

Edward Farrar Utility District Commissioners Meeting

Wednesday, September 10, 2025

4:30 pm in person at Steele Room
28 North Main St, Waterbury VT

Join Zoom Meeting

<https://www.zoom.us/join>

Meeting ID: 822 9251 7551

Passcode: 053700

- | | |
|---------|--|
| 4:30 pm | Call to Order/Approve Agenda |
| 4:35 pm | Public |
| 4:40 pm | Approve Minutes of meeting of Aug 13 and Aug 28, 2025 |
| 4:42 pm | Discussion on request for right of way across Barns Hill Property |
| 5:05 pm | Discussion of request to reconsider Base charge for ADU. |
| 5:20 pm | Discussion on planning public meeting on watershed protection and acceptable uses. |
| 5:50 pm | Follow up on training on Code of Ethics. |
| 6:00 pm | Project updates and Department Reports |
| 6:15 pm | Executive Session discussion on Union Negotiations |
| 6:45 pm | Adjourn |

TRI-TOWN PROPOSAL
OAKWOOD ESTATES

Edward Farrar Utility District
Commissioners Meeting
Wednesday, September 10, 2025
Steele Community Room, 28 North Main Street, Waterbury, VT

P.H. "Skip" Flanders, Natalie Sherman, Bob Finucane, Cindy Parks, Rick Weston
Staff: Tom Leitz - Town Manager, Bill Woodruff- Public Works Director, Kia Winchell Nealy - billing clerk
Zoom: Ann Imhoff, D. Maizel, Amy Marshall-Carney - chair of the Conservation Commission, Grant McCracken
- EFUD employee, Ben Ayers, Will Lintilhac, "iPhone".
Audience: Valerie Rogers, Sandy Sabin, Thom Gloor, Jenny Gelbert, Dana Allen, Molly Jacobs,

The monthly meeting of the Edward Farrar Utility District began at 4:34pm
APPROVE AGENDA

S. Flanders suggested two additional items to this afternoon's agenda;
Tri-Town proposal for sewer service for existing Duxbury and Moretown EFUD customers
Proposed ownership of Oakwood Estate's pump house and main lines
R. Weston made a motion to adopt the agenda with the two additional items - before reviewing the
departmental reports
N. Sherman seconded the motion
A vote was taken and passed unanimously

PUBLIC

Tom Gloor inquired about the feasibility study (which would merge the Town and the Edward Farrar Utility District – that was discussed during the Boards Annual Meeting) and asked if a repot was available. Flanders reported the proposal has not gone out, there is no real timeline, and the board could discuss it at their next meeting.

MINUTES-OF-THE-MEETING: August 13 and 28, 2025

C. Parks made the motion to accept the minutes - as written - from the meeting held August 13th.
N. Sherman seconded the motion.
A vote was taken and passed unanimously.

C. Parks made the motion to accept the minutes - as written - from the meeting held August 28th.
N. Sherman seconded the motion.
A vote was taken and passed unanimously.

REQUEST FOR RIGHT-OF-WAY ON BARNES HILL - Dana Allen

Mr. Allen shared a map (8/31/2024) of the Proposed Subdivision for the Property of Lintilhac indicating where a right-of-way had been and he would like it re-established. This right-of-way would be used to access the Allen's driveway.

B. Woodruff notified the new owners of the former Darryl and Florilla Ames property the right-of-way (in question here) ceased to exist when Mrs. Ames passed.

Much discussion followed, including;

- * Mr. Allen has had the property boundary surveyed ... but no center line
- * B. Finucane inquired about “public policy”. Do we give the owner the right-of-way or do we sell the property?
- * S. Flanders thought it best for EFUD to retain ownership of the land with a right-of-way given to the Allens. This would allow EFUD access to the land
- * R. Weston inquired why Mr. Allen wanted this right-of-way when he could utilize the rest of the road frontage. Mr. Allen admitted he is exploring other options ... but the right-of-way is an existing path, there would be no curb cuts, etc.
- * B. Woodruff indicated he does not have an issue with the right-of-way
- * R. Weston asked what criteria the EFUD board use to make a decision
- * S. Flanders suggested Mr. Allen get a real estate estimate for the right-of-way. It was also suggested Mr. Allen speak with Dan Sweet (Town Assessor) about the value of the right-of-way
- * Mr. Allen asked whatever decision is made that it goes with the property. This would make it easier to sell the land in the future.

REQUEST FOR REMOVAL OF BASE CHARGE - Sandy Sabin

Ms. Sabin submitted a zoning permit for an ADU in her home ... which required an additional water allocation. The house is a three-bedroom home ... and she recently added a ¾ bath downstairs. She notes that this is her primary residence ... but medical issues have left her unable to live alone ... and now there are two people living in her three-bedroom home. When Ms. Sabin submitted her zoning permit an additional base charge was incurred. That additional charge was removed by the EFUD board in December 2024. Ms. Sabin is asking for the additional base charge to be permanently removed from her account.

