

SOUTH ALBURGH FIRE DISTRICT NO. 2
REGULAR MEETING
Monday, September 19, 2022 at 6:30 PM

Present: Prudential Committee Members John Fitzgerald, Alton Brusco, Tony Speranza via phone
Admin. Assistant Danielle James Choiniere

Guests: Tom Jacobsen, Jim Carr, Bob Herbert, Kathy Rochedieu, Selectboard Member Elliot Knight

Meeting was called to order at 6:31 PM by Chair John Fitzgerald.

AGENDA ADJUSTMENTS

Added a hookup for Phase One and moved approval of minutes later in the meeting.

VISITOR INPUT

Two Poor Farm Road residents potentially had some on Phase II.

TREASURER'S WARRANT & REPORT

Treasurer Ernst was absent but had provided warrants to sign with bills. A \$3,922.52 bill for DuBois & King was not authorized to be paid. The district has not been getting reimbursements from their grant submissions going back months ago. The board will ask engineer Hagen about this next Monday. \$360.66 Admin pay, \$25 to Endyne, \$1,285 to attorney for easement help, \$3,281.14 to Village for Q3 water, \$19.68 to State of VT withholdings, \$242.94 to IRS for withholdings, \$975 to Town of Alburgh for recording easements. John Fitzgerald motioned to approve these bills. Alton Brusco seconded, all in favor. So approved.

PHASE II UPDATES

Easements slowly rolling in and others were being discussed. Some members of Point of Tongue and Cedarvale seemed willing to pay \$1500 to connect but Tony Speranza asked if it would be possible to not charge debt service since their connection process will likely destroy their dirt road. The board would think about it, perhaps waiving the debt service if they paid \$2,500 to connect. Tom Jacobsen suggested seeing how many each point will actually need. Potentially buried gas tank revisited. Tony Speranza wanted to reference a recent email sent 9/19 regarding easements (see attached to the minutes). Board will need to work on rates for campgrounds.

Jim Carr and Bob Herbert had questions on trees, hedges, and brick in town right of ways, which is 49.5 feet on Poor Farm Road. They asked if the line could be moved into the road to avoid these obstacles. Alton Brusco mentioned lines buried in roads will have roads damaged if ever they need to serviced/repared. The Town of Alburgh has authority of town roads and right of ways. Elliot Knight asked if items damaged in town right of ways will be replaced, like how they will be for those items outside right of ways. Kathy Rochedieu said municipal water increases home value without increasing taxes so it's a win for owners ever wishing to sell. She also asked if the grant money is at risk if project keeps dragging. The board believed not but can verify.

MINUTES

John Fitzgerald motioned to approve 8/15 minutes, Alton Brusco seconded, all in favor. So approved.
John Fitzgerald motioned to approve 8/22 minutes, Alton Brusco seconded, all in favor. So approved.
Question on 8/29 minutes, seemed to be 8/22 duplicated. Danielle will research for next meeting.

WATER OR OPERATIONS ISSUES/ PHASE III/ CORRESPONDANCE/ MISC

John Fitzgerald and clerk Shirley Fitzgerald met with Village trustee Cheryl Dunn about Village/SAFD2 breakdown of duties. Need to work on co-documents with Village.

Phase III SEARCH Grant: Danielle working with Rebecca Schrader of USDA.

ADJOURN

Alton Brusco motioned to adjourn at 7:59 PM. John Fitzgerald 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 October.

DRAFT

09/19/22 – Easement ROW Status:

1. Mallory & Team making good progress, up to 26% "recorded" - THANK YOU!
2. Movement on many others, expect more should close soon
3. Two property owners have NOT be reachable, Danielle, help?
4. POT HOA has agreed in principle to approve, in legal review & requesting "pay now & stub" w/o monthly charge until used *
5. Initial discussions w/Lantry constructive, expect closure of CVE004 after POT (short cut ROW to 1st part of POT)
6. Anticipate adjusting several (Goose Point, Gas Station etc) documents then signatures
7. Several property owners have been difficult, may require different approach (legal)
8. Next call scheduled w/D&K Monday, 9/26 at 8am – make sure Tony & John have DETAILS

