



TOWN OF ST. JOHNSBURY

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Meeting of the St. Johnsbury Select Board August 23, 2021 at 6:00 PM Select Board Meeting

Present-

Select Board: Kevin Oddy, Dennis Smith, Frank Empsall,

Staff: Chad Whitehead, Joe Kasprzak, Tim Page (via zoom), Anthony Skelton, Christopher Olsen, Stacy Jewell.

Press: KATV,

Public: Michael Wright (zoom), Stephanie Clark (zoom), Joe Weigh (zoom), Scott Newman (zoom), David Roy (zoom) Elizabeth Emmons (zoom); Steve Isham, Joanna Hastings,

Armory Bond Vote Informational Hearing:

- Chad Whitehead introduced the project Team.
- Joe Kasprzak gave a history of the Armory and an overview of the project.
- Stephanie Clark and Joe Weith of White and Burke Real estate Developers review proposed plans and project timelines.
- Kevin Oddy opened the meeting up for comment from the Select Board then to the general public.
- Joanne Hastings indicated that she thought an all in one public safety facility was more appropriate for the Town of St Johnsbury and indicated that the Armory should be demolished and the lot used for a parking lot.
- Steve Isham indicated that he supported the project as presented and felt restoring the historic building was important to St Johnsbury.
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- On a motion by Dennis and second by Frank to adjourn. All in favor.

Agenda Amendments:

- None

Public Comment:

- Jim Brown commented on the how great the #GETDOWNTOWN event was on Saturday July 10th. It was great to see the town alive and people having a good time. Encourage more events like this.

Minutes:

- None

Warrants:

- On a motion by Dennis and second by Frank to approve the warrants as presented. All in favor.

Liquor Licenses:

- None

Armory Update:

- Joe Kasprzak, Assistant Town Manager provided an update on the Armory project and expect timeline. Shared a draft of the proposed resolution, warning and sample ballot to the Select Board. Explained that at July 26th meeting he will be asking that the board adopts the requirements to move forward with a Sept 2021 bond vote.
- Requested to hold two public hearings on August 23rd at 6 pm and Sept. 7th at 6 pm. Board saw no issues with those dates.

Vermont Land Trust- Knob Land Acquisition Letter of Support:

- Chad Whitehead, Town Manager provided the board with a recap of the interest in the Knob Land.
- Tracy provided the board with an update regarding the status and requested a letter of support from the Town. Appraisal has been completed. Property is valued at \$205,000. Currently working on a grant application for \$200,000 that is due next Friday. Working to coordinate fund raising within in the community and seeking other grant opportunities.
- Chad explained he spoke with Finance who expects a surplus in the general fund. Town would be able to pledge \$20,000 to the cost of the property.
- Community members support the purchase of the knob as present by the audience.
- Kevin read the letter of support and asked the boards pleasure.
- On a motion by Brendan and second by Frank to authorize Kevin as the Chair of the Select Board to sign the letter of support for the purchase of the Knob. All in favor.

Pleasant and Gilman Bids and Amendments:

- Chad Whitehead, Town Manager presented a letter of recommendation from Dufresne Group to award JA McDonald with the Bid for the Pleasant and Gilman project in the amount of 7.2 million. The increase in the cost is in part due to an increase in material cost and an increase in labor rates. Room still within the bond authority to cover these costs. If awarded the project JA McDonald would be able to start as early as August 1, 2021.
- On a motion by Dennis and second by Frank to award the Pleasant and Gilman bid to J.A. McDonald and authorize the Town Manager to executive and sign. All in favor.

WWTF Solids Management Planning Loan:

- Chad Whitehead, Town Manager approached the board regarding changes within the legislations regarding PFAS and PFOAs. The Town will no longer be able to land apply. A short term plan for the remained of the year has been developed. However moving forward the Town will need a long term plan which would include purchasing and building new equipment to dry sewage as it currently comes in at 95% water and 5% solids. Requesting \$38,600.00 loan to conduct an engineering report.
- On a motion by Dennis and second by Frank for the Town Manager to apply for the WWTF Solids Management Planning loan in the amount of \$38,600.00. All in favor.

Wastewater Master Plan:

- Chad Whitehead, Town Manager explained that the Wastewater Master Plan requires an in depth inspection and a prepared response plan. Total cost for the 20 year evaluation is estimated at \$150,000. Of that \$100,000 would be eligible for loan forgiveness and the remaining \$50,000 would be subject to 0% interest with a repayment of 20% a year for 5 years. This evaluation and inspection is required for permits.
- On a motion by Dennis and second by Brendan for the Town Manager to move forward with the Wastewater Master Plan. All in favor.

Town Manager's Report:

- Chad Whitehead, Town Manager provided the following Town Manager's Report.
- #GETDOWNTOWN Event was well attended. Next event takes place on 8/14/21.
- Dog Mountain Concert Series has started.
- Congressman Leahy announced his support for the \$547,000.00 for the next phase of the 3 Rivers project. This funding would assist in adding lighting, a cross country trail, art exhibits, honking tunnel improvements and parking improvements. Total cost of the project is estimated at 1.55 million.
- Brendan inquired if Chad knew what other town portions were like. Chad said he was unsure but St. Johnsbury has been heavily invested in this. Currently seeing use of the trail now.
- Dennis inquired about the state movement on the trail project. Chad explained that V-Trans has taken over the project and it is still expected to be completed by next summer. They have already bid out a few sections.

Other Business:

- Jim Brown mentioned that the beautification committee has put together a memorial garden in memory of Clara Fisher. It is a work in progress hoping to get some mulch down soon.

On a motion by Dennis and second by Brendan the board adjourned by unanimous decision.