Discussion followed, including:

- * T. Leitz indicated base charges are about the potential of the property
- * R. Weston suggested the board address the policy
- * C. Parks indicated it's time to take a look at ADUs
- * When questioned about VT Homeshare (who Ms. Sabin worked with), N. Sherman explained VT Homeshare has different requirements for ADUs than does The Town or the Edward Farrar Utility District.
- * S. Flanders said the EFUD board will look at their policies concerning ADUs and water allocations.

WATERSHED PROTECTION AND ACCEPTABLE USES

Residents and users have expressed concerns about trail use in the watershed, i.e.; activities, access, unauthorized use.

- * R. Weston expressed the sole purpose of the watershed is to provide water for EFUD users today and in the future. And what sets the quality standard is “potability” and that it meets the requirement for safe drinking water. Weston would like to take some time to learn how recreational use in the watershed impacts the quality of the water ... and believes there should be a series of informational sessions to learn and for Q&A time.
- * C. Parks suggests Vermont Rural Water Assoc, State of Vermont Department of Health, other Vermont based water systems with similar water sheds, Vermont Department of Wildlife, Forestry, Parks and Recreation, Stowe Land Trust, Vermont Mountain Bike Assoc.. Perhaps legal and enforcement aspects should be discussed.
- * S. Flanders asked if it could come together in time for November.
- * C. Parks reminded the EFUD board of the deadline for the East Wind Pipeline. We are racing against the clock and don't want to lose the funding for the project.

- * Jenny Gelbert thanked the board for not tolerating suspicious activities and unacceptable uses in the watershed and for the installation of such signage. She also encouraged the EFUD board to erect a sign coming into the area from the Waterbury side
- * Carl Benes asked about the current policy of the trails. The EFUD board and B. Woodruff stated the trails are closed. And reiterated, if there is a sign that says a trail is closed ... Yes, it is closed.
- * C. Parks feels the time has come for public outreach. State officials will come to the Edward Farrar Utility District if there are problems ... and ultimately EFUD is responsible for the land.
- * A. Imhoff supports R. Weston's idea for an information session - as the water from the area is our drinking water ... and was surprised to find Mountain Bikes were going through the Waterworks.
- * W. Lintilhac spoke of forever chemicals and asked what monitoring of water is available.
- * B. Woodruff explained EFUD staff sample raw water at the water plant on Barnes Hill and then monitored later. C. Parks mentioned raw water is monitored 24/7.
- * D. Maizel feels EFUD needs to consider observational studies from the United States, Canada, and New Zealand on significant erosion. Maizel also mentioned cross-country ski trails and forever chemicals.
- * M. Jacobs asked if there are impacts in the watershed specifically, what should we be looking for? And what kind of monitoring is currently happening?
- * A. Marshall-Carney likes the educational process and the sole purpose of the Waterworks. She suggests we think about it being a watershed with flood mitigation, habitat, erosion, and its soil aspects.

S. Flanders asked the EFUD board if the Town Manager should post a message in the Waterbury RoundAbout or on Front Porch Forum about the land being closed to all activities.

C. Parks made the motion to have the Town Manager - on behalf the of the Edward Farrar Utility District - post on Front Port Forum and in the RoundAbout that the trails are closed and the EFUD board will be initiating an informational/education series on matters relating to watershed management and protection.

R. Weston seconded the motion.

A vote was taken and passed unanimously.

There followed some discussion between S. Flanders and R. Weston as to a possible date and time for an information/educational series. Preparing questions, designing a curriculum, gathering questions, etc. will take time. Early to mid-December is a possibility. Flanders will ask about reserving the fire station on a Thursday evening. C. Parks suggests a dedicated e-mail address for watershed questions.

CODE OF ETHICS

Code of Ethics training for board members of the Edward Farrar Utility District must be completed by September 25, 2025.

TRI-TOWN WASTE-WATER

(More-Dux-Bury) (Water-More-Dux) (Water-Dux-More) ???

There is a tri-town meeting scheduled for September 30, 2025 for EFUD waste-water services to be extended to current customers who reside in Duxbury and/or Moretown. T. Leitz informed the board, EFUD would NOT be eligible for any grants from the State of Vermont ... Duxbury or Moretown would need to be the applicant of any grant funds. Leitz indicated the challenge is demand for waste-water.

* B. Woodruff reminded the board; the original question is if we have the capacity to take on Duxbury and Moretown residents

* S. Flanders asked if Moretown and Duxbury residents have considered reforming the Moretown/Duxbury Fire District

* R. Weston questioned "who" gets the water capacity

* S. Flanders spoke of "reserve capacity"

* After asking for "capacity" clarification, B. Woodruff explained EFUD has 879,800 gallons of water capacity ...

i.e.; that's what we COULD consume per day. What is actually consumed, is much less.

* C. Parks expressed her concerns for climate change, surface water vs ground water, etc. and that we may not have that amount of capacity for very long.

OAKWOOD ESTATES PUMP HOUSE

T. Leitz shared a proposed legal agreement where the Edward Farrar Utility District would take over the Oakwood Estates pump house and main water and waste-water lines.

