

To: Owners of Homes and Camps around Lake Parker

5/13/2013

The Glover selectboard is now working with Leach Engineering Consultants of St. Johnsbury investigating the possibility of extending the town sewer system to serve both sides of Lake Parker. The goal of the project would be to enable owners to discontinue use of failed, failing, or inadequate septic systems.

The new system would make use of individual grinder pumps located in polyethylene tanks buried outside each home or camp. These would be connected by small diameter piping to larger diameter sewer lines buried along the road right of way. The plan is to lay as much of the pipe as possible by horizontal boring, but some excavation would be necessary at each building and along the roads.

Efficient completion of the project requires that excavation, boring, and installation of piping and equipment proceed in an orderly fashion from West Glover village out along each side of the lake. *The cooperation of lakeside home and camp owners is essential to the success of the project.* Permanent easements would be obtained from each owner to allow work to be done on their property.

*The best possible financing at this time would be a 45% grant and 55% loan from USDA Rural Development.* Sources at USDA have let us know that this may be the last year of the grant program. The total estimated project cost is \$2,730,000.00. A loan of \$1,501,500.00 at 2.5% for 30 years would require an annual estimated debt service of \$71,800. All property owners in the project area would be required to share in the debt service.

We have revised estimates of the operations and maintenance costs. If 110 new users are added to the 149 existing Glover sewer users, and all operations and maintenance costs are shared equally, the annual O&M cost per user is estimated at \$323.00.

Debt service on the \$1,501,500.00 loan could be paid entirely by new Lake Parker sewer users or paid in part by all Glover property tax payers. *We present 2 options for purposes of discussion:*

Option 1 – *New Lake Parker sewer users pay the entire debt for the extension.* Assuming a total of 110 new connections around Lake Parker, the projected per user annual cost for debt service would be \$650.00 for 30 years. Add on the projected \$323.00 O&M costs and the cost per year for homes and camps around Lake Parker would be \$973.00.

Option 2 – *50% (\$35,900) of debt service paid by all sewer users and 50% (\$35,900) paid by all Glover property tax payers.* (This is how the debt for the sewer extension to W. Glover Village is being paid.) Annual debt service payments for all sewer users would be \$218.00 for 30 years and annual O&M cost \$323.00 for a for a total sewer bill for all users of \$541.00.

How would this option affect property taxes? This option would add about \$25.00 per \$100,000 of assessed value to each Glover property tax bill at present rates. This includes Lake Parker properties.

Borrowing funds for this project would require approval of the legal voters of the Town of Glover. Agreement would have to be reached between all parties on the distribution of responsibility for debt service. One or two Informational Meetings would be held for discussion and a Special Town Meeting would be required for voting on the question of funding.

We received 41 responses to the letter/email sent out in February. Of these, 32 expressed support for the project, 5 were opposed, and 7 had questions but expressed no opinion. We have had no response from 61 Lake Parker watershed property owners. *This project will not go forward without significant support from Lake Parker property owners! PLEASE RESPOND IF YOU HAVE NOT ALREADY.*

Support for the project or questions and concerns may be addressed to me by email:

[jsumberggloverselectboard@comcast.net](mailto:jsumberggloverselectboard@comcast.net) or by telephone, in the evening 7 to 9 PM, at 802 525-4277.

I hope to hear from you,

Jack Sumberg

Glover Selectboard