

Water Commission Minutes
12/07/2020

Called to Order: 6:01 PM

Present by Zoom: Fran Huntoon, David Sander, Bard Hill, Don Morin
Absent: Katie Mather

Others Present by Zoom: Josh Arneson, Town Manager; Kendall Chamberlin, Water & Sewer; Kathy Daub-Stearns, Admin. Assist.; also present: Bob Reap, Rod West, Jim Feinson, Peter, the meeting was recorded for MMCTV Channel 15

1. Welcome by Bard. No comments.

2. Additions or Deletions to the Agenda. none

3. Items for Presentation or Discussion with those present

a. Update on status of consecutive sewer agreement at 91 Willis Farm

Bard reported:

- that there is a draft agreement to discuss with two core issues, the main issue is the easement on the conserved land.
- that the Commission has looked at this project historically in 3 phases. The first having service to the Reap property, the second would be service to the Mobile gas station, and the third phase service to the mobile home park. Phase three is what the state is most interested in and the agreement does not make it look like this is possible.
- that he had spoken to Jeremy Hoff, from the Richmond Land Trust (RLT), about the easement and has set up a meeting with the RLT board to discuss the issue.
- that the Route 2 path could be septic only if not through RLT property
- that we should reach out to the mobile home park owner to discuss possibilities
- that he got email from Rod West about interest in the project

Discussion included:

- that Fran asked if there had been a small group meeting. Bard replied that there was a conversation with the Reap's, and he reached out to Jeremy Hoff at RLT.
- that if the Reap's plan goes forward they would join in on Jericho Rd and bypass the school
- that it has been determined that the line at the school should not be used for this project due to its age
- that Fran asked where 2200' gets to, the whole length or just to the school. Bard replied that he has thought it was the total distance
- that the route 2 option of sewer only has pluses and minuses. Route 2 would require a smaller pipe and less lift because it is not uphill which may make the project easier to engineer but we would need a right of way from the state and Catholic Church.
- that Bob Reap thought the route 2 would be more costly as a public project than as a private project it.

- that Bob Reap thought the private project is doable. Bard asked, why would route 2 be more costly? Robert Reap said as a private project it is simple, turning into Route 2 is more complicated.
- that depending on the circumstances it may be more advantageous for the town to go on Route 2 as opposed to it being a private project.
- that Kendall said it would be a better public project down route 2. Bard said he if a line were built private landowners would have to connect and pay the fee which is meant to offset the costs.
- that Rod West said perfection is the enemy of getting things done. If we open the project up to full creative thought now, we will lose a year or two and we may not be able to float a bond anyway. He did not want to take the Reap's off the path they have been on and encouraged the board to get the knots out of the process with the RLT. That the Reap's cannot pull permits until this is settled.
- that the Mobile station has the permits necessary to build another septic system and we should not miss the opportunity to discuss this project with them.
- that the life of a bond approval vote does not expire unless you change the scope and that we may not need another bond vote.
- that Rod West thought we should put an RFP together for phase 1 and phase 2 and move on with it.
- that Bard said that current users are not going to pay for the new extension
- that Rod West thought that there may be enough people looking to commit funds to the project that it would be possible and not bankrupt everyone in the process
- that we should pursue parallel projects and allow the Reap's to move forward with their project.
- that Don Morin thanked Bard for taking the time to write the memo that was distributed saying he was not familiar with the 2015 bond vote that has been discussed. Bard said that it passed by 9 votes.
- that Don Morin said this issue has been taking far too long and he understands the Reap's position. Bard replied that we received the Reap's communication about 6 weeks ago and prior to that there was not a lot of communication. Bob Reap agreed that between lawyers and COVID the length of time has been understandable.
- that the Mobile station is planning on building their septic by drilling under the highway and using the land on the Green Mountain Power (GMP) property and they know they will be spending a lot of money.
- that there may be more desire from people to connect
- that Peter Mumford said he and his wife have been involved with trying to get water and sewer out their way and he applauds the Reap's for the efforts and patience they have displayed on this project for their development. He thought the town would want to encourage the Reap's and be for the project to improve that part of Richmond. Bard replied that the board has been in favor of phase 1 and 2. The problem is that phase 2 would provide allowance of expansion of the Reap's line and the RLT prohibits anyone but the Reap's. That is what the future discussion would be about.
- that Bard said phase 3 has very complex challenges.
- that the document Bard drafted is on the town website and this will be a topic for discussion at a future meeting.

b. Superintendent's Report

Kendall reported:

- that septage is still high
- that the truck is ready to go out to bid
- that he is hearing that towns are setting up green, yellow, red notices on their website to let residents know if services are delayed for any reason.
- that he hired a new apprentice who has been approved for the state program

Discussion included:

- that there are typically about 25 trucks hauling septage a day
- that there have not been any complaints from the residents on Esplanade even with all the traffic
- that Don asked how many employees there are currently. Kendall replied that currently there are four (4) full time employees and that in previous years there were three (3) full time employees and one (1) part time employee.

4. Approval of Minutes, Warrants and Purchase Order

Minutes:

David moved to approve the Minutes of 11/16/2020 amended as discussed; Fran seconded. Roll Call Vote: Fran, David, Don and Bard voted affirmatively. Motion passed.

Discussion: Fran noted that Don Morin name was spelled with an "a" and should be corrected.

Purchase Orders:

David moved to approve PO 4026 to Parker Excavation in the amount of \$10,937.95 with the understanding that there may be other PO's that were previously issued; Fran seconded. Roll call vote: Fran, David, Don, and Bard voted affirmatively. Motion passed.

David moved to amend PO 3924 to CSWD in an amount not to exceed \$ 160,000; Fran seconded. Roll call vote: Fran, David and Bard voted affirmatively. Motion passed.

Discussion: This is necessary due to increased septage and additional income will offset the expense. Kendall noted that the amount of septage has more than tripled.

Warrants:

David moved to approve the electronic warrant as presented, Fran seconded. Roll call vote: Fran, David, Don, and Bard voted affirmatively. Motion passed.

5. Discuss Items for Next Agenda and Adjourn

2015 bond vote

draft document with Richmond Land Trust

6. Adjourn

David moved to adjourn; Fran seconded. Roll call vote: Fran, Don, David and Bard voted affirmatively. The meeting adjourned at 6:55 PM.