There was much discussion as to who incurs the cost;

* T. Leitz suggested the board review short term and long-term costs of operating the system

* R. Weston used an example of an electric utility and a new customer; the first x number of feet is paid for by the utility. Anything beyond that point would be the responsibility of the customer

* S. Flanders reminded everyone that EFUD does not charge for other pump stations (i.e. Grandview, Lincoln Street, etc.)

* T. Leitz - if the board is okay with absorbing the electrical cost ... EFUD could be the owner of the Oakwood Estates pump house.

The summary being: Oakwood Estates wants out of owning and maintaining the pump house.

B. Finucane made the motion to authorize the Town Manager to sign the agreement with Oakwood Estates.

C. Parks seconded the motion.

A vote was taken and passed unanimously

DEPARTMENTAL REPORTS

In light of an incident in southern Vermont, B. Finucane asked about the availability of safety training for EFUD employees. B. Woodruff listed several programs that are available to water/waste-water employees, including; chemical safety, electrical safety, trenching, along with continuing education.

B. Woodruff expressed his happiness and thanked the Edward Farrar Utility District for choosing to protect the watershed. In return board members thanked Woodruff for his work.

* T. Leitz has ordered trail cameras that will be installed throughout the watershed

* Signs have been posted. Some have been ripped down

EXECUTIVE SESSION

At 7:02pm, R. Weston motioned that a specific finding that premature general public knowledge would clearly place the public body, or a person involved at a substantial disadvantage.

B. Finucane seconded the motion.

A vote was taken and passed unanimously.

B. Finucane then made a motion to enter into executive session for the purpose of discussing labor relations agreement with employees. 1 VSA § 313(a)(1)(B)

C. Parks seconded the motion.

A vote was taken and passed unanimously. 7:02 executive session

Next meeting scheduled for October 14, 2025

kia

"If any individual or organization requests a recording of this meeting please contact the District Manager at (802) 244-4300 or via email at tleitz@waterburyvt.com."

Draft Minutes: Edward Farrar Utility District Commissioners Meeting

August 13, 2025 at 4:30 pm.

Commissioners Attending In-Person: Skip Flanders, Rick Weston, and Cynthia Parks.

Commissioners Attending Remotely: Bob Finucane

Town Staff: Tom Leitz, Bill Woodruff, Grant McCracken

Public: John Zimmerman, Alisha Greer, Dana Allen, William Shepeluk

Skip Flanders called the meeting to order at 4:30 p.m.

Approval of Agenda: Rick Weston made a motion to amend the agenda and Cynthia Parks seconded the motion. All Commissioners voted in favor of the motion.

Approval of Minutes: Rick Weston made a motion to approve the minutes of July 9, 2025 and July 24, 2025. Cynthia Parks seconded the motion. All members voted in favor of the motion.

EFUD Response to Waterbury Town Plan Survey: Members reviewed the draft survey response that was prepared by Chairman Flanders. After a lengthy conversation and spirited debate, the board revised some goals and aspirations and directed the Chairman to complete the response on behalf of the board.

Route 100 Cross Country Line: Commissioner Parks noted an Act 250 jurisdictional opinion had been requested by our engineer for this project, but the requested was incorrectly made on behalf of the Town of Waterbury. Commissioners directed the District Manager to correct the official record.

Discussion on recreation in the watershed: After a lengthy discussion between Commissioners, staff and the public the Commissioners agreed to schedule future meetings to discuss this matter and bring the issue to a final resolution. Dana Allen presented a map that shows property boundaries, along with EFUD's surface sources and locations of existing social trails.

Discussion on UVM Watershed Project: Commissioners discussed the UVM project and concluded no further action was necessary as the final project report and storymap are not published or publicly available. Commissioners directed the Board Chairman and District Manager to draft a resolution to be considered at the next meeting. The intent of the resolution is to detail the concerns of the Commissioners.

Code of Ethics: The District Manager notes that ethics training, available through the State of Vermont, was a requirement by the end of September. The Manager noted he would email a link to the required training. The District Manager noted he remains the ethics officer. The Commissioners directed the Manager to present a draft job description and a pay proposal at a future meeting.

Department Reports: It was noted the sewer department did not submit a monthly report due to staff vacations. The water department report noted that our surface streams were low and we were relying heavily on our well system. A discussion was held regarding the Stowe Street bridge project, and how a water line was impacted.

Executive Session: Rick Weston made a motion to enter executive session for the purposes of discussion of Union negotiations. Cynthia Parks seconded the motion. All members voted in favor. The Commissioners entered executive session at 6:40 pm with the District Manager and Public Works Director attending.

At 8:30 p.m. the Board exited executive session.

Rick Weston made a motion to adjourn, Cynthia Parks seconded the motion. All members voted in favor. Meeting was adjourned at 8:31 pm

APPROVED

"If any individual or organization requests a recording of this meeting please contact the District Manager at (802) 244-4300 or via email at tleitz@waterburyvt.com."

Draft Minutes: Edward Farrar Utility District Commissioners Meeting

August 28 2025 at 6:00 pm.

