

VILLAGE OF MORRISVILLE
WATER AND LIGHT REGULAR MEETING MINUTES

November 16, 2022
Wednesday

5:30PM
MW&L Office

PRESENT:

Trustees: Tom Snipp, Robert Heanue, Brad Limoge and Carl Fortune

Staff: Scott Johnstone, Penny Jones and Kevin Newton

Public: Todd Thomas, Tom Cloutier, Kristen Marriott, Jennifer Faith, Duane Sprague, Brian Hamer, Damon Lee, Benjamin Miller, Ronald Stancliff, Etienne Hancock, Bob Bortree. Via Zoom – Christy Snipp, Judi Elberry, Jessica Dambach, Cathy Chafee, Sarah T., Jill Mudgett

Absent: Travis Kanpp

1) CALL REGULAR MEETING TO ORDER:

Chairman Snipp called the meeting to order at 5:30 PM.

2) CONSIDER AGENDA ADJUSTMENTS:

None.

3) APPROVE MINUTES OF REGULAR MEETING HELD NOVEMBER 2, 2022:

On a **motion** by Trustee Limoge and seconded by Trustee Heanue, the board approved (4-0) the minutes of the regular meeting held on November 2, 2022.

4) CHECK REGISTERS (ACTION):

On a **motion** by Trustee Fortune and seconded by Trustee Heanue, the board approved (4-0) check registers.

5) BROOKFIELD POWER PURCHASE AGREEMENT (AUTHORIZATION):

The board reviewed a purchase power agreement with Brookfield Power for their Stetson Wind facility in Northern Maine. This new PPA follows MWL pulling out of a PPA with Howard Wind after lengthy negotiations fell thru on their northern New York wind facility. VPPSA found this replacement for \$86/mWh and will include Vermont Class 1 REC's. Our average purchased power cost is \$101/mWh. This will fill the gap where we are short on purchased power and will save us having to purchase from the open market, where projections are anywhere from \$250 - \$1000/MWh this winter. Wind is good because it blows the hardest and most consistently in the winter months when we need the power most. On a **motion** by Trustee Limoge and seconded by Trustee Fortune, the board authorized (4-0) the manager to enter into the Brookfield Power Purchase Agreement.

6) OTHER BUSINESS:

Management Update.

- Crews have been very busy with the end of construction season.
- Champlin Associates has the solar panels installed at the little reservoir. This is to eliminate the hard line that we use for monitoring and controls which is very unreliable.
- Penny is looking for another online platform for bill paying. We still need to nail down some cyber security issues but we are looking at May 2023 for implementation.
- Work on budgets continues. The main drivers for this large increase is purchased power, renewable energy credits, a McNeil upgrade and now VPPSA, with a projected increase of 23%.
- We've begun the very early stage of discussing winter rolling blackouts. We should not have to have any rolling blackouts due to our hydro, at least until our FERC license is renewed which will

curtail how much we can generate. We are also looking at battery backups. We will inform our customers who may be hearing about these forced blackouts that we have a plan for this year. Our three hydro stations are going to keep the power on when everyone else is in the dark.

- Chairman Snipp verified that someone on our staff (Kevin) is reviewing development permits to make sure we have the water and/or sewer capacity needed. Kevin determines if sewer allocation needs to be paid, where the nearby water and sewer mains to hook onto are, etc. Electric is reviewed by Pete and Dave and if upgrades are needed to our systems to serve a new developer, that cost is covered by the developer. Developments in the pipeline (2024) seem to be drying up, possibly due to commercial lending rates being almost 10%. Developers need our letters to serve before they can get their building permits.

Tom Cloutier asked if MW&L foresees a rate increase. Just about every utility in Vermont is looking at a rate increase mostly due to purchased power. MW&L has not had one since 2010. We think our requested rate increase will be much less than other utilities but we are still working on a number. We are mindful that customers are seeing increases in everything else so we will try to make it as painless as possible. Scott is aware of only one utility in Vermont not working on a rate case.

a. Public Hearing – Amendments to the Zoning and Subdivision Bylaws.

- a) Staff Presentation. Todd Thomas gave a brief overview to the Trustees of the proposed changes.
- b) Public Comment. Jennifer Faith and Duane Sprague were in favor of the proposed changes for the west side of Brooklyn Street. Brian Hamer & Damon Lee (Stowe residents but property owners in Morrisville) were in favor of the conservation subdivision density bonus, feel it prevents high occupancy apartment buildings and do not want to see it deleted. Ron Stancliff would like included that height, lot size and access to ROW and minimum area per family stay the same. The special industrial zone should be changed back to a 2-acre minimum. He wants further protection from steep slope development. Bob Bortree asked for clarification on the bonus density. He is greatly concerned with the pace of development and the sustainability of it. He doesn't want to see it creeping out into the Town. He doesn't want to see the Trustees strip out certain aspects but to treat it as a whole. Benjamin Miller is not in agreement with the changes in short-term rentals. Long-term rentals don't have as much incentive to keep up their property. Also, short-term rentals provide help for businesses that have to bring in temps and help with tourism. Kristen Marriott agreed with Bob Bortree. Ron Stancliff feels you have to look at every lot on the tax map individually because an unproductive portion of a lot should not be considered in the total equation. Cathy Chaffee is concerned about the traffic with the proposed building by the library. From 7:15 AM until 8:20 AM, there is already a huge backlog of traffic in the Village. The various boards need to address this and other traffic problems. Christy Snipp is in support of the document. Jill Mudgett also supports the document, especially the historical preservation portion. Damon Lee feels it is important to have a diversity of housing options. There are a lot of large single-family houses and a lot of high-density apartments but single family, small houses are not readily available and opposes the deletion of the density bonus. Bob Bortree asked Etienne Hancock why they wanted to delete the density bonus. The reason it came up for deletion is because it hadn't been utilized. They want the deletion to stand so they can readdress the issue and come up with a better version that does not include the portions they were having problems with. He agrees with the need for smaller, single-family residences. Bob Bortree is in agreement with allowing the density bonus in the Village but not in the Town. By not deleting it, we may be allowing this in the Town. Trustee Heanue verified with Todd Thomas that they did not have to delete the entire section, just the subsection about paved roads without having to re-warn a

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subsequent public hearing. Scott stated that the next step was a joint meeting between the Trustees and the Selectboard on 11/30 – time and place to be determined. At 7:00 PM, Chairman Snipp closed the Public Hearing.

b. Any other Business to come before the meeting. None.

7) ADJOURN REGULAR MEETING:

On a **motion** by Trustee Heanue and seconded by Trustee Limoge, the Board adjourned (4-0) the meeting at 7:00 PM.

Attest: Robert Heanue