

**Middletown Springs Select Board Minutes
September 11, 2014 Special Meeting Approved**

SPECIAL MEETING CALL TO ORDER: 5:36 pm

BOARD PRESENT: H. Childress, C. Haynes (5:50), M. Lamson, S. Moyer, T. Redfield (acting chair)

PUBLIC PRESENT: John Arsenault, Vicki Arsenault, Michael Beattie, Laura Castle, Maureen McCormack, Patricia McWilliams, David Munyak, Frank Parent (Long Trail Engineering)

Report from Frank Parent, Long Trail Engineering: Frank Parent has done analyses on two septic system possibilities for the Parker site: a mound system and a wholly enclosed tank. He reported that the groundwater levels on site were too high to consider an in-ground septic system. The mound system would only be available for use if the Teers' spring were not used for drinking water; since they have made the claim that they use that spring, the enclosed tank system becomes the only viable option. The installation cost of the tank system would be lower than that of the mound system; its annual maintenance costs would be higher, since the tank would require more frequent pumping; but the long-term costs may be lower, since there would be no pump system needing periodic service and replacement.

Estimated costs provided by the engineer:

- Tank System: \$23,000 installation, \$4,000 annual service
- Mound System: \$28,000 to \$38,000 installation, \$400 annual service, 10-year life on pump, 20-30 year life on mound sand

The storage tanks would have a 50+ year service life, and are highway rated, so that they might be placed under parking or driveways (unlike an in-ground septic field) with risers terminating in surface-level covers. Thus, the tank system places fewer constraints on the other uses of the site. Based on state regulations, Frank has sized the system to use 8,000 gallons of storage; he recommends two 4,000-gallon tanks for ease of excavation and placement. He noted that these regulations will result in a system significantly larger than actual anticipated use; the Pawlet town office and library uses a similar system but only a 4,000-gallon tank, and have had satisfactory service.

Public Questions and Comments:

Q: Could Grant's General Store be tied into this same system? Part of the store's current septic field is on Teers' property, and they're considering ways to discontinue that use.

A: Joint use would be possible from an engineering and permitting point of view. Costs could be shared based on metering incoming flow rates and using that as septic proportion. A shared well is also a possibility; if the store discontinues its current septic field, that may open up more opportunities for well location.

Q: How is the storage tank sized?

A: This is based on a 14-day capacity at a maximum usage flow rate of 600 gallons per day; actual use will be significantly lower than that.

Q: The Teers' spring well is labeled as abandoned. What information are we relying upon that it's being used?

A: By state advice, the determination of current use and potability must be based solely on property owner's word.

Q: The perk test was successful; why can't we use an in-ground system?

A: The ground system was ruled out not by soil percolation but rather by high groundwater levels.

Q: Is pumping for tanks of that size easily available from local septic vendors?

A: Yes, most local septic services can handle that volume.

Q: If we move forward with this design, are we locked into it?

A: No. It's always possible to file amended requests for permit, as long as regulations are met.

Q: The Building Committee says that the holding tank system allows for future expansion. What are the regulations for moving or adding tanks?

A: The holding tank as designed is rated for 600 gallons per day. If the Town meters incoming water from the well, we would have significant evidence for lower use that would be factored into any later request for building or occupancy expansion. Any added or relocated tanks would be subject to the same setbacks as the original system: 50' from any adjacent well, 10' from water lines, and 10' from property lines.

Q: How does an enclosed tank system account for groundwater buoyancy?

A: The tank is held down by concrete anchors sufficient to resist buoyancy. In addition, septic services will schedule pumping during dryer seasons.

Q: Is there any difference in setback requirements from a ground or mound system based on whether an adjacent well is drilled or spring-fed?

A: If the septic system is uphill from a well, the setback is 200' from a drilled well, and 500' from a spring-fed well. The enclosed tank, with only a 50' setback requirement from either type of well, allows for significantly more flexibility in placement.

Q: What is the current status of likely well placement?

A: There are a lot of existing septic fields near the site, which influences possible well location. Most likely well site at present is along South Street, near southern edge of gravel pad.

Q: There are a number of different well classifications. Which are we designing for?

A: The appropriate classification is a "non-public well," meaning that there would be fewer than 24 of the same people there every day. This allows for significant periodic use by library patrons or public meetings, as the classification is based only on standard daily occupancy rates.