Commissioners Attending In-Person: Skip Flanders, Rick Weston, Cynthia Parks, Bob Finucane, Natalie Sherman

Town Staff: Tom Leitz, Bill Woodruff

Public: Alyssa Johnson, Dan Potter, Jenny Gelber

Skip Flanders called the meeting to order at 6:00 p.m.

Approval of Agenda: Natalie Sherman made a motion to amend the agenda and Bob Finucane seconded the motion. All Commissioners voted in favor of the motion.

Approval of Minutes. Rick Weston made a motion to approve the minutes of July 9, 2025 and July 24, 2025. Cynthia Parks seconded the motion. All members voted in favor of the motion.

Update on Reported Illegal Activities in the Watershed: Bill Woodruff presented pictures that showed some of the most recent trails being built, and noted several were adjacent to the District's surface sources. A discussion was held regarding the concerns raised by these new trails, and the trail network in general. Jenny Gelber identified herself as a Waterbury resident who was concerned about losing access to the trail network, and was interested in helping to ensure future public access. Dan Potter identified himself as the President of the Waterbury Area Trails Alliance and similarly offered to assist the Commissioners if possible. Commissioner Parks stressed the sanctity of our surface sources and a strong concern for the trail system.

The Commissioners directed the Manager to contact the Town of Stowe to ensure the existing trails did not require a zoning permit. The Commissioners also discussed scheduling future meetings with the social trails as the sole agenda item.

Union Negotiations. Rick Weston motioned that premature public knowledge would place the District at a substantial disadvantage. Natalie Sherman seconded the motion, and all Commissioners voted in favor. Bob Finucane made a motion to enter executive session, and Natalie Sherman seconded the motion. All commissioners voted in favor.

The Commissioners made a motion to leave executive session at 8:22 pm. Bob Finucane motioned to adjourn the meeting at 8:23 pm, and Natalie Sherman seconded the motion. All Commissioners voted in favor.

Kia Nealy

From: Skip Flanders <wtbskip@comcast.net>
Sent: Friday, August 15, 2025 11:36 AM
To: sjsabin@gmail.com
Cc: Thomas Leitz; nataliejsherman@gmail.com; 'cynthia parks'; 'robert finucane'; Rick Weston; Bill Woodruff; Kia Nealy
Subject: RE: Water allocation Additional base fees

Hi Sandy I have your note and will put your request on the agenda for the next District meeting on September 10. Thanks Skip

From: Sandy S <sjsabin@gmail.com>
Sent: Friday, August 15, 2025 10:37 AM
To: bobfinucane@hotmail.com; wtbskip@comcast.net; cindy.parks@waterburyvt.com; rick.weston@waterburyvt.com; nataliejsherman@gmail.com
Cc: joe.camaratta@gmail.com; bwoodruff@waterburyvt.com; Chris Viens <cpviens@gmail.com>; knealy@waterburyvt.com
Subject: Water allocation Additional base fees

Good Morning,

As you may have noticed, Chris Viens is working on my mound system, and it should be completed within a month. I probably did apply for a water allocation during the permitting process, but now I am not sure that I really should have.

In considering the reasoning for doubling my base charge on the water and the ADU guidelines, I do not think that it is appropriate. I have done some research, and according to the state of VT, "A property with an ADU maintains its single-family status by requiring the owner to live in either the primary home or the ADU."

My roommate has already moved in because of the recent medical issues I have had, and I cannot live alone. We went through Homeshare Vermont for our agreement. (I can present a copy if you need it.) My home is zoned as a single-family 3-bedroom home, which it still is. I did add a 3/4 bath to it, so it has 1 & 3/4 baths. I do not have a separate water connection, nor is the water separately metered in any part of the property. 2 people are living in a 3-bedroom home. The ADU is NOT a separate unit. It is part of the home, and we share the back door, and in most cases, she comes through the front door of the house.

I would like to request that EFUD permanently remove the additional base charges on my home, as it is still a single-family owner-occupied home. I also ask that the board consider that all properties with ADUs (provided they fall under the legal guidelines of a single-family home as defined above) are not charged double the base charges if they are not separately metered.

Please consider my request, and reply with your answer. If you need me to attend an EFUD meeting, please tell me the date and time. Thank you in advance.

~Sandy Sabin
1142 Guptil Road
Waterbury Center, VT 05677

OAKWOOD ESTATES CONDOMINIUM ASSOCIATION, INC.

CORPORATE RESOLUTION

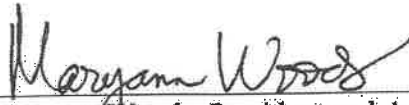
The undersigned, President of the Board of Directors of the Oakwood Estates Condominium Association, Incorporated, (the "Company"), on behalf of the Board of Directors of the Company, hereby waives notice and all further notice and consents to adoption of the following Resolutions in lieu of a special meeting of the Company.

