

**Town of St. Albans
Selectboard Meeting Minutes
Monday, May 16th, 2022
6:30 p.m.**

On Monday, May 16th, 2022 at 6:30 p.m., the Town of St. Albans Selectboard met at Town Hall.

Officials and Staff: Chair Jonathan Giroux, Vice Chair Bryan DesLauriers, Jack Brigham, Jeff Sanders, Director of Operations Corey Parent, Director of Public Works Alan Mashtare, and Town Manager Carrie Johnson. Absent was Brendan Deso.

Public in Attendance: St. Albans Messenger reporter Josh Ellerbrock.

Staff participating via Zoom: Stormwater Coordinator Emmalee Cherington, Town Clerk Anna Bourdon, and Executive Assistant Jenn Gray.

Public Participation via Zoom: Sean Kio with Northwest Vermont Communications Union District, Bretton Gardner with Pike Industries, Franklin County Sheriff Roger Langevin, Nathaniel Jamison-Root with PCI, and Amanda Giroux.

Chair J. Giroux called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited.

General Warrant

MOTION: J. Brigham made a motion to approve the general warrant dated May 16th, 2022 in the amount of \$67,465.83. Seconded by J. Sanders. All in favor, none opposed, motion carried.

Industrial Park Warrant

MOTION: J. Brigham made a motion to approve the Industrial Park warrant dated May 16th, 2022 in the amount of \$717.64. Seconded by B. DesLauriers. All in favor, none opposed, motion carried.

Infrastructure Development Warrant

MOTION: J. Sanders made a motion to approve the Infrastructure Development warrant dated May 16th, 2022 in the amount of \$346,346.15. Seconded by B. DesLauriers. All in favor, none opposed, motion carried.

Stormwater Utility Warrant

MOTION: J. Brigham made a motion to approve the Stormwater Utility warrant dated May 16th, 2022 in the amount of \$3,153.50. Seconded by B. DesLauriers. All in favor, none opposed, motion carried.

Payroll

MOTION: B. DesLauriers made a motion to approve the payroll warrants dated May 6th, 2022 in the amount of \$23,184.32 and May 13th, 2022 in the amount of \$22,611.79. Seconded by J. Sanders. All in favor, none opposed, motion carried.

Minutes

MOTION: J. Sanders made a motion to approve the Selectboard meeting minutes of Monday, May 2nd, 2022 as presented. Seconded by B. DesLauriers. All in favor, none opposed, motion carried.

Warrants & Minutes = 5 mins.

Public Comment

None.

Liquor Control Board

MOTION: J. Brigham made a motion to recess the Selectboard and convene as the Liquor Control Board. Seconded by B. DesLauriers. All in favor, none opposed, motion carried.

The 2022 liquor license renewal was for the VFW's 1st Class and 3rd Class licenses and their outside consumption permit.

MOTION: J. Brigham made a motion to approve the Liquor License renewals as presented. Seconded by J. Sanders. All in favor, none opposed, motion carried.

MOTION: J. Brigham made a motion to adjourn the Liquor Control Board and reconvene as the Selectboard. Seconded by B. DesLauriers. All in favor, none opposed, motion carried.

Liquor = 2 mins.

Old Town Hall Future

C. Johnson explained that the Board had expressed interest in having the public voice their opinions as to the future of the current Town Hall. J. Giroux would like to see someone from the public purchase the building. C. Johnson stated it is on the Historic Registry. She also said that a developer has shown some interest; she suggested having a discussion about this during a Selectboard meeting. The Board agreed to start a regular Selectboard meeting earlier to have a 30 – 60 minute discussion. J. Sanders asked what the zoning was for the town hall. C. Johnson will ask Zoning Administrator Megan Sherlund that question. The Board agreed to hold the first public discussion about Town Hall at their meeting on Wednesday, June 22nd and start the meeting earlier at 5:30 p.m.

TH Future = 10 mins.

Town Manager's Report 2022 Paving Bids

A. Mashtare came before the Board to go over the paving bids and stated that the list of roads paved will be reduced based on the per ton prices this year.

Pike Industries

\$93/ton

Total: \$887,158.75

Whitcomb Construction

\$97.55/ton.

Total: \$890,583.50 - A discrepancy in their measuring of Lord Road makes the total amount more than Pike.

MOTION: J. Brigham made a motion to award Pike Industries the 2022 paving contract. Seconded by J. Sanders. All in favor, none opposed, motion carried.

Paving = 11 mins.

Police Update

Franklin County Sheriff's Office (FCSO)

Franklin County Sheriff Roger Langevin provided an update to the Board. He explained that although they are losing a deputy to the Morrisville Police Department, they have picked up a deputy from Chittenden County who is already on the road for the department. He also stated that there are a couple of other candidates in the pipe line. Those candidates are participating in polygraphs this week. FCSO held an all office meeting two weeks ago. FCSO was the only police agency at the Home Show this past weekend. While there, the department addressed questions and spoke with some people interested in joining the department.

Sheriff Langevin explained that the department had signed a contract to patrol Lake Carmine with the added clause "as staffing permits". He also explained that FCSO would like to get back into the Governors' Highway Patrol program. This too would be as staffing permits.

Sheriff Langevin shared some areas of concern, such as Walmart, with the main issue being thefts. Another area of concern is Lapan's Bay. There have been several issues in that neighborhood and nothing seems to be working to alleviate them. Sheriff Langevin went on to say that meetings with the State's Attorney have been scheduled to try and calm the situation. Other areas of concern are motor vehicle complaints on Maquam Shore Road and Jewett Avenue with motorist racing engines and doing burn outs.

Sheriff Langevin did share with the Board an ongoing issue regarding fishing at night. There is a boating that goes out to fish very late at night with extremely bright lights. These lights light up camps and houses on the lake and he has received several complaints about it. He has spoken to a game warden and the fishing is legal. He also spoke to Jay Sweeny who explained to him it would take a petition to the Board to curtail fishing at night where it disrupts neighbors on the lake.

Sheriff Langevin shared that there was an incident at Walmart where someone tried to steal a large screen TV which was followed by a bomb threat.

J. Brigham asked the Sheriff about a recent shooting. Sheriff Langevin explained that the deputies on duty learned that the shooting took place in Highgate and was possibly heading towards St. Albans on Route 207. When the individual saw the deputies, they turned into the driveway at Handy Toyota. One of the FCSO's Level 2 deputies is a Certified EMT, got the individual out of the car, person out, onto the ground, and stabilized his neck and head prior to AmCare coming on the scene. The deputy also determined that the individual had a bullet hole in the back of his head and a shot to the backside of the right shoulder. A number of FCSO Level 2 deputies are either paramedics, EMT's, and/or firefighters.

Police = 8 mins.

Town Hall Update

N. Jamison-Root, Project Manager for the Town Hall project provided an update to the Board. Interior work is extremely close to completion. He did a walk through last Wednesday with the architect and engineer. No major items on punch list. The furniture install is happening late next week with the rest to be scheduled when a final move in date is scheduled.

Site work - top soil is in and grass should be coming up. Paving should be done at the end of May. N. Jamison-Root will be on site tomorrow for the site punch walk through with Sam Ruggiano.

Budget: 92% completion. \$86,466 left in the owner contingency, which is mainly earmarked for the Reverse Osmosis (RO) system.

N. Jamison-Root notified the Selectboard that he will provide another photo update of the new Town Hall to them after the walk through on Tuesday.

Reverse Osmosis System for New Town Hall

C. Johnson explained that at one of the last Selectboard meetings, the Town Hall Building Committee notified the Board that the new Town Hall would need a Reverse Osmosis (RO) system. Then, the committee needed to figure out how to take care of the waste that the RO produces. At that time, the committee's recommendation was a waste disposal field that we thought would be fairly simple in design and hopefully in costs. However, as it evolved, it became very clear that it wasn't simple and it was expensive. The committee looked at other options. E. Cherington did a lot of work with the State trying to find out what we had permitted and what we needed to get for permits. An above ground tank does not require a permit.

C. Johnson explained that Option #1 would cost \$103,652.64. J. Brigham asked if the RO had been ordered. C. Johnson stated it had and had about a 5 week lead time. We do need an RO for all three options.

J. Brigham asked if we have an engineering firm for this, why is Emmalee doing all the work on permits? The engineer should have all that nailed down. C. Johnson explained that when we put this out to bid in late 2021, in an effort to save money, we went with a lower bid engineer. Largely it was for time and materials. The first part was a set scope and that work was completed, but it did not include all the permits. E. Cherington offered to do this, she's already on our payroll, and she has good relationships with the agencies involved. J. Sanders asked if we needed permits for the RO system. E. Cherington explained that initially, we were told that we needed permits for the in-ground disposal, but the State corrected that to say we didn't need permits for either above ground or in-ground. We felt that the above ground system would be easier for the Town to maintain than the in-ground due to wetland impacts and other issues.

B. DesLauriers explained that he had spoken to someone who worked at Customs and Border Protection and they had a similar situation as we have at the new Town Hall. Instead of doing the RO, they ended up trucking water in to the facility. Would that be possible in this situation? E. Cherington explained that you have to follow a state equation to figure out how much water is needed on a daily basis, then you'd have to install a very large in-ground tank which might trigger permit. You might also have to chlorinate the water because it's sitting in a tank. There would be no affluent in that case.

