

1 **Town of Richmond**
2 **Meeting of Water and Sewer Commission**
3 **Minutes of February 3, 2025**
4

5 **Members Present:** Jay Furr, Erin Farr, Bard Hill, Morgan Wolaver, Lisa Miller
6

7 **Members Absent:** None
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9 **Staff Present:** Superintendent Steve Cote; Town Manager Josh Arneson; Assistant to the
10 Town Manager Duncan Wardwell, Finance Director Connie Bona, Town Clerk Linda
11 Parent.
12

13 **Others Present:** The meeting was recorded for MMCTV Erin Wagg, State Engineer
14 David (Todd) Hindinger from Heritage Engineering, David Sander.
15

16 **MMCTV Video:** MMCTV Erin Wagg
17 <https://youtu.be/JjoINf6zu5M?si=9oWZgOX69Uq3jY9N>
18

19 **Call to Order: 6:00 pm**
20

21 **Welcome:** Wolaver
22

23 **Public Comment: None**
24

25 **Additions or Deletions to the Agenda:**

26 Timestamp: 0:00
27
28

29 **Approval of Minutes, Warrants and Purchase Orders**

30 Timestamp: 0:00
31

32 **Minutes:**
33

34 People who participated in discussion: Wolaver
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36 *Hill moved to approve the Minutes as written on 01/21/2025. Miller seconded.*

37 *Roll Call Vote: Wolaver, Hill, Furr, Miller, Farr in favor. Motion approved.*
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39 **Purchase Orders:**
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41 *Furr moved to approve purchase order number 4914 to M & T Bank / Wilmington Trust
42 for the Phosphorus Loan in the amount of \$22,220.18. Hill seconded.*

43 *Roll Call Vote: Wolaver, Miller, Hill, Furr, Farr in favor. Motion approved.*
44

45 *Miller moved to approve purchase order number 4915 to the Town of Richmond for
46 Administrative Services in the amount of \$43,394.00. Farr seconded.*

47 *Roll Call Vote: Wolaver, Hill, Furr, Miller, Farr in favor. Motion approved.*
48

49 *Farr moved to amend purchase order number 4974 to Simpleroute for IT Services to a*
50 *total of \$23,001, noting that the Water Resources Department only pays a portion of this*
51 *total because it is split with the General Fund. Miller seconded.*
52 *Roll Call Vote: Wolaver, Hill, Miller, Furr, Farr in favor. Motion approved.*

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55 **Warrants:**

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57 *Furr moved to approve the warrants as presented. Hill seconded.*
58 *Roll Call Vote: Wolaver, Hill, Furr, Miller, Farr in favor. Motion approved.*

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61 **Items for Presentation or Discussion with those present**

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63 **Consideration of holding the second Commission meeting in February on Tuesday,**
64 **February 18, 2025 to account for the holiday on Monday, February 17, 2025**

65 Timestamp: 0:06

66

67 People who participated in discussion: Wolaver

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69 *Farr moved to hold the second Commission meeting in February on Tuesday, February*
70 *18, 2025, to account for the holiday on Monday, February 17, 2025. Hill seconded.*

71 *Roll Call Vote: Wolaver, Hill, Furr, Miller, Farr in favor. Motion approved.*

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73 Wolaver mentioned he will not be here for this meeting.

74

75 **Discussion of the water tank inspection report with the engineer**

76 Timestamp: 0:07

77

78 [https://www.richmondvt.gov/fileadmin/files/Water_Sewer_Commission/Meetings/2025/0](https://www.richmondvt.gov/fileadmin/files/Water_Sewer_Commission/Meetings/2025/01/4b_Richmond_Water_Tank_-_Report_Heritage_Engineering_01-03-2025_Reduced_File_Size_for_email.pdf)
79 [1/4b Richmond Water Tank - Report Heritage Engineering 01-03-](https://www.richmondvt.gov/fileadmin/files/Water_Sewer_Commission/Meetings/2025/01/4b_Richmond_Water_Tank_-_Report_Heritage_Engineering_01-03-2025_Reduced_File_Size_for_email.pdf)
80 [2025 Reduced File Size for email.pdf](https://www.richmondvt.gov/fileadmin/files/Water_Sewer_Commission/Meetings/2025/01/4b_Richmond_Water_Tank_-_Report_Heritage_Engineering_01-03-2025_Reduced_File_Size_for_email.pdf)

