

Greensboro Selectboard

September 5, 2023 Special Meeting – Minutes

[Hybrid meeting held at the Greensboro Free Library, with some participants joining remotely]

SELECTBOARD MEMBERS PRESENT: Peter Romans, Ellen Celnik, Eric Hanson, David Kelley, Gary Circosta

SELECTBOARD MEMBERS ABSENT: None

OTHER ATTENDEES: Kim Greaves, Josh Karp, Dan Predpall, Mallory Rakowski, Lynnette Claudon, Gerard Fontaine, John Reilly, Joseph Gresser, MacNeil, Christine Armstrong, Kent Hansen

CALLED TO ORDER: 6:33 PM

ADDITIONS TO THE AGENDA

Executive Session to discuss potential litigation

COMMUNITY WASTEWATER PROJECT

John Reilly, project manager with Hoyle Tanner & Associates, gave a presentation to the Board about the firm's work to date on a community wastewater system for Greensboro.

During the 2019 'Greater Greensboro' community visit process, building community wastewater infrastructure turned out to be one of the highest priorities. This could help maintain high water quality, improve housing options and revitalize village businesses.

A wastewater committee was formed and ultimately selected the Greensboro Village District as the first location where community wastewater connections would be offered. The next step was to determine the feasibility of such a system, and the committee put out a RFQ (request for qualifications) for engineering services and Hoyle Tanner was selected.

Sites for the disposal field have been investigated. The most promising one, 'Area 10', is located on the Fontaine property off French Hill on the Bend Rd. Hydrogeological investigations are ongoing for this site to determine system capacity and potential effects on private water supplies in the area, among other issues.

Over \$4.5 million in grant funding has been received to date. An additional one million is expected from a NBRC grant, and another grant (CRRP, under review) could provide an additional million.

John said that part of the initial funding is a \$3.97 million ARPA grant. This is a 'use it or lose it' grant: there must be an executed Disposal Area Land Purchase & Sale Conditional Agreement by 12/31/23. Engineering studies won't be completed by this date, nor will the overall feasibility of the project be known at that time. There is currently no preliminary estimate of actual construction costs, municipal debt load, or how much system user fees will be.

Lynnette Claudon (VT DEC) said that grant funds spent on engineering, feasibility studies and the land purchase won't have to be returned if the town doesn't move forward with construction – only unspent grant funds would be rescinded. She added that the project would still be considered a success if the town purchases the property but doesn't build, because the necessary land resources would be secured

for a future system.

The sewer line leading from Greensboro Village to Area 10 would be buried in the road Right of Way, minimizing the need for easements across private properties. John said that these lines are typically buried under culverts and streams.

While on paper, 96 parcels could be served by this project, but the actual capacity of Area 10 won't be known until later this fall. If there is more interest in the system than capacity, the town will have to somehow prioritize who gets access to the system. Conversely, it is unclear what would happen if there is less interest in the system than its capacity, since it must be fully utilized in order for user fees to be as low as possible.

Since the ARPA grant will only pay the appraised value of the property, an appraisal must be completed prior to the purchase agreement being drawn up. Kim and Ellen will work together to schedule the appraisal. Dan said he's willing to negotiate options on the land purchase.

David made the following motion:

The Board agrees to move forward and try to negotiate a purchase option.

Ellen seconded the motion which carried unanimously.

EXECUTIVE SESSION

Peter made the following motion:

The Board will enter executive session at 7:27 PM to discuss potential litigation.

Gary seconded the motion which carried unanimously.

The Board left executive session at 7:40 PM and took no action.

ADJOURNMENT

The meeting was adjourned unanimously at 7:40 PM.

Respectfully submitted – Josh Karp, Selectboard Clerk