

Edward Farrar Utility District
Commissioners Meeting
Public Information Meeting
September 30, 2021
7:00 p.m.

Present: P.H. Flanders, R. Finucane, L. Sayah, C. Parks, N. Sherman, Commissioners; W. Shepeluk, S. Lotspeich, staff; A. Lewis, G. Andersen, A. Thomsen, A. Johnson, W. Sayah, P. Mulhern, J. Seymour, members of public; ORCA, L. Scagliotti, media.

P. H. Flanders called the meeting to order at 7:00 p.m.

L. Sayah made a motion to approve the agenda, seconded by C. Parks, which passed unanimously.

P.H. Flanders provided opening remarks explaining the EFUD Commissioners were giving consideration to transferring title of properties it owned to the Town of Waterbury. The four properties being considered were acquired at various times over the last 85 years by the former Village of Waterbury. When the Village of Waterbury was dissolved, the successor municipality EFUD, was granted all the assets and liabilities of the former village, including the four properties in question. None of the four properties being considered for transfer are necessary for operation or maintenance of the EFUD water or sewer systems.

Flanders offered a power point presentation describing the history of public ownership of the four properties, why they were acquired, the purchase price, their current uses and why the commissioners believe it would be better for the town to own them. The properties described and considered for transfer are:

- Small parcel off the roundabout where “Welcome to Waterbury” sign is located.
- Elm Street Parking Lot, .16 acres
- Rusty Parker Memorial Park, 1.3 acres
- River Road, “Ice Center-Materials Storage Area” parcel, 40± acres.

There were no questions from the public about the proposed transfer of the “Welcome Sign” site or the Elm Street Parking Lot. It appeared all understood why it would be reasonable for the town to own these properties.

With regard to the Rusty Parker Memorial Park, Glenn Andersen asked about potential liability to the town, expressing concern about a petroleum spill that may have impacted the site. Mr. Flanders and Shepeluk explained that a spill had occurred across the railroad tracks at the former Anderson Co. concrete plant. The plume has polluted the ground water. The state petroleum clean-up fund was used to pay the former Village of Waterbury to take the gravel packed water supply well located in the park off-line. The village “capped” the well by removing the pump

and filling the well casing with concrete. The ground water was monitored for a time, but is no longer. There are no known on-going conditions that affect this property.

With regard to the 40 acre site on River Road (Ice Center site), P. H. Flanders presented information about the several uses of the property that are allowed by lease or Memorandum of Understanding. They include: Ice Center; materials storage area; Capital Soccer Field; bicycle pump park, parking areas to access WATA bike trails. He stated that none of these uses are directly related to the operation of water or sewer systems. He said, "EFUD has no authority to offer parks/recreation services, but as the town does, it seems reasonable to consider transferring these properties to the town to allow for better planning and management of them".

Flanders also mentioned the fact that the 40 acre site was once the location of a town dump where hazardous materials had been disposed and were burned. In answer to another question by Glenn Andersen about potential liability to the town if it took ownership of this property where hazardous material was disposed, Flanders described the process the village went through in the 1990s to address the issue. The village spent \$75,000 to investigate the site for contaminants, involving the state's Agency of Natural Resources. Monitoring the contaminants and the movement of them through the ground water went on for about a decade. That ended in the early 2000's with the state determining that risk to human health was minimal. The Village of Waterbury and EFUD now are no longer required to monitor the ground water or to take actions to mitigate contaminants which may still be present.

Ms. Thompson stated she was attending the meeting to understand how the proposal might impact the lease Capital Soccer has with EFUD for the soccer field that organization built and future hopes it may have for additional fields. Flanders explained that all leases, MOUs and their obligations are expected to transfer to the town with the property if the transfers occur. He indicated that since the 40 acre property was subject to an Act 250 Permit, changes of use, expansions of uses and new uses would likely be subject to conditions imposed by the District Commission. An updated Master Plan for the site might be in order now. He suggested given the town has authority for recreation activities and as it maintains a Rec Department, it would might be best for the town to own this property so it can do the required planning.

A. Lewis representing the Waterbury Rotary Club made comments about the clubs use and "adoption" of Rusty Parker Park and presented a history of the park from 1982 to present. He expressed support for the commissioner's proposal and hoped the Town would continue the partnership between the park and the rotary club.

After the presentation was made and questions were asked and answered, Flanders explained the commissioners would discuss comments made tonight at its next meeting and the commission would decide next steps at that time. If moving forward with the transfers seems appropriate, the commissioners will also decide whether to try to make the transfers by vote of the commission or to call a district-wide meeting asking the EFUD voters to do so.

At 8:03 p.m., R. Finucane made a motion to adjourn the meeting. C. Parks seconded the motion and it passed unanimously