

**Town of St. Albans
Selectboard 'Special' Meeting Minutes
Thursday, June 18th, 2015
3:00 p.m.**

On Thursday, June 18th, 2015 at 3:00 p.m., at Town Hall the Town of St. Albans Selectboard held a special meeting.

Officials and staff present: Vice-Chair Stan Dukas, Bruce Cheeseman, David McWilliams, Sam Smith, Director of Public Works, Steve Beauregard, Planner, Nat Neider and Town Manager, Carrie Johnson. Absent was Chair Brent Palmer

General Public: Al Voegele and St. Albans Messenger Reporter, Elodie Reed

The Pledge of Allegiance.

S. Dukas called the meeting to order at 3:00 p.m.

PC Construction – Water/Wastewater Treatment Facility

The purpose of the 'special' meeting was for PC Construction (Pizzagalli Construction) to give a presentation to the Selectboard on constructing a water/wastewater facility.

Brian Walker, Construction Executive and Nicole LaBrecque from PC Construction came before the Board to give a presentation on the best course of action for the Town on constructing a water/wastewater facility.

Ms. LaBrecque gave a brief history on the creation of PC Construction.

Mr. Walker gave a brief background on himself. He has 12 years with PC Construction. His main focus is water/wastewater treatment facilities. He went through some of the projects completed by PC Construction in the United States.

Mr. Walker pointed out that a Package treatment plant may be a good option for the Town. They are already designed, quick to install and easy to operate. Each tank does one million gallons a day.

Ms. LaBrecque went over the four delivery methods for completing construction:

- Design-Bid-Build/Competitive Bid
- Design-Build
- Construction Management-at-Risk
- Public Private Partnership (P3)

Design-Bid-Build/Competitive Bid

The Town of St. Albans would hire an architect and engineer to design the project and develop documents to solicit lump sum bids. The selection of a general contractor is based on the lowest responsible bid. Mr. Walker went through the pros and cons as well as the best fit for using a Design-Bid-Build/Competitive Bid process.

Design-Build

This process is a very popular method in the construction of water/wastewater treatment plans. The Town of St. Albans would hire a single entity (like PC Construction), who provides both the design and the construction. That one entity is responsible for delivery of the projects. Selection is based on the proposal offering the best value. Mr. Walker went through the pros, cons and the best fit for using a Design-Build process.

Construction Management-at-Risk (CMAR)

The Town of St. Albans would hire a construction manager at the earliest design phase as well as the architect, engineer and designer directly. The CMAR contractor serves as a consultant and evaluates costs. This form of construction fosters a good team relationship with the owner and designers. Mr. Walker went through the pros, cons and the best fits for using a CMAR process.

Public Private Partnership (P3)

The Town of St. Albans would hire one firm for a set cost and the firm would design, build, operate and maintain the facility for set period of time. Sometimes there is a financing option included. A lot of utilities operate this way. Selection is based on best long-term value. Mr. Walker went through the pros, cons and the best fits for using a P3 process.

Mr. Walker explained that PC Construction can provide pre-construction services such as establishing budgets, providing estimates and putting together schedules. PC Construction has 30 estimators who work in South Burlington and many work strictly with water/wastewater treatment plants.

Mr. Walker went over some of the big questions regarding the construction of a water/wastewater treatment plant that PC Construction can assist with:

- What is your service area?
- Should centralized water and wastewater treatment services be evaluated?
- Plant construction, i.e. Package Treatment Plant

Additional Considerations:

- Effluent Discharge Location
- Water Source Location
- Sewer and Water Connection Services
- Collection and Distribution Services
- Long-term Operating Budget

B. Cheeseman stated that the Town has so much area for growth. He believes there are a lot of people waiting for something to happen in this area. When word gets out and once we start the process, the Town will see more growth, a lot quicker than anticipated for both residential and commercial.

S. Dukas asked Mr. Walker how long would the typical permitting process take. Mr. Walker explained that the permitting process can vary. For typical treatment plant, it could be as short as a 6 month window to go through the whole permitting process. Other projects could be over a year. It depends on where you're taking water from and where you are discharge to.

Mr. Walker went over the next steps:

- **Preliminary Engineering Report ASAP with proposal to follow** – conceptual level, will evaluate different options. Town should have this report done. This will evaluate current and potential customers, future growth and look at targeted sites, seeing what the permitting process might be.

Town resident, Al Voegele suggested going forward with the engineering report. He asked Mr. Walker if there were technologies that would allow clean water to discharge back into the ground. Mr. Walker explained there is technology for different options. One is to take effluent off of the wastewater facility, treat the water and resell it.

- **Establish recurring meeting schedule**
- **Brainstorm options for Town to pursue**
- **Determine contact method and financing options**

D. McWilliams stated that phosphorus removal is a big issue in the state of Vermont. Is that going to drive up the costs of any wastewater treatment plant? Mr. Walker did state that there is a cost impact. It's a different technology. The Preliminary Engineering Report will determine what the state level is going to be and predict what they think the increase will go to if they change.

D. McWilliams asked if there was any state funding for lagoon systems that treat more than 2 million gallons. Mr. Walker explained that PC Construction has built lagoon systems before. They are very low cost to building and to operate. There is money available depending on different options. The Preliminary Engineering Report would be able to see what grant would be available, depending on the option.

D. McWilliams explained that currently, the City of St. Albans has about 500 Town residents who are on the water/wastewater treatment plant. If we decided to have our own plant, could we unhook those residents from the City's facility and hook them up to the new facility so, the Town would have some form of income along with the water/wastewater. Mr. Walker said that could be an option that could be looked at, cut off an area and have it diverted to the new facility. Part of the capacity can be sold to other towns as well.

B. Cheeseman asked how involved would the P3 process be. Mr. Walker explained you would hire a group to do the Preliminary Engineer Report and then from there, if the Town decides to go with a P3, the Town would issue out that report and they would do a quote on that report.

S. Smith asked how we would connect areas with the treatment plant. Mr. Walker explained the Town would need to decide which areas to service, does it make sense to service around the Bay or in the area where new growth would be, or do you do both, with different, smaller facilities. It is easier to permit an existing discharge facility.

The options the Town chooses to pursue will determine how long the Preliminary Engineering Report will take to complete.

MOTION: S. Dukas made a motion to recess the Selectboard meeting at 4:05 p.m. All in favor, none opposed, motion carried.

MOTION: S. Dukas made a motion to reconvene the Selectboard meeting at 4:15 p.m. All in favor, none opposed, motion carried.

Executive Session

MOTION: S. Dukas made a motion to enter into executive session at 4:15 p.m. to discuss legal, contractual and personnel issues where premature general public knowledge of these subjects could place the Town or person involved at a substantial disadvantage. All in favor, none opposed, motion carried.

MOTION: S. Dukas made a motion to enter into executive session to discuss personnel, legal and contractual under the provisions of Title 1, section 313(a)(1) of Vermont Statutes and invite in Town Manager, Carrie Johnson and Tim Smith and his group from FCIDC, as well as Denis Primeau. All in favor, none opposed, motion carried.

MOTION: S. Dukas made a motion to come out of executive session at 5:30 p.m. All in favor, none opposed, motion carried.

Adjournment

MOTION: S. Dukas made a motion to adjourn the Selectboard meeting at 5:30 p.m. All in favor, none opposed, motion carries.

Respectfully submitted,
Jennifer Gray