

Town of Woodbury Select Board Meeting Minutes

July 13, 2026

Attendees

Select Board Members: Diana Peduzzi, Chris Casey, John Gordon

Town Officials: Lilly Baron (Town Treasurer); Graham Christie (Town Clerk); David Barber (Library Trustee)

Town Employees: Michael Gray (WSB assistant); Robin Durkee (Town Clerk Asst.); Dana Huoppi (part time Road Crew member)

Members of the Public: Susan Gabor; Greg Farnum

Media: Jerome Lipani – HCTV

Call to Order Chris called the meeting to order at 6:00 P.M.

Adjustments to Agenda None

Approval of Previous Meeting Minutes

The minutes from June 22, 2026 and July 6, 2026 Select Board meetings were approved.

Public Comment None

Road Report

47,000 Peter was unable to attend this meeting but spoke with Chris prior to the meeting; Chris reported on Peter's behalf. Peter has some figures for the Ford 550 replacement. He and the WSB have focused on a smaller truck, like a Ford 350. Peter had obtained a quote from Hardwick Ford of a Ford 350 with a sander and plow. After an allotted ~~\$30,000~~ trade-in for the 550, the new 350 with sander and plow would cost \$77,000. Peter stated he would be grading West Woodbury, East Hill and Dog Pond Road. Lilly mentioned that she was contacted by the Hardwick town manager who would like to meet with the WSB to negotiate a new contract for snow plowing West Woodbury.

Grant Updates: with Michael Gray

Michael and Lilly will be completing the final step in the submission of the FEMA BRIC grant application (for a scoping study of the Buck Lake Brook watershed) on Tuesday. The H&H study for Bailey Bridge Road culvert has finally been done. The road crew plans on working on Foster Hill Road for the completion of its FY 26 GIA grant (a portion of that grant covered the work on Wilbur Road last year.)

Town Highway 21 Discontinuance with David Barber

The discussion centered around an old stone/earthen dam on David's property that serves also as the bridge for this old, long unused road. TH 21 is still a town Class 4 road. TH 21 is undrivable and is not a through road. David shared a map of his land parcel and video of the dam and its condition, which has been compromised from the past few years of flooding. David plans to repair the dam and improving the road enough to allow him better access to the interior of his property. He'd like to have the bridge repaired so that heavy trucks could safely cross and allow for the possibility of building a house on the property in the future. Michael explains the town's responsibility for a Class 4 road, which includes the repair and upkeep of bridges and culverts. David would not expect the town taxpayers to finance repairs to a road that serves only his property, so he has decided he would prefer to have the town discontinue the road, thus giving up any right of the public to use it and removing any town responsibility for repairs. The WSB requested that David submit a written petition (a letter) asking for the discontinuation of TH 21. The WSB will then initiate the process for the discontinuation.

East Long Pond Dam with Susan Gabor and Greg Farnum

Susan and Greg, representing the dam repair committee of the East Long Pond Association (ELPA), met with the WSB to request that the town consider being the fiduciary holder of funds the ELPA will be raising towards the repair of the dam on East Long Pond. The dam is owned by Hardwick Electric (HED) and is considered a high risk dam in poor condition by the state. As with Nichols Pond Dam, HED is reluctant to finance the project. The ELPA has been working with several organizations to better understand the situation at the dam and what would be involved with the dam's repair. Funding options are being researched. An H&H study was done by the state in 2023 and the repair is estimated to cost around 2 million dollars. Dubois and King Engineers have been hired by HED. Greg provided copy of a Joint Operating Agreement, between the HED, the Town and the Owners' Association, which was used during the repair of Nichols Pond Dam in 2007, and asked if Woodbury would be willing to be a part of a similar agreement, serving as fiduciary holder (as the town did for the Nichols Pond dam repair) while the group is collecting the funds to repair the dam. Chris stated that the WSB will need to better understand the town's responsibilities and liabilities should it choose to be a support in the dam's repair. Diana reported a recent conversation with Norman Etkind who, along with Michael, was involved in the Nichols Pond dam replacement project, and Norman reported that the handling of the funds by the town, went smoothly.

Town Clerk and Zoning Administrator's Report with Graham Christie

ZA Report – Graham met with Scott Ackley of Wheelhouse Motors in Woodbury Village over the fence built in the town highway ROW. Graham was met with accusations of unfair application of the zoning ordinance, to some and not others, in the past. Chris suggests that Graham should not feel responsible for practices done before he took on the role of ZA. Graham plans to post information about zoning permits on FPF, explaining how the process will work going forward.

