

TOWN OF WAITSFIELD CAPITAL PROJECTS

Irasville and Waitsfield Village Water and Wastewater Infrastructure

For more than two decades the Town of Waitsfield has been exploring the feasibility of providing municipal water and wastewater infrastructure to support economic growth in Irasville and Waitsfield Village, avoid undesirable sprawl into the rural landscape, protect water quality of the Mad River, and address a number of public health concerns related to conflicts with private on-site water supply and septic disposal systems.

After extensive analysis and testing, a water source in the southeast quadrant of town for a municipal water system was identified and, after further study and deliberation, a well was drilled at the end of the Class 4 Reed Road in 2006. Its source protection permit was issued earlier this year. After two failed bond votes this year, but passage of a third in November, final engineering and permitting resumed for a municipal water system that would begin at the Reed Road wellhead and follow the Town's rights-of-way along Long Road, down Bushnell Road, and to a new storage tank to be constructed on the Town-owned former LeClair gravel pit site. From the tank, the transmission mains would follow a right-of-way to Tremblay Road, where it would meet Route 100 and continue along Old County Road and to the Village and Irasville. Hydrants will provide fire protection along the route. Although the project would be paid for entirely by grants and water users through hook-up and annual fees, a positive bond vote was required by U.S.D.A. Rural Development for this \$7.59 million project. Details of the water project are available at the Town Office and on-line at www.waitsfieldvt.us/water. Next steps include finalizing the designs, completing the permit process, and putting the project out to bid. Construction could begin as early as fall of 2009, but would more likely be spring 2010.

In 2000, voters overwhelmingly supported the Town's purchase of the "Munn site" at the intersection of Route 100 and Kingsbury Road for possible use as a wastewater disposal field. Several years of feasibility planning and engineering were completed in 2004 and final designs were at the 60% phase when a two-part bond article for Phase 1 and Phase 2 of the system was defeated in March 2008. Phase 1 was proposed to provide in-ground treatment for up to 18,000 gallons per day serving Irasville at an estimated cost of \$5.62 million. Phase 2 was proposed to include construction of a tertiary treatment system that would increase disposal capacity to more than 90,000 gallons per day at a cost of approximately \$6.5 million. With grant funding in sort supply and in an effort to reduce costs to taxpayers and users, the wastewater system was scaled back to serve only Irasville with the hope that a more cost-effective wastewater disposal solution could be found northward to serve the Village.

The feasibility studies were funded through the State Revolving Fund of the Vermont Agency of Natural Resources. Repayment of the \$613,385, 15-year, no-interest loan is delayed until December 1, 2012. Payments on two separate 5-year, no-interest water loans totaling up to \$310,747 are also slated to begin in 2012. Three federal earmarks totaling \$2.9 million have been secured and funds are in the process of being committed through U.S.D.A. Rural Development. The establishment of a tax increment finance (TIF) district to help fund the infrastructure improvements was in the process of being pursued, but the financial and growth projections were based upon both municipal water and wastewater infrastructure being in place. It may still be possible to pursue the TIF if we can successfully demonstrate that implementation of a wastewater system is planned within the next 5 years.

Municipal Water & Wastewater Feasibility Study Vermont State Revolving Loan Fund (SRF)

In 1998, the Town of Waitsfield applied to the Vermont Agency of Natural Resources (VANR) for State Revolving Fund (SRF) loans to undertake planning and engineering for municipal water and wastewater systems to serve some or all of Irasville and Waitsfield Village. The State Revolving Fund is funded primarily by the U.S. Environmental Protection Agency (EPA). These loans are at zero percent interest, and repayment of the loan principal is typically made as a part of the overall construction financing package for such projects. If the water project proceeds to construction, the water loans are expected to be included in the overall project financing. Unless some form of wastewater project proceeds to construction, the no-interest wastewater loan will be payable over fifteen years beginning in 2012. Please refer to Long Term Indebtedness in this Town Report for more information about the status of these loans.

Route 100 Transportation Path Project

The Route 100 Transportation Path Project began its final design phase in 2001 and a municipal project manager was hired to shepherd it through the next steps of permitting, right-of-way clearances, and construction. oversee the project. In 2002, the final design engineering team was hired and final design work began. Conceptual planning for the project was completed between 1996 and 1999. This project is being funded with 90% assistance through the Vermont Agency of Transportation (VTrans). Since 1997, the Town has set aside funds, currently totaling of \$139,538, in a reserve account for this project. A contribution is not included in the Capital Budget for 2009. This project is nearing the final stages of VTrans review and is expected to begin construction in 2010.

