

Dorset Fire District Meeting Minutes

January 20, 2026

Members Present: Ben Weiss, Roger Squire, Lee Fox, Cindy Loudenslager, Jon Ams

Others Present: Rob Gaiotti, Greg Kepler, Justine Cook

Fire Chief's Report:

Chief Gribble was present to give the monthly Fire Chief's report

- FA Church
- MVA ED
BF Raptor Ln
- FA Rt 30
- FA Dusty
- MVA MHR
- EMS Assist Uphill x 2
- MA structure fire

ISO rating process scheduled for the spring. The new tanker could help with the ISO pump testing for the District. It's possible for the process and equipment to lower the ISO rating down from 9/10 to something lower. If the ISO rating is lowered it would lower the corresponding insurance rates for property owners in Dorset. Discussion ensued about FDIC training in Indianapolis in the spring.

Roger Squire moved and Lee Fox seconded to approve the Retention and Payment schedule for 2025 for the Department members. motion passed 4-0.

Roger Squire moved and Lee Fox seconded to approve the Fire Chief's report, motion passed 4-0.

Engineer's Report:

Greg Kepler was present to give the Engineer's update for the month.

- Casella still needs to provide pricing on additional work the Rt 30 work
- Plumbing subcontractor needed
- Well 3 public hearing 1/14
- OCE holding off on spring yield study until board approves it
- Priority List Applications

Discussion about Well No. 3 ensued. The State will be present at the 1/14 meeting. Justine Cook was present to inquire about the status of well 3 and the spring yield study. It was noted that DFD had a very good meeting with the State last week and that they discussed allowing

DFD to exit moratorium status based on meter data. The consumption data is hitting the lowest levels since DFD installed the metering station. This relieves some of the pressure for bringing well 3 online quickly. It will allow DFD to determine which project they have capacity for and what would give the biggest value.

Roger Squire moved and Jon Ams seconded to approve the Engineer's Report, motion passed 4-0.

DFD MANAGER/ OPERATIONS REPORT 1-12-25:

- Supplemental Well: ANR will hold a public hearing on well no. 3 on 1/14. We understand that the request for the hearing came from a Dorset resident and customer. ANR and DFD will answer questions and discuss the well and PFAS etc. ANR then expects to issue the source permit after the hearing.
- Lease agreement with Page (222 Cheney) will need to be extended, still need to let the well process play out prior to extending.
- Our 1/8 meeting with the State shed some important light on the possible lifting of the moratorium. We received positive input that based on the recent leak mitigation works and decline in use, if DFD use stays consistent into the spring the State will lift the moratorium.
- DFD will still need to produce the yield study for the springs.
- Casella has not yet given pricing for the additional services on Route 30.
- Down to the last few meters to be installed.
- IUP application is due 2/6 – shall we submit an application similar to last year? \$3 million for main line replacement and possible source work?

OPERATIONS:

- SOS has done great work to isolate and deal with recent leaks.
- Blow off valve at top of Barrows Heights is now running.
- Coordinating power to be run to metering station.
- Calls for service: 5

DFD Financial Reports 1-12-26

Expense and revenue reports are attached, highlights below:

Water District:

Cash on hand:

Money Market balance: \$23,943

Checking balance: \$39,821

Loan to Fire: -\$64,166

Cash position: \$63,764

- Quarter 2 bills due now;
- Expenses for large project construction, engineering; operations
- LOC balance currently: \$250,000 – will pull more from LOC soon as Casella bills start to come in for Contract No. 3.
- Main Line/Service line expense
- Operations expense

Water fees due (more than 30 days): 5 accounts in total past due: \$8,570.55

Fire District:

- Expenses paid: Equipment & Utilities.
- Donations sit at \$39,147

Cash on hand:

Education Retention Fund: \$2,401

General Checking: \$94,238

(Jones Donation money: \$100,000)

Truck Escrow: \$2,953 (restricted)

Cash Position: \$96,639

Loan From Water: \$64,166

Lee Fox moved and Jon Ams seconded to approve the water manager's and financial reports, motion passed, 4-0.

