

Grand Isle Consolidated Water District

Meeting Minutes

November 19, 2025

6:30 PM

Monthly meeting of Water Commissioners held online and in person at the Warren B Steadman Water Treatment Facility.

Present: Commissioners Court Perry, Janine Banks, David Banks, Matthew Brooks and Michael Inners. SOS Operators Joe Danis and Warren Steadman. Aldrich & Elliott Engineer Michael Mainer and two members, Lynda and Kevin Gardiner.

Additions to the Agenda

GlobalNet Contract – New Business

Base/Debt service without usage – Questions from Members

Handling of Step III Loan Application & Opinion of Bond Counsel – Treasurer's Report

Review of Previous Meeting Minutes

Court moved to approve the October minutes and David seconded. All in favor and motion passed.

Questions from Members

Lynda and Kevin Gardiner presented a letter (attached) requesting 1) GICWD split the cost with them to move their curbstop to the front of the house and install a new service line. Old service line is leaking and the curbstop is in the middle of a large lilac bush and difficult to access. 2) They are requesting a “pause” in their bills as they are remodeling the house and paying debt and base while they have no way to use the water.

- 1) Discussion ensued with a point being noted that us paying to move a curb stop just because a member wants the curb stop moved sets a precedent. The curb stop is operable and the bush just needs to be curtailed. The service line needs to be replaced by the member and moving the curb stop makes that a much easier and a less costly project, but unfortunately it is not the responsibility of the District to cover the cost of moving an operable curbstop.
- 2) Discussion ensued and a point noted that the District charges all members base and debt whether they are using the water or not. Being members of the District, seasonal homes and cottages pay base and debt even when the property/water is not in use. Making an exception sets a precedent and has the potential to require a whole new rate structure which would increase the rates for most.

However the Board was not satisfied with the obvious negative response and tabled further discussion until January for time to look into and think about this broad reaching request.

Operator's Report

- Discussions of items on the SOS monthly report, item #s 3, 6, 8, 10, 12, 14, 15, 16 and 17. Item 16, GlobalNet contract – Their letter mentions their assistance to GI Rescue and we need to know what assistance. Is there a repeater that we don't want to take down? Michael I motioned to stop charging them and if GI Rescue is not using it they will need to remove the

equipment. Michael I will talk to GI Rescue and mail the appropriate letter mid December. Matthew seconded it and all were in favor.

- It was also noted that tree branches may be in need of removal around the water tanks. Joe will look into having this done by an insured entity and Janine will send him one possibility.
- Easements. Janine went over the Easement Spreadsheet shared with A&E and others and we have been making some progress. Janine will mail letter #2 to a couple of people we do not have phone numbers for and can't reach, strongly worded to say that they will not be a part of this project and will not have water service upon completion of this project if they choose not to sign the easements and return them to us.

Engineer's Report:

Via Email: Hi Everyone,

Notes:

- The Wetlands permit was finally issued. This will be on public notice until 12/15. No particular action needed here unless someone has comments or appeals it, which is unlikely.
- We are still waiting on NEPA approval (required for DWSRF funding). Fortunately, there is a new contact at the State for this and they are processing it. They have indicated that this will get approved as a FONSI (Finding of No Significant Impact), which will require a public hearing. We'll do this at the January board meeting. It will involve a short presentation. It's just what we have to do to be eligible for DWSRF funding.
- Janine had the attached letter for the handful of residents we have not yet received easements from. We still need 17 out of 35 easements.

Thanks

-Mike

Michael Mainer, PE, Project Engineer

- The public hearing just requires a warning like a regular meeting, in the agenda.
- Janine will work on the Step III application and send to Michael to complete the Treasurer's fields ahead of the January meeting when we will need to approve it.

Treasurer's Report

-Michael shared and discussed the budget report. On track to be slightly under budget.

-2026 Budget – Michael shared the draft 2026 Budget. Joe wants to increase the backwash pumping cost. He has already sent 2 other changes: SCADA software subscriptions and the program to access the PLC need increases about \$1000 total. Discussion ensued about the 4% rate increase needed to meet the draft budget. Michael will see what reasonable fat can be possibly trimmed to reduce the rate increase. The budget will be presented at the Annual Meeting.

