

## WEST WINDSOR SELECTBOARD

Draft Minutes  
March 27, 2012

Present at Town Hall: Glenn Seward, Tom Kenyon, Bruce Boedtke, Cathy Archibald, Steve Bodley, Martha Harrison

Present at Town Forest: Glenn Seward, Bruce Boedtke, Dennis Lemire, Rudy Gross, Jim Lyall, Mike Spackman

- 1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 7:30 AM.
- 2) Changes or additions – flaggers, Nilson property, intrusion alarms, Town Hall lawn, meeting with Corrections
- 3) Town Clerk's Orders – **Tom moved to sign the Town Clerk's orders. Bruce seconded the motion, which passed unanimously.**
- 4) Lustberg Trail Agreement – **Tom moved to sign the Lustberg Trail Agreement. Bruce seconded the motion, which passed unanimously.**
- 5) Minutes: November 1, 2011 & November 14, 2011 - **Glenn made a motion to approve the minutes of November 1, 2011 and November 14, 2011, as written. Bruce seconded the motion, which passed unanimously.**
- 6) Public Assembly application: Lucy MacKenzie – **Tom moved to approve Lucy MacKenzie's application for a public assembly at their facility on April 21, 2012. Bruce seconded the motion, which passed unanimously.**
- 7) Preliminary Engineering Proposal from Aldrich & Elliott – Glenn said the proposal is for the work that needs to be done in order to access the funding for the sewer acquisition, including acquisition assistance for \$6,400; field investigation for \$11,500; a preliminary engineering report for \$7,500; and meetings for \$5,400, which total \$30,800. Also included in the application to the state, Glenn said, is the balance of \$62,700 which includes acquisition assistance, field investigation of the forcemain manholes and Resort pump stations, televised gravity sewer inspection, forcemain cleaning, non-destructive testing and preliminary engineering report. Glenn said all that totals to \$100,000. Glenn added that this is the loan that would be paid back over five years at 0% interest. According to Glenn, A&E Engineer Joe Duncan said that if the deal falls apart, we just tear this thing up and throw it away. Glenn said the engineers could get started on research while the outstanding issues are being resolved. Glenn said a meeting with the owners of the resort to resolve the remaining issues should take place the week of April 9<sup>th</sup>. Tom suggested meeting with Windsor to discuss sewer-related issues. Glenn said the issue for Windsor is the \$80,000 to \$100,000 of unpaid treatment costs that accrued under the Plausteiner's ownership. Glenn said Tom Marsh has confirmed that Windsor has a lien on the sewer line but, once it sells, they should be made whole out of the proceeds of the sale at the time of closing. Regarding the sale of a portion of the sewer line to Windsor, Glenn said he suggested a possible "services for equity" proposition and Tom Marsh was interested. Glenn said we would have to discuss this idea with the state because we would be giving away equity that we don't necessarily have until the loan is paid off in Year 20. Glenn said Windsor is hesitant to be partners with West Windsor on the CWSRF loan application. Glenn said he thinks the town should move forward with the best possible acquisition deal we can negotiate and work on a possible sale to Windsor at a later date. Tom asked who is going to pay for "pigging" the line. Glenn said he thinks the Resort should pay for that and for the inspection of the tanks. Glenn said the permit states that the system should be flushed on a regular basis and there is no record of that having been done. Because there are no maintenance records, Glenn said, the state is insisting that the inspection needs to be done. Glenn said Joe Duncan is going to talk to Don Robisky to see if we can just pig the long flat section under the bridge and not the steep sections. Typically, Glenn said, the state provides funding for the purchase of the line and then works with the purchaser to do the necessary repairs. Glenn thinks the state is approaching West Windsor's purchase of the Resort's sewer system differently because it's the first time that a Vermont municipality is buying an existing private system that has been in use for awhile. Bruce said we may not get this opportunity again. Tom asked about the upper loop issue. Bruce said let's see if we can work out a deal before we worry about the details. Bruce said he

