

WEST WINDSOR SELECTBOARD

Draft Minutes
February 3, 2012

Present: Tom Kenyon, Glenn Seward, Bruce Boedtke, Courtney McKaig, Martha Harrison

- 1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 7:30 AM.
- 2) Changes or Additions – orders, trail agreements
- 3) Consider signing law enforcement contract with Windsor – Glenn said Windsor addressed our concerns about an “out” clause, inserted the number of hours per week for patrols, and added a performance review requirement. Glenn said he sent the contract to the Vermont League of Cities and Towns (VLCT) for review and they are okay with it, except for Article 3 on insurance. Glenn said VLCT suggested alternate insurance wording, which he forwarded to Windsor and to Town Attorney Matt Birmingham. **Glenn moved to accept the contract for police services from the Town of Windsor for the amount of \$70,000 per year, subject to mutually acceptable language on indemnification. Bruce seconded the motion.** Tom asked if the radio communication issues have been resolved. Glenn said no but Windsor may get a grant to improve communications between the two towns. Alternatively, Glenn said it is his understanding that the West Windsor Fire Repeater could be used if necessary. Tom asked about fines. Glenn said any fines resulting from a violation in town stay with that town. Tom said what happens if one of their officers shoots someone. Bruce said that is what the indemnity clause covers. Bruce said he would like to meet with Chief Soares to discuss each town’s expectations. Bruce said he would like the town to have a little input on where the officers patrol, for example. Glenn agreed that we need to have a transition plan. The Selectboard members agreed that it would be nice if the coverage by Windsor Police and Town Constable Ralph Johnson overlaps for a period of time. Glenn said Windsor is prepared to do that. **Glenn called for a vote on the motion, which passed unanimously.**
- 4) Review & discuss January 28th meeting with Property Owners Association (POA) – Tom said it’s clear from the Act 250 permit that the upper loop of the sewer collection system belongs to the POA. Glenn said the Town Attorney agrees with that. Bruce said, as with roads, if they bring it up to standard, then we’ll consider taking it over. Bruce said he doesn’t want the town to take over the water system right now. Tom asked if the town could facilitate the POA purchasing the water system if the owner wants to sell it. Glenn suggested investigating the cost of the water system with Snowdance. Glenn said Stantec valued the water system at \$600,000 to \$700,000, but the Public Service Board (PSB) has valued it at \$38,000. Glenn said the issue is that some of the water pumps are in the base lodge so the wiring is co-mingled with the cell tower and all the other electrical equipment in the lodge. Glenn said it would cost \$50,000 to separate the electric lines for the water system. Glenn said we would also have to have easements for infrastructure on Snowdance property. Tom said it looks like A&E did a thorough job with the evaluation of the sewer. Bruce noted that A&E said the pumps have 1-5 years of remaining life but did not include pump replacement costs in their estimate. Bruce said the pumps are also supposed to alternate but the operator has chosen to have one pump running all the time and one just sitting there. Glenn said the system operator thinks pumps last longer that way. Bruce said that is not in accordance with the permit, which requires dual alternating pumps. Bruce said he doesn’t think it’s good for a

