

**SELECTBOARD MEETING AGENDA**  
**TUESDAY, FEBRUARY 3, 2026, 6:00 P.M.**

Those present in person: Mike Hogan, Jenn Miner, Fred Ducharme, Peggy Miller Skip Bothfeld, Jeanne Johnson, Frank Kampf, Will Ameden, Betty Ritter, Gary Gulka, Kathleen Hoyne, Michael Walbridge, Mike Cookson, Greg ; via zoom: Kathleen Schmitt, William Smith, Rollin Tebbetts, Brittany Butler, Maria Accionne Goodrich, Dean Deasy, Sandy Pond, Alisson Hogan, Ruth Goodrich (we had a zoom bombing right at the beginning).

1. Call Meeting to Order – the meeting was called to order by Mike Hogan at 6:00 p.m.
2. Approve Agenda – a motion was made by Fred with a second by Skip, other business – donation to the fire department for the new public safety building, and cell tower information from Skip, motion carried with additions.
3. Public Comment – There was no public comment.
4. Approve Minutes of January 20, 2026 Meeting there was a change meeting summary – A couple of Cabin words instead of Cabot in AI Summary. A motion was made by Fred with a second by Skip, motion carried.
5. Highway Update
  - a. Other Business – Mike talked with Sid, nothing outstanding except some truck breakdowns which the crew is working on.
6. Gary Gulka -Update on Flood Mitigation Contracts for CDBG and Cabot Garage Buyout - Review and approval as needed.  
North Tributary block grant went out for bid, proposals today one archeological and two environmental review need \$15,000 in grant and Gary will be drafting contracts. He asked that it be put on next week's agenda for signature

Cabot Garage Relocation – there is no funding for the South Tributary. In 2023 the amount of debris, along with intense rainstorms over the years have caused some severe damage to the Town. Bridges have had to be rebuilt twice. Engineers had drafted larger bridge sizes. We are not in line for FEMA funding. Michael Walbridge was asking FEMA funding for fire department. This was not relevant to the subject and will be addressed later in the meeting. Regarding Cabot Garage relocation sites there are – two potential sites for relocation. We are in the process of refinalizing a contract with Dubois and King. Cabot Creamery property is feasible, and with a second site: Elm Street Property to review. Mike and Gregg are proposing locating the garage on WB building property. They have a map (which was passed out). Gary then turned this over to Mike Cookson and Gregg.

Gregg – basically the idea is to swap sides. They have designed 14 or 15 parking spaces along with the building. He believed the other sites are unacceptable. Other sites located on dirt roads, and would like to have it on paved road. The Thistle Hill property is about 1/4<sup>th</sup> of a mile off paved road. Mike Cookson stated it makes perfect sense to switch sides. Mike gave a description of how the building would be structured and it would not affect the playground.

Gary stated that the flood task look at this. The State would pay for two locations to review. We could swap with Elm Street as that is not feasible at this time. Mike Hogan stated that because we are looking at Town property, it would have to be via people to vote on.

Map – stream needs to be it to be double wide, stone wide on both sides. Michael Walbridge wanted to know if the debris will be taken out. Gary stated it will have to be removed. It would allow much higher flows. Would we still need debris racks. Working until debris came down and now we do not have a problem. At this time, the Landowner not allowing us to research how to protect debris.

Mike said that it is just preliminary and we could swap out Elm Street. Gary wants to know if we should put it forward. It would have engineers and architects. Gary said it would and they would come up with site plans and Mike and Greg would be involved in it, and the building will be looked at with engineers and architects. Parking will need to be reviewed. Gary wanted to know if we are would support this to eliminate Elm and add this new idea. It looks at least to be looked at. The SB was all in agreement. Peggy was concerned re the time limit on money is there a cutoff date. Gary stated that if we sign the contract we will be okay. Fred said that we do not have enough parking, but we could take that behind the building for parking. A motion was made by Skip to look at these two sites with a second by Jenn, motion carried.

