn Andrews and Michael Delacey for a 3-year term – motion by Skip, second by Fred, motion carried
 - Trails Committee – motion to have Dana Glazier and Paul Wade for another 3-year term by Fred, second by Jenn, motion carried.
 - Recreation Committee- need to have 3 positions filled, Betty will advertise on FPF and Cabot Connects.
 - Master of the Colors – motion to have Bill Walters continue by Jenn with second by Skip, motion carried.
7. Approve the acquisition of the Cabot Sawmill Property from Ed Larson-Headwater Lumber Company via a Quit Claim Deed to the Town of Cabot effective 3/10/2025. –David Mears, esq. did the research and drafted a deed to the Town at no cost. Motion was made by Fred with a second by Skip, motion carried. Mike

talked with Michelle Braun will acquire grants to basically clean the area out with no cost to the town and we will have hearings on what it would look like. It will be redesigned. We can then go upstream to see access the damage done to Connie Gould's, Jenn and Charles Miner's and Mike Hogan's property.

8. Recommend abatement of outstanding taxes on Sawmill property acquisition and schedule Board of Abatement Hearing. There are outstanding delinquent taxes, and the attorney recommended to abate them by the attorney. A motion was made by Mike with a second by Jenn, motion carried. Carried.
9. Report from Selectboard Liaison Karen Larsen regarding West Hill Pond Dam EAP and other issues - discussion only. Introduced the people assuming – we have an historic dam in Cabot – 2,000 in State of Vermont. The Town of Cabot does not own the dam and never has been owned by the Town, it is private ownership. How to understand ownership and maintenance becomes unclear. There is no imminent danger of the dam collapsing. The flood caused the state to be made aware of the dam and has added extreme hazard. State stated it is privately owned. Currently, they are challenging it. In the event it fails, we will be prepared. The members of the West Hill Pond association will meet with Ben Green who oversees the dam safety program. We continue to work with the legal owners, and they have reached out to Ben Green. This will be an expensive process to repair the dam, but fortunately we have East Calais as a model. The State does have some money available, but we must make it clear who owns. It is called an Unsafe Program, and the state can come in. If something does happen, \$1.75 million infrastructure will be taken out. We want to see if owners are willing to work with the state. Peggy asked if they are in court. Karen advised they are working with an attorney. Jenn – would they come out if they see any problems, will they come out. It is private property and will need their permission and they have not given that yet. Ben and his team will be next month.

Heather Barrand – The Ericksons have owned that house for a year, and they were told they did not own the dam. It is not like they are against the work and can understand why they didn't want to do something. The state does not have all the correct information. Sluthway let loose at one time and there was very little damage done. Karen states the real challenge is a 51-acre body of water – we have entered the climate change and what happens if you get 8 ½" of rain in a night? It is about what happens when we get this type of rain. Heather stated the dam held up well in these past floods. It is a granite dam. They are looking like it is a doomsday. The gate failed in 2004, and it was replaced and blocked it up. Possible rolled steel, and there is no way to lose some of the water. The state is concerned about the pressure against the dam wall. Heather felt it should be a new sluthway. The problem is ownership. Mike stated the Town wants to be part of the process. Peg – who is they who don't own it. It was the real estate agent. If the Town decides to purchase the dam, the whole town will be involved. We want to keep it the dam and will do everything we can to keep it. It is important under the rule's safety program, and it is on-going.

Martha Wales is very happy the Town is involved. Wondering about the cost of the state. It didn't fail in 2023 and 2024 and could be fixed with some negotiations. Is the town interested in buying the dam? Charles asked if the town was to take over and ownership of that dam – where is the liability. It would have to be a town discussion. What about future taxes and continue maintenance of the dam. The Town would assume the liability. Tish – Hardwick owns 5 dams and would know the answers to this.

Karen stated that if the waterfront goes away it would lower the tax base. – It will be decided what the repair and we are bounded by state to do the repairs. Mike understands that the state dam repair is underfunded.

Karen - there are some state and federal programs that may have some grants. Tish wanted to know if Fish and Game has been involved. Karen – no decision authority.

10. Treasurer – Management of Assets - Decision and Possible Approval –Three funds that are restricted funds: Highway Sinking Fund, has been in an CD and keeps rolling over. Decide what to do with it - Reappraisal Fund is \$60,000. Nothing is going to happen to for six years and it is only making 1%. Water overage 76,000 – 1.7% yearly. We could look at a CD to make it work. It is reserve funds in case we need something. Basically, it is something we should do. Try to look back on some value back – CPA auditor of books – can we use it for other things. We have been burdened with the funds and how to utilize the funds. The Board can give Amy the authority to investigate this and see what we can come up with. Union Bank has a special – 5 month 4.34%. NSB – 6, 9, Or 12%, 6 months at CNB 4%. We could put something in one of these accounts. Peggy – is there any kind of networking for cities and towns with clerks and treasurers.
11. Highway Update - Sid is coming in next week to discuss employment, work projects and mud season.
12. Water and Wastewater
 - a. Mike stated we must make decisions regarding the WW plant – it is important to the town, and it was put in when septic systems were failing. The Pump stations are wearing out, things are breaking down. Plant is 25 years old. Dufresne did an engineering study and addressed items we need to do to take care of the problems. This has all happened since the flood and in October of 23 –we saw things that were going into disrepair. Town does not have WW fund investment fund. We do have money there – but it needs to pay back the UDAG. How are we going to pay for this. Aaron Celley has repaired a lot of electrical problems. We need about \$300,000 in repair. We have been taking it out of the General Fund. We can look for a line of Credit and find some grants. See if CCIF could extend to 2029. We have \$275,000 set aside in the federal government. EPA is going to do an asset management analysis and see if the customers are not paying enough. We need to find money to fix and maintain. We must have the WW plant. We have currently \$85,000 for skid and Aaron’s work. Amy will in the short term take \$85,000 out of the investment account. We are not getting a lot of money in the GF, and it would be hard to lower the GF. We want to think about it. We will discuss it at the next meeting.
 - b. We need to order another membrane – it is on order. 2 pumps, and the actuators are not working. We have replaced them. Things are worn out and we have no back up. Alan and Fred – went and opened manhole covers and there was nothing, more water coming in from the South Walden Road. Clean Stream running down. Danville Hill where we are picking up the water or is it our pipe. We will be doing Bond Hill. This spring Rodger is going to smoke the system. Putting a pressure gauge on Elm Street to see if it was plugged and meter to see how much affluent. We are looking to see where the water is coming from. Water meters must be changed with back flow meter. Most likely we will have to raise rates. If people would have to install Septic and leach field, it would cost around \$36,000.
13. Town Clerks Office
 - a. Orders
 - b. Highway Certificate – A motion was made by Fred with a second by Fred, motion carried
 - c. Other business- there was no other business
14. Other Business - April 1 is a 5:30 public meeting for a grant and SB will follow at 6:00
15. Motion to Adjourn – A motion was made by Fred with a second by Peggy, motion carried, and we adjourned at 7:52 P.M.

Respectfully submitted,
Betty Ritter, Town Clerk