Community Development Fund

The Town has two long-term loans receivable as a result of a 1999 Vermont Community Development Program Grant, which funded two affordable housing projects at the VerdMont Mobile Home Park and the Evergreen Place Senior Citizens Center. Repayments of the loans from these projects to the Town will be re-usable for community development eligible activities subject to the negotiation of a close-out agreement with the Vermont Community Development Program. In addition, the Town renegotiated the terms of the original Evergreen Place note in 2005 and obtained an additional VCDP grant for the Evergreen Place Project, which were then loaned to the Central Vermont Community Land Trust to refurbish and build an addition to the facility. These notes are due as follows:

Evergreen Place Senior Citizens Center:

Mortgagee: Evergreen Place, Inc. (this note was originally issued to the Mad River Valley Senior Citizens, Inc., and was transferred to EPI in 2002 and transferred to CVCLT/EPHLP in 2005)

Principal Amount of First Note (1999): \$150,000

Interest Rate: 0%

Payment Schedule: 30 annual payments of \$5,000 beginning July 2021.

Principal Amount of Second Note (2005): \$247,000

Interest Rate: 0%

Payment Schedule: deferred, payment in full due May 31, 2035.

VerdMont Mobile Home Park:

Mortgagee: Central Vermont Community Land Trust

Principal Amount of Note: \$115,000

Interest Rate: 0%

Payment Schedule: \$20,000 due January 2019, with 14 annual payments of \$6,786 beginning January 2020.

Howard/Tucker Gravel Pit

In 2006 Waitsfield voters authorized the Selectboard to purchase property belonging to Robert L. Howard and the Estate of Phyllis Tucker for \$350,000 for development of a municipal gravel supply and for future redevelopment. The parcel (Tax Map #99037.000) is approximately 77 acres located off of Route 100. It was purchased with \$125,000 from Chittenden Bank, \$175,000 borrowed from Mr. Howard, \$25,000 from the gravel reserve fund, and \$25,000 from the gravel line item in the general fund. The loans will be paid back over a five year period. Phelps Engineering was hired after a competitive process to develop a site plan and assist with permitting. The Waitsfield Development

Review Board issued its approval, with conditions, in November and State approvals are expected in early 2009. Funds are budgeted to be borrowed in 2009 to complete the permit process, build a bridge, acquire an access easement, pave the access road, and site development. More information about this project can be found at the Town Office or on-line at www.waitsfieldvt.us/gravel.

Police Cruiser

The Town owns a police cruiser used in its police patrol program under contract with the Washington County Sheriff's Department. In the past, these vehicles have been purchased via lease or note. The 2003 vehicle was replaced in 2008 with a 4-wheel drive vehicle through a 4-year note.

Waitsfield-Fayston Fire Department Fire Truck

The 1987 pumper truck is proposed to be replaced in 2011. Depending on the features included, it could cost in the area of \$200,000 to \$300,000. Waitsfield's 60% share (\$120,000 to \$180,000) would be paid from the Fire Truck Reserve Fund. Grants may also be available to cover all or some of the cost.

Culvert Replacement Projects

With help from the Friends of the Mad River, Waitsfield was awarded a \$4,000 grant from the Better Back Roads program to inventory road-related erosion locations and develop a five year capital plan to prioritize and fund needed improvements. Robert J. Turner and Associates of Bristol, Vermont were hired following a competitive bid process and his report was completed in December 2008, which identified 18 structures that were rated as high or medium-high priority for replacement or other form of remedial treatment. The figures reflected in the Capital Plan come from this report.

Covered Bridge Repairs

In 2008, the Town of Waitsfield was awarded \$273,000 in federal funds through the VTrans Enhancement Grant program to address the cantilevered sidewalk on the north side of the Waitsfield Village 1833 Covered Bridge and repair the bridge's abutments. The Covered Bridge Repairs Reserve Fund was re-established in 2008 to set monies aside to meet the Town's matching funds obligation of approximately \$70,000. Even if the grant had not been funded, the funds would be necessary to address the bridge's structural issues. The 1833 Village Covered Bridge is confirmed to be *the* oldest covered bridge in Vermont still in everyday use and the Town is committed to preserving this historic Vermont landmark.

Town Pond

In April, following a period of heavy rains and saturated soils, part of the town pond impoundment collapsed over the outlet pipe that drains into the wetland to the north. Water levels in the pond and wetland were lowered to reduce the treat of water breaching the banks of the pond or further the failure of the impoundment. After a competitive bid process, Weston and Sampson Engineers was hired to prepare an inspection and assessment report of the dam. Several alternatives for remedial measures were investigated, including No Action, Dam Removal, Dam Rehabilitation, and Dam Replacement. The town pond is a community resource. Not only is it valued for its aesthetic and recreation opportunities, it provides fire protection, stormwater treatment, and wildlife habitat. W&S recommended that the pond remain in place and that the dam be rehabilitated. A public hearing was held in June at the Big Picture Theater, and the overwhelming feedback was to repair, maintain, and improve the pond as a community asset. Though the pond does not fall within Vermont Dam Safety Division oversight, W&S prepared a rehabilitation plan based on State standards and included design provisions to allow the water level in the wetland to the north rise in the event beavers resume residence there. W&S estimates the cost for rehabilitating the dam to be in the area of \$75,000, which does not include dredging. If voters concur at Town Meeting, the Selectboard proposes to finance the repair with a 5-year note.