

Edward Farrar Utility District

Commissions Meeting

Wednesday, December 13, 2023

4:30pm in the Steele Room

Attendance: P.H. "Skip" Flanders, Cindy Parks, Natalie Sherman, Mark Alberghini, Bob Finucane

Staff: Tom Leitz, Bill Woodruff, Kia Winchell Nealy

Public Attendance: John Pitrowski, Tom Gloor, Rick Weston

Zoom: Jeff Peck, Anne Imhoff, Kenny Ryan

Chairperson Skip Flanders called the meeting to order at 4:34pm.

Cindy Parks asked to add an item regarding the management plan for the Worcester Range. Bob Finucane made the motion *"to talk about the Worcester Range Management Plan just before the department reports"*. The motion was seconded by Cindy.

A vote was held and passed unanimously.

Skip Flanders welcomed and introduced a new staff member, new commissioner, and the presenter of one of the agenda's topic;

- * Kia Winchell Nealy ... the new Water & Billing Clerk
- * Mark Alberghini ... being appointed to volunteer to fill out "Lefty" Sayah term
- * John Pitrowski ... engineer from Trudell Consulting Engineers

JOHN PITROWSKI AND PECK MOBILE HOME PARK

John Pitrowski brought the board up to date on the new water distribution lines through the Kneeland Flats Mobile Home Park. The existing lines are substandard, etc.. John has been working with the owner of the park - Jeff Peck - on putting in an 8" water main. Those lines will run mostly under the roadway ... as there are two wetlands outside the roadway limits and utilities that must be avoided. The goal of the project is to upgrade to new lines and transfer the ownership of the water system to the town. (Skip corrected John on the ownership; to the Edward Farrar Utility District). Pitrowski proposed each of the 67 mobile homes would have their own meter and pressure reduction valve ... and is working with Dave Harris – from TI Sales – about getting Mack 10 Neptune meters along with the coding device which would pick up the meter signal.

- * Cost of each meter: \$300 to \$325
- * Cost of the reader: \$6,000 - \$8,000
- * The Mack 10 Neptune meters and coding device is compatible with the NEMRC billing system.

Permits we may need;

- * Waste water permit.
- * Permit for construction ... or a general permit – a quick permit which recognizes a substandard water system that needs to be replaced.

Assuming permits are in place in the next couple of months, and we start putting the bid package together, and assuming funding is in place, the bid could go out this winter for next summer's construction.

Pitrowski addressed earlier concerns about having one owner. He proposes the association be set up with one owner; Jeff Peck.

Bill Woodruff expressed concerns about

- * lack of a master water meter
- * compatibility of the meters with NEMRC
- * personal responsibilities of water use with individual meters

* Neptune brand meters vs Senses meters (which is what's used now). He believes water personnel should research the brands.

Funding for the project has been applied through ARPA. Jeff Peck has applied for a second round of construction fees. Assuming funding is received, competitive bids to three Vermont excavation companies, and one or two local plumbers will go out to bid.

Tim Gloor - from the floor - asked if EFud is getting out the water business (for this project) who collects delinquent accounts? Pitrowski proposes the owner of the park would pay the bill, then collect the money from the home owner.

Bob Funicane made the motion "*... with the few issues remaining to be resolved, we're in favor of it and should move forward.*"

Skip Flanders summarized the motion; "*EFud will agree with the proposal for the new water distribution in the Peck Mobile Home Park, Bill Woodruff and Tom Leitz will work John Peck to post the MOU that we would approve going forward.*"

Natalie Sherman seconded the motion.

A vote was held and passed unanimously.

DOWNSTREET HOUSING PROJECT – 51 SOUTH MAIN STREET – UPDATE

Permits have been formally issued.

One challenge: after the first tie vote, Tom Leitz received a phone call from the state agency that helps finance Downstreet hoping to be on the meeting agenda in February or March of 2024.

Because of limbo, it now might be on the agenda for a June 2024 meeting.

There has also been a last minute application for sales tax allocation. We have applied and received some of those funds.

Tom Leitz believes shovels will be in the ground summer 2024. Shortly before that, we should be able to execute the purchase and sale. Bid documents are ready.

TRUCK FOR WASTE WATER DEPARTMENT

Tom Leitz passed a handout detailing the purchase of a new truck for the Waste Water Department. The current truck is driveable ... but does have transmission problems (repair cost of \$4,000 to \$5,000), steering column issue ... and maintenance has been delayed.

The department would like a new $\frac{3}{4}$ ton, two-door truck, with an eight-foot bed.