pump to be submerged and not running for a long period of time. Bruce asked if each station has a spare pump. Glenn said yes. Bruce said you're supposed to figure out useful life and replacement cost and put money aside for replacement. Glenn said he would like the Wastewater Management Division of the Agency of Natural Resources (ANR) to express an opinion on the system. Bruce said usually the state issues a permit and that's it, there's no further involvement. The Selectboard agreed that the pump stations should be inspected once a year. Tom asked if the repair and maintenance costs would get charged to the users. Glenn said he sees A&E's report as a long-term capital improvement plan. Bruce said the safety issues have to be addressed right away. Bruce said he sees the recommended maintenance and associated costs as a negotiating point. Glenn said we need an affirmative vote so we need to focus on educating people. Glenn said he is concerned that some of the POA members may present difficulties at the informational meetings. Glenn said the POA members will not change their minds. Tom said he talked to people on the west end of town about the impact on them if resort property values continue to fall. Bruce said hopefully there are enough people who think about the community and not just themselves. Bruce said we need to educate people that it will affect them in the long run. Glenn said that's why the informational meetings are so important. Glenn said Matt is reviewing the informational handout. Glenn said we may have to call people and make sure they come so they can make an informed decision. Bruce asked if the informational meetings are prominent on the website. Martha said she is waiting for Matt to review the information. The Selectboard agreed that the poster, at least, should go on the website now. Bruce asked if the date could be changed from February 21st to February 22nd. Glenn said he will talk to A&E about their availability. Glenn said Matt suggested moving forward without spending a lot of time or money until after the vote. Tom said his meeting in Montpelier was successful. Glenn said he got a call from Winslow Ladue notifying us that we are on the priority list for funding. Glenn said he also got a letter from the Lieutenant Governor and a request for a meeting from Representative John Bartholomew for Monday at 10:00 AM. Glenn said he thinks we should start asking about community block grant money. Bruce asked if we will know where we are on the priority list before the first informational meeting. Glenn said yes. Glenn said our initial request for CWSRF support was for both the sewer line purchase and the village expansion but Winslow Ladue asked us to separate the projects, so Glenn said yes. Glenn said Winslow is also looking into adding Windsor to the project because then it becomes a regional project. Tom said he thinks it's important for Windsor to own and control the portion of the sewer line that is in Windsor so they can control development along Route 44. Glenn said the POA should be aware that there is a lot of funding on the line, contingent on the vote. Glenn asked how the town should move forward with the POA. Tom said we should relay the information received from the state. Glenn said he will draft a letter to the POA and send it to Tom and Bruce for comment. Tom said he thinks the town should keep the POA in the loop. Tom said he thinks the POA should buy the water system. Bruce suggested a conversation with System Operator Patricia Beavers. Glenn said he will call her. Bruce said he is not against considering the acquisition of the water system, but we can't do it now. Glenn agreed. Regarding Jeff Nelson's comment about the POA being cut out of any redress for past wrongs amounting to about \$300,000, Glenn said he thinks they view the sewer line as compensation for the \$300,000 they won't get back. Bruce said the POA's approach is not going to be successful in the near future and we can't afford to let this go on for years.

- 5) Other Business - Trail agreements: Glenn said he inadvertently signed the two trail agreements without approval from the other Selectboard members and asked them to retroactively authorize him to sign. **Tom made a motion to authorize the Chair to sign the trail agreements with Snowdance and Orange Lake. Bruce seconded the motion, which passed unanimously.** Sign Town Clerk's Orders: **Glenn made a motion to sign the Town Clerk's orders. Bruce seconded the motion, which passed unanimously.** Questions from the Public: Courtney asked how she can get more information about the water and sewer issues and the trail agreements that were signed. Bruce said the trail agreements are public documents so Courtney can get copies. Regarding the sewer issue, Bruce suggested that Courtney come to one of the informational meetings. Glenn said there is an informational sheet that outlines the situation and includes FAQs. Glenn said the Selectboard is waiting for Matt Birmingham to approve it before it gets distributed. Bruce said the property values at the resort are declining and we have a reappraisal coming up, so if the appraised values at the resort go down, you can imagine how we're going to have to make up the difference. Tom said he would not prejudge property values but we could compare appraised value and sales price for actual recent property transfers. Alternative, Bruce said, we could ask a realtor to address the issue. Courtney asked if there is a benefit to being hooked into Windsor. Bruce said yes; the town has just done a wastewater study and there are no other options for the village. Bruce said there are no development possibilities for the village without connection to Windsor. Bruce said the only industry Vermont has is tourism and we need to jump on that bandwagon. Tom added that the protection zone for the Resort's well includes the entire village, so there really are no options. Bruce said those inclined to protect the environment should know that there are pollution issues in the village. Selectboard's February 13th agenda: Tom said he would like to discuss employee health insurance at the Selectboard's next regular meeting and would also like to note, at that time, that the appeal period on the zoning regulations has passed.
- 6) Adjourn - The Selectboard adjourned by consensus.

Respectfully submitted,

Martha Harrison