81

82 People who participated in discussion: Wolaver, Hindinger, Miller, Cote, Hill, Farr

83

84 Hindinger wrote the report and elaborated that structural integrity of the tank is the most
85 important. It's clear that the tank is leaking because of the green color, but the cracks we
86 have in this tank are quite small .004 inches. He believes these small cracks were present
87 from day one. When you put water pressure on cracks like this you will get leaks. One
88 way to seal such cracks is to use an epoxy that reacts with water; first you drill holes all
89 the way up the crack and fill with epoxy that then reacts with the water and becomes a
90 foam that fills the crack, this is a common way to fill cracks that occurred during
91 construction. However, other cracks are newer probably due to temperature changes or if
92 the concrete is restrained by the footing. This tank was built on a sloping hillside but
93 there does not seem to be a lean or shift of the tank. Miller asked about the coating on the
94 tank, which Hindinger replied that the coating is very brittle and not intended to seal
95 cracks. Cote described the coating as stucco and that it's peeling and chipping off. Hill
96 asked about the reason for applying the coating, which Hindinger thought was for
97 aesthetic reasons. He continued that drilled holes can be seen where there was leaking

98 prior, he thinks the leaking is getting incrementally worse. The water coming out of the
99 well is 10C (50F), while the walls of the tank, especially on the outside are much colder,
100 so that temperature differential isn't good for the concrete. Farr asked about water leaking
101 from the roof, to which Hindinger concurred that this is indeed happening. Hill asked
102 why the roof is flat and Hindinger said today he wouldn't build a flat roof, but if there
103 were a flat roof he would recommend a membrane on top of the roof. Hill stated he
104 doesn't remember the Water and Sewer Commission being asked if they wanted to have a
105 membrane in the past, had Hindinger found evidence to support this in the
106 documentation, to which Hindinger replied no. Cote asked is there an advantage or
107 disadvantage if we insulated the roof under the membrane, since you said that the top of
108 the roof is susceptible to the freezing and thawing more. Hindinger responded that
109 installing an insulation system before a membrane is put on the tank is something he
110 would recommend. The bottom line he said, you could put a liner on the inside and the
111 membrane on the top, and then there would never be any leaking out through the walls.
112 Then you could put some insulation on the outside and everything would be fine. At this
113 point, putting a liner inside is going to be prohibitively expensive. Wolaver stated that in
114 summary thinking about a membrane for the roof is important. Hill mentioned that in the
115 engineering report a list of suggestions is included and in descending order, which he
116 thinks the board could consider. Hindinger ended by recommending something
117 minimally expensive, which would be to have some of the concrete tested by coring it in
118 certain places and testing it. Farr mentioned that she looked back on the old meeting
119 minutes from 2015 - 2016 and found that it mentioned concrete testing having been done
120 in January 2016 minutes.

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122

123 Furr made a motion to move the rest of the Agenda to the next meeting.

124 Hill suggested having an extra meeting at 6 p.m. next Monday, Feb. 10, 2025.

125 Wolaver, Farr and Miller all agreed to a separate meeting to finish the warned Agenda for
126 this meeting.

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128 **Adjournment**

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130 *Furr moved to adjourn. Miller seconded.*

131 *Roll Call Vote: Wolaver, Miller, Hill, Farr, Furr in favor. Motion approved.*

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134 **Meeting adjourned at: 6:52 pm**

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136 **Chat file from Zoom: None**

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