There is a trade quote of \$15,000 ... but the town manager believes we can do better putting the existing truck to auction with Hirschak (versus trading in at the dealer). A new truck is projected to cost \$60,000 ... plus \$9,000 for a plow.

There is a budget surplus of over \$250,000. We can buy a new truck now and take it out of next year's budget. Otherwise we raise the budget for repairs next year and make do with the current truck until then.

Bob Finucane made the motion "*for the town manager to authorize to purchase a new truck for the waste water department.*"

Cindy Parks seconded the motion

A vote was held and passed unanimously.

OFFER OF PROPERTY FOR PURCHASE

Waterbury property owner Dwight Fisk approached Bill Woodruff about the possibility of the Edward Farrar Utility District purchasing a piece of land in Waterbury Center. The eight-acre piece of property is land-locked and approximately one mile from the treatment plant. There are two water lines that run through the property ... as well as surface and ground water running through it. There is also a vault on the property.

Dwight Fisk did not have a price for the property

Bob made the motion for Woody or Tom *"to table the consideration to buy the property until after we ask inquiry about price"*.

The motion seconded by Cindy Parks

A vote was taken and approved unanimously.

BREAKFAST

Skip Flanders is considering a pancake breakfast of appreciation for early next year ... and will talk to the selectboard during their next meeting, then report back to the EFud committee.

SELECTBOARD

There was talk about incentives for encouraging developers and builders to build houses in Waterbury. The town manager mentioned the selectboard has not seen the upcoming budget ... but it has a proposal for zoning fee increases. But, at the same time a 50% reduction for non-profits ... and a reduction for base fees to be reduced 10 cents per square foot from water and 10 cents per square foot from sewer. Overall though, there will be an increase.

- * Skip Flanders will inform the select board of the Peck's Mobile Home Park project.
- * Walking path on George Woodward property on Loomis Hill
- * Parking challenges across the street from the solar array on Sweet Road in Waterbury Center.

UPDATE ON EFUD PROJECTIONS

- * EFud has closed down the Blush Hill water main project. 2,500 feet of pipeline has been installed.
- * Waste water, flood tv'ing and cleaning the lines on Randall, Elm, and Lower Union Streets.
- * Interesting things have been found by Thatcher Brook; man-hole work that needs to be done in the future.
- * Kyle passed the Class 4C Water Operator Exam. Grant passed as well.
- * Kyle, Kenny, Grant, Matt are all water licensed.
- * Matt, Tony, Kenny are all waste water licensed.
- * Kyle and grant are working on their waste water licenses.
- * Tony will have his water license this winter.
- * There is bank erosion on the Dac Rowe Recreation Field. The waste water line is almost exposed on the bank.
- * Oakwood Estates has been connected up with the new line. Brian (?) is working with his lawyers to get the project merged.
- * Next year the town would like to pave that area ... as well has Union Street.
- * There is some catch basin work to do on Union Street.
- * Looking at pricing for Park Row west. A short section of 6" pipe that can't be tv'd. Perhaps 250 feet of sewer line will be to be replaced.
- * Waste water has identified some ground water intrusion and will repair in 2024.

* Route 100 watershed is at a standstill. The Lead designer and engineer has taken a vacation.

WORCHESTER RANGE MANAGEMENT PLAN

The Agency of Natural Resources has released the draft long range management plan ... or the Worchester Range Management Unit. (The spine of the Hog Backs and lands on either side.) The focus is on:

- * protecting natural and cultural resources
- * providing recreation opportunity and a trail system
- * producing a diverse array of forest products
- * and providing high quality habitat for plant and wildlife species.

The plan is developed by VT Forest, Parks and Recreation Department and Vermont Fish and Wildlife.

There is a public meeting next Wednesday at Stowe High School. Public comments will be accepted through February 2, 2024. Cindy Parks will send a link to the 260-page document.

DEPARTMENT REPORTS

Board members were presented with Water and Sewer department reports.

- * Bill Woodruff mentioned the set-up of a new pumping scenario with chlorine.
- * Cleaning the damns and recycle tanks.
- * The budget for next year will include the cost of a roof for the water plant.
- * Next year there will be a site investigation of a Kerosene leak at Smith's Store (sound end of Main Street and the bridge over the Winooski River).

MINUTES OF THE MEETINGS

Natalie Sherman made the motion to "approve collectively the EFud September 27th minutes, the joint meeting minutes from November 6th ... and the EFud commission meeting from November 8th".

Cindy Parks seconded the motion.

A vote was taken and passed unanimously.

Bob Finucane made a motion to adjourn the meeting at 6:38pm.

Natalie Sherman seconded the motion

A vote was taken and passed unanimously