

**RICHMOND WATER AND SEWER  
COMMISSION MEETING  
October 16, 2017 MINUTES**

Members Present: Fran Huntoon; Bard Hill (arrived 5:40); David Sander; Lincoln Bressor; Bob Reap

Members Absent: None

Others Present: Geoffrey Urbanik, Town Manager; Kendall Chamberlin, Water Resources; Rod West; and Ruth Miller was present from MMCTV to tape the meeting.

Ms. Huntoon called the meeting to order at 5:35 PM.

**Welcome and Public Comment**

Ms. Huntoon asked for any public comment but there was none.

**Superintendent's Report**

Mr. Chamberlin reported that our water tank had been patched and sealed. The seepage was minimized to maybe one spot. The silt fence was removed but nothing done on plantings yet. He also noted that one tank mixer variable drive was down and needed replacement. The Route 2 sewer issue across from the Victorian Inn was repaired, and there was a hydrant replacement at Railroad Street scheduled for Thursday.

There was some discussion on the water tank, and Mr. Bressor asked when the warranty was expiring, and the Manager said December 31<sup>st</sup>. The Water Commission wanted this extended again, since the sealing had happened so late in the year, there was no further time to do additional work before cold weather prevented it. This would be until June 30, 2018.

**USDA Questionnaire**

The Manager explained that USDA had provided an accessibility questionnaire which included board member forms. He asked that these be distributed and returned.

**West Main Street – Request for Proposal review**

Ms. Huntoon explained that there were two request for proposal documents for the design-build option on the West Main extension – one from the Town Manager, and one from Rod West.

Mr. Hill said that a subset of commissioners working on this, but now we have two documents and asked if anyone had a chance to look at Mr. West's document?

Mr. West was present to explain his version. He wanted an RFP more friendly to contractors, so he expanded on the background more and the description of the project. He said he wanted to see not only just the cost to serve the gateway but with an option to go further, all the way to the mobile home park. He called for a more streamlined evaluation of the description and used guidelines for construction if we wanted but would be read better this way, especially for local contractors. Less technicalities would allow that buildings could provide the most affordable price. And if we

1 eliminated the \$1,000,000 budget then there were no cost preconceptions. He felt that a 90 day hold  
2 on prices was reasonable.

3  
4 Mr. Hill thanked Mr. West for working on this. He noted that the cheapest price was offset by the  
5 need for quality – for instance, Bolton Valley, which used cheaper materials but now has an enormous  
6 cost to replace them. Mr. Hill argued for using town standards for this project, and he suggested that  
7 the town expand the water district to explain the mandate that everyone connect.

8  
9 Mr. West said that a bunch of landowners could get together and do their own district if they wanted –  
10 it could be sourced by the town's.

11  
12 There was a discussion on how to finance this. The Manager noted that the federal funds would not be  
13 available unless the mobile home park was included. The town was on the priority funding list for a  
14 revolving loan from the State. It was not known if this project would qualify for a negative interest  
15 rate. In both cases, prevailing wage was required for the project – this would increase the cost of the  
16 project and the timeline for qualification would be pushed way out- no start until the State said so.  
17 Otherwise, straight bonding from the Vermont Municipal Bond Bank was available but with no  
18 subsidy and a max of a 30 year term. It would be quicker on the project to go with straight bonding.

19  
20 Mr. Chamberlin said that a good price on the RFP would make up for the loss of a grant.

21  
22 There was additional discussion on this subject. The board asked for comments back to the Manager  
23 by October 23<sup>rd</sup>, and Ms. Huntoon and Mr. Reap would help finalize the documents for the next  
24 meeting.

#### 25 26 Approval of Warrants

27  
28 The warrant was approved.

#### 29 30 Items for discussion at the next meeting, start at 5:30:

31 West Main Utility Extension – design build RFP

32 Superintendent's Report

33 Budget

#### 34 35 Adjourn

36  
37 Mr. Hill offered a motion to adjourn at 6:50pm and was seconded by Mr. Sander. So voted.