

West Windsor Selectboard
Draft Minutes
December 19, 2014

Present: Glenn Seward, Bruce Boedtke, Tom Kenyon, George Calver (VT Standard), Cathy Archibald, Martha Harrison

- 1) Call to Order – Selectboard Chair Glenn Seward called the meeting to order at 8:00 AM.
- 2) Changes or additions – Library budget request; Nilson property
- 3) Announcements/Public Comment – Glenn said the Selectboard is expecting the Trust for Public Land (TPL) and MFW Associates to sign an option agreement today, with a closing anticipated in July of 2015. Glenn noted that the option includes Hotel Road, but does not include the Base Lodge. The acquisition of the water system is pending; the town expects to receive a purchase and sales agreement on Monday. Glenn said Snowdance LLC has drafted a letter to the Public Service Board, requesting transfer of the water system to the town. Tom noted that, after due diligence, the Selectboard’s decision not to acquire the Base Lodge was unanimous. Glenn said if the option agreement is signed, there will be multiple public hearings in January regarding the management of the expanded town forest. In response to a question from George Calver, Glenn said there have been many complicated legal issues related to the acquisition of this property, which have resulted in negotiations going on for more than a year.
- 4) Anticipated executive session to discuss real estate purchase and lease options relative to the acquisition of resort property per 1 V.S.A. §313(a)(2) – Glenn said he doesn’t think an executive session is necessary. Tom and Bruce agreed.
- 5) Consider taking action with regard to the acquisition of resort property and signing any related documents – Glenn said the next step, once the option agreement is signed, will be to consider signing a lease for the +/- 470-acre “mountain parcel” so the town has control over it during the option period.
- 6) Consider signing contract with Aldrich & Elliott for water system evaluation – Understanding that the town is very close to a purchase and sales agreement, and that Aldrich & Elliott have done a preliminary evaluation of the water system to provide the town with a comfort level, **Glenn moved to sign the evaluation agreement dated December 15, 2014 with Aldrich & Elliott in an amount not to exceed \$6,000. Bruce seconded the motion.** Glenn noted that the evaluation costs will be passed along to the water system users. Glenn said the town will request a five year, zero-interest loan from the state for water system evaluation and planning purposes, which will ultimately be rolled into a 20-year construction loan to be repaid by the users with no cost to the taxpayers. **Glenn called for a vote on the motion, which passed unanimously. Bruce moved to authorize the Chair to sign the agreement on behalf of the Selectboard. Tom seconded the motion, which passed unanimously.** Glenn noted the need to get the water system components out of the Base Lodge as soon as possible. Tom said he would like to see a cost estimate for bypassing the Base Lodge. Glenn said the pumps in the Base Lodge use \$1,500 to \$2,000 worth of electricity per month and if they can be eliminated, it will save the users a ton of money in the long run. Glenn said MFW Associates and TPL have agreed, verbally, to provide broad language allowing for easements to move or bypass that equipment prior to closing.

- 7) Other business – Library: Tom said the Library Trustees are requesting the same contribution from the town that they requested last year: \$14,000. Nilson property: Glenn said, several years ago, the voters approved the acquisition of the Nilson property, approximately five acres adjacent to the Bowers Covered Bridge, with grants and/or surplus funds. Glenn said the Conservation Commission has negotiated a price for the property and, in conjunction with the West Windsor Moonlighters Snowmobile Club, has approached VAST (Vermont Association of Snow Travelers) for funding. Glenn noted that there is a main snowmobile route through the property. Glenn said no agreements have been signed but it appears that VAST is interested in providing most of the funding in exchange for a perpetual trail easement with the remainder of the property to be conserved. Tom noted that 90% of the property was under water during Tropical Storm Irene.
- 8) Sign Town Clerk's orders - **Tom moved to sign orders. Bruce seconded the motion, which passed unanimously.**
- 9) Adjourn – Glenn move to adjourn at 8:27 AM. Bruce seconded the motion, which passed unanimously.

Respectfully submitted,

Martha Harrison