

SOUTH ALBURGH FIRE DISTRICT NO. 2
REGULAR MEETING
Monday, September 18, 2022 at 6:30 PM

Present: Prudential Committee Members John FitzGerald, Alton Bruso, Tony Speranza
Admin. Assistant Danielle James Choiniere

Guests: Judy Higgins, Elliot Knight Kathy Rochedieu

Meeting was called to order at 6:30 PM by Chair John FitzGerald.

AGENDA ADJUSTMENTS

None.

MINUTES

Judy Higgins pointed out in last month's minutes that it appeared a D&K bill was paid but it was NOT authorized. Alton said in the handout accompanying the last minutes, that he wanted to underscore an easement for his property was unopposed by him, he wanted merely to question its necessity. John FitzGerald motioned to accept minutes as amended. Tony Speranza seconded, all in favor. So approved.

VISITOR INPUT

Not anything that couldn't fit under later agenda items.

TREASURY REPORT & WARRANTS

Bank accounts were closed, signers updated, and laser checks ordered per last meeting's motions. The Subrecipient Report was completed. Balances were given of the accounts. John FitzGerald spoke to the state about getting reimbursements.

Two large water delinquencies totaling \$7-8K. The board needs to follow its ordinance and state statute to collect these funds. Superintendent Beaulac should be informing the board when he knows of leaks. The Timeline Property has about 3 past-due quarters and the board does have an inactive policy in place.

Bills: \$812.50 for 1,000 envelopes/stamps. \$25 to Endyne labs, \$384.75 to VLCT insurance, \$1,777.54 to Monaghan Safar for attorney fees. John FitzGerald motioned to accept treasury report and pay bills. Tony Speranza seconded, all in favor. So approved. There are other bills in existence the board cannot yet pay until reimbursement happens.

Judy Higgins said the credit card holder is former treasurer Richard Ernst. The board will need to decide who will be new card holder, and who will submit future reimbursement requests to the state. They also need a treasurer and M&T Bank Global Administrator.

Judy Higgins summarized her final report to the board. Website passwords and confidential data compiled for the board. The file cabinets need to be better organized, also website, virtual documents, and emails et al. The board should also have procedures in place for the future. The board should be looking hard at the special benefit assessments, reimbursement requests, interlocal agreements, ordinances, connection documents, rates, emergency funds, contractors, etc, among other topics of discussion.

PHASE II UPDATES

Tony Speranza had a handout updating the easement statuses. Next focus is on getting 85+ user minimums.

WATER OR OPERATIONS ISSUES/ PHASE III/ CORRESPONDANCE/ MISC

Nothing.

ADJOURN

Alton Brusco motioned to adjourn at 9:25 PM. Tony Speranza seconded, all in favor. So adjourned.

Respectfully submitted,
Danielle James Choiniere

These minutes are draft only, not slated for approval until the next board meeting in September.

DRAFT

Summary of Easement Related Costs (XLS -> Google DB)

	A	B	C	D	E
1	Following have been committed to be provide a hook-up at No Charge (NC) in exchange for easements to build Phase 2.				
2	Parcel ID	Owner	Purpose	Number (\$1500 each)	Comments
3	RS512	Burbo	ROW	1	
4	RS526	Goose Point	ROW	2	Under RT2 & Com.
5	MI080	Sunset Farms	Booster etc	2	
6	PF002 & PF006	Carpenter	ROW at corner	2	
7	PF007	Powell	ROW at corner	1	
8	PF072A	Couture	ROW	1	
9	RO003	Wright	ROW at corner	1	
10	RS546	Mashtare	ROW	1	2" line required
11	RS726, 782 & 784	Palmer (less parts \$)	ROW	11	3 are under RT2
12	RS802	Signor	ROW	1	
13	TOTAL & net value			23	\$34,500.00
14	Following have been committed to be paid in CASH by SAFD2 prior to any working starting on their property to build Phase 2.				
15	Parcel ID	Owner	Purpose	Amount	Comments
16	RS512	Burbo	Tree	\$1,500.00	
17	RS526	Goose Point	Trees	\$3,000.00	
18	RS602	Hutchins	ROW approval	\$750.00	
19	RS656	Jarvis	ROW / trees	\$1,500.00	
20	RS802	Signor	Trees	\$3,000.00	
21	TOTAL			\$9,750.00	
22	Following have REFUSED to work w/SAFD2 & provide legally entitled Easement & will be assesses "Special Connectin Fee":				
23	Parcel ID	Owner	Issues	Cost Difference (\$2500 Eng.)	Special Connection Fees
24	SU148	Snedeker	Unstable, septic & \$\$\$	\$39,200.00	\$29,400.00
25	RS474	Hansen's	HDD drive, utilities & peronalties	\$114,400.00	\$85,800.00
26	TOTAL			\$153,600.00	
27					
28	Grand Total, All Easement Related Expenses:			\$197,850.00	