RESOLVED, that execution and delivery of a certain easement deed conveying the association's pump house, well, treatment equipment, telemetric and electrical equipment, water lines or mains, valves, curb stops, and other personal property and all other personal property of the Grantor and all appurtenances thereto, located within the pumphouse and water line or main easements to be conveyed, is hereby ratified and confirmed in all respects; as well as the easements conveyed in said deed to install, construct, access, maintain, improve, repair and replace said underground water lines or mains.

BE IT FURTHER RESOLVED, that Maryann Woods, be, and hereby is, authorized on behalf of the Company to execute and deliver all such deeds, settlement statements, documents, instruments, certificates, notes, agreements and assignments, as may be necessary or desirable in order to carry out the objectives and goals approved in the foregoing resolution.

Dated this 21 day of August 2025.

Oakwood Estates Condominium Association, INC.


Maryann Woods, President and Authorized Agent

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT IT, OAKWOOD ESTATES CONDOMINIUM ASSOCIATION, INC., a Vermont non-profit corporation with a place of business in Town of Waterbury, County of Washington and State of Vermont, ("Grantor") in consideration of Ten and More Dollars (\$10.00) and other good and valuable consideration paid to its full satisfaction by the **EDWARD FARRAR UTILITY DISTRICT**, a Vermont municipality in the County of Washington and State of Vermont, ("Grantee") does hereby **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, **EDWARD FARRAR UTILITY DISTRICT**, and its successors and assigns forever, easements and rights-of-way over, upon and through a certain piece or parcel of land in the Town of Waterbury, County of Washington, and State of Vermont, described as follows, viz:

Being a twenty-foot (20') wide easement and right-of-way for Grantee to install, construct, access, maintain, improve, repair and replace underground water lines or mains as such lines or mains are depicted on a survey plat entitled, "Oakwood Estates Homeowners Association, Property & As-Built, Waterbury, Vermont," dated August 1990, prepared by Keller and Lowe, Inc., a copy of which is attached hereto as "Exhibit A" and incorporated by reference herein and made a part hereof (the "Plat"). The reference to the foregoing Plat is for informational purposes and reference only; the easement shall be centered on the as-constructed water lines or mains.

Being also an easement and right-of-way extending ten feet (10') from all sides of the so-called "pump house," as shown on the Plat, which easements shall be to install, construct, access, maintain, improve, repair and replace said pump house and any treatment equipment, telemetry and electrical equipment, and all appurtenances thereto.

Being also a twenty-foot easement and right-of-way for Grantee to install, construct, access, maintain, improve, repair and replace underground water lines or mains as such lines or mains are shown as "Permanent Easement, 20 Wide, Centered on Installed Water Main" on a plan entitled, "Blush Hill Area Water Main Extension, Contract 2020-1, Water Main Easement Plan, Ed Farrar Utility District, Waterbury, VT," Figure 1, dated October 5, 2021, prepared by Dufresne Group Consulting Engineers, a copy of which is attached hereto as "Exhibit B" and incorporated by reference herein and made a part hereof (the "Improvement Plan"). Included with the aforesaid permanent easements are temporary easements for the purposes of construction extending five feet (5') from each side of the aforesaid permanent easements that are shown as "Temporary Easement, 30 Wide, Centered on Installed Water Main" on the Improvement Plan. The reference to the foregoing Improvement Plan is for informational purposes and reference only; the easement shall be centered on the as-constructed water lines or mains.

The herein conveyed easement shall also include the so-called water service lines and curb stops from the point where the service lines connect to the aforesaid water lines or mains to and through the curb stop; the easement does not include the service line from the point where it exits the curb stop to and through the structure being served thereby. Also granted hereby are such temporary rights for access to each individual structure depicted on the Plan to read the water meters to be installed therein, as well as access onto Grantor's lands and premises as may be reasonably required to exercise the

maintenance, repair, and replacement rights granted hereby, provided that all construction activities performed by Grantee or by Grantee's contractors or agents on Grantor's property shall only be performed in compliance with the terms and requirements of this Easement Deed.

This deed shall act as a bill of sale and does hereby convey all of the Grantor's right, title and interest in and to the pump house, well, treatment equipment, telemetric and electrical equipment, water lines or mains, valves, curb stops, and other personal property of the Grantor and all appurtenances thereto, located within the herein conveyed pump house and water line or main easements, free from all encumbrances.

Grantor (and its successor and assigns) shall have the right to make use of the surface of the lands and premises subject to the easement rights granted herein, provided that the use is not inconsistent with the easement rights of the Grantee. Grantor (and its successors and assigns) shall place no structures or new landscaping, including but not limited to trees, shrubs and/or brushes, on the lands and premises subject to the easements or take any other action which prevents or interferes with the Grantee's ability to exercise its rights hereunder.

By its recording of this Easement Deed, Grantee agrees, for itself and its successors and assigns, that any premises of Grantor lying outside the easement area disturbed or affected by Grantee's exercise of the rights granted it hereunder shall be restored as near as reasonably practicable to their condition prior to such entry at Grantee's own cost and within a reasonable time.

