

**RICHMOND WATER AND SEWER
COMMISSION MEETING
March 16, 2015 MINUTES**

Members Present: Bard Hill, Chair; David Sander; Bruce Bailey; Robert Fischer

Members Absent: None

Others Present: Geoffrey Urbanik, Town Manager; Kendall Chamberlin, Water Resources; Taylor Yeates, Selectboard; Peter Pochop, Green Mountain Engineering; Brett Hamilton; Gary Bressor; Heidi Bormann; Chris Fischer; Linda Parent, Town Clerk; Judy Rosovsky; Ian Bender; George Gifford; Jack Linn; and Ruth Miller was present from MMCTV to tape the meeting.

Mr. Hill called the meeting to order at 5:30 pm.

Executive Session

Mr. Hill explained that there would be an executive session to discuss ongoing contract negotiations with the mobile home park for water and sewer extensions. At 5:35 PM Mr. Bailey offered a motion to enter an executive session to discuss a contract with the Riverview Commons Mobile Home Park and was seconded by Mr. Fischer and the motion carried 4-0.

Mr. Hill noted that Taylor Yeates would be joining the commission members, creating a quorum of the Selectboard but no Selectboard action would be taking place.

At 6:05 PM the Water Commission returned. Mr. Sander offered a motion to adjourn the executive session and reconvene the regular session and was seconded by Mr. Fischer and the motion carried 4-0.

Welcome and Public Comment

Ms. Hill asked if there was any public comment but there was none.

West Main Utility Extension Update

Mr. Hill explained the progress of the negotiations with the mobile home park owner to extend water and sewer from the village to the park. Mr. Hill said that we were cautiously optimistic about successful negotiations. The bond vote had carried, but discussions were continuing over appropriate costs for the project and it was clear that the Water Commission didn't fully understand the park owner's current costs for the private system that exists now. However, we believed what we offer is more beneficial and carries more value than the private systems.

Jack Linn asked if there was a recount. The Manager reported that a recount of the bond vote had been requested by the appropriate deadline. Bob Reap asked who requested it, and the Manager said Christy Witters.

Gary Bressor said he was concerned that in the long-term, this project would reduce the changes of a vibrant village. He added that if the additional flow caused the sewer system problems due to more strict limits in the future, it would require millions in upgrades.

There was a larger discussion about the town's ability to fix any system deficiencies that exist in the park. There was concern for how much more the park residents might have to pay for public water and sewer, and the future of the Gateway area. The Water Commission members acknowledged

1 these concerns and reiterated their commitment to the current system users and that this project
2 would have no negative impact on them.

3
4 Judy Rosovsky also said she was concerned about the management of this project and the town's
5 capabilities.

6
7 Kendall Chamberlin said we are at 35% capacity and would only be required to upgrade the plan at
8 80% capacity, or stop connections. The creamery had us at capacity until the redesign in 2006.
9 Peter Pochop of Green Mountain Engineering said that the calculated flows for this project would only
10 put the town at 42% of capacity.

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12 Mr. Hill noted we should move on to other items and this would again be discussed later.

13 14 Bormann Water Allocation and Stone Corral Brewery

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16 Brett Hamilton, owner of Stone Corral Brewery was present to explain his difficulties in obtaining
17 permission from the State to locate his brewery on the town's system. The State was concerned
18 about BOD concentration and claimed that the allocation obtained from the town was insufficient.

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20 Mr. Chamberlin said that this feedback was exactly what we were looking for. A well-run brewery
21 could easily meet the 1,500 per milliliter BOD strength of restaurant waste, but if not, it could
22 overwhelm the plant. He was working with Mr. Hamilton to develop plans that would meet the needs
23 of the State, the plant and Mr. Hamilton's operation.

24
25 Mr. Hamilton said that the State believes he needs 1,100 gallons per day of sewage capacity and he
26 was going to challenge that because the scope of his operation was smaller than what the State
27 believed. He was also open to metering sewage, and if he went past his allocation, he could
28 purchase more. However, he felt that he would be under the state's estimate for quite a while.
29 However, he said, if the State didn't concede, he would need allocation from the system. He asked
30 that this additional allocation be granted on a provisional basis at no charge and if it was proven that
31 he needed this amount, he would pay. Mr. Chamberlin agreed that the system could do this and he
32 would monitor with Mr. Hamilton. There was discussion on the board of this provisional allocation
33 concept.

34
35 Chris Fischer spoke and said that it was good for the community to have a business like this.

36
37 Mr. Hill said that if the commissioners agreed, then a motion to grant the sewer allocation for this
38 account (#1760) to 1,100 gallons per day, at no charge for a provisional basis, and if shown not to be
39 necessary then the allocation will be returned but if required then the account will need to purchase
40 this allocation. Mr. Fischer offered the motion and was seconded by Mr. Sander and the motion
41 carried 4-0.

42 43 Green Mountain Engineering Contracts – Water Storage Tank and West Main

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45 The Manager explained that Green Mountain Engineering had two contracts. The first was for the
46 construction oversight for the new water storage tank. This was for \$99,700 and the project was out
47 to bid now. The second contract was to prepare the Preliminary Engineering Report for the West
48 Main Utility extension for both water and sewer.

49
50 Mr. Bailey offered a motion to approve the contract with Green Mountain Engineering for construction
51 management for the water storage tank construction in an amount of \$99,700. Mr. Fischer seconded
52 the motion and the motion carried 4-0.

53
54 Peter Pochop further explained the Preliminary Engineering Report contract and said that the water
55 portion was \$5,410 and the sewer portion was \$10,425. He discussed in detail what was required.

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2 Mr. Bailey offered a motion to approve a contract with Green Mountain Engineering for the
3 Preliminary Engineering Report for West Main in an amount not to exceed \$15,835 and was
4 seconded by Mr. Sander and the motion carried 4-0.

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6 Superintendent's Report
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8 Mr. Chamberlin reported that while the system was doing ok, there were still some frozen water
9 services and frozen sewer services on Cochran Road. He noted they were doing septage business
10 because of the number of frozen septic fields.

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12 The commissioners agreed that the annual customers meeting would be held on May 11th at 7:00 pm.
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14 Frozen Sewer Services
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16 The Manager explained that on Cochran Road three homes had no sewer service and it was
17 apparent that the town's main had probably frozen. The town had offered to pay for septic pumping
18 from the tanks at these homes until the line thawed, however, several home owners had expenses
19 before the town's offer. These homeowners were requesting reimbursement. Mr. Chamberlin agreed
20 that the town should cover these costs because it was unable to provide service at this time.
21

22 Due to time constraints, the board agreed to defer discussion on this until the next meeting.
23

24 Warrants were approved and signed.
25

26 Adjourn
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28 Mr. Sander offered a motion to adjourn at 7:00 pm and was seconded by Mr. Bailey. So voted.