

Town of Woodstock
Selectboard Meeting
January 13th, 2026
5:00 PM
Town Hall & Zoom
Agenda

- A. Call to order**
- B. Additions to & deletions from posted agenda**
- C. Citizen Comments – three-minute Limit**
- D. Discussion**

Main Wastewater Allocation
Potential Amendment to NBRC Grant

E. Adjournment

Zoom

The link to join us is

<https://us02web.zoom.us/j/84782406503?pwd=UXAzWnJxaEE0MzJaMlBKeHJPUjB6QT09>

or from zoom.us you can enter these details to join the meeting

Meeting ID: 847-8240-6503

Password: 247624

You can also download the Zoom app on your smartphone

Estimated Users

Taxable parcels	1901
Sewer Connections	903
Estimated non sewer users	998

Estimated Payments Per Year for 30 Year Bond

\$	1,600,000.00
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2026 Yearly Bill for Village Resident (family of 4)
931.90

Allocation Scenarios (per parcel)

	Per Year	30 Life of Bond
Only Sewer Users Pay	\$ 1,771.87	\$ 53,156.15
All Parcels Pay	\$ 841.66	\$ 25,249.87

Percent Allocation Scenario (per parcel)

	Per Year	30 Life of Bond
Non Sewer % Allocation	0%	
% of Cost	\$ -	\$ -
Total Non Sewer Costs	\$ -	\$ -

	Per Year	30 Life of Bond
Sewer % Allocation	100%	
% of Cost	\$ 1,600,000.00	\$ 48,000,000.00
Total Sewer Costs	\$ 1,771.87	\$ 53,156.15

Yearly 1 total Cost (bond and Sewer usage)	2,708.77
\$	1,773.56
\$	2,708.77

NBRC Grant - Water System Projects
 Award Amount: \$869,858.52
 Town Share: \$886,235.70

Total: \$1,755,094.22
 Reimbursement Rate: 50%
 Period of Performance: 7/1/2025 to 09/30/2028

Abbreviations:
 SCRP = Small System Capacity & Resiliency Program Loan (\$800,000)

EA = Environmental Assessment
 SHPO = State Historic Preservation Office
 1B = Storage tank transmission main and Route 4 upgrades

Project Costs Breakdown:
 Elm Street Bridge Line \$837,717.50
 Supply Well Replacement \$879,999.55

Alternative 1B \$4,398,960.00 (from Engineering Report)
 NBRC Grant Costs \$37,377.17 (for EA and TRORC)

NBRC AMENDMENT OPTIONS

Option 1: No Amendments		Option 2: Remove Design & Permitting of Well		Option 3: Remove Elm St. Bridge, and Design & Permitting of Well		Option 4: Remove Elm St. Bridge, Design & Permitting of Well, and ADD Construction of 1B		Option 5: Cancel Grant	
Pros	Cons	Pros	Cons	Pros	Cons	Pros	Cons	Pros	Cons
<p>Retain All Grant Funds</p> <p>EA Process will delay construction of Elm Street line until at least Fall 2026</p> <p>No amendment needed</p> <p>By excluding 1B, no federal reviews are needed for 1B and construction of 1B could potentially begin Fall 2026</p> <p>Loss of SCRP bond funds if Elm Street not completed by end of 2026*</p> <p>Construction on Elm Street during busy foliage season. Night work is possible, but adds concern of noise impacting neighborhood.</p> <p>Begin EA process now</p> <p>Night work for project is not expected to increase project costs.</p>	<p>EA Process will delay construction of Elm Street line until at least Fall 2026</p> <p>EA Process will delay design & permitting of well until at least Fall 2026, construction in Spring/Summer 2027</p> <p>Loss of SCRP bond funds if Elm Street not completed by end of 2026*</p> <p>Construction on Elm Street during busy foliage season. Night work is possible, but adds concern of noise impacting neighborhood.</p> <p>Delay to bidding out means increased cost to construct project costs.</p> <p>Approval of new connections to water system potentially delayed until 2027</p>	<p>Allows potential construction of well in Fall of 2026</p> <p>Allows construction of Elm Street line in Spring/Summer 2026</p> <p>Retain SCRP funds</p> <p>By excluding 1B, no federal reviews are needed for 1B and construction of 1B could potentially begin Fall 2026</p> <p>Night work for project is not expected to increase project costs.</p>	<p>Some loss of grant funds, unless updated cost estimate shows otherwise</p> <p>EA Process will delay construction of Elm Street line until at least Fall 2026</p> <p>Construction on Elm Street during busy foliage season. Night work is possible, but adds concern of noise impacting neighborhood.</p> <p>Loss of SCRP bond funds if Elm Street not completed by end of 2026.*</p> <p>Delay to bidding out means increased cost to construct project costs.</p> <p>Approval of new connections to water system potentially delayed until 2027</p> <p>Must submit amendment (include update of well construction costs)</p>	<p>Allows potential construction of well in Fall of 2026</p> <p>Allows construction of Elm Street line in Spring/Summer 2026</p> <p>Retain SCRP funds</p> <p>By excluding 1B, no federal reviews are needed for 1B and construction of 1B could potentially begin Fall 2026</p> <p>Night work for project is not expected to increase project costs.</p>	<p>Loss of about 1/2 of grant funds</p> <p>Must submit amendment (include update of well construction costs)</p> <p>Risk that NBRC could reject amendment and complete loss of funding</p> <p>Risk that NBRC could reject amendment and complete loss of funding</p> <p>Must wait for NBRC amendment approval before proceeding with EA Fall 2026 construction</p>	<p>Allows construction of Elm Street line in Spring/Summer 2026</p> <p>Allows retaining all NBRC funds, assuming amendment is approved</p> <p>Retain SCRP funds</p> <p>Will require federal reviews of 1B, and review by SHPO, and delay the projects</p> <p>Likely construction of well & 1B begin in 2027. Construction of wells is more urgently needed.</p> <p>Delay to bidding out means increased cost to construct</p> <p>Approval of new connections to water system potentially delayed until 2027</p>	<p>Allows construction of Elm Street line in Spring/Summer 2026</p> <p>Allows for quick construction of new well</p> <p>Construction of 1B potentially begin in Fall 2026</p> <p>Should allow for approval of new connections to water system later in 2026</p> <p>Retain SCRP funds</p> <p>No staff time needed for grant management</p> <p>Could adjust scope of 1B to fit funds available.</p>	<p>Are there enough funds to cover all projects (Elm St, Well, & 1B) without NBRC?</p>	<p>Are there enough funds to cover all projects (Elm St, Well, & 1B) without NBRC?</p>
<p>*Need to have a drop dead date for Notice to Proceed from NBRC so that we don't lose SCRP funds. If NTP not received, we cancel grant and proceed to bid out projects.</p> <p>*Need to have a drop dead date for Notice to Proceed from NBRC so that we don't lose SCRP funds. If NTP not received, we cancel grant and proceed to bid out projects.</p>									

To: Woodstock Selectboard

From: Abbie Sherman, Economic Development Director

Date: January 6, 2026

RE: NBRC Catalyst Grant – Elm Street Bridge Waterline and Construction of Replacement Well

As you were previously updated, we received in December notification from NBRC that the Elm Street Bridge waterline and new well project do not qualify for categorical exclusion with the Catalyst Grant and we must complete the federal environmental assessment process. That process must be completed for the town to receive a “Full Notice to Proceed” which allows us to commit funds for the project.

There is no opportunity to appeal this determination by NBRC, and we have spent the last few weeks working with MSK Engineers to gather information and consider the options for moving forward.

- Environmental Assessments can take between 6 to 12 months to complete. We are hopeful it will take 9 months at most, but that puts us at least in September before construction can begin.
- The SCRP loan (\$800,000 at 0% interest) from the bond bank must be spent by the end of 2026 or we lose it.
- The Elm Street Bridge waterline is essentially ready to go out to bid. Ideally, we would go out to bid no later than the end of June 2026 to ensure it is completed by the end of 2026.
- The new well still needs design and permitting services and we need to receive the Notice to Proceed from NBRC before committing funds for those services. The well that is being replaced continues to drop in yield and urgently needs to be replaced. If the yield continues to decline, there will be a point that the water system cannot make enough water in a day to keep up with demand.
- Proceeding on the current path with no amendment means the earliest construction could occur for Elm Street Bridge is Fall 2026, and spring/summer 2027 for the well.

The Selectboard will need to determine which is the best path forward, and what consequences are acceptable. The attached file outlines five options and the pros and cons of each.

- Option 1 involves no amendments to the grant and accepting all the consequences of the delay in the timeline. With this option, there is risk of losing the SCRP loan.