

West Windsor Selectboard  
Draft Minutes  
February 22, 2016

Present: Dick Beatty, Tom Kenyon, Ted Siegler, Jason Booth (Aldrich + Elliott), Nate Pion (Aldrich + Elliott), Win Johnson, Claudia Sacuk, Alan & Marcea Ewald, Rudy Gross, Aaron Gonthier (Windsor on Air), Martha Harrison

At 7:00 PM, Dick Beatty opened the special informational meeting on the upcoming bond vote for funds to make improvements to the water system, as required by the state. Dick said the Selectboard and the Utility Advisory Committee have reviewed and unanimously approved the engineers' proposal. Nate Pion and Jason Booth, from Aldrich + Elliott, introduced themselves and gave a PowerPoint presentation explaining the deficiencies in the system, the improvements that are needed and the related costs. The bond issue will be voted on next Tuesday, March 1<sup>st</sup>. The amount of the bond will not exceed \$500,000 for repairs and improvements to the water system, which the town acquired on December 16, 2015. Nate described the existing system and the area it serves. Nate noted the fire in the Base Lodge in January 2015, which damaged the booster pumps, and the failure of the main well pump in December 2015. In June 2015, two of the three water storage tanks were cleaned and inspected and found to be in good condition. Nate described the proposed improvements, which include removing the booster pumps from the Base Lodge and moving them into a structure owned by the town, and the addition of approximately 1,000' of water line between the two pressure zones so water from Reservoir #2 and #3 can be moved to Reservoir #1 if needed. Some of the buildings currently served by the low pressure zone, including Mountainside Condos, will be served by the upper zone after the improvement project is complete. The improvements will also include the installation of a flow control valve, the replacement of a pressure reducing valve, a new telemetry system, a spare well pump, and additional fire hydrants. Nate explained that the construction cost estimate is \$350,000. The estimated total project cost is \$500,000, which includes engineering and contingencies. The town is eligible for a 3%, 20-year DWSRF loan, to be repaid by the users, who are currently paying \$495 per year. A+E will finalize the design with a plan to construct over 3 or 4 months beginning in July or August of this year. Voting on the bond issue will be from 10:00 AM until 7:00 PM on March 1<sup>st</sup>, along with the Presidential primary. Town Meeting begins at 9:00 AM on the same day. There was discussion about the possibility of the users defaulting on the repayment of the loan and the tools available to the town to collect unpaid fees, which include liens and tax sales. Ted said although a general obligation bond is not without risk, the Selectboard feels that it's the lowest cost and least risky option available. Rudy asked if the alternative is to assess all the taxpayers in West Windsor. Ted said, in theory, the town could issue a revenue bond but that would have a much higher interest rate. Dick said the rate payers depend on the water system to maintain the value of their homes so it's in their best interest not to default. Dick also noted the full support of the Utility Advisory Committee whose members all own property served by the water system and who will be responsible for paying back the loan. There was a question about the potential for expanding the water system. Ted noted the well has plenty of capacity but the town would have to amend the permit. Regarding the timeline, Ted said we need to push it because we've put a lot of pressure on the owner of the Base Lodge to remove it and, before they can do that, we have to have the booster pumps out of the building. Regarding the reliability of the estimate, Dick expressed confidence in the engineer's projections. Jason noted that the town is not eligible for grants for this project. Dick said the state would like the project completed by November 1<sup>st</sup>. Ted noted that it's important for the entire town to ensure that Orange Lake remains in business and that the properties on the mountain continue to have value. If those properties lose their value, the tax burden shifts to the rest of the town. At 7:48 PM, when all questions had been answered, **Tom moved to adjourn. Dick seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison