

Town of Richmond Water and Sewer Commission Meeting Minutes of June 6, 2022

Members Present: Bard Hill, David Sander, Jay Furr, Greg Tucker

Members Absent: Fran Huntoon,

Staff Present: Josh Arneson, Town Manager; Duncan Wardwell, Assistant to the Town Manager; Linda Parent, Town Clerk; Kendall Chamberlin, Water Superintendent

Others Present: The meeting was recorded for MMCTV, Bob Reap

Call to Order: 5:30 pm

Welcome by: Sander

Public Comment: None

Additions or Deletions to the Agenda: None

Items for Presentation or Discussion with those present

Superintendent's Report

Chamberlin: We are working on getting a new employee set up. We have an appointment to talk with an engineering about getting our wastewater facility 20-year assessment done early. He had some problems with our head works equipment. It is time and not worth waiting until 2023-2024 when it is due in 2025. We will be finishing the paint job at the Reservoir which was mostly completed by the MMU Service Day project. We will be installing a mixer in June.

Sander: Will the paint soak into the Reservoir or will it peel and flake?

Chamberlin: It will never have to be scraped but it will have to be repainted. The owner of Vermont Paint Company lives up Jericho Rd. He said that the Reservoir paint should last as long as possible, and it will self-wash in the rain. I like the color.

Sander: It is a nice blend of color.

Chamberlin: I suggest we look into murals for the Reservoir. There are many nation-wide considerations to paint murals with existing artwork to discourage graffiti. Artists respect artists.

Sander: We should follow up on the painting options. It is better to be proactive than reactive.

Hill: We should add an agenda topic and invite others to discuss the painting of a mural.

Consideration of implementing the FY23 pay grid retroactive to the pay period ending May 18, 2022

Arneson: The Commission waited for Selectboard to vote to implement a FY23 pay grid on May 16.

Furr moved to implement an FY23 pay grid which reflects a COLA adjustment of 5.75% over the FY22 pay grid retroactive to the pay period ending May 18, 2022. Tucker seconded.

Roll Call Vote: Hill, Furr, Sander Tucker in favor. Motion passed.

Discussion of Gateway Sewer Expansion as a private project from Camels Hump Middle School to Reap property

Arneson: The private expansion proposed is from CHMS over the Richmond Land Trust to connect at Reap Property on Willis Farm Rd. How would a private system work if we expanded beyond Reaps? How would we deal with billing and metering issues? The Reaps would like to pursue a private expansion of water and wastewater. The water district has been expanded out to the Mobil Station so that might add another layer to consider.

Chamberlin: The Commission does not allow any expansion that does not meet public specifications. When we previously looked at the private expansion, the Reaps were not part of the current water district. Now they are in the current water and sewer district. It is something for the Commission to discuss.

Hill: What are the construction standards those lines need to meet? Is it legally permissible given the current agreement with the Land Trust? Is it possible for users beyond Phase 1 to connect to the private expansion?

Chamberlin: The public works specs require lines that are sized sufficiently to serve properties beyond the extension. We provided an exception for the Bressor development with a clause that with any future expansion those lines would need to be upgraded.

Hill: What is the practical ability to connect users past the private expansion?

Chamberlin: The Reaps could petition for an extension to their property. The easement would come into question if anyone beyond that point wanted to use those lines.

Hill: The easement through the conserved land mentions specifically to Phase 1. Or the lines could be built to specs to the Reap property.

Reap: You provided Gary permission to put his development together so who would pay for a potential upgrade?

Chamberlin: Gary would pay for that. He petitioned to get a 4-inch line for the short-term.

Reap: What if we put in a line that works for us?

Hill: The Commission is not interested in an expanded line based on the current users. The precedent is that you can build it to the lower specs, but you might have to upgrade it in the future.

Reap: Do we really need to build it that large since the Mobile Home Park is not interested in being part of this system? We can pick up the future users beyond our property with a smaller system.

Furr: We need to provide fire protection out to the interstate, which we cannot do without an 8-inch line.

Chamberlin: Yes, that is why all our extensions require an 8-inch line.

Reap: Can we look at water and wastewater separately? We have plenty of water at the Willis Farm.

Chamberlin: We can look at these as two different jobs. It is not as restrictive. You can put a lot of sewage through a 3- or 4-inch line.

Hill: Are you asking for water, sewer, or both?

Reap: We originally wanted a private sewage line. Then you wanted to go down Rt 2 to include everyone out to the Mobile Home Park.

Hill: You could resurrect your original request for a private sewage line. Then we could investigate minimum requirements for your property. Are we able to entertain the Reaps request for sewage only out to their property?

Chamberlin: I suggest we look at the public works specifications with Tyler and go from there.

Tucker: Who would pay for the extension?

Reap: The Reaps would pay for it.