C. Johnson went through Option 2 which suggests an above ground tank, that would be located right behind the dumpster enclosure. The tank would be insulated with a type of heating element. DEW would provide the oversight, using the existing subcontractors we have that did the electrical and plumbing. The costs for that option is \$36,754.81. A. Mashtare explained that disposing of the RO waste costs two and a half cents a gallon at the St. Albans Sewer plant. The tank size is able to hold 14 days' worth of waste. We're looking at pumping every two weeks. It averages out to be about \$20 - \$30 every two weeks. The Department of Public Works (DPW) would do the pumping and deliver it to the City Sewer plant. J. Brigham asked if

this was similar to what a septic truck does, comes and empties the tank. A. Mashtare explained we would use one of the old brine tanks on a trailer, deliver it to the sewer plant. All the specs have been given to the State and the City. We checked with the State engineer and he confirmed that it's safe to dump this waste into the sewer. J. Brigham asked if this could be dumped into manure pits. A. Mashtare stated that the landowners probably wouldn't want the salt on their fields. E. Cherington explained that we might potentially be able to work with other municipalities that use chloride on their roads or VTrans with their brine tanks. C. Johnson stated that we don't have a price for that. We're hoping we could either sell it as a commodity or have someone take it for nothing.

E. Cherington did state that a potential long term benefit of going with Option 2 is that if the well clears up, which is possible, then we are no longer looking at the costs of ongoing hauling of saltwater affluent and we can get rid of the RO system altogether.

J. Brigham asked if we got with Option 2 or 3, will there be extra work from Chevalier? E. Cherington explained that Chevalier is involved to some degree to plumb it to the new system. The quote is for \$5,400. That work is to get it from the current RO water room to the outside to the new system. C. Johnson explained that Option 3 is problematic in that we don't really have an estimate for the plumbing or the electrical. In this case, if we're to do it entirely ourselves, which we haven't done any of the work ourselves on site, she would be hesitant because if something were to go wrong in that area there could be a ton of finger pointing. Also, we'll have to go out to bid for electrical and plumbing. We have no intention to go out for bid if we are just utilizing the subcontractors that are already on site, they have a relationship with DEW and DEW will oversee that work. J. Giroux stated that we're not going to get anyone for electrical or plumbing, everyone is pretty busy right now. E. Cherington also stated that the other major concern is that we will be put at the absolute bottom of the contractor list, because a contract for \$2,500 is not going to bump us to any sort of importance in their level of contracting in this day and age. But, with DEW, they have an established relationship and would make accommodations.

J. Sanders asked why not look at trucking water in instead of hauling waste water off the site. Can it be done or not? A. Mashtare explained that it is about \$600 per truckload of water, \$7,200 a year. The water would need to be treated if it's sitting in a tank, stagnant. E. Cherington pointed out that by State regulations, we would have to chlorinate the water and some of the instruments in the RO room would not be alleviated. A. Mashtare explained that going with the option with the RO with an above ground tank, it works out to be \$500 - \$550 a year. Cost wise, it doesn't cost that much to truck it away. C. Johnson expressed concerns over being reliant on clean water deliveries. She also expressed concern over costs associated with further delays to moving in. J. Sanders commented he was not concerned about the time constraints

B. DesLauriers made a motion to recommend Option 2. Seconded by J. Sanders. The topic was again opened for discussion. After more discussion, the Board asked for prices for hauling water to the new Town Hall.

The motion to move forward with Option 2 failed.

TH = 46 mins.

Northwest Vermont Communications Union District Update

Sean Kio Executive Director

After a long discussion on the previous topic, Mr. Kio left the meeting without providing his update.

Hazard Mitigation Plan Draft

C. Johnson explained to the Board that the plan is not to be approved tonight. This evening, we are asking for public comment. This plan allows us to plan for possible large hazardous events. If the Town has an approved Hazard Mitigation Plan, it qualifies for higher FEMA reimbursements. The next step is for this plan to go to the State for their approval. Once approved, the Selectboard approves it.

Hazard = 8 mins.

Purchasing Policy Draft

C. Johnson explained that department heads have reviewed the draft policy and provided comments. One of her notes was that not every contract needs to come to the Selectboard, that's why you have the Town Manager form of government. For larger contracts that are \$100,000 or more, she suggested bringing to the Selectboard.

Changes to be made and the final draft will be brought to the Board for signature at their meeting on June 6th.

Purchasing = 16 mins.

New Town Bylaws

C. Parent explained that the Board needs to review the bylaws now and preferably not after the Planning Commission goes through their hearing process. If the Board makes changes after the hearing, we will have to start the two month process all over. C. Parent briefly went over a few of the changes the Planning Commission has recommended, one being the retail sale of cannabis and stormwater changes. The Planning Commission bylaw hearing is May 25th, 2022 and Selectboard members plan to attend it and hope E. Cherington will be there to answer questions.

Bylaws = 13 mins.

Act 250 Notice

Frances Bosly – Water’s Edge

Informational only, no action required.

Peter Morse – 6 Franklin Park West Drive

Informational only, no action required.

Maple Run Unified School District – 169 S. Main St.

Informational only, no action required.

Act 250 = 1 mins.

Schedule

The next regular Selectboard meetings are Mon., June 6th and Wed., June 22nd at 6:30 p.m. Town Offices will be closed for the Memorial Day holiday on May 30th.

Schedule = 1 mins.

Other Business

None.

Adjournment

MOTION: J. Sanders made a motion to adjourn the Selectboard meeting at 8:31 p.m. Seconded by B. DesLauriers. All in favor, none opposed, motion carried.

Respectfully submitted,
Jenn Gray Executive Assistant