

VILLAGE OF LYNDONVILLE

March 17, 2014

Trustees

Tim Gaskin  
Ray Durocher  
Randy Amadon  
Oralie Lefaivre

Press

Jim Jardine

Public Official

Justin Smith  
Ken Mason

Public

Mark Bean  
Holly Taylor  
Patty Emery  
Dana Emery

Oralie Lefaivre called the meeting to order at 6:00 PM.

1. Approval of Minutes:

Tim Gaskin made a motion to approve the March 3, 2014 minutes. Ray Durocher seconded, and the motion carried 4-0.

2. Approval And Signing of Orders:

The Board approved and signed the orders for weeks 11 & 12.

3. Water Rate Complaint:

Mark Bean and Holly Taylor were present representing Bean's Manufactured Homes and its three mobile home parks with regard to the water rate restructuring that the Village of Lyndonville has implemented.

Patty Emery & Dana Emery were also presented voice concerns about the restructuring as it relates to their laundromat business on Main Street.

Patty Emery concern was that the Village base rate charge was setup so that she was being billed by her annual usage each quarter.

After hearing all the concerns Tim Gaskin recommended that the Trustees take the information they had heard under advisement; and that each member formulate their own set of questions to be answered by Dan Hill and Justin Smith, and potentially Ashley Lucht who had helped with the rate re-structure if needed.

4. Other:

Ray Durocher mentioned that the odors at the wastewater treatment facility were once again noticeable in the Village.

The meeting was turned over to Ken Mason at 6:42 PM.

Minutes taken by Justin Smith.

VILLAGE OF LYNDONVILLE WATER DEPARTMENT

**SCHEDULE OF RATES AND FEES**

**Effective: 2/4/2014**

RATES

1. Base Rate: \$66.00 per quarter.
2. Use Rate: \$1.61 per thousand gallons used.
3. Delinquent Interest Rate: 1% per month on the delinquent amount of each water bill.

FEES

4. Connection Fee \$250.00 includes a meter for a residential or commercial connection up to 3/4". Additional fees will be assessed for larger connections.
5. Reconnect Fee \$25.00 during normal work hours.  
\$37.50 when done on overtime.
6. Collection Trip Fee There is no charge for one collection trip per calendar year per service line. Any succeeding collection trip in a calendar year will be charged at \$25.00 per trip.
7. Seasonal Disconnect \$25.00 per occurrence.  
Reconnect \$25.00 per occurrence.
8. Miscellaneous Fee Materials and equipment at cost plus labor at the current hourly rate.

For purposes of this document, "current hourly rate" shall mean an employee's hourly rate plus employee's benefits, currently figured at 40% of the hourly rate.

RATE AND FEE DEFINITIONS

1. **Base Rate:** The base rate is charged quarterly per account and is used to cover the fixed portion of the Water Budget.
2. **Use Rate:** The Use Rate is dependent on metered consumption and is used to cover the variable portion of the Water Budget.

3. **Delinquent Interest Rate:** The delinquent interest rate shall be applied to all delinquent water charges on a monthly basis. Delinquent water charges are those that have not been paid by the due date posted on the water bill or within thirty (30) days from the bill's postmark date.
4. **Reconnect Fee:** The reconnect fee is charged to an account when the Water Department reconnects water service to a service location upon payment after service has been disconnected for a nonpayment of a delinquent bill.
5. **Collection Trip Fee:** The collection trip fee is assessed against an account when the Water Department dispatches an employee to the service location in order to collect the amount overdue/delinquent on a recurring charge.
6. **Seasonal Disconnect/Reconnect:** The seasonal disconnect/reconnect fee is billed to an account for each disconnection and each reconnection of water service at that service location for other than reasons of disconnect due to delinquency. In addition to these charge, materials and equipment at cost, plus labor at the current hourly rate may also be charged.
7. **Miscellaneous Fees:** In addition to the fees noted above, the VILLAGE may bill additional fees such as fees for meter repair when the customer is found to be at fault for meter damage and fees for water system related work that is necessitated by actions of applicants, customers or other persons or by the Lyndonville Water Ordinance, current edition. These fees shall be for materials and equipment at cost, plus labor at the current hourly rate.

**APPROVED BY THE BOARD OF WATER COMMISSIONERS**

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\_\_\_\_\_

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- Thank you for your time and allowing me to speak tonight.
- I am here to discuss your new system of billing water and sewer.
- I have (3) Mobile Home Parks, providing affordable housing to approximately (100) families, of which 95% of the residents are elderly and on a fixed income.
- This new system is very unfair to the elderly folks on a fixed income
- After speaking with Ashley Lucht, Capacity Development Coordinator for the State of Vermont Drinking Water Program, whom did a presentation for you folks in December 2012, she confirmed to me that she never told the Town that they were "had been doing it all wrong all along" as I was lead to believe she told you. She went on to say that there is 1400 water systems in the State of Vermont and Lyndon and possibly 1 other had adopted this new structure.
- There is rent control in Vermont on Mobile Home Parks and I am limited to (1) increase per year @ 1% over the CPI without potential mediation, but I have notified the residents that a major increase is coming due to the Town's new fees and due to the fact I cannot and will not absorb all this unfair increase.
- I randomly contacted 16 towns throughout Vermont and asked how they bill mobile home parks and not (1) does it this way. (hand out list of towns)
- Some charge a base + a per gallon fee, some charge just a straight same per month fee to each meter. (Hand out and discuss). Base rate is per meter and is the same for every meter. (ie every account.) All billed as residential not commercial.
- I have done a rate comparison with 4 towns (hand out and discuss enclosed sheet).
- I am (1) customer, (1) meter (1) account, <sup>75% one Park</sup> I even have to do my own water testing each month for the State. You folks have way less exposure with me than you do with the average homeowner in Town. The meter is right off your main line and I'm responsible for everything from there to the homeowner faucet. You have (1) person to bill and (1) person to collect from.
- You want to charge me for units then you give me the same service that you give all the other residents in town and be responsible to the curb stop on their front lawns and put a meter on every home in the park and bill and collect from them.
- This new system is double dipping. You are figuring base rates per unit off gallons used. Then also billing for gallons used, this is not fair or right. *Also - your 44,000 # gal. per yr per family. 75% of my tenants are 1-2 people. Note family*
- I have obtained all the minutes of the Trustee's meetings back to 2010, and unless I missed something I ask you to refer to your "Schedule of Rates and Fees" dated 2/04/2013. "Base Rate" of \$72.00 per quarter (I know this <sup>our</sup> changed to \$66.00 2/1/2014.) But refer to your "Definition of Rates and Fees" at the bottom of the page. <sup>Aug.</sup>
- #1 Base Rate: The base rate is charged quarterly, per account and is used to cover fixed portion of the water <sup>33,000</sup> budget. <sup>per yr.</sup>
- Each Park is (1) account and expect to be billed as such, per your ordinance.
- I know you will go and change the wording in your ordinance now, but again how fair is that?
- Again this new system is not fair to my elderly tenants, many of whom have called me and you to say they just cannot pay a big increase like this which ranges from \$17.86 to \$31.42 per lot per month. (Hand out and discuss enclosed spreadsheet on all (3) parks.
- Total increase for these elderly park residents for (1) year is \$22,663.80.

many tenants who  
 go south and  
 shut down for  
 the winter  
 will suffer greatly  
 and is very, very  
 hard on them.

To Summarize:

1. This is not fair to the approximately 100 resident which are mostly elderly and on a fixed income.
2. You folks were never told you "had been doing it all wrong all along" by the State as you stated you did and you have the last say anyways not the State of Vermont.
3. No other municipality is doing it this way. Like I said I believe (1) is trying but getting a hard time from the residents.
4. This is double dipping and not right or fair.
5. I am (1) user (1) meter (1) billing (1) account with less cost and exposure to you. You want to charge me multiple units then you be responsible to the curb stop in front of each home like you are for every other resident in Town and go install 100+ meters, one to each mobile home.
6. This is immoral, unfair and possibly illegal way to treat these elderly residents. (\$22,663.00 increase per year)
7. In 2013 I paid the Town of Lyndon (with property taxes etc) \$113,548.00 and on time. I am a very good customer to the Town of Lyndon.
8. I respectfully ask you to reconsider your position on this and do what is right and be fair to these elderly residents whom are on a fixed income.
9. Thank you for your time and considerations.