

TOWN OF WAITSFIELD CAPITAL PROJECTS

Irasville and Waitsfield Village Water and Wastewater Infrastructure

For the past 20 years, the Town of Waitsfield had been exploring the feasibility of providing municipal water and wastewater infrastructure to support economic growth in Irasville and Waitsfield Village, avoid unnecessary sprawl into the rural landscape, protect water quality of the Mad River, and address a number of public health concerns regarding conflicts with private on-site water supply and septic disposal systems.

A water source in the southeast quadrant of town for a municipal wastewater system was identified and, after further study, a well was drilled at the end of the Class 4 Reed Road in 2006. Final engineering and permitting are underway 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 on to the Village and Irasville. Hydrants will provide fire protection along the route. Although not part of the original alignment, an alternative route following Old County Road is currently being explored, primarily for fire protection for the residential neighborhood. Although the project would be paid for entirely by grants and water users through hook-up and annual fees, a bond vote for this \$7.59 million project is scheduled for March 4, with construction slated for 2008 and 2009. Details of the water project were published in Bulletin #1 in November, mailed to property owners and voters, and posted on-line at www.waitsfieldvt.us/water.

In 2000, voters overwhelmingly supported the Town's purchase of the so-called "Munn site" at the intersection of Route 100 and Kingsbury Road for use as a sewage disposal field. Several years of feasibility planning and engineering were completed in 2004 and final designs and permitting are under way to construct a phased wastewater system. Phase 1 would provide in-ground treatment for up to 18,000 gallons per day serving Irasville at an estimated cost of \$5.62 million. Phase 2 would 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. In an effort to reduce costs, the wastewater system is proposed to serve only Irasville. A potentially more cost-effective alternative is proposed to be explored to the north to serve Waitsfield Village. A two-part bond vote is scheduled for March 4 that will ask voters whether to approve Phase 1 (\$5.62 million) and Phase 2 (\$6.5 million) of the wastewater project. Details of the wastewater project were published in Bulletin #2 in January 2008, mailed to property owners and voters, and posted on-line at www.waitsfieldvt.us/sewer. Bulletin #3 will provide a detailed explanation of costs and will be mailed to property owners and voters and posted on-line at www.waitsfieldvt.us/water-sewer.

The feasibility studies have been funded through the State Revolving Fund of the Vermont Agency of Natural Resources. Repayment of the \$768,500, 15-year, no-interest loan is delayed until December 1, 2012. Payments on two separate 5-year, no-interest water loans totaling \$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 sought through U.S.D.A. Rural Development. Other sources of funding will also be sought, including the establishment of a tax increment finance (TIF) district to provide increased revenues for these projects. It is anticipated that user fees will support most of the local share of project costs. General fund support for a portion of the debt service may range from 1.5 to 4.5 cents on the tax rate.

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 almost always made as a part of the overall construction financing package for such projects. If the March 4 bond vote fails and no future planning is anticipated, the loans are repayable over five years following completion of the water study and over fifteen years following completion of the wastewater study. Please refer to Long Term Indebtedness in this Town Report for more information about the status of these loans.

Route 100 Transportation Path Project

In 2001, the Route 100 Transportation Path Project began the final design phase with the hiring of a municipal project manager to 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). Beginning in 1997, the Town has set aside a total of \$131,818 in reserve funds for this project. Please see the project reserve fund report for further information about the fund's status. Additional contributions are included in the Capital Budget for the year 2008 to go toward the Town's projected share of the project. This project is nearing the final stages of VTrans review and is expected to begin construction in 2009 or 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. Work will begin in 2008 to obtain the necessary approvals to bring the gravel pit on-line.

Police Cruiser

The police cruiser used in the Valley's police patrol program under contract with the Washington County Sheriff's Department was purchased by the Town of Waitsfield in 2003. In the past, these vehicles have been purchased via lease or note. The current vehicle was purchased in 2003 and, although the Selectboard proposed establishing a reserve fund toward its future replacement, funds had not been allocated. The cruiser is proposed to be replaced in 2008 with a 4-wheel drive vehicle. If replaced in 2008, it will be through a 5-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.