Roger Squire moved and Lee Fox seconded to adjourn the meeting at 8:18pm, motion passed 4-0.

Respectfully Submitted,

Rob Gaiotti, Town Manager

Dorset Fire District # 1



Chartered 1911

Mailing Address:

PO Box 341
Dorset, VT 05251

Physical Address:

Dorset Town Offices
112 Mad Tom Road
East Dorset, VT 05253

Fire District Bookkeeper

Phone: 802-362-4571

Fax: 802-362-5156

Email: dorsetfire341@comcast.net

DFD MANAGER/ OPERATIONS REPORT 2-9-26:

- Supplemental Well: ANR held the 1/14 public hearing and has followed up telling us that they expect to issue the permit soon. It's important to note that the State will go into rulemaking and lower the threshold to zero. It was interesting that some in attendance supported fully treating and using well 3 for the system. The option for emergency use without treatment didn't seem to be supported, however it was a small sample size.
- Lease agreement with Page (222 Cheney) will need to be extended, still need to let the well process play out prior to extending.
- The State is now looking for the Kellogg Spring Yield Study in conjunction with the well 3 approval. Once both source permits are approved it will give DFD a total allocation etc.
- Water use has been consistent which is good news for possible June moratorium exit.
- Casella gave us extremely high pricing for the additional services on Route 30. DFD is reaching out to Herrmann Construction to see about pricing via DWSRF for small purchase order and for regular pricing which would be self funded.
- The ACCD grant folks have determined that engineering and project management are eligible expenses under the grant. This means with the completion of the Casella Route 30 work DFD will pull down the full \$1 million. Finance impact sheet attached.
- Down to the last few meters to be installed.
- IUP application was submitted on 2/5. OCE has mentioned possible Step 2 application for design for well 3 – DFD will need to discuss and decide.

OPERATIONS:

- Quiet lately
- Blow off valve at top of Barrows Heights is now running.
- Coordinating power to be run to metering station in spring
- Calls for service: 2

DORSET FIRE DISTRICT PROJECT LOAN SHEET		
RF 438.0		
DFD TO DATE:	Budget	Actual
SRF Funds Received:		
WPL closeout		\$331,936.18
PR 3	Design/Permit	\$145,414.17
PR 4	Legal	\$38,280.00
PR 5		\$350,980.62
PR 6		\$692,224.61
PR 7		\$608,625.70
PR 8		\$1,132,396.09
PR 9 - not submitted		\$144,437.57
Meters	\$62,000.00	\$61,248.36
Meter Install NEB	\$113,000.00	\$63,985.00
26 Services	\$426,225.00	\$0.00
Route 30 Partials	\$675,500.00	\$1,252,200.00
OCE Construction	\$330,517.50	\$375,660.00
Project Total		\$5,197,388.30
Current Grants Used:		
SRF Subsidy		-\$1,750,000.00
NBRC		-\$500,000.00
ACCD		-\$936,351.59
Lead Subsidy		-\$173,605.48
Loan Total		\$1,837,431.23
Projected Loan Total		\$1,837,431.23
Rates:		
Operations current	per quarter	\$174
Debt current	per quarter	\$54
New Debt	per quarter	\$31
16% rate increase	total	\$259

WPL 473-1		
PHASE 2		
LOAN 2	Actual	Budget
Well Development	\$141,010.00	\$154,700.00
OCE WELL	\$45,080.09	\$25,000.00
Treatment Facility		\$1,250,000.00
OCE Treatment Fac.		\$200,000.00
SB Church Test Well	\$19,900.00	
Project Total	\$205,990.09	\$1,629,700.00
SRF Subsidy		\$0.00
NBRC		\$0.00
ACCD	\$131,993.98	-\$63,649.00
Lead Subsidy		\$0.00
P-Loan Subsidy		-\$87,500.00
Loan 2 Total		\$1,478,551.00
3% interest		
Loan 2 debt		
Principal	per quarter	\$50.00
Interest	per quarter	\$23.00
27% rate increase		
Total		\$332