Phase 2 Status, 09/19/23:

Status Meeting w/D&K on Thursday 9/14, Alton & Tony attended w/Scott & Jon, Key Points:

1. Application working thru the system, Act 250 is the last & other required prior
2. Funding moving forward, # 1 priority? Eric Law has left (consultant now)
3. Contracting strategy discussed, D&K recommends breaking into 4 separate contracts (advantages):
 1. Point of Tongue,
 2. Poor Farm Road,
 3. Middle Road & 4. Route 2 (largest)
4. D&K needs an accurate list of committed customers prior to going out for bid (December)
5. Cost Estimate needs to be redone, BUILD AMERICA could have significant (negative) impact, D&K will do in November
6. Required redesigned have been executed (two) & plans available
7. Need additional detail from Raleigh Palmer, concerning locations of subdivisions etc (December also OK)
8. Timing NOT conducive to going out for bids in 2023, BEST CASE would be to be January (seasonal cycle & work loads)
9. Requested design details based on easement requirements incorporated by Scott, data provided...

Easements:

1. A total of 78 easements have been "closed", exceptions:
2. Brown @ 51 Sand Beach Road, survey indicated it NOT (Danielle to eMail)
3. Hansen's design updated (today) showing pipe in road ROW
4. Redesign expensive, two properties, SAFD2 should continue to pursue Hansen's (Kathy?)
5. Cost impact summarized on next page
6. Expect attorney "legal position supporting" this week (Kristen)

Cost Differences



Jonathan Ashley <jashley@dubois-king.com>
To: Tony Speranza
Cc: Scott Stevens

Tony,

The cost differences that Scott estimated are as follows:

1. The lack of easement on the Summit Road property raised the OPCC by \$36,700.
2. The lack of easement on the northern side of Route 2 raised the OPCC by \$111,900.

The construction cost increases were estimated based on the attached sheets.

I estimate that our engineering costs to change the plans came to approximately \$2,500 for each property.

Feel free to give Scott a call with any specific questions on the differences in construction costs.

Thanks,

Jon

Jonathan Ashley, P.E.*
Director, Public Works and Facilities Division
DuBois & King, Inc.
27 Center Street
Brandon, VT 05733
(P) 802.465.8396, ext. 4810
(C) 802.522.9733
*VT, NY, NH

SDG
 Download all attachments as a zip file

SDG
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SAFD2 Phase 2 – all properties w/ a “commitment” pertaining to easement (Google DB).

Summary of Easement Commitments - Design/Build (D&K) & Business (SAFD2):

CE004 Lantry - preserve fruit trees by moving min line into the road

MI080 Sunset Farms - preserve trees via HDD, hook-ups to house NC & barn (2 @ NC = No Charge)

WS293 Brusco - easement NOT available, construct mainline in road ROW (3 rods)

WS229 Sunset Farms - locate booster station as agreed

PF002 Carpenter - hook-up at location indicated by customer NC

PF006 Carpenter - hook-up at location indicated by customer NC

PF007 Powell - reduced ROW near shed & hook-up at location indicated by customer NC

PF072A Couture - hook-up at location indicated by customer NC

RO003 Wright - hook-up at stake/GPS location specified by customer NC

RS512 Burbo - root preservation methods, \$1500 CASH & hook-up at location indicted by customer NC

RS526 Goose Point - root preservation methods, \$3000 CASH, hook-up to House/Campground & under RT2 NC

RS546 Mashtare - 2" hook-up at location indicated by customer NC

RS602 Hutchins - \$750 CASH payment (need copy of agreement from Kristen)

RS618 & SU132 Deyo - hook-up at location indicated by customer, *NC*

RS656 Jarvis - removed tree next to house/cut flush, locate water main as close to RT2 as possible & use caution NOT to damage foundation. \$1500 CASH payment.

