



One Burke Village Infrastructure Committee Meeting

August 17, 2022

Online via Zoom

Dufresne Group
481 Summer Street, Suite 8
Saint Johnsbury, Vermont 05819
Tel: (802) 748-8605

On August 16, 2022 at 5:00pm, a meeting was held via Zoom video conference to discuss the Burke Water and Wastewater Study. The following individuals attended:

<u>Individual</u>	<u>Representing</u>
Todd Vendituoli	One Burke
Dan Flannagan	One Burke
Linda Lotti	One Burke
Cathie Wheeler	One Burke
Kevin Blais	3853 US 5 property owner
Andrea Day	Dufresne Group

Andrea Day has prepared the following summary of notes taken at the meeting. Please notify her if you have any corrections or additions to these minutes. Tasks to be completed as a result of this meeting are underlined.

- I. Minutes from the July 19, 2022, meeting were approved.
- II. Meeting format discussion – in person vs Zoom
 - a. Agreed to remain via zoom.
- III. **Water & Wastewater Study**
 - a. East Burke update
 - Pending Town signatures on Engineering Services Agreement that includes Phase 1 Assessment of 114 site and Burke Mountain WW System Appraisal. Once get signed agreement will give subconsultants the go ahead. Would like to get field work done this fall.
 - b. West Burke Alternatives
 - i. 60% report submitted to DEC 6/14/2022, comments pending. Review meeting to be held August 17.

c. Next steps

- i. Waiting on contract for additional work in East Burke which includes the Phase 1 Assessment of the location for on-site disposal and the Appraisal of the Burke Mountain System.

d. Funding

- i. West Burke offered max subsidy available in the amount of \$3,968,311.45.
- ii. Updated cost review.
 - Andrea noted that additional funding sources should still be pursued.
 - Linda noted that these costs are still within the range of feasibility.
 - Andrea noted that the O&M costs under Alternative 1 need to be updated, the corrected information is included in a second table below.

CWSRF Funding	ALT 1 – Three Disposal Sites 0% or 30 years with Principal Forgiveness	ALT 2 – Cole Disposal Site Only 0% or 30 years with Principal Forgiveness
Estimated Total Project Cost	\$ 16,084,250	\$ 11,525,000
Anticipated Grants in Aid	\$ 3,968,311	\$ 3,968,331
Remaining Local Share	\$ 12,115,939	\$ 7,556,669
Annual Payment	\$ 411,942	\$ 256,927
Annual Operation & Maintenance Costs	\$ 14,300	\$ 27,500
Total Annual Expenses	\$ 426,242	\$ 284,427
USER ONLY - Annual Payment to Capitalize Project (including principal and interest) and Operation and Maintenance (ALT 1 128 users, ALT 2 80 users)	\$3,330	\$3,555
FULL TAX BASE – Tax Rate Increase to Capitalize Project (including principal and interest)	0.1506	0.0939

FULL TAX BASE – Tax Increase for \$150,000 residence to Capitalize Project (including principal and interest)	\$226	\$141
USER ANNUAL PAYMENT – with full tax base supporting capital costs and users supporting capital costs, O&M and Reserve Fund	\$337.72	\$484.75
Annual costs with Reserve Fund contributions		
Annual Cost with \$15K Annual Reserve Fund - Per User with Full Tax Base contributing to Capital Costs (ALT 1 – 128 users, ALT 2 – 80 users)	\$ 454.91	\$ 672.25
Annual Cost with \$30K Annual Reserve Fund - Per User with Full Tax Base contributing to Capital Costs	\$ 572.09	\$ 859.75
Annual Cost with \$50K Annual Reserve Fund - Per User with Full Tax Base contributing to Capital Costs	\$728.34	\$1,109.75

Corrected Alternative 1 O&M Costs

CWSRF Funding	ALT 1 – Three Disposal Sites	ALT 2 – Cole Disposal Site Only
	0% or 30 years with Principal Forgiveness	0% or 30 years with Principal Forgiveness
Estimated Total Project Cost	\$ 16,084,250	\$ 11,525,000
Anticipated Grants in Aid	\$ 3,968,311	\$ 3,968,331
Remaining Local Share	\$ 12,115,939	\$ 7,556,669
Annual Payment	\$ 411,942	\$ 256,927
Annual Operation & Maintenance Costs	\$ 34,300	\$ 27,500
Total Annual Expenses	\$ 446,242	\$ 284,427
USER ONLY - Annual Payment to Capitalize Project (including principal and interest) and Operation and Maintenance (ALT 1 128 users, ALT 2 80 users)	\$3,486	\$3,555