SRF	
Not reimbursed:	
PR 3	\$20,882.18
PR 4	\$4,509.17
PR 5	\$404.44
PR 6	\$136.89
PR 7	\$4,495.00
PR 8	\$56,325.09
	\$86,752.77
Soft Costs:	
OCE Construction	\$432,016.00
OCE Main Design	\$181,768.00
OCE Yield Study	\$17,345.00
Hard Costs:	
Meters	\$61,258.36
Meter Install	\$63,985.00
Zaluzny Costs to date	\$2,488,575.38

Dorset Fire District # 1



Chartered 1911

Mailing Address:

PO Box 341
Dorset, VT 05251

Physical Address:

Dorset Town Offices
112 Mad Tom Road
East Dorset, VT 05253

Fire District Bookkeeper

Phone: 802-362-4571

Fax: 802-362-5156

Email: dorsetfire341@comcast.net

DORSET FIRE DISTRICT # 1 FINANCE REPORT FEBRUARY 9, 2025:

Expense and revenue reports are attached, highlights below:

Water District:

Cash on hand:

Money Market balance: \$24,398

Checking balance: \$43,969

Loan to Fire: -\$64,166

Cash position: \$68,367

- Quarter 2 bills due now;
- Expenses for large project construction, engineering; operations
- LOC balance currently: \$250,000 – will pull more from LOC soon as Casella bills start to come in for Contract No. 3.
- Main Line/Service line expense
- Operations expense

Water fees due (more than 30 days): 4 accounts in total past due: \$3,942.38

Fire District:

- Expenses paid: Equipment & Utilities.
- Donations sit at \$43,802

Cash on hand:

Education Retention Fund: \$2,406

General Checking: \$26,323

(Jones Donation money: \$100,000)

Truck Escrow: \$2,960 (restricted)

Cash Position: \$29,689

Loan From Water: \$64,166

02/05/26

Dorset Fire District #1 General Ledger

Page 1 of 6

08:33 am

Trial Balance - Fire Dept

Town Manager

Current Year - Period 8 Feb

Account/Description	Budget	Balance
01-1000-00.01 BB - Educ/Rent Fund	0.00	2,406.65
01-1000-00.02 Berkshire - Checking	0.00	26,323.31
01-1000-00.03 Truck Escrow - Berkshire	0.00	2,960.28
01-1100-00.00 Accounts Receivable	0.00	0.00
01-1110-00.00 Opening Bal Equity	0.00	0.00
01-1120-00.00 Retained Earnings	0.00	0.00
01-1400-00.00 Truck Deposit	0.00	0.00
01-1500-00.01 Capital Assets	0.00	2,658,971.99
01-1500-00.02 Accumulated Depreciation	0.00	-1,085,281.10
01-1900-00.00 Inventory Asset	0.00	0.00
01-1900-00.01 Equipment	0.00	0.00
01-1900-00.02 Due From Water District	0.00	-64,191.30
01-1900-00.03 Investment Change	0.00	0.00
01-1900-00.04 Interfund Note Receivable	0.00	0.00
01-2300-00.00 Due to Other Funds	0.00	0.00
Total Asset	0.00	1,541,189.83
01-2000-00.00 Accounts Payable	0.00	0.00
01-2000-00.01 New Truck Payment Payable	0.00	487,863.01
01-2000-00.02 Payroll Liabilities	0.00	0.00
01-2000-00.03 Payroll taxes payable	0.00	0.00
01-2000-00.04 Long Term Debt	0.00	0.00
01-2300-00.01 Due to Truck Escrow Accou	0.00	0.00
01-2300-00.02 Due to Water District	0.00	0.00
01-2300-00.03 Purchase Orders	0.00	0.00
Total Liability	0.00	487,863.01
01-3000-00.00 Fund Balance	0.00	1,080,084.26
Total Fund Balance	0.00	1,080,084.26
01-3000-00.01 Reserve for Truck Sinking	0.00	2,921.69
01-3000-00.02 Res for Tax Sale	0.00	0.00
Total Reserves	0.00	2,921.69