7. Water and Wastewater

- a. Update We need to buy membranes and we need to order these ASA P. Mike mentioned that we are looking at funding for wastewater plant and we will fill out the application by Friday. Dufrense Study stated that we needed to replace membranes. Peggy stated that she has to get the size and cost to Peggy and Jenn and she has a grant that could purchase the membranes.
- b. Other business – There is some more items that the Resiliency Energy Grant can take care of. Betty is meeting with them first of next week.

8. Listers

- a. Certificate of No Appeal of Suit Pending of no appeals –this just has to be signed.
- b. She also had a letter to PVR contesting calculations to determine 2025 Coefficient of Dispersion, which must be signed by our legislative body. In the end the reappraisal somewhere 2028. Agree for Mike to sign.
- c. Brian Kirkpatrick – BCA – property tax bill \$250 challenge to the state and prevailed.

9. Treasurer's Office

- a. Approve Loans – signing loan documents – 3 loans to pay. We have paid down on the principal which matured today for \$300,000 (was \$399,000). We did receive \$60,000 for the demolition of old FD and should get this in two weeks, and waiting for the process of complete for the temporary fire station and this can be applied to the loans. Our next loan does not mature until August. We will be down to \$800,000. By Town meeting 2027 we should know the Town's responsibility by then of our cost for the fire department.
- b. Update on FEMA Loans. Received an email today from FEMA for 24 flood, all projects has been paid except for Lovely Road, and has been approved. We can then put in for administrative cost \$89,000 for 2024. This must be accumulated by February 13, 2024.

Jenn as both vice chair and emergency management director, would like to come to the meeting. Amy said that we have a standard meeting at Wednesday at 1:00. She has been asked by people in town and she is not aware of what is going on with FEMA. Mike will write up summary on FEMA to give to Jenn. Mike stated that she can certainly come to all FEMA meetings.

Fred stated that we are ahead of other towns with FEMA and our roads are in good shape.

Other business – received a donation for the fire department to be used for the new public safety building to be used for fit up it would be good to CD rates – looking for a 6 or 9 month. It is for \$100,000 and wanted to have the town have the name be anonymously.

Now that we have switched over to Nemerco and Michelle is still the main administrator. We do need to have a new administrator. Mike stated this is completely an internal item and it is to be decided between Town Clerk's Office, Treasurer's Office and Lister's Office.

10. Town Clerk's Office -

- a. Orders – have been signed.
- b. Other Business - Town Report – the Town Report is at the printers. Betty also wanted to know that since the warning is on the Website, the Chronicle and around town, do we also want it to be in Times Argus and Caledonia Record. The SB felt since we have advertised in the Chronicle it will not be necessary to advertise in the other papers.

## 11. Other Business

a. Cell phones – Verizon to approach on Bothfeld to be on their Tower. It now has ATT and T-Mobile. What we need is a tower over on Route 2. The reason the Bothfeld tower was down was they were doing maintenance on it. There is another tower on Sousa property, but that does not take care of Route 2 corridor. Ruth said that she is very willing to have one on her property.

12. Motion to Adjourn – A motion was made by Fred with a second by Skip, motion carried, we adjourned at 7:17 p.m.

Respectfully submitted,  
Betty Ritter, Town Clerk

## Meeting summary

### Quick recap

The Cabot Selectboard meeting on February 3rd, 2026, began with the approval of the agenda, which included a discussion about an anonymous donation to the fire department for the new public safety building. The minutes from the January 26 meeting were reviewed and approved. Public comment was heard from several attendees, including Peggy, who discussed her parking challenges due to mobility issues. The Selectboard also addressed a resolution proposed by Merrick Crutchfield regarding the taxation of social media companies to fund regional print journalism, though they decided to postpone further discussion until the next meeting.

### Next steps

Next steps were not generated due to insufficient transcript as we were zoom-hacked.

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