Tucker: Would other homeowners be able to join into it and who decides?

Hill: This is restricted by current easements. That is why Rt2 is more attractive than coming down the hill.

Reap: Does it matter if there are people in need of help?

Hill: That is a legal question for the Land Trust or the public good. Who is going to pay for the legal fight?

Tucker: Would the Reaps have the Town maintain the line?

Sander: Potentially if it were advantageous for the Commission to take it over.

Furr: Kendal references that the developer pays for the extension but they the Town is responsible for the long-term maintenance and up-keep.

Chamberlin: We would typically take it over after the year warranty period. We supervise the construction and then after a year warranty it is the Town's extension. Because it is within the District then it would not remain private.

Hill: The distribution of costs and measurements of flow is something we need to consider. I assume there would be more than one building. Do we have meters at every property? What would the design look like for multiple users and properties? How do we charge out to different users based on sewer?

Chamberlin: The easiest way is to require a water meter at each building consistent with the rest of the district.

Furr: We measure the water because we assume it is the same amount of sewage.

Hill: If the Commission took over the well then how might that change our management and maintaining pressure?

Chamberlin: For fifty years we have talked about having another water source on this side of the river.

Hill: The easements state it is fine for water to come down the hill. I do not think the easement provide permission to go up the hill to serve the rest of the Town. This is a legal question, or we should consider the Land Trust perspectives.

Sander: Kendall and Tyler will follow up on next steps with the Land Trust and Reaps.

Hill: I think the easements are a significant obstacle.

Consideration of increasing the septage rate

Sander: We did a small increase few months ago and it does not appear to have a negative effect.

Chamberlin: The chemical costs continue to increase along with the tipping fees. I think we should look at another quarter of a penny increase. Or we could do a half penny increase and meet Montpelier at their costs.

Furr: If you think a half a cent would work then let's just do it.

Chamberlin: We are the lowest rates. Richmond and Montpelier would be equitable.

Hill: We just need to be tied for the lowest rate.

Furr moved to increase the septage rate by half a cent to 6.5 cents per gallon effective July 1, 2022. Tucker seconded

Roll Call Vote: Hill, Furr, Sander Tucker in favor. Motion passed.

Review of water tank painting

Chamberlin: Duncan did a great job organizing the MMU students and next time we will get them metal extensions. Many of them would have painted higher than shown but we kept them off ladders and the roof for safety purposes.

Sander: Your staff will fill in the spaces that were missed?

Chamberlin: Yes, the Reservoir soaked in more paint than expected so we are getting more. The north and south faces are already painted.

Sander: Will there be any calcification marks?

Chamberlin: A lot of the calcification is currently from the roof drains. We will touch it up and continue to promote it as annual service day project.

Review of Annual Meeting

Arneson: The meeting on May 17th we approved a FY23 budget as well as water and wastewater rates. Due to unassigned funds, overall rates will be going down except for a slight increase in fixed rate residential. We have 45 days to reappoint Commission members, 3 Selectboard members and 2 customers. We do not have anyone interested in the customer seats.

Sander: Do either of our current customers have any interest.

Furr: I think Fran is not interested but we should hear it from her.

Tucker: I would plan to do it to the end of the year.

Arneson: Our terms run from the Annual Meetings. Greg could continue to December and either encourage someone to take the spot or simply resign.

Hill: Attention Water and Sewer users, we are looking for at least one member on the Commission.

Approval of Minutes, Warrants and Purchase Orders

Minutes

Furr moved to approve the Minutes of 5/16/22 as presented. Tucker seconded.

Roll Call Vote: Hill, Furr, Sander Tucker in favor. Motion passed.

Furr moved to approve the Minutes of 5/17/22 Annual Meeting as presented. Tucker seconded.

Roll Call Vote: Hill, Furr, Sander Tucker in favor. Motion passed.

Warrants

*Furr moved to approve the Warrants as presented. Tucker seconded.
Roll Call Vote: Hill, Furr, Sander Tucker in favor. Motion passed.*

Purchase Orders

Hill moved to approve PO# 4383 to Town of Richmond for Administrative Support in the amount of \$30,000. Tucker seconded.

Roll Call Vote: Hill, Furr, Sander Tucker in favor. Motion passed.

Furr moved to approve PO# 4384 to Town of Richmond for FY21 Audit in the amount of \$10,101.33. Hill seconded.

Roll Call Vote: Hill, Furr, Sander Tucker in favor. Motion passed.

Discuss Items for Next Agenda and Adjourn

- *Artwork on Reservoir
- *Gateway private expansion
- *Recruitment for Commission members

Adjournment

Hill moved to adjourn. Furr seconded.

Roll Call Vote: Hill, Furr, Sander Tucker in favor. Motion passed.

Meeting adjourned at 6:25 pm

Chat: None