02/05/26

Dorset Fire District #1 General Ledger

Page 2 of 6

08:33 am

Trial Balance - Fire Dept

Town Manager

Current Year - Period 8 Feb

Account/Description	Estimated Revenue	Received To Date	Uncollected Balance	MTD Revenue
01-6000-00.00 Fire Tax	0.00	0.00	0.00	0.00
01-6000-10.00 Fire Tax - Delinquent	0.00	0.00	0.00	0.00
01-6000-20.00 Fire Tax Interest	0.00	0.00	0.00	0.00
01-6000-30.00 Interest Income	0.00	78.17	-78.17	0.00
01-6000-40.00 Misc Income	0.00	0.00	0.00	0.00
01-6000-45.00 Insurance Reimbursement	0.00	0.00	0.00	0.00
01-6000-50.00 Dispatch Reimbursement	0.00	2,750.00	-2,750.00	0.00
01-6000-60.00 Town Tax Appropriation	209,250.00	104,463.00	104,787.00	0.00
01-6000-70.00 Truck Escrow Income	0.00	0.00	0.00	0.00
01-6000-80.00 Withdrawal from Sinking F	0.00	0.00	0.00	0.00
01-6700-00.00 FEMA - Income	0.00	0.00	0.00	0.00
01-6800-00.00 Donations	0.00	43,802.00	-43,802.00	0.00
01-6900-00.05 Sale of Equipment/Bldg	0.00	77,493.00	-77,493.00	0.00
Total Revenues	209,250.00	228,586.17	-19,336.17	0.00

02/05/26

Dorset Fire District #1 General Ledger

Page 3 of 6

08:33 am

Trial Balance - Fire Dept

Town Manager

Current Year - Period 8 Feb

Account/Description	Budget	Expenditures	Balance	MTD Expenditures
01-7100-10.00 Advertisements	100.00	0.00	100.00	0.00
01-7100-20.00 Fire Prevention	600.00	0.00	600.00	0.00
01-7100-30.00 Insurance	19,500.00	30,360.99	-10,860.99	0.00
01-7100-40.00 Ofc/Fireman Supplies	1,000.00	1,109.90	-109.90	0.00
01-7100-45.00 Postage & Printing	250.00	1,014.00	-764.00	0.00
01-7100-50.00 Professional Fees	3,500.00	3,750.00	-250.00	0.00
01-7100-51.00 Clerk/Mgr Fees	10,000.00	0.00	10,000.00	0.00
01-7100-52.00 Dam Fee Prentiss Pond	0.00	0.00	0.00	0.00
01-7100-53.00 Dispatch Fees	0.00	5,650.00	-5,650.00	0.00
01-7200-10.00 Gas/Diesel Fuel Apparatus	5,950.00	5,105.50	844.50	0.00
01-7200-12.00 Fed Tax on Fuel	0.00	305.17	-305.17	0.00
01-7200-15.00 Maintenance-Equipment	25,000.00	28,056.72	-3,056.72	249.49
01-7200-20.00 New Equipment	23,000.00	55,253.05	-32,253.05	0.00
01-7200-32.00 New Truck Payment	50,353.00	50,725.92	-372.92	0.00
01-7200-32.01 Truck Payment Interest	0.00	23,127.45	-23,127.45	0.00
01-7200-33.00 Truck Sinking Fund	0.00	0.00	0.00	0.00
01-7300-00.00 Contigency Fund	0.00	0.00	0.00	0.00
01-7500-00.00 Firehouse Maintenance	20,000.00	6,023.44	13,976.56	0.00
01-7500-21.00 Supplies - Firehouse	497.00	315.83	181.17	0.00
01-7500-30.00 Utilities	11,500.00	9,022.85	2,477.15	0.00
01-7600-20.00 FM Training/Dues/Mileage	3,500.00	373.00	3,127.00	85.00
01-7600-30.00 Firemen Education & Reten	30,000.00	27,614.81	2,385.19	0.00
01-7600-40.00 Firemen Dinner/Meals	1,000.00	1,201.62	-201.62	0.00
01-7700-00.00 FEMA Grant Expenses	0.00	0.00	0.00	0.00
01-7800-00.00 Depreciation Expense	0.00	0.00	0.00	0.00
01-7900-00.00 Transfer - Out	0.00	0.00	0.00	0.00
01-7900-00.01 Grant Matching Funds	0.00	0.00	0.00	0.00
01-7900-00.04 Misc Expense	0.00	879.36	-879.36	277.00
01-7900-00.05 Bad Debt	0.00	0.00	0.00	0.00
01-7900-00.09 Payroll-Taxes	3,500.00	7,508.01	-4,008.01	0.00
01-7900-00.10 Payroll-Processing	0.00	867.68	-867.68	0.00
01-7900-00.11 Cost of Goods Sold	0.00	0.00	0.00	0.00
Total Expenditures	209,250.00	258,265.30	-49,015.30	611.49
Total Fire Dept	0.00	0.00	0.00	0.00