FULL TAX BASE – Tax Rate Increase to Capitalize Project (including principal and interest)	0.1506	0.0939
FULL TAX BASE – Tax Increase for \$150,000 residence to Capitalize Project (including principal and interest)	\$226	\$141
USER ANNUAL PAYMENT – with full tax base supporting capital costs and users supporting capital costs, O&M and Reserve Fund	\$493.97	\$484.75
Annual costs with Reserve Fund contributions		
Annual Cost with \$15K Annual Reserve Fund - Per User with Full Tax Base contributing to Capital Costs (ALT 1 – 128 users, ALT 2 – 80 users)	\$ 611.16	\$ 672.25
Annual Cost with \$30K Annual Reserve Fund - Per User with Full Tax Base contributing to Capital Costs	\$ 728.34	\$ 859.75
Annual Cost with \$50K Annual Reserve Fund - Per User with Full Tax Base contributing to Capital Costs	\$884.59	\$1,109.75

- e. Andrea will contact Jim Sullivan to setup a time to present the updated funding information to the selectboard and answer any questions they may have. Andrea will let the committee know when the meeting will be held so interested members can attend.

IV. Other items

- Discussion with Kevin Blais, property owner of 3853 US 5 in West Burke.
 - Mr. Blais introduced himself, his property and goals which include short-term rental in the summer. He noted that the mobile junk yard as you come into town detracts from West Burke. He reviewed the work done on his property (3853 US 5) and that he feels like he made a great improvement to a property that was once in disrepair. He noted that he had offered to purchase the

burned Schwag property but was told by the Town and realtor that they would only sell to locals. He has discussed the wastewater project with Mike Cole and was told that Mike Cole was only going to let the Town have the property on the condition that it be developed with a lighted ballfield. Mr. Blais has significant concerns with the use of the property as a wastewater disposal site and lighted ballfield and how that would detract from the rentability of his property. He said he has a lot of questions related to the wastewater project and asked if the property owned by Mike Cole would be a lighted ballfield.

- Todd V. noted that this project is just in the planning stages and that the Town hasn't made any final decisions.
- Mr. Blais asked if the project can move forward without using the Cole property.
- Todd V. noted that the Cole property was the best site identified and that the impact to the wells will require a public water supply. Just developing the wastewater systems on School Street and at the future Town garage property doesn't make as much sense financially.
- Mr. Blais asked how many failed septics there were in town.
- Todd V. noted that he recalled somewhere in the area of 30% of septics in the project area in West Burke are past their useful life. Todd noted that it can be very expensive to replace a failed septic system, particularly if a specialized system is required due to lot limitations.
- Mr. Blais noted that his property has no septic issues and that his septic works fine. He feels he could replace his septic system cost effectively due to experience installing septic systems. He thought he was doing good for the village by revitalizing what was once a run down property but feels like his concerns are being ignored.
- Dan Flannagan gave background of the work in Burke that came out of the Community Visit process in 2017 and noted that eliminating the potential pollution caused by septic systems in Villages is a priority for the State.

- Mr. Blais stated that he doesn't want to lose the investment he has made and doesn't feel like he is getting answers. He estimated that the project would cost \$50-\$100 million if all the roadwork was included in the costs.
- Linda Lotti thanked Kevin for his input and asked if there was anything else on the agenda that needed to be covered tonight. Linda invited Mr. Blais to continue attending the committee meetings and that the goal of the project is to benefit a broader base of people.
- Mr. Blais asked where he can get his questions answered.
- Linda suggested he see the Burke Chamber web page where he can find the Community Visit report and Visioning and Economic Development Study.
- Mr. Blais stated that he has reviewed these documents as well as the 60% draft report and has questions.
- Andrea asked what his questions are.
- Mr. Blais stated that it is his understanding that if the septic system is installed on the Cole site then drinking water will become contaminated and he will have to hook to the public water supply. How will property values be impacted? Is the surface infrastructure included in the cost estimates? How old are the cost estimates?
- Andrea replied that, yes, if the Cole site is developed he would have to connect to a public water supply, the cost estimates do include surface infrastructure and they are less than six months old.
- Mr. Blais stated that he still has questions he feels like he is not getting answers to. He feels he is being unfairly impacted by the project. He hasn't seen any discussions about the lighted ballfield in the meeting minutes. Where will the sewer collection system go? Was the cost of the ballfield included in the estimates? Where can he get more information. He stated that he was told by Mike Harris that this isn't an area where he can rent his property.

- Andrea stated that the sewer will be in the road right of way and that the ballfield discussions are still rather new so details have not been discussed yet.
 - Cathie Wheeler stated that formal discussions regarding the ballfield haven't occurred yet since the project is still in the preliminary stages. She stated that she didn't think that comment from Mike Harris sounded accurate. She thanked Mr. Blais for attending the meeting and stated that it sounds like he has been provided all the information that we have. Cathie suggested he continue to attend the committee meetings to learn more.
 - Andrea suggested that he continue to attend the committee meetings and that she would make sure he was provided the meeting invitations and the date and time when the next meeting with the selectboard would be held to update them on the project.
- New ANR contact – Emily Hackett
 - One Burke
 - Board updates
 - Meeting with Planning Commission after this meeting to discuss local tax.

V. Next meeting

- a. September 20, 2022 at 5pm