Q: Will the water ultimately be tested for radon?

A: Standard water tests include heavy metals, petroleum components, and bacteria. Radon has been more an airborne than waterborne problem. If the water supply fails any of the tests, it can still be used for toilets and non-potable uses; drinking and handwashing water would be bottled. If there are unacceptable levels of any elements or compounds in the water, it would not pose a hazardous-material problem for septic pumping, because the contaminants would not be concentrated as they would be in a filter.

Q: Will we need to design a groundwater system?

A: No. The trigger for groundwater management is one acre of impermeable surface, and this site is significantly smaller.

Q: Does our mapping show the location of the current spring-fed water supply on the Parker lot?

A: No, but it wouldn't impact the septic design, and wouldn't be used for drinking water for the new building. Any latent water flow from that spring would need to be accounted for in building and site design; its outflow could be channeled into the Town's groundwater system along VT133.

The process for next steps on wastewater and well design would be as follows:

1. Prepare a design showing well location, well construction details, and full septic details
2. Submit application for Wastewater System and Potable Water Supply permit
3. Once the well is drilled, the water is tested for flow and quality. If necessary, any water treatment systems or storage systems would be designed and applied for and, upon approval, installed. If the water quality is unacceptable, bottled water could be used.

David Munyai expressed the Building Committee's recommendation that the tank system seems to be the best possible option: lower maintenance, greater expandability, and the Town would have no impacts on any of its neighbors. Any negotiations with adjacent property owners regarding a mound system would add time and unpredictability to the design process. The Pawlet town office and library share one 4,000-gallon tank; in FY 2013-14, they pumped that tank four times, but there seems to have been a leaking toilet that put constant water flow into the system, because they only pumped once per year in each of the preceding two fiscal years.

The Selectboard thanked Frank Parent for his report.

Report on Town Property off North Street: The survey for the firehouse, transfer station, and town vehicle lot has not yet been completed. C. Haynes will contact George Stannard to urge rapid completion.

The meeting concluded with a field tour of the North Street site.

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REGULAR MEETING CALL TO ORDER: 7:02 pm

BOARD PRESENT: H. Childress, C. Haynes, M. Lamson, S. Moyer, T. Redfield

PUBLIC PRESENT: Sally Achey, Laura Castle, David Munyak, Jenny Talke Munyak

Approval of Minutes: T. Redfield moved to approve minutes from August 28 meeting with addition to the public comment section; M. Lamson 2nd. [*all in favor, motion carried*]. T. Redfield moved to approve minutes from September 9 special meeting; S. Moyer 2nd. [*all in favor, motion carried*].

Public Comment: none

Town Officers:

- **Listers:** Sally Achey presented a letter of opinion from Lister Randy Kniffen regarding differential pay for different Lister responsibilities, along with job descriptions and the results of a Statewide listers' survey regarding pay rates. The data for communities responding to the survey showed that the Chair of the Listers averaged \$14.71/hour and the other listers averaged \$13.71/hour, and that about 30% of responding communities used differential pay rates for different lister responsibilities. At present, the Middletown Springs listers all make \$12/hour. C. Haynes expressed opposition to differential pay; added work means added hours, which would increase that person's overall pay. M. Lamson also expressed reservations, believing that all three Listers should be competent in all aspects of the work. Sally discussed the amount of training she's received in the work; Sally also has some supervisory or coordinative responsibilities with regards to the work of the other Listers. H. Childress stated his support for differential pay based on different job responsibilities, certification and training, and supervisory responsibility. M. Lamson moved to increase Listers' pay from its current rate to the State average of \$14.71 for the Chair and \$13.71 for regular service; H. Childress 2nd. [*Ayes—H. Childress, M. Lamson, T. Redfield; Nays—C. Haynes, S. Moyer; motion carried*] S. Moyer stated the importance of the Listers' work to the Town, and moved to pay at the rates of \$15 for the chair and \$14 for regular service. [*No second, motion failed*]. T. Redfield moved to make the increase retroactive to the beginning of the 2014-15 fiscal year beginning July 1, 2014; C. Haynes 2nd [*all in favor, motion carried*]
- **Treasurer:** Jenny Talke Munyak is still missing three addresses for tax bills, and is pursuing that information. She submitted August financial reporting to the Board. Treasurer and Board discussed possible means of accounting for employee vacation accrual, and also possible ways of financing the Firehouse roof project if the motion is successful at the September 23 special election.
- **Town Clerk:** Laura Castle informed that the Auditors would like to purchase page layout software so that Jackie Parker could do the Annual Report in house; Patty Kenyon can recommend a software vendor that offers discounts for non-profits. Laura and the Auditors will send letters to all town organizations with a firm deadline for inclusion in the Town Report.

Building Committee:

- David Munyak asked the Board to take action on the engineer's recommendations given at the earlier special meeting. C. Haynes expressed reservations: we don't yet know whether General Store would like to move forward with shared design; he remains uncertain why the earlier possibilities for the ground-based and mound-based systems had been eliminated from consideration; and he believes that we need more information about the proposed structure and its footprint prior to septic design. H. Childress replied that site engineering is commonly conducted prior to building design, though he also expressed a desire to see some schematic solutions to the proposed structure. H. Childress moved to accept the engineer's general design for the holding-tank septic system and the well plan, and allow him to move forward with design specifics leading to well and wastewater permit applications; M. Lamson 2nd. [*Ayes—H. Childress, M. Lamson, S. Moyer, T. Redfield; Nay—C. Haynes; motion carried*]
- David also reported that contractors working on behalf of Ross Environmental Associates have begun the work of slab removal and site fencing, and that investigation of cellar contents and possible contaminants can begin shortly.

Town Lands: M. Lamson reports no updates from FEMA regarding letter of map amendment (LOMA) application for West Street property.

Road Commissioner:

- The Town has received two prices for road salt; through the Department of Transportation for \$79.56/ton, or directly from Cargill at \$76.02 per ton. Bill Reed had advised outside this meeting that purchase from Cargill was his preference, since it would not commit us to a specific purchase quantity. T. Redfield moved to allow the Road Commissioner to sign the Cargill salt purchase agreement for \$76.02 per ton at an estimated quantity of 115 tons; M. Lamson 2nd. [*all in favor, motion carried*]
- C. Haynes spoke with Margaret Fowler regarding the three roads off Coy Hill that were the subject of the reclassification hearing on Tuesday (Whites Road, Fox Bridge Lane, and Moyer Acres Road). The Selectboard will meet with her onsite for field examination at 5:30 pm Monday September 22.

Solid Waste: Metal collection day on 9/6 went off well, with relatively low volume collected. C. Haynes moved to do away with the Fall metal collection day; M. Lamson 2nd. [*Ayes—C. Haynes, M. Lamson; Nays—H. Childress, S. Moyer, T. Redfield; motion failed*]. Discussion ensued about whether it was possible and advisable to combine large waste and metal waste collection sessions; the Board will consider that at a future meeting.

Correspondence:

- M. Lamson moves to have the Board chair sign the SWAC resolution for the municipal planning grant, and to contribute \$450.09 to its matching fund; T. Redfield 2nd. [*all in favor, motion carried*]
- H. Childress moved to have Board chair complete and sign contract with Countryside Lock and Alarms for 2014-15 alarm service for town office; T. Redfield 2nd. [*all in favor, motion carried*]

Board Orders:

- H. Childress moved to allow Board chair to sign CAMA software agreement; C. Haynes 2nd. [*all in favor, motion carried*]

- H. Childress moved to sign Highway pay orders with the caveat that timesheets must be signed by employees to verify that their hours are true and accurate; T. Redfield 2nd. [Ayes: H. Childress, C. Haynes, M. Lamson, T. Redfield; Nay—S. Moyer; motion carried]
- T. Redfield moves to accept Board Orders as presented; C. Haynes 2nd. [all in favor, motion carried]

Executive Session: H. Childress moved that the ensuing personnel discussion would place either the Town or the employee at substantial disadvantage; T. Redfield 2nd. [all in favor, motion carried] H. Childress moved that the Selecboard enter executive session to discuss personnel issues; C. Haynes 2nd. [all in favor, motion carried]. Board entered Executive Session at 9:54 pm.

C. Haynes moved to exit executive session; T. Redfield 2nd. [all in favor, motion carried] Executive session ended at 10:04 pm, no action taken.

Adjourn — T. Redfield moves to adjourn, C. Haynes 2nd. [all in favor, motion carried]. Meeting adjourned 10:04 pm.

Respectfully submitted,
Herb Childress, Clerk