Being a portion of the lands and premises conveyed to Oakwood Estates, Ltd. By the Warranty Deed of Neal F. Pendergast and Donna A. Pendergast, dated March 4, 1987 and recorded in Book 105, Page 74 of the Town of Waterbury Land Records, Reference is also made to the Declaration of Covenants, Conditions and Restrictions of Oakwood Estates (a condominium), dated September 21, 1987, and recorded in Book 107, page 310, and as amended; to the Amendment to the Bylaws of the Grantor, dated November 14, 2008, and its accompanying Secretary's Certificate, dated December 16, 2008, and recorded in Book 267, Page 304-307 and as amended; and the 2017 Amended and Restated Bylaws of the Grantor, dated December 14, 2017 and recorded in Book 413, Page 41.

The rights and easements granted hereby are subject to: (a) all easements, rights of way and encroachments of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. § 601 et seq.; (b) the terms and conditions of all permits and approvals issued for the Property, and (c) the provisions of municipal ordinances, public laws, and special acts.

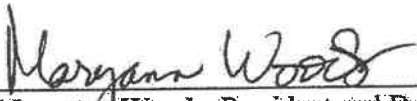
Reference is hereby made to the above-mentioned plan and deeds and the records thereof, and the references therein made all in further aid of this description.

TO HAVE AND TO HOLD all right and title in and to the herein conveyed rights and

easements, with all the privileges and appurtenances thereof, to the Grantee, **EDWARD FARRAR UTILITY DISTRICT**, its successors and assigns, to its own use and behoof forever; and said Grantor, **OAKWOOD ESTATES CONDOMINIUM ASSOCIATION, INC.**, does covenant with the said Grantee, **EDWARD FARRAR UTILITY DISTRICT** its successors and assigns, that from and after the ensealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; and it does hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.


Executed this 21 day of AUGUST, 2025.

Oakwood Estates Condominium Owners Association, Inc.


Maryann Woods, President and Duly Authorized Agent

**STATE OF VERMONT
COUNTY OF WASHINGTON**

At Waterbury, in said County, this 21 day of August, 2025 appeared Maryann Woods, President and Duly Authorized Agent of **Oakwood Estates Condominium Owners Association, Inc.**, and she acknowledged this instrument, by her signature, to be her free act and deed and the free act and deed of **Oakwood Estates Condominium Owners Association, Inc.**

Before me, 
Notary Public
My Commission Expires: 1/31/27
My Commission #:

ROBYN DESROCHERS
Notary Public, State of Vermont
My Commission Number: 0002210
My Commission Expires: Jan 31, 2027

**Edward Farrar Utility District
Wednesday March 8th, 2023
4:30 P.M.
Minutes**

Present in the Steele Community Room: P.H. Flanders, L. Sayah, C. Parks, R. Finucane, N. Sherman; Commissioners. B. Woodruff, T. Leitz, D. Calle; staff. Members of the public present: M. Pomilio. Members of the public attending via Zoom: A. Johnson

Chairperson Flanders called the meeting to order at 4:32 P.M.

Approve Agenda: P.H. Flanders proposed to modify the agenda by moving the Revolving Loan Committee conversation as first order of business and the Anderson lawsuit right after the update on the route 100 project. D. Calle asked to add a discussion on the 10-day grace period right at the end. **N. Sherman made a motion to approve the amended agenda; C. Parks seconded the motion; a vote was held and passed unanimously.**

Consider appointment of members to the Revolving Loan Review Committee: Mark Pomilio from Revitalizing Waterbury expressed interest and willingness to become a member of the committee along with 2 more members: John Zimmerman owns an energy company, VERA Renewables located in Ring Road and Charles Grenier is a retired civil engineer and he is the chair of the Waterbury Area Development Committee. P. H. Flanders informed the board that he has spoken with Kyle Russell, co-owner of K.C. Bagels about becoming member of this committee.

R. Finucane made a motion to appoint Charles Grenier as a member of the Revolving Loan Review Committee for a 1-year term, John Zimmerman for a 2-year term and Mark Pomilio for a 3-year term. L. Sayah seconded the motion; a vote was held and passed unanimously.

Discussion on possible septage effluent discharge to Wastewater system: T. Leitz and B. Woodruff met with a developer who is building a small wastewater treatment facility for residential septage. This developer would like to secure a sewer allocation from us to dispose of 15,000 gallons a day initially and increasing to 50,000 gallons per day. He has also reach out to Montpelier and South Burlington to secure allocations. At this point in the process, they are asking for an ability to serve letter from EFUD. T. Leitz proposed writing such letter pointing out that we have the capacity to serve, but that the allocation would be subject on State permits and approval from the Board among other things. The Board members felt skeptical of the developer's plans in general and would like to see more information about the potential facility, the manner of disposal and details on a previous similar venture they had out of state. P.H. Flanders also pointed out that EFUD would still need to check whether their current permit allows to treat wastewater brought from outside its boundaries. B. Woodruff will look into all the information needed and will communicate it to the commissioners.

Update on operational cost of Oakwood pump Station: B. Woodruff informed the board about the costs of running the pump station which are about \$3,200.00 annually for electricity

and \$400.00 annually for heat. There is no other annual cost other than an occasional painting of the trim. Workload wise it won't impact the crew that much.

