

**RICHMOND WATER AND SEWER  
COMMISSION MEETING  
February 18, 2014 MINUTES**

Members Present: Ashley Lucht, Chair; Amy Lord; Chris Granda (arrived 6:05); Bard Hill; Bruce Bailey

Members Absent: None

Others Present: Geoffrey Urbanik, Town Manager, Kendall Chamberlin, Water Resources; Sheila Bailey; Bob and Chris Fischer; Connie Doherty, Finance Assistant; Linda Parent, Town Clerk; Don Morin; Peter Pochop, Green Mountain Engineering; Marshall Paulsen; Tom Levesque, Fire Chief and Ruth Miller was present from MMCTV to tape the meeting.

Ms. Lucht called the meeting to order at 6:00 pm.

Ms. Lucht asked for questions from the public on items not on the agenda, but there was none.

#### Approval of Minutes

Ms. Lucht asked that the minutes be moved forward on the agenda. The minutes were discussed, and some minor corrections made. Mr. Hill offered a motion to approve the minutes of December 16, 2013; January 6, 2014; January 21, 2014 and February 3, 2014 and was seconded by Ms. Lord. The motion carried 5-0.

#### Superintendents Report

Mr. Chamberlin reported that the operations were running well. The Manager noted that there was a second water break on Tilden Avenue over the weekend. Mr. Chamberlin explained that a leak was detected on Tilden Avenue on Saturday, but the decision was made to defer a repair until Sunday. The Saturday overnight emergency work would have cost \$15,000 but the Sunday work cost around \$3,000. The water was turned down significantly on Tilden Avenue because of this situation.

Mr. Hill said that the town needed to address notification procedures, and not rely on word of mouth. The Manager said that Trudy Jones had made attempts to knock on doors and notify people, however, not everyone was home. The Manager noted that a paper notice should be used when people are not at home. Ms. Lucht added that there needed to be better information on the town website.

Maureen Kangley said that some, like her, were not on the internet. Mr. Hill asked if there was a way to be on the school's automated call system. The Manager said there was, but the town had no agreement to use it. It would also be by subscription only.

#### Water Storage Tank

The Manager reviewed the four tank proposals from the Green Mountain Engineering report. Those examples were for a 130,000 gallon tank, a 250,000 gallon tank, a 550 gallon tank and a 750,000 gallon tank. The smallest tank was designed strictly for consumption purposes with no storage for firefighting. The second tank was designed according to our current capacity, which included some firefighting capacity. The third tank improved capacity and the fourth and largest tank provided full capacity for ISO firefighting standards.

Mr. Hill said that there were several components in tank sizing. They dealt with residential and commercial use and firefighting use. He had looked at the 1965 engineering study and they had

1 estimated a 500,000 gallon tank was needed to meet all needs at that time. Ultimately, a 200,000  
2 tank was built, which didn't meet their estimates.

3  
4 Ms. Lucht said that if we build to replace only what we have, we would not have the capacity to  
5 service a large water user on the system. Mr. Granda suggested we could add another Harringtons-  
6 sized user with 130,000 per day. Ms. Lucht said only if there were no fire protection.

7  
8 Mr. Granda said that from an economic development standpoint, there was not strong support for the  
9 largest tank.

10  
11 Mr. Chamberlin noted that in the 1965 report, the town was prepared to drain the tank during a fire.  
12 The health standards today don't allow for that. Mr. Granda said it was hard to make a case for a  
13 tank larger than what we would normally use.

14  
15 Mr. Hill said that firefighting starts do drive the tank size after consumption, and asked how Mr.  
16 Pochop arrived at the 50-year buildout analysis. Mr. Pochop said that the buildout was based on  
17 what was in the town plan, however, that didn't include extending the lines into the Gateway area or  
18 beyond.

19  
20 Mr. Granda said that expanding the service area was another issue, separate from servicing existing  
21 needs.

22  
23 Mr. Bailey said it had been fifteen years since the creamery shut down and we need to realize we're  
24 not going to get another one, and planners didn't want us to go into the Gateway.

25  
26 Mr. Hill asked Fire Chief Tom Levesque about how our hydrants worked now, and what effect that  
27 had on ISO ratings.

28  
29 Mr. Levesque said that ISO doesn't recognize dry hydrants and they would not improve the rating if  
30 you did away with regular hydrants. He noted that on his properties, fire insurance is 50% higher  
31 outside of the village, more than 1,000 feet from a regular hydrant. He said there are no hydrants in  
32 town where he could get 3,500 gallons per minute, due to pressure and pipe size. He added that in  
33 the past they had explored dry hydrants, and found four places in town that might be suitable.  
34 However, the landowners in those locations had previously been uninterested in pursuing it.

35  
36 Mr. Hill asked if there was a concrete answer on the value of fire protection from the system. Mr.  
37 Levesque said that there is an "8b" rating if the department leaves the station with 4,000 gallons of  
38 water plus manpower. He said that the department currently didn't have that manpower.

