

SPECIAL MEETING MINUTES

Date: January 23, 2019 at 5:00p.m.

Location: Johnson Municipal Building

Present: Gordy Smith, Chair; Water Pomroy, Vice Chair; Bob Sweetser, Trustee (by phone); Scott Meyer, Trustee; Phil Wilson, Trustees; Troy Dolan, Water & Light Foreman; Meredith Birkett, Village Manager; Mike Dunham, member of the public

Call to order

Gordy Smith called the meeting to order at 5:00 p.m.

Proposed Changes/Additions to the Agenda

Meredith noted two additions to the agenda; 1) discussion of the estimate from Champlin Associates to install a float/notification system for early flood warning and 2) Trustee confirmation of the recently elected Fire Department officers

Public Comment

Mike Dunham noted he was in attendance to learn more about the powerhouse building demolition and costs.

Review Powerhouse Demolition & Disposals and Identify Next Steps

Meredith reviewed the demolition and disposal proposals gathered by KAS from NRC Environmental Services and Absolute Spill Response/FPH Tank Installation (ABS) and also distributed a spreadsheet that compared the two proposals. Meredith, Scott, and Troy had a conference call with KAS on Thursday, January 10, 2019 to discuss the proposals in more detail. She noted that NRC's cost proposal was higher than ABS's, with a large part of the higher costs related to transportation costs to bring the hazardous materials to Michigan. Bob asked how many loads were anticipated and Meredith indicated the estimate is 10 loads at 40 cubic yards per load. Walter wanted to clarify that these proposals assume all the materials will have to go to the Michigan disposal location and does not assume some could be treated as less hazardous and disposed of more locally. Meredith and Scott noted that we had a similar question and KAS explained that we would need permission from EPA to segregate materials and do additional testing if we were going to try to send some of the materials elsewhere. There is no strong indication that the areas of the building that could not be tested due to safety reasons are any less contaminated than those that have been tested, so we do not anticipate there would be much that could be disposed of more locally. Additionally, more testing would further delay the demolition. For these reasons, it was not recommended that we pursue trying to test, segregate, and dispose of some materials at another location. Based on reviewing the proposals, Meredith, Scott, and Troy, with the concurrence of KAS, felt that NRC's proposal was more complete and suggested a better grasp of the project.

The Board also discussed the idea of KAS managing the project, whereby the Village would hire KAS, who would contract with NRC. Meredith noted that there would be additional cost for KAS to fill this role, perhaps as high as 10-15% above the proposed costs, but there would be advantages in terms of Village staff time and having someone with relevant expertise overseeing the project. The Board noted past issues with not enough oversight of Village projects and were open to the idea of KAS supplying on-site oversight, especially given the required training and

certifications that will be needed for anyone on site during the demolition, noting no Village staff currently have the needed certifications. Walter asked about liability of something went wrong during the demolition and Meredith agreed to contact VLCT for guidance. She also noted that the Village attorney will be asked to review any contract documents before they are signed. The Trustees also discussed site safety and the need to manage access to the site. Mike Dunham inquired whether we had contacted Hirschak to get a bid from them for the demolition. Meredith noted KAS managed the process to collect bids and seemed to focus on businesses with environmental expertise and the necessary hazmat certifications.

Meredith updated the Trustees on her discussions with the State's Division of Historic Preservation. It appears that if 1) no State or Federal funds are used 2) the EPA does not require a Section 106 Review, and 3) no Army Corps of Engineers permit is required, then the Village may be able to avoid any historic preservation requirements. Phil offered to reach out to several people he knows regarding the historic preservation question and to do some research regarding an Army Corps permit. In case a historic preservation review/mitigation is necessary, Meredith has reached out to an architectural historian for a cost estimate to complete a determination of eligibility review. Meredith handed out a summary of the Electric Department's cash on hand and noted that there are sufficient funds to cover the estimated demolition and disposal costs.

As a next step, the Trustees agreed that Meredith should work with KAS to refine NRC's proposal, specifically discuss site management/safety, and begin working on identifying a suitable contracting arrangement.

Merger Study RFP Update & Next Steps

Meredith reported that no proposals were submitted by the January 18th due date. Both she and Brian had conversations with consultants who expressed some interest, but were not able to submit a proposal in time. Meredith noted the Select Board agreed to re-post the same RFP and give another month for consultants to submit proposals, which the Trustees agreed to as well. Brian Story joined the meeting at this time and also noted that he received an offer from a NH based consultant to assist us with re-writing the RFP and is working to get a cost estimate for that assistance. Brian also indicated he has spoken with the MPA program at UVM and there is the potential to have some MPA students complete a study as part of their degree capstone project, although the scope would likely need to be modified to work for the students. The Trustees were interested in this concept. Walter noted it might be worth speaking to Dartmouth college as well.

Timing of Employee Raises

Meredith explained that the Town budgeted for joint employee raises to go into effect as of January 1, 2019 because they were included in the budget passed at Town Meeting Day 2018. Because the Village historically has not implemented raises until after the Village budget is approved at the Annual Village Meeting in April, the result this year is that joint employees will have different town pay rates and village pay rates from January through April. Rosemary has figured out how to do this in the payroll system, but it is more time consuming and will require her to calculate retro-pay once the Village budget is approved. Meredith asked whether the Trustees were open to applying the 2.65% raises for joint employees now, in advance of the budget vote. Walter indicated he would like to wait for voter approval. Scott also felt like he would like voter input before implementing the raises. Phil asked how much the expense to the general fund is for the joint employee raises. Meredith indicated it would only be less than two

thousand dollars between January and April because employee pay is split between the four Village departments. Phil pointed out that if the Village budget were not approved, we could cut other line items in order to retain the full employee raises. Walter made a motion to wait until after the Village Annual Meeting to implement employee raises and Bob seconded. All were in favor and the motion passed.

Discussion of Flood Notification Float Estimate

Meredith reviewed the quote that Dan Copp received from Champlin Associates to install a float behind the Municipal Building to serve as a flood early warning system. The Village committed to installing such a device as part of the 2018 ice jam after-action review. The Trustees had several questions about how the unit would be installed and protected from the elements that could trigger a false alarm or prevent the float from working. Meredith indicated she will follow up to get answers to these questions.

Fire Department Officers

Chief West provided the names of the Fire Department officers that were recently elected. Walter made a motion to accept the following officers as elected by the Fire Department members; Chief Arjay West, Asst. Chief Daryl West, 2nd Asst. Chief Peter Dodge, Captain Craig Carpenter, Lieutenant Stephen Droney, and 2nd Lieutenant Gidget Dolan-Dodge. Scott seconded the motion. All were in favor and the motion passed.

Adjourn

Walter made a motion to adjourn at 6:00 p.m. and Bob seconded. All were in favor and the motion passed.