Total Debits: 3,158,177.53 Total Credits: 3,158,177.53

02/05/26

Dorset Fire District #1 General Ledger

Page 4 of 6

08:33 am

Trial Balance - Water Dept

Town Manager

Current Year - Period 8 Feb

Account/Description	Budget	Balance
02-1000-00.00 Berkshire - Money Market	0.00	24,398.69
02-1000-00.02 Berkshire - Checking	0.00	43,969.67
02-1100-00.00 Accounts Receivable	0.00	7,179.65
02-1100-00.01 Water Repair Receivable	0.00	0.00
02-1100-00.02 Grant Receivable	0.00	0.00
02-1100-10.00 Due To Customers	0.00	-11,022.10
02-1100-20.00 Undeposited Funds	0.00	0.00
02-1100-30.00 Investment Changes	0.00	0.00
02-1500-00.01 Capital Assets	0.00	4,239,254.13
02-1500-00.02 Accumulated Depreciation	0.00	-49,723.67
02-1900-00.02 Inter-Fund	0.00	64,191.30
02-2300-00.00 Due from Fire District	0.00	0.00
02-6000-41.00 Maintenance-Service Pymts	0.00	0.00
02-6000-42.00 Water Study Grant Revenue	0.00	0.00
Total Asset	0.00	4,318,247.67
02-1900-00.04 Interfund Note Payable	0.00	0.00
02-2000-00.00 Accounts Payable	0.00	0.00
02-2000-00.01 Water Planning Loan	0.00	3,299,857.28
02-2000-00.02 Line of Credit	0.00	250,000.00
Total Liability	0.00	3,549,857.28
02-3000-00.00 Fund Balance	0.00	846,337.96
Total Fund Balance	0.00	846,337.96
02-3000-00.01 Reserve for Water Sinking	0.00	17,133.40
Total Reserves	0.00	17,133.40

02/05/26

Dorset Fire District #1 General Ledger

Page 5 of 6

08:33 am

Trial Balance - Water Dept

Town Manager

Current Year - Period 8 Feb

Account/Description	Estimated Revenue	Received To Date	Uncollected Balance	MTD Revenue
02-6000-30.00 Interest Income	500.00	1,159.71	-659.71	0.00
02-6000-30.10 User Fees - Delinquent	500.00	0.00	500.00	0.00
02-6000-30.20 User Fees - Current	163,000.00	72,361.50	90,638.50	0.00
02-6000-35.00 Misc. Income	0.00	0.00	0.00	0.00
02-6000-40.00 Maintenance Fees	0.00	0.00	0.00	0.00
02-6000-50.00 Taken from Reserve	0.00	0.00	0.00	0.00
02-6000-60.00 LineCredit/Grant Revenue	0.00	0.00	0.00	0.00
02-6000-65.00 Asset Mgmt Grant	0.00	0.00	0.00	0.00
02-6000-70.00 Planning Loan Revenue	0.00	159,782.50	-159,782.50	0.00
02-6000-71.00 Sinking Fund Transfer	0.00	0.00	0.00	0.00
02-6000-72.00 Engineer Revenue FireDept	0.00	0.00	0.00	0.00
02-6000-80.00 Transfer - In	0.00	0.00	0.00	0.00
Total Revenues	164,000.00	233,303.71	-69,303.71	0.00