Issues

PARCEL ID	EPH ADDRESS	ISSUE	NOTES	PROGRESS/NEXT STEPS	SAFETY Content	Owner 1	Owner 2	DRAWING
RS902-	8700 US ROUTE 2 SOUTH	Communication	No contact info, house appears vacant	See certified letter to address on file	Mallory	ABIGAIL MITCH	FRANCIS HART	20, 30, 31
RS998-	898 US ROUTE 2 SOUTH	Communication	No contact info, no residence on property. All on one year term from the well, hoping to avoid paying for the hookup	See certified letter to address on file	Mallory	WILLIAM J RAL	SUZANNE CIFE	26, 27
PP218-	218 POOR FARM ROAD	Connection	14 signposts, wondering on connection	John will talk to Stalleys and Browns	John	LEAH BAILEY	BRIAN BAILEY	7, 8
RS778-	7320 US ROUTE 2 SOUTH	Connection	Concerned with a fair meter to have a meter at the end of the driveway	Earl will contact John between John and Earl	Mallory	R.P. PROFFERT		21
PR03A-C	2A-C POOR FARM ROAD	Engineering	Concerned with big trees. Have secondary	Map sent to Galen, John is working with Justin Holmes	John	ROBERT CARP	MELISSA CARP	19, 20
PR03B-	6 POOR FARM ROAD	Engineering	Property owners want to know the reason for	NEH: Tom has followed up	Tom	MAURIE MICHEL	BENJAMIN VIKI	10
PR072-	72 POOR FARM ROAD	Engineering	Wanting to sign but wants to save large trees in front of house	Added to easement list. No contact info- anyone familiar with the property?	Mallory	JOSEPH SHARPE		36, 35
RS600-	6200 US ROUTE 2 SOUTH	Engineering	Not listed as needing an easement, easement not shown on drawings (lasts over 7)	Added to easement list. No contact info- anyone familiar with the property?	Mallory	LALLABERE JR		25
RS674-	4490 US ROUTE 2 SOUTH	Legal	Not willing to sign	DR Mallory & Alton walked, meeting with the attorney UVA. They may propose changes to easement at that time.	Mallory	HERMAN HANSE	THOMAS W. HANSE	26
RS378-	4574 US ROUTE 2 SOUTH	Legal	Not willing to sign	DR Mallory & Alton walked, meeting with their attorney UVA. They may propose changes to easement at that time.	Mallory	HERMAN HANSE	THOMAS W. HANSE	26
RS318-	8620 US ROUTE 2 SOUTH	Legal	We not sign.	Agreed public water in general, (coliform, etc) and what the firm will do to the environment.	Mallory	STEVEN DEVO	MARGOLTA DEVO	20
RS608-	6300 US ROUTE 2 SOUTH	Legal	We not sign.	DR Mallory & Alton walked. Unwilling to sign or discuss.	Mallory	MICKEY JARVIS		27
RS902-	7590 US ROUTE 2 SOUTH	Legal	Not willing to sign	DR Mallory & Alton walked. Meeting with the attorney UVA. They may propose changes to easement at that time.	Mallory	BOB SIKOR	SANDRA SIKOR	20
SH148-	148 SUMMIT ROAD	Legal	DR Mallory & Alton walked. Meeting with the attorney UVA. They may propose changes to easement at that time.	Legal	Mallory	MICHAEL SNEE		20
SH148-	148 SUMMIT ROAD	Legal	We not sign.	Legal	Mallory	MICHAEL SNEE		20
RS706-	7332 US ROUTE 2 SOUTH	Chem/Multiple	Needs an easement that allows for service line to Cedarvale	Property owner awaiting assurance that he will not be responsible if there is a fuel tank, doesn't want to be responsible for fuel tank if one is located on the property.	Mallory	STEVEN DALLIS	SHARON DALLIS	20
PTHOA	POINT OF TONGUE HOA	Chem/Multiple	How many EPL/Engineering? Board will investigate using water service. Water service is being installed near subdivision building.	In reply, making progress	Tony			
RS304-	8096 US ROUTE 2 SOUTH	Chem/Multiple	Check for water tank in front of house. If one is present, old gas station - cement pad, responsible for fuel tank, doesn't want to be responsible for fuel tank if one is located on the property.	DR Mallory & Alton walked. Meeting with the attorney UVA. They may propose changes to easement at that time.	Mallory	TRACY MATH	ALMERE REYNOLDS	30, 34

Statistics

ROW STATS

Date	ROW Required	Unassigned	Assigned, New or contact yet (or waiting updates)	Initial Contact	Ready to Sign	Under Consideration	Signed	Not needed	Items	% Signed
8/22	76	2	13	23	7	8	11	0	18	14.3%
8/23	78	1	7	20	12	12	2	10	13	15.3%
9/5	77	0	8	21	9	12	5	10	12	18.3%
9/19	77	0	4	20	9	6	1	19	18	25.9%

Resolved

PARCEL ID	EPH ADDRESS	ISSUE	NOTES	PROGRESS/NEXT STEPS	SAFETY Content	Owner 1	Owner 2	DRAWING
CE004-	4 CEDARVALE EST.	RESOLVED	Can line be moved?	Added to easement list but not on the list	Tom	JUNE & DAVID	FRANCIS HART	7, 8, 10
PR072A	72A POOR FARM ROAD	RESOLVED	Reason for easement, why does pipe need to come close to house, any wall in front of house to leave	Added to easement list	Tom	COULURE JAR	COULTURE DAR	
PF150A	150A POOR FARM ROAD	RESOLVED	On the assessment list but not on drawings	Galen eliminated from assessment list.	Tom	BARBARA BAUGH		11,12
PT082-	82 POINT OF TONGUE	RESOLVED	On the assessment list but not on drawings	Tom indicated where property is located on the map. Easement generated 9/22.	Tom	JOHN CLOUGH	ALICE CLOUGH	
PT088-	88 POINT OF TONGUE	RESOLVED	Not shown on drawings (lasts over 7)	Tom indicated where property is located on the map. Easement generated 9/22.	Tom	PAULA MANDEL		
RS904-A	8270 US ROUTE 2 SOUTH	RESOLVED	How far from road to easement? Wants a 10' driveway building multiple houses	Added to assessment list.	Unassigned	RUSSELL BRIDG	JANE BRIDG	22
RS999-	8074 US ROUTE 2 SOUTH	RESOLVED	Appears to need an easement but not on the list	AI set, need to sign. Mallory will call to schedule.	John	DENNIS BRICK	JILLIE BRICK	28
SS001	81 SAND BEACH ROAD	RESOLVED	Added to easement list	Added to easement list	John	EPHRAIM ROBE	GWYNETH ROBE	
WS275-	2050 WEST SHORE RD	RESOLVED	Easement, too close to well (which is 81' from center of road), also, essentially wants to put the well on the easement. The lot area is only .0122, 22' from ROW.	Owner is adding to 22' from center of road. Have Galen look at the lot area. May not need easement. See LIST.	Alton	CHERYL MOON		45