

Draft Meeting Minutes for Londonderry Village Wastewater Project

May 15, 2025

Attendees:

Online Attendees: Aileen Tulloch (Londonderry Town Administrator), Shane O’Keefe (Londonderry Assistant Town Administrator), Martha Dale (Londonderry Select Board), John Kiernan (RCAP)

Village Wastewater Committee Members: Gary Hedman, Larry Gubb, Sharon Crossman, Corey Mack

The meeting was held at Neighborhood Connections, recorded to the cloud, and transcribed via AI Companion.

The video can be viewed at:

<https://us06web.zoom.us/rec/share/LeryUFhx4i7mmaQd7ETPqZzFIDXFQ91AulpsFO5PVVkr9dDXOwblvhqr2sTPbhct.HIW8tj4Z23gHJ7xx>

Passcode: 0Zh@KS&a

Meeting was called to Order at 6:02 PM

Quick recap

The meeting focused on discussion of the village wastewater system estimated fee structure, prepared by the Rural Community Assistance Partnership. The committee approved a motion to recommended to the Select Board that the municipal debt service obligation be included in the local property tax calculation.

Next steps

- *Corey to send a summary of project benefits and highlight the critical nature of the project success to the Village centers.*
- *Aileen/Matt Bachler to confirm whether the EPA recommended fees (based on median household income) are a target, or regulatory criteria that must be met.*

Summary

Gary called the meeting to order and noted that the meeting was properly warned, with agendas posted at the post offices and town offices. No items were added to the agenda. A motion was unanimously passed during the meeting.

Village Wastewater Fee Structure Discussion

Gary attended the May 5th Select Board meeting where the draft Village Wastewater ordinance and fee structure were discussed, with noted opposition to any increase in tax burden to the grand list. Based on those comments, and the critical timing of project permitting at this point, the committee discussed the implications of limiting costs associated with debt service to 0%, 50%, and 100% of the grand list, per the projected user fee schedule developed by John Kiernan of RCAP. The committee

and meeting attendees discussed the similarities between the wastewater project and other initiatives/expenses that are undertaken with grand list support, where all members of the grand list do not directly benefit. Examples were provided, with Shane noting that several recent and pending culvert improvement/replacement projects are in areas where very few grand list members would ever travel (Shane noted that grant funding was supporting these projects but there is also significant costs to the grand list). Shane also provided the example of the Town's borrowing money for a road grader that disproportionately benefits certain residents. The committee discussed that there are no special assessment districts in the Town of Londonderry. These examples were recognized as supporting a social contract, where the benefit derived from grand list support is not necessarily enjoyed by all grand list contributors. Based on the meeting conversation, a motion was made to recommend to the Select Board the following:

"To support the construction of the village wastewater system, the village wastewater committee recommends that the municipal debt service obligation be included in the local property tax calculation. As grand list expenditures are not tied to or bound by the direct benefit to each contributing member of the grand list, inclusion of the debt service obligation is consistent with other municipal costs that prioritize mutual benefit and the greater good. Based on estimates conducted by the Rural Community Assistance Partnership (RCAP) the annual cost of debt service associated with the village wastewater project would be approximately \$16 (based on a property value of \$250,000)."

Larry moved to approve the motion, Sharon seconded, and the motion passed unanimously.

Corey volunteered to summarize the committee's discussion of the social contract and overall support for the project, and forward to Aileen for distribution to the Select Board ahead of their next regularly scheduled meeting on May 19th, 2025. Aileen will also follow up to determine if the EPA suggested user fees are binding, and also follow up with Chrissy regarding "at risk" properties in the priority areas, and what their removal from the grand list might potentially mean.

Next Committee Meeting –

The next Village Wastewater Committee meeting is scheduled for Tuesday, May 20th, at 6:00 PM.

Larry made a motion to adjourn the meeting, seconded by Corey, and the meeting adjourned at 7:34 PM.

Note – Draft meeting minutes are generated through AI technology. While we strive for accuracy, the generated draft meeting minutes may contain errors or omission, and are subject to revision prior to approval.