Update on high strength Waste fee proposal and revised fee basis for water and sewer: B. Woodruff stated that the next step on the revised fee schedule based on current water usage is to do some sampling in the system to know exactly where we are getting the high strength waste is coming from.

Department Reports: attached to these minutes. C. Parks brought up that fluoride is not a regulatory requirement. The cost of fluoride has increased 5-6 times in the last few years. EFUD board might want to consider this cost and need on a future date.

Update on Route 100 extension: T. Leitz spoke with the Economic Progress Council and they need an updated budget number for the grant application and a commitment letter from J. Unsworth. If T. Leitz provides all the information needed by the 17th, then they will put the project on the March 30th agenda. T. Leitz informed the board that the VT senators have reached out to him asking for projects. He would like to apply for the full amount of the project to each senator.

Update on legislation on dissolving Duxbury Moretown FD: everything is on the hands of the legislature at this time and there is no update on the timing.

R. Finucane moved to find that premature general public knowledge regarding pending litigation would clearly place the District at a substantial disadvantage by potentially disclosing litigation strategy and issues to the opposing party. N. Sherman seconded the motion, a vote was held and passed unanimously.

R. Finucane moved to enter executive session to consider pending civil litigation to which EFUD is a party specifically the lawsuit involving Glenn Andersen. C. Parks seconded the motion, a vote was held and passed unanimously.

At 5:51 p.m., the Board entered Executive session. At 6:15 p.m. the Board reentered open session.

Consider options on VT Beer Shepard Loan: T. Leitz updated the board on this particular loan. The loan is 2 years old now and according to the agreement the first 2 years were set at 2% and the rest at Wall Street prime which at this point is 8.25%. **R. Finucane made a motion to authorize the town manager to renegotiate the terms of the loan to not less than 4% for the remainder of the loan. L. Sayah seconded it, a vote has held and passed unanimously.**

Consider loan for Craft Beer Cellar: T. Leitz presented the loan for a potential buyer for the Craft & Beer Cellar. They are looking to buy the business, not the building. Their collateral would be the inventory. The terms of the loan would be 2% for the first 2 years, resetting to 4% after that. The term of the loan is 5 years.

R. Finucane made a motion to authorize the town manager to authorize the loan for \$75,000 plus closing costs for a maximum term of 5 years at 2% for the first 2 years and 4% for the rest. L. Sayah seconded it, a vote was held and passed unanimously.

Preliminary discussion on potential articles for May Annual Meeting: T. Leitz informed the board about a potential borrowing article for the annual meeting regarding the Water line project near Kennedy Dr and Ashford Ln.

Discussion about the 10-day grace period: D. Calle brought up the issue presented by the 10-day grace period in the billing. The bills are printed and sent on the 20th of the month on February, May, August and November however now with the 10-day grace period interest and penalty can't be posted till the 1st of the month. Which this means is that on the months when there is actual new billing the customer that has a previous balance will receive 2 bills. One that was issued on the 20th and one that was issued on the 1st that also includes interest on the previous balance. Both bills are due on the same day, but also both bills have a slightly different balance. This system also is particularly involved administratively. After discussing this issue, the members of the board asked D. Calle for a more specific example in writing.

Consider Minutes for February 8th 2023 meeting: L. Sayah made a motion to approve the minutes of February 8th 2023 meeting as written. N. Sherman seconded the motion; a vote was held and passed unanimously.

R. Finucane made a motion, seconded by C. Parks to adjourn the meeting at 7:15 p.m. The motion was approved and the meeting adjourned.

The next meeting of the Edward Farrar Utility District is scheduled for Wednesday April 12th, 2023 at 4:30 p.m.