would like to wait until after the April 9<sup>th</sup> meeting before signing the engineering proposal. Glenn said he will call Joe Duncan today and get his take on it. Tom asked if there is going to be a deed that specifies every piece of pipe that we're buying. Glenn said he has the bankruptcy deed for the sewer line, which is a huge step forward in putting all this together. Glenn said we're not going to find a deed for the upper loop. Glenn is hoping to get some feedback on the upper loop from Todd Enright tomorrow. Tom suggested putting it in writing that we are willing to take over the upper loop provided that it is brought up to standard and proof of ownership is provided. Glenn said the Property Owners Association (POA) is preparing their case for the town to consider. Glenn said he is scheduled to talk with the POA President later this morning. Glenn said Orange Lake is having direct discussions with Snowdance. Tom asked if we can get written assurance from Windsor that, if we acquire the line, they will maintain it for a specified amount. Glenn said he is waiting for a maintenance estimate from Pathways Consulting as well. Tom said if there's a maintenance issue with the upper loop right after we purchase the system, he doesn't want an argument about who owns that line. Glenn said he'll draft a letter to the POA for Tom and Bruce to review. Tom agreed with Bruce that the Selectboard should hold off on signing the engineering proposal. Glenn said he will call Joe Duncan and see if it's okay for the Selectboard to wait until after the April 9<sup>th</sup> meeting to sign the proposal.

- 8) Other Business – Covered Bridge: Steve Bodley asked about a 'Danger: Keep Off' sign for the bridge area because kids are climbing on the frame. Steve said he thinks Miller should be able to move the bridge the weekend after Easter. Steve said he got estimates from two different roof contractors, T.H. Roofing and Iron Works, and chose Iron Works at a cost of \$2,800 and change. Steve said both neighboring property owners, the Nesbitts and the Ouelettes, like "Hartford green" for the color of the roof. Steve said Miller Construction should come out and determine the length of the cable that's needed to move the bridge into place. Glenn agreed to contact Miller. Steve said it might be necessary to remove some additional trees. Tom noted that the road needs to be reconstructed once the bridge is in place. Steve suggested May 28<sup>th</sup> for the formal dedication of the bridge. The Selectboard agreed. Glenn said he will get some signs for the bridge area in the next few days. Nilson property: Tom said he researched funding sources for the acquisition of the Nilson property but they all come with strings attached. Tom noted that there's no deadline for the acquisition of the property. Flaggers: Tom said he and Jim Kenyon went to flagger school so they can help out with flagging. Intrusion alarms: Tom said the fire department needs to discuss the alarm proposal. Town Hall lawn: Tom said he will see if Ted Knox will haul away the logs and debris washed up by Irene. Corrections meeting: Tom said he is meeting with Corrections this morning at 8:30 AM to talk about having the inmates clean up the sidewalks.
- 9) Recess – **Tom moved to recess the meeting for a site visit to the Town Forest parking area with the Town Forest Committee and the Highway Foreman. Bruce seconded the motion, which passed unanimously.**
- 10) Reconvene – Tom and Glenn reconvened the meeting at 9:10 AM, after the Town Forest site visit. Glenn noted that the Selectboard looked at the existing road and parking area and agreed to approach the state about relocating the parking area to the lower level. Glenn said Bruce is going to discuss the idea with Forest Hammond and Ken Cox today. Glenn said Plan B would be to improve the existing parking area. Glenn added that they decided to replace the culvert in the wet area, put fabric down on the road and resurface it, and consider putting a gate up on the property line. Tom said he met with Corrections; they're going to give the town an estimate on the sidewalk next week and would like to do the work in May. Tom said he talked to Ted Knox and Ted agreed to remove the debris and wood between the Town Hall and Beaver Brook.
- 11) Adjourn – **Glenn moved to adjourn at 9:14 AM. Tom seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison