

**WEST WINDSOR SELECTBOARD  
WEST WINDSOR WASTEWATER COMMITTEE  
WEST WINDSOR PLANNING COMMISSION**

Draft Minutes  
February 21, 2012

Present: Glenn Seward, Tom Kenyon, Bruce Boedtke, Joe Duncan (Aldrich & Elliott), Barbara Truex, Win Johnson, Elvin Kaplan, Al Keiller, Hal Pyke, Mark Isenberg

Selectboard Chair Glenn Seward called the meeting to order at 4:00 PM and noted that the purpose of the meeting is to prepare for the informational meetings scheduled for tomorrow and March 3<sup>rd</sup>. There was discussion about what is included in the proposed sewer line acquisition. Tom asked if the town would be buying the associated easements along with the sewer line. Glenn said he assumes the deal would not go through unless the town acquires both the line and the easements. There was discussion about the need to clarify the rights and responsibilities of the users of the system. Bruce said the town will have to have the right to require the users on a private line to fix their infrastructure if it is negatively impacting the publicly owned portion of the system. Joe said that issue can be addressed in the sewer ordinance. Hal said the town could meter the outflow from the private line. Joe said gravity lines are not typically metered. There was discussion about future connections and the allocation of capacity. Hal and Elvin stressed the need to keep the presentation simple and to focus on what we're buying and who we're buying it from. Win said we also need to explain why we want to buy it. Everyone agreed that what the town is proposing to acquire is all of the sewer-related infrastructure currently owned by Snowdance. Joe asked if there would be any change in the operation of the Mts. Edge and upper loop systems. Glenn said there would just be a change in ownership, not operation. Win suggested referring to Snowdance rather than the Resort. There was discussion about the value of the system, the value of future hookups, and the cost of necessary capital improvements. Joe suggested "pigging" the line prior to acquisition. Glenn noted that 5% of each user bill is designated for capital improvements. Win suggested clarifying that a price has not been negotiated yet. Win also asked about governance structure. Glenn said he envisions a board made up of users. Win suggested including some experienced impartial board members. Barbara asked when the town would buy the system. Glenn said the goal would be July 1<sup>st</sup>. Mark asked if there is a point at which purchasing the system is economically unfeasible. Joe said that's possible, and added that the valuation provided by Stantec did not take into account the condition of the system, except for its age. Tom asked how much money is owed to Snowdance. Glenn did not have that figure but noted that Snowdance's payables and receivables would remain with them. Glenn also noted that Windsor has a lien on the sewer line, which would have to be taken care of before any sale takes place. Win asked if Orange Lake wants this to happen. Glenn said yes. Glenn added that he has a number of letters of support from interested parties, which he can read at the informational meetings. Hal noted that the long-term development potential of the village depends on the town acquiring the sewer line. Glenn said he thinks the Act 250 permit would allow the village to hook on to the sewer line. There was discussion about the Resort's Master Plan. Bruce asked Joe about permits and reporting requirements. Joe said the state wastewater engineers had no information on deficiencies in the system and indicated that they would look to Windsor, where the treatment facility is located, to hold the Resort accountable for any deficiencies. Tom asked if the Resort was supposed to be setting aside money for capital improvements over and above the \$100,000 escrow account managed by WASTE. Glenn said no. Tom asked if the escrow account would be transferred with the line. Glenn said yes. There was discussion about how the information is going to be presented to the public. Mark asked about legal costs. Glenn said the legal costs would be included in the \$500,000. **Glenn moved to adjourn at 5:20 PM. Al seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison