

**Town of St. Albans
Selectboard Meeting Minutes
Wednesday, June 22nd, 2022
5:30 p.m.**

On Wednesday, June 22nd, 2022 at 5:30 p.m., the Town of St. Albans Selectboard met at Town Hall.

Officials and Staff: Chair Jonathan Giroux, Brendan Deso, Jack Brigham, Jeff Sanders. Town Clerk Anna Bourdon, and Town Manager Carrie Johnson. Absent was Vice Chair Bryan DesLauriers.

Public in Attendance: Paul Larner, Anne Pomeroy, Pat Vincent, Derek Brateck, Mike Gosselin, Franklin County Sheriff Roger Langevin, and Corey Parent.

Staff participating via Zoom: Stormwater Director Emmalee Cherington and Executive Assistant Jenn Gray.

Public Participation via Zoom: Sarah Larner, St. Albans Messenger Reporter Kate Barcellos, and Nathaniel Jamison-Root with Peterson Consulting.

Chair J. Giroux called the meeting to order at 5:35 p.m. The Pledge of Allegiance was recited.

The purpose for the earlier start to the Selectboard meeting was to hold a public discussion on the future of the current Town Hall once the building is vacated.

Future of Town Hall (579 Lake Road) Community Discussion

C. Johnson reminded the audience they have 3 minutes to make their comments. J. Giroux stated that they have had very limited discussions thus far and the Board agreed they wanted to get the community's opinion before putting anything on the ballot.

B. Deso explained one person had approached the Town previously, but nothing has materialized since. C. Johnson explained a developer had approached her, but at the time, we didn't have a date when the building would be vacated.

Mike Gosselin asked for details on the building. The Board didn't have any specifics in front of them, but B. Deso explained the septic is good for 40 people a day. C. Johnson explained an analysis was completed a few years ago on the building using all three floors and have those floors accessed by an elevator. There were limitations as to what could be done with the building due to the limited parking.

Paul Larner was concerned with what is or isn't a permitted use for the building. C. Johnson explained our Zoning Administrator would have to confirm the use. B. Deso stated that the bylaws could be changed to allow a certain use if that use were to be beneficial.

B. Deso suggested possibly using Local Option Tax (LOT) funds to renovate the building into a community center. He then corrected his previous statement regarding the septic stating that the current septic is for 22 employees at 33 gallons per day.

Anne Pomeroy suggested using the building as a co-working area to be rented out daily. Another local community rents out rooms at \$75 per day. We could provide Wi-Fi. Something to consider when you're limited with the septic system. That would serve the tele-work community to give them a work space.

Mike Gosselin asked what the costs were to operate the building. Those number were not available at the time of the meeting, but will be provided at a later date. He then asked if the Historic Registry would have to approve any renovations. C. Johnson said that would be the case.

J. Giroux explained that tonight's meeting would not be the last public discussion on this building. We will put together a fact sheet with more information and provided it at future discussions.

The discussion moved to the water issue and options at the new Town Hall.

Town Hall neighbor Pat Vincent stated that she did not want to see the Town Hall become an apartment building. There is an apartment building on the other side of her house and they are nothing, but problems.

B. Deso read from the current bylaws the acceptable conditional uses for the current Town Hall. Some of those uses are; artist studio, day care center, and theater. As previously stated, he said we can also add a conditional use.

C. Johnson explained she will speak to Assessor Bill Hinman to get a value on the building and put together a fact sheet, making it available to the public.

Recess

MOTION: B. Deso made a motion to recess the Selectboard meeting at 6:17 p.m. until 6:30 p.m. Seconded by J. Sanders. All in favor, none opposed, motion carried.

Recess = 14 mins.

MOTION: B. Deso made a motion to reconvene the Selectboard meeting at 6:31 p.m. Seconded by J. Sanders. All in favor, none opposed, motion carried.

General Warrant

MOTION: J. Brigham made a motion to approve the general warrant dated June 22nd, 2022 in the amount of \$66,100.72. Seconded by B. Deso. All in favor, none opposed, motion carried.

Payroll

MOTION: B. Deso made a motion to approve the payroll warrants dated June 17th, 2022 in the amount of \$23,063.72, and June 10th, 2022 in the amount of \$31,598.99. Seconded by J. Brigham. All in favor, none opposed, motion carried.

Infrastructure Development Warrant

MOTION: B. Deso made a motion to approve the Infrastructure Development warrant dated June 22nd, 2022 in the amount of \$235,849.63. Seconded by J. Sanders. All in favor, none opposed, motion carried.

Stone House Warrant

MOTION: B. Deso made a motion to approve the Stone House warrant dated June 22nd, 2022 in the amount of \$3,969.95. Seconded by J. Brigham. All in favor, none opposed, motion carried.

Industrial Park Warrant

MOTION: B. Deso made a motion to approve the Industrial Park warrant dated June 22nd, 2022 in the amount of \$743.27. Seconded by J. Brigham. All in favor, none opposed, motion carried.

Minutes

MOTION: J. Brigham made a motion to approve the Selectboard meeting minutes of Monday, June 6th, 2022 as presented. Seconded by B. Deso. All in favor, none opposed, motion carried.

Warrants & Minutes = 7 mins.

Public Comment

A. Bourdon stated the ballots are in for the primary. Voters must request a ballot or vote in person.

Public Comment = 1 mins

Resolution for Village Designation

B. Deso explained that the previously established Village Designation does not include the new Town Hall. The Board needed to sign a resolution including the new Town Hall in the Village Designation.

MOTION: B. Deso made a motion to approve and sign the resolution for Village Designation to include the new Town Hall. Seconded by J. Sanders. All in favor, none opposed.

Resolution = 3 mins

Town Manager's Report

Police Update

Franklin County Sheriff Roger Langevin provided an update to the Board. He explained that his department just completed June Dairy Days with no incidents. Now, he is getting prepared for Bay Day and has met with Alan Mashtare, John Montagne, and Jeff Sweeny. More deputies

are being trained and going through the academy. However, some trainees are having trouble completing classes at the academy.

Sheriff Langevin explained that the Department of Health has approached him with some drug concerns related to cannabis. He will have information at the next update.

Police = 16 mins.

New Town Hall Update

Nathaniel Jamison-Root, Project Manager for the new Town Hall provided a budget update to the Board. Work is all but completed with a few outstanding items, the major one being the water. Some additional light fixtures being added to stalls in public restrooms. Waiting on toe kicks and panels for under the sinks. The radius glass at the main entrance is anticipated to be installed the week of July 11th. The vault rack storage we have to wait on as the records need to stay with the Town employees until the actual move. 97% completion. Balance to finish is \$299,886. Of that number, \$194,561 is retained until release. The Owner Contingency is \$69,052. We are waiting on purchasing a few owner costs items (AV and road sign) until the budget for the water issue is finalized. B. Deso asked Nathaniel to provide a step by step cost analysis for the public, showing voter approved phases.

J. Sanders asked about the Division of Fire Safety permit and why it was over \$30,000. N. Jamison-Root explained the fee calculation is \$8/\$1,000 of total project value.

TH Update = 9 mins.

Town Hall Water

C. Johnson explained that we are pursuing sharing a well. Emmalee Cherington has been working with Chevalier and some of the neighbors. The originally well owner we thought we were going to go with didn't have a high enough yield. We just learned this today.

E. Cherington explained that one of the potential options is to try fracking Mike Reynolds' well, who is the original well we were looking at on the corner of Seminary Hill Road and Georgia Shore Road. That would be a relatively inexpensive method to try to get a higher flow, but Mr. Reynolds only has a 2/3 of a gallon per minute according to Chevalier's records. We need two gallons per minutes. She talked to a few residents along Wharf Street. Their wells are located too close to the road to meet the isolation distances required for the State permitting. Chevalier could potentially increase the casing on a well, but is unsure if the State will permit it, given that we are not technically a public water source. However, given that it is a municipal building, Chevalier wasn't sure if the State would permit it. E. Cherington will follow up on that.

E. Cherington explained that there is another property about 1,000 feet away on the southern end that expressed interest and their well does meet the isolation distance required, but we are looking at a much higher cost of directional drilling to getting the water back up to the Town Hall. The most recent quote E. Cherington received was \$33/foot for directional drilling.

J. Brigham asked why wouldn't we dig it, building a trench? E. Cherington stated because there is wetland. If we are going to the furthest point possible at the southern end, it's all mapped wetland there. You would have to pay permitting impacts. You can do directional drilling through a wetland, if we were actually to trench it, not only would we have to pay the impacts, but we would be waiting an additional 6 months to get the permit to be able to do it.

J. Brigham asked E. Cherington about pumping the well down to 150 feet. E. Cherington explained that they pumped it down to clear out the existing salt water. Then they put a camera down the well and found new water coming in 115 feet down. Then they put a sample bucket in, collected that water and tested it. Sodium was still 1300 parts per million. J. Brigham asked, the water that was coming out, do they think that was another stream or a big crack in the ledge or something that filled with the salt water and it would have taken quite a while to drain out? E. Cherington stated she didn't know the answer and that it would be a question for a hydrogeologist. J. Brigham asked was it actually new, fresh water they tested or was it water running back out of the rocks that had seeped into the hole they drilled? E. Cherington said it was her understanding that it was new, fresh water. It is a practice that Chevalier uses pretty frequently and a lot of people have been getting into Champlain Sea water, so they have been doing it more commonly. She went on to say that the originally well depth was 620 feet. They came up 500 feet from that depth and they were still in salt water.

J. Sanders expressed his concerns with fracking a neighbor's well to get more water. What happens if they frack it and get salt water, who's liable? He didn't want to put the neighbor who offered to help at risk.

TH Water Update = 13 mins.

Act 250 Notice

Frances Bosley – 4 Water’s Edge

Informational only, no action required.

Maple Run Unified School District – Grave/Paved Lot

Informational only, no action required.

Act 250 = 1 min.

Schedule

The next regular Selectboard meetings are Wed., July 6th and Mon., July 18th, at 6:30 p.m. Town Offices will be closed Monday, July 4th for the Independence Day holiday.

Schedule = 1 min.

Other Business

J. Brigham explained he spoke to C. Johnson about the possibility of getting a snorkel lift for Department of Public Works to do things more safely instead of using the City’s bucket truck. J. Giroux explained there is a lot of training that goes along with using a snorkel lift and the lift is only for people and not equipment. We need to make sure it’s the right piece of equipment. B. Deso suggested if we only use the bucket lift 5 times a year, we should just rent one. J. Giroux asked that a proposal be put together to bring to the Selectboard to help them decide.

Other = 7 mins.

Executive Session

MOTION: B. Deso made a motion to go into executive session at 7:31 p.m. to discuss a contractual and personnel matter where premature general public knowledge of the subject matter would place the Town (or person involved) at a substantial disadvantage. It was further moved to enter into executive session to discuss personnel issues under the provisions of Title 1, section 313(a)(1) of Vermont Statutes and to invite in Town Manager Carrie Johnson and Consultant Corey Parent. Seconded by J. Brigham. All in favor, none opposed, motion carried.

B. DesLauriers called into the executive session at 8:45 p.m. and then arrived in person at 9:15 p.m.

MOTION: J. Brigham made a motion to come out of executive session at 9:23 p.m. Seconded by J. Sanders. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Deso made a motion to adjourn the Selectboard meeting at 9:24 p.m. Seconded by J. Brigham. All in favor, none opposed, motion carried.

Respectfully submitted,
Jenn Gray Executive Assistant