Waterbury Water Monthly Report August 2025

Items of Interest

Sampling

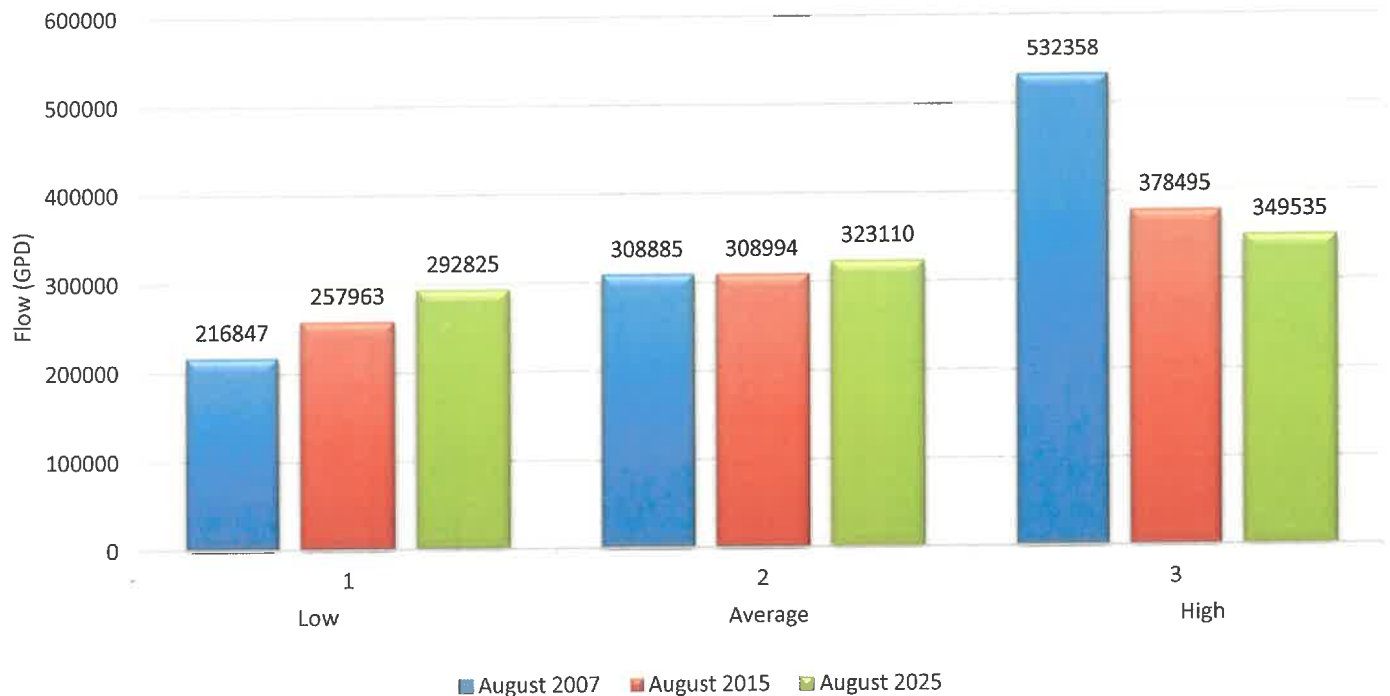
Maintenance

Weather

Flow Data

High Day	Low Day	Average Day	Peak Flow
8/13/2025	8/31/2025		8/11/2025
349535 Gallons	292825 Gallons	323110 Gallons	851 GPM

Low, Average and High Flow (GPD) for August 2007, 2015 and 2025



Sampling

All Seven monthly coliform samples were submitted and came back favorable. The weekly fluoride samples were sent to the state lab and although waiting on some results, so far all have come back favorable. Nitrate and disinfection by-product testing for the monitoring schedule were taken to the lab and those results came back favorable.

Maintenance

August 5th- Water shut off to 8 users due to lack of payment, Assisted WW with drying beds

August 6th- All users who were shut off were turned back on. Hydrant and Taps class with Vermont Rural Water at EJ Prescott in South Burlington.

August 11th- Brush hogged Sweet Field. Alliance on-site to diagnose dehumidifier issue.

August 12th- New hydrant installed on Stowe St to fix the existing one that was broken earlier in the year. Hach on-site to perform regularly scheduled maintenance.

August 13th- Assisted the WW Department with a manhole structure. A curb stop was repaired on Locust Terr.

August 15th- Meter reading re-read list was completed. A new effluent sample pump was installed in the effluent vault.

August 19th- Brush hogged EFUD properties on Barnes Hill Rd.

August 20th- Jake from Holland Company was on-site for a yearly visit. This visit is to ensure the coagulant that is being used is the correct product.

August 23rd- A leak was detected along the water line that feeds the Dac Rowe park. That line has been shut down until the repair can be completed.

Weather

During the month of August, the temperature ranged from 42.9°F as the low and 94.6°F as the high. Our average temperature for the month was 65.2°F. Humidity high was 97% and the low was 28% with an average of 74%. Total precipitation for the month of August was 3.42 inches.

Wastewater Progress Report

August 2025

- **Process and Operations:**

- Process running well and meeting permit limits.
- Lagoon 1 circulator 1- needed to replace motor, new motor keeps blowing fuses. Electrician and manufacture are troubleshooting the issue.
- Applied 46,362 gallons of sludge to drying beds.
- August 2025 Flows:
 - Influent average: .165 MGD
 - Influent highest flow: .208 MGD
 - Influent total: 5.127 MG
 - Effluent average: .343 MGD
 - Effluent total: 3.433 MG
 - Precipitation: 3.58 inches/month
 - Maximum daily precipitation: 1.61 inches
 - Discharging days/month = 10

- **Collection System:**

- Insituform back to grout inject 11 manhole structures and geopolymer spray 3 manhole structures.
- Started to install manhole catch pans.
- Lincoln St pump station- high run times due to stuck check valve. Cleaned ball and runtimes back to normal.
- 3 East St and new frame and cover for MH 183 paved back in.

- **Office & Personnel**

- Matt and Tony signed up for water distribution class starting 9/4/25

- **2025 Projects List**

- Manhole infiltration repairs- Completed
- Park Row West- new manholes and change to PVC line
- Union St N Main St line repair MH 122-121--Completed
- Stream bank stabilization around MH 116-27 Dac Rowe Field
- Install manhole and plug valve leaving ball field bathrooms