Winter Sand Bid Following the ZA discussion, Graham presents the bids submitted for the winter sand contract; 3 bids were submitted for a 3 year contract. Gravel Construction bid \$18.20/yd delivered and \$9.30/yd picked up in Wolcott. Salvas Paving (Stowe) bid \$26.50/yd delivered and \$11.25/yd picked up. Acker Excavating, from Bolton, bid \$35.50/yd delivered and \$16.00/yd picked up (unknown location). Michael and Dana each confirmed that Peter would choose Gravel Construction above all other bidders because of the quality of sand and the proximity of the pit. The contract will be awarded to Gravel Construction for the winter sand, for three years.

Town Clerk Report Graham presented a permit request from WEC for a proposed line extension from Cabot Road to a property where a house is being constructed. The WSB approved the permit. Graham shared a notice from the state of a statutory change requiring that the town's fire chief must serve as the Fire Warden.. For Woodbury, this is already the case Paul Cerutti is and has been the WVFD chief and the town's fire warden for several years. Jacob Cerutti is the Deputy Fire Warden. Paul Cerutti reported that the East Montpelier Fire Department will provide Fire Warden services for Calais.

Town Treasurer's Report with Lilly Baron

Fund Balance Report The town's total cash on hand is \$345,583. The General Fund received the anticipated Education Tax Refund of \$39,434.07, which helped improve the year-end fund balance. The return of de-obligated FEMA mitigation funds created a \$104,867 deficit in the FEMA Mitigation Fund. Combined with the current HERF deficit of \$36,874, the Town is carrying a total deficit of \$141,741. The total amount of FEMA money returned was \$526,000. (Most of this was expected to be returned. \$105,000 was funds expended by the town that we had been fighting to keep, unsuccessfully.) Lilly hand delivered the check to VEM to avoid their threats

Financial Dashboard The General Fund finished June with a \$41,544 deficit. Overall, expenditures came in almost exactly at the FY26 budgeted amount. The deficit is primarily the result of lower-than-budgeted

revenues, resulting in the use of most of the General Fund's unassigned fund balance. A significant portion of the revenue shortfall is attributable to delinquent taxes, and we expect to continue collecting those outstanding amounts.

The Highway Fund exceeded budgeted revenues and, despite a couple unexpected truck repairs, finished the year \$36,206 under budget, resulting in a \$54,328 surplus for FY26. Overall, the Town finished the FY26 budget year with a net surplus of \$12,784.

Tax Anticipation Note Lilly is still hopeful that the town will not need to draw on its TAN. Lilly is monitoring the town's cash position weekly and will recommend a draw if the town's projected cash balance is expected to fall below \$175,000. This threshold represents approximately 1.4 months of average operating expenses and provides a reasonable cushion for payroll, accounts payable, and unexpected expenses. The goal is to utilize available cash before borrowing in order to minimize interest costs; however, this

must be balanced with adequate liquidity. If projected accounts payable, payroll, or other obligations would bring the town's cash balance below the established threshold, Lilly will recommend drawing on the TAN to maintain a healthy operating position.

WSB Special Meeting to prepare to set Woodbury Tax Rate Lilly and the WSB set a date of Tuesday, July 21st at 5:30 for this meeting.

Updates on Buyouts with John Gordon

John stated that Larry Ferno was the only contractor who showed up for the site visit for the demolition of the buyout buildings. Diana asked about the newly installed spigot by the well site. Robin replied that the pump and line were in need of immediate repair and the spigot was put in place while everything was dug up.

Personnel Policy with Lilly Baron

The WSB reviewed the latest draft of the personnel policy. Robin pointed out items in the PP that need correction; The WSB agreed and the item will be corrected. The WSB will approve the PP at its next meeting.

Executive Session pursuant to 1VSA 313(a)(1)(E) addressing tentative negotiations

The WSB voted to enter executive session at 7:52 p.m. The Executive session was closed at 8:20. No action was taken.

Updates and Other Business

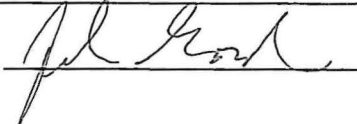
Bills and Payroll: Bills and payroll orders were signed at the end of the meeting.

Adjournment

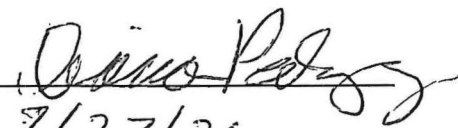
The meeting was adjourned at 8:40.

Signatures and Approval

Chris Casey _____

John Gordon 

Diana Peduzzi _____

Date Approved 
7/27/26