39  
40 Mr. Bailey said that ISO didn't care how far you were from a hydrant (as far as rates were concerned),  
41 it was just the type of fire department and rating.

42  
43 Ms. Lucht reminded the board that another important factor was the pressure issue.

44  
45 Pete Pochop said that the goal in the tank location and design was to keep the maximum system  
46 pressure below 100psi.

47  
48 Marshall Paulsen said that the International Plumbing Code called for 80 psi in residential settings.  
49 This would increase the potential for homeowners to need pressure reducing valves.

50  
51 Ms. Lucht said that the town was aware of this issue and picked a spot where extremely high  
52 pressures could be avoided. Mr. Pochop said that adequate pressure at the schools was the goal,  
53 since they were the highest elevation connection.

54

1 Mr. Granda returned to Mr. Hills' question on fire protection value, and suggested that there didn't  
2 seem to be any way to quantify the cost of the tank which would be attributable to fire protection.

3  
4 Pete Pochop said that capacity and flow pressure did factor into ISO ratings. Ms. Lucht asked if we  
5 had less capacity would that lead to a higher (more expensive) rating? Mr. Pochop said yes.

6  
7 Mr. Hill said that having a million gallons is not feasible, but at what point would the rating improve?

8  
9 Mr. Levesque said that we are at a six in the village and the full capacity might get us to a five, maybe  
10 a four.

11  
12 Mr. Chamberlin noted the fire at the Sugarbush condos recently, and said that they had drained the  
13 system and lost water to fight the fires for a period of time until they could refill from snowmaking  
14 reservoirs. No one there had any water for quite some time, and they needed fireflow and didn't have  
15 it.

16  
17 Don Morin said that two years ago he rebuilt a 24-unit apartment that had fire damage. He said that  
18 codes were going towards residential sprinkler systems, which would reduce the reliance on  
19 hydrants.

20  
21 Mr. Bailey addressed the pressure question and said that homes on Jericho Road had low pressure  
22 for years but why was it now a problem? He said that those homes should have to solve the  
23 problems themselves.

24  
25 Pete Pochop said that if you offer fire protection, then it is included in the pressure calculation.  
26 Another question is how long do you plan to offer 3,500 gallons per minute - 30 minutes, 120 minutes,  
27 180 minutes?

28  
29 Mr. Chamberlin said that Sugarbush needed 3,500 gallons per minute for five hours and ISO only  
30 requires three hours.

31  
32 Mr. Hill said that in his calculations, the cost difference between a 130,000 gallon and 250,000 gallon  
33 tank was about \$3,000 per year for the system, or \$9.00 per year for customers. We weren't saving  
34 anything significant by eliminating fire protection all together.

35  
36 Mr. Bailey said that if we rebuilt a 250,000 gallon tank on the existing site we would be saving money.  
37 Ms. Lucht said that the tank would have to be higher and designed differently, and not save money  
38 over the new site alternative.

39  
40 There was some discussion on this and other points.

41  
42 Ms. Lucht said that the "go big" scenario of the 750,000 gallon tank would be \$1.4 million over 30  
43 years. There was discussion about annual costs, various funding scenarios and tank size  
44 differences. It was difficult to assign a proposed cost for the project since these decisions had not yet  
45 been made.

46  
47 Ms. Lucht asked if we could vote on whether or not we use the existing site. Mr. Granda said that  
48 decision had been made before tonight.

49  
50 Mr. Hill asked where people were leaning on which tank?

51  
52 Mr. Bailey asked why the board was considering anything other than the 750,000 tank?  
53

1 Ms. Lucht explained that from a fire protection standpoint, a 250,000 gallon tank only provided 30  
2 minutes of protection, a 550,000 gallon tank provided 120 minutes and a 750,000 tank provided 180  
3 minutes.

4  
5 Mr. Hill said then the 130,000 tank was no longer an option.

6  
7 Bob Fischer said we should ask the Fire Chief what he thought.

8  
9 Mr. Levesque said he felt that he needed at least 315,000 gallons to be comfortable. Ms. Lucht said  
10 that, with the 110,000 daily usage estimate, was about 400,000 gallons.

11  
12 Mr. Hill said our goal should be the size that fits our needs, and take some time to determine how to  
13 construct and fund the project.

14  
15 Ms. Lucht said we need to pass the bond at Town Meeting.

16  
17 Ms. Lucht said that based on tonight's comments, the 130,000 and 250,000 gallon options were no  
18 longer being considered. She asked Mr. Pochop to tighten the estimates and other details on the  
19 550,000 and 750,000 tanks.

20  
21 At the next meeting, it would be jointly with the Selectboard to discuss Article 9, bonding for the water  
22 tank and no other business would take place.

23

24 **Adjourn**

25  
26 Mr. Granda offered a motion to adjourn at 7:20 pm and was seconded by Mr. Bailey. So voted.