RS726, RS782 & RS784 Palmer - provide a total of 8 hook-ups NC at locations specified by customer and in addition, provide water service lines under RT2 for Burley Campground as well as lots 7 & 8 per MOU. D&K to request wholesale prices from the General Contractor for all hardware required & Palmer to reimburse SAFD2, all funds to be applied to SAFD2 Capital account, reducing actual construction cost/balance. Details in MOU.

RS770 RL Properties LLC – note waterline under road from lake to house, do NOT disturb

RS796 Delude - possible underground storage tank is contractor's responsibility if encountered? Well & septic shown on enclosed drawing. Removed trees if significant root damage encountered - NOT necessary to replant trees removed.

RS802 Signor - Hook-up @ NC, no above ground features, root preservation methods, temporary easement eliminated in front of house & \$3000 CASH - see drawing.

PF094 Bloomhart - Water & power (pump) across road to lake, next to pole near road, do NOT disturb



SAFD2 Phase 2 – List of all properties listed by D&K as requiring an easement (Google DB).

27	CE004-	4 CEDARVALE EST	JUNE & DAVID LANTRY	341	RS506-	4752 US ROUTE 2 SOUTH	VERMONT ELECTRIC COOP	343	RS162-	7222 US ROUTE 2 SOUTH	CLARENCE BRAUDSHAW
45	MA004-	4 MACOMBER POINT	JAY CARROLL	342	RS512-	4840 US ROUTE 2 SOUTH	Taylor Buroo, buroo62719@gmail.com	344	RS166-	7250 US ROUTE 2 SOUTH	CHARLES PALMER
205	MA006-	6 MACOMBER POINT	REBECCA GENDREAU	343	RS518-	9 CHESTNUT WAY	BRIVAN GAMACHE	345	RS168-	7250 US ROUTE 2 SOUTH	R.P. PROPERTIES LLC
206	MA008-	8 MACOMBER POINT	REBECCA GENDREAU	346	RS525-	5066 US ROUTE 2 SOUTH	TIMOTHY REYNOLDS	346	RS170-	7320 US ROUTE 2 SOUTH	R.P. PROPERTIES LLC
207	MA010-	10 MACOMBER POINT	SCOTT JENSEN	348	RS542-	5138 US ROUTE 2 SOUTH	JAMES PERRY	347	RS162-	7360 US ROUTE 2 SOUTH	RALEIGH PALMER JR
208	MA014-	14 MACOMBER POINT	LUCAS VOELK	349	RS546-	5176 US ROUTE 2 SOUTH	MARGUERITE MASHTARE	348	RS184-	7418 US ROUTE 2 SOUTH	RALEIGH PALMER JR
209	MA016-	16 MACOMBER POINT	EARL KNUDSEN	350	RS548-	548 US ROUTE 2 SOUTH	RAYO PION	348	RS196-	7532 US ROUTE 2 SOUTH	STEVEN DULUDE
211	MI002-	2 MIDDLE ROAD	MICHEL BLIER	351	RS554-	5248 US ROUTE 2 SOUTH	DAVID JACOBS	349	RS802-	7586 US ROUTE 2 SOUTH	BOB SIGNOR
212	MI080-	80 MIDDLE ROAD	SUNSET LAKE FARM LLC	352	RS554-A	5270 US ROUTE 2 SOUTH	GROUXRUSSELL & JANE	401	SB051	51 SAND BEACH ROAD	BROWN, ROBERT M. LIVING TRUST
213	MI085-	85 MIDDLE ROAD	SUNSET LAKE FARM LLC	353	RS560-	5310 US ROUTE 2 SOUTH	JOSEPH HONSINGER	402	SU132-	132 SUMMIT ROAD	STEVEN DEYO
215	MI122-	122 MIDDLE ROAD	SUNSET LAKE FARM LLC	354	RS556-	5289 US ROUTE 2 SOUTH	LALUMIERE JOHN	403	SU148-	148 SUMMIT ROAD	Michael Snyedcker
217	PF002-A-C	2A-C POOR FARM ROAD	ROBERT CARPENTER	355	RS558-	5362 US ROUTE 2 SOUTH	HAMID BASMA S ABDUL	404	SU149-	148 SUMMIT ROAD	VERMONT ELECTRIC COOP
218	PF006-	6 POOR FARM ROAD	ROBERT CARPENTER	357	RS572-	5410 US ROUTE 2 SOUTH	CATHERINE FRASER	405	WA010-	10 WAGNER POINT RD	JEANNE LAROCHE
219	PF007-1	7 POOR FARM ROAD	SAMI POWELL	358	RS576-	5460 US ROUTE 2 SOUTH	DEMS RICHARD	406	WA016-	16 WAGNER POINT RD	GUYER MCCracken
220	PF007-2	9 Poor Farm Road?	Chris Powell	359	RS580-	5512 US ROUTE 2 SOUTH	TRUDY BILLINGS	407	WA020-	20 WAGNER POINT RD	ROB BEAULIEU
221	PF007-3	11 Poor Farm Road?	Paul Valiquette	361	RS602-	5700 US ROUTE 2 SOUTH	Mailed contract to this new address, Oct. 1990	408	WA024-A	24A WAGNER POINT RD	DANIEL WILLIAMS
242	PF072-	72 POOR FARM ROAD	MARIE-MICHELLE WILCOX	363	RS618-	5802 US ROUTE 2 SOUTH	STEVEN DEYO, Michael/son	408	WA032-	32 WAGNER POINT RD	GEORGE SPEAR
264	PF072-A	72A POOR FARM ROAD	COUTURE YARA	365	RS644-	6100 US ROUTE 2 SOUTH	JACOB MASHTARE	410	WA034-	34 WAGNER POINT RD	Michael Fregneau
286	PF199-	199 POOR FARM ROAD	ROBERT BURNETT	366	RS644-	6100 US ROUTE 2 SOUTH	GARY BOARDMAN	418	WS293	2773 WEST SHORE RD	ALTON R BRUSO JR
318	PF218-	218 POOR FARM ROAD	LEAH BAILEY	368	RS648-	6130 US ROUTE 2 SOUTH	EDWARD BOUSQUET	417	WS229-	2185 West Shore Road	SUNSET LAKE FARM LLC
317	PT088-	88 POINT OF TONGUE	PAULA MANOLE	369	RS656-	6200 US ROUTE 2 SOUTH	MICKY JARVIS				
318	PTHOA	POINT OF TONGUE HOA	Jeff Pontier, President	371	RS660-	6074 US ROUTE 2 SOUTH	DEMMIS BRCK				
323	RO001-	1 ROUTE 129	GODS LITTLE BROWN CHURCH	373	RS668-	668 US ROUTE 2 SOUTH	David Resmussen SEE NOTES				
324	RO003-	3 ROUTE 129	WARREN WRIGHT	374	RS668-	668 US ROUTE 2 SOUTH	ALBERT R POMER				
328	RS458-	4338 US ROUTE 2 SOUTH	MICHAEL POQUETTE LIFE ESTATE	375	RS669-	6359 US ROUTE 2 SOUTH	PAULINE SANTOR				
330	RS465-	4360 US ROUTE 2 SOUTH	ROBERT PIKE III	376	RS704-	6670 US ROUTE 2 SOUTH	RALEIGH PALMER JR				
331	RS468-	4422 US ROUTE 2 SOUTH	KENNETH COTA	377	RS726-	7362 US ROUTE 2 SOUTH	JULIE PIROO				
332	RS474-	4490 US ROUTE 2 SOUTH	HERMAN HANSEN III (Chris)	380	RS754-	7146 US ROUTE 2 SOUTH	PAUL HANSEN				
333	RS478-	4516 US ROUTE 2 SOUTH	HERMAN HANSEN III (Chris)	381	RS760-	7200 US ROUTE 2 SOUTH					
340	RS490-	4642 US ROUTE 2 SOUTH	JOSEPH SHMEK	382							