IT Committee Report

Matthew had nothing to report but will post the Annual Meeting agenda and will follow up with Melissa to get our page on the town website forwarded to our website via a link.

Old Business

- SCRP Grant Submitted. Submitted a day late but the state agreed to accept it and we are waiting to see if we will get any grant funds.
- Bylaws revision. Janine reviewed the changes to the By-Laws. She made a motion to warn and present the changes at the Annual meeting for approval. Court seconded and all were in favor.
- Annual meeting agenda – Clerk position. Hire one? Janine will address this possibility after January.

New Business

- Donation to FPF – Good Will/advertising expense. \$100. All in agreement.
- Question – David asked if all employment forms are set? Yes.

8:48 adjourned

Respectfully submitted by Janine Banks, November 20, 2025

SOS report received via email:

GRAND ISLE CONSOLIDATED WATER DISTRICT
MONTHLY REPORT
October 2025

ACTIVITIES COMPLETED

1. Two samples were taken for coliform testing. Both samples were “absent”. Monthly backwash data was taken and the monthly report sent to the Watershed Management Division. The monthly Water Operations report was sent to the Drinking Water and Groundwater Protection Division.
2. A group of 15-20 meters were re-read to determine why they were on our non-read list. Once submitted, a meter repair list was made.
3. A new connection agreement was signed for 95 Canamak Drive for a single family home.
4. A meter was replaced at a connection that has been paying the penalty for 13+ years.
5. 11 meters had to be re-read due to extremely high usage. This is generally due to the meter being in backwards or a problem with the software.
6. 4 customers had higher usage than normal.
7. Posted 3 24hr notices for customers who have not maintained their payment plan.
8. All process equipment was calibrated. This gets done every quarter.
9. A work order was signed and submitted for aquastore to inspect our tanks. This is done every 5 years. The quote came in at \$4100.
10. Distribution flushing continues when time permits.
11. 2 curbstops were marked for digsafe to be dug and repair this fall.

12. A water main on Pearl St was located for a customer who wants to install a fence.

BILLINGS AND COLLECTIONS

1. As of October 10, 2025, accounts receivable is \$168,928.03.
2. No Lien was released, and one lien is pending, 1 Lien added
3. The balance of the 4 outstanding liens is \$11,736.89.
4. 25 customers used the ACH draft to pay their accounts.

Letter from Lynda & Kevin Gardiner:

Joe Danis, Grand Isle Consolidated Water District
2025

November 18,

PO Box 9, Grand Isle, VT 05458

Dear Joe,

I have a couple issues I would like to discuss, but first would like to give you and the board some history regarding this property. We bought 82 Allen Road on March 6, 2025. Having spent most of my adult life in the Islands, I totally understand “wet basement.” But after a while, I started to question the steady flow of water pouring into our basement sump pump hole. I had Joe come to check out my assumptions. He looked and tested the water flowing into the sump pump hole. .02 ppm chlorine. Not much, but not ground water. So, the assumption was that we had a water leak. After much searching, Joe was able to finally find the curb stop down deep and into a very large lilac bush. The curb stop was literally into the tree branches and in the base of the tree. After a couple tries, he was finally able to shut the water off.

This is currently where we stand.

It seems quite clear to me that a new curb stop should be put in, directly in front of the house. The main line runs directly in front of the house yet the current curb stop is way east of the house, at an angle, and under a large lilac bush. Not to mention that there is a concrete driveway between the house and the curb stop.

The issues that I would like to discuss:

- 1) The validity of charging customers on an unserviceable line seems excessive when most other water departments would put the customer on a “pause” until the line issues are resolved. I am asking to be put on a “pause.”
- 2) On the matter of the curb stops, we would be willing to share the cost of a new curb stop to be put in directly in front of the house along that main water line, ensuring that the current situation with the tree does not have a long-term effect on the system.

Respectfully,

Lynda and Kevin Gardiner