02/05/26

Dorset Fire District #1 General Ledger

Page 6 of 6

08:33 am

Trial Balance - Water Dept

Town Manager

Current Year - Period 8 Feb

Account/Description	Budget	Expenditures	Balance	MTD Expenditures
02-7000-01.00 Bank Service Charge	0.00	0.00	0.00	0.00
02-7000-02.00 Chemicals	500.00	622.40	-122.40	0.00
02-7000-03.00 Clerical Supplies	300.00	91.97	208.03	0.00
02-7000-04.00 Clerk/Mgr Fees	5,000.00	0.00	5,000.00	0.00
02-7000-05.00 Contingency	10,000.00	0.00	10,000.00	0.00
02-7000-07.00 Dues & Publications	300.00	0.00	300.00	0.00
02-7000-08.00 Fuel	700.00	0.00	700.00	0.00
02-7000-09.00 Insurance	4,800.00	2,386.00	2,414.00	0.00
02-7000-11.01 Maintenance - Main Line	16,500.00	24,915.01	-8,415.01	0.00
02-7000-11.02 Maintenance - Reservoir	3,500.00	6,577.90	-3,077.90	0.00
02-7000-11.03 Maintenance - Road	2,500.00	0.00	2,500.00	0.00
02-7000-11.04 Maintenance-Service Line	0.00	20,957.20	-20,957.20	0.00
02-7000-12.00 Mileage	0.00	0.00	0.00	0.00
02-7000-13.00 Misc. Expenses	500.00	0.00	500.00	0.00
02-7000-14.00 Plan Loan/Bond Expenses	0.00	104,646.62	-104,646.62	522.50
02-7000-15.00 Plan Loan Payments	0.00	108,333.33	-108,333.33	0.00
02-7000-16.00 Operating Permit	1,950.00	738.95	1,211.05	0.00
02-7000-18.00 Postage	800.00	664.90	135.10	0.00
02-7000-19.00 Printing	0.00	0.00	0.00	0.00
02-7000-20.00 Professtional Fees	12,000.00	12,973.40	-973.40	0.00
02-7000-21.00 Repay Loans/Debt Retireme	38,500.00	0.00	38,500.00	0.00
02-7000-22.00 Sinking Fund	5,000.00	0.00	5,000.00	0.00
02-7000-23.00 System Operator	59,000.00	40,942.00	18,058.00	5,270.00
02-7000-24.00 Telephone	0.00	0.00	0.00	0.00
02-7000-25.00 Testing	1,800.00	1,535.00	265.00	0.00
02-7000-26.00 Consumer Confid Reports	350.00	0.00	350.00	0.00
02-7000-29.00 Other Expenses	0.00	3,000.00	-3,000.00	0.00
02-7800-00.00 Depreciation Expense	0.00	0.00	0.00	0.00
02-7900-00.09 Payroll-Taxes	0.00	0.00	0.00	0.00
02-7900-00.10 Payroll Processing	0.00	0.00	0.00	0.00
Total Expenditures	164,000.00	328,384.68	-164,384.68	5,792.50
Total Water Dept	0.00	0.00	0.00	0.00

Total Debits: 4,871,378.12 Total Credits: 4,871,378.12

Total All Funds	0.00	0.00	0.00	0.00
------------------------	-------------	-------------	-------------	-------------

Grand Total Debits: 8,029,555.65 Grand Total Credits: 8,029,555.65

