

## **Council Minutes**

**December 21, 2020**

A duly warned meeting was held remotely on December 21, 2020. Participating in the meeting were Mayor Paul Monette, Council President Dan Ross, Council Members Melissa Pettersson, John Wilson and Kevin Charboneau, City Manager Laura Dolgin, City Clerk/Treasurer James D. Johnson, Chief Travis Bingham, Chief John Harlamert, Public works Director Tom Bernier, Recreation Director Jessica Booth, City Landscaper Robert Gosselin, Zoning Administrator Erik Voegtlin, Liz Vickers, David Templeman, Charles Pronto, Wayne Elliott and Michael Mainer from Aldrich & Elliott, Richard Tetreault and Mike Welch.

Mayor Monette called the meeting to order at 6:30 PM.

### **Approval of Minutes**

Mr. Wilson moved to approve the minutes of December 7, 2020. Seconded by Ms. Pettersson, motion carried unanimously

### **Comments by the Public**

None

### **Newport Elementary School Winter Song Video**

Ms. Dolgin played a video of a song sung by the music class at Newport Elementary School taught by Saigelyn Green.

### **Continued Discussion: No. 164, An Act Relating to the Regulation of Cannabis**

Mr. Ross moved that in recognition of the public health hazard posed by people gathering signatures amid a global pandemic all new request signatures and appropriation signatures for requests that were on the ballot last year shall be excused for the March 2, 2021, Town Meeting. Seconded by Ms. Pettersson, motion carried unanimously.

Ms. Pettersson moved to amend the motion to read in recognition of the public health hazard posed by people gathering signatures amid a global pandemic. Act 164 signatures and appropriation signatures for request that were on the ballot last year shall be excused for the March 2, 2021, Town Meeting. Seconded by Mr. Ross, motion carried unanimously.

### **Planning Commission Member Resignation**

Mayor Monette read a letter of resignation from Daniel Pickering.

Mr. Ross moved to accept the resignation of Daniel Pickering from the Planning commission. Seconded by Ms. Pettersson, motion carried unanimously.

### **East Side Water Tower Update**

Wayne Elliott and Michael Mainer updated the council on the East Side Water Tower and the project schedule.

### **FY 21-22 Operational Budget Review**

The council reviewed the Public Works, City Landscaper, Capital, and Other budgets with the department heads. The FY 21-22 budget will be voted on by the City council at the January 4, 2021 meeting.

### **Executive Session for Real Estate 1 V.S.A. sec. 313(a)(2)**

Ms. Pettersson moved to enter executive session. Seconded by Mr. Wilson, motion carried unanimously.

The council discussed the possible sale of land owned by the City to Gray-Raboin, LLC.

After returning to open session, Mr. Ross moved to approve the posting and publication of the Notice of sale of Municipal Real Estate for the City's conveyance to Gray-Raboin, LLC. of a +/- 0.30 parcel of land at the corner of Union Street, Indian Point Street, and Sloan Street, for \$20,000 and to authorize City Manager Laura Dolgin to execute the Quitclaim Deed conveying the foresaid parcel of land to Gray-Raboin, LLC., if no petition is submitted objecting to said conveyance. Seconded by Mr. Charboneau, motion carried unanimously.

### **New Business**

Mayor Monette commended Jessica Booth, Laura Dolgin, Police Dept., Fire Dept., Sheriffs Dept., and the volunteers who distributed meals at the Pomerleau Event.

Mayor Monette noted that Act 162 Waived the requirement of petitions for candidate running for local offices.

Mr. Johnson requested approval of a loan for a new 2021 police cruiser. The vehicle is a 2021 Ford Explorer costing \$35,194.30 and financed over three years at 1.48%. Mr. Ross moved to approve the purchase of the new police cruiser. Seconded by Mr. Charboneau, motion carried unanimously.

**Old Business**

Mr. Ross raised concerns about the 3% increase in wages for the non-union employees.

**Next Meeting**

January 4, 2021

**Adjournment**

Mr. Charboneau moved to adjourn at 9:47 PM. Seconded by Ms. Pettersson, motion carried unanimously.

Attested  This 4<sup>th</sup> Day of January 2021

  
Mayor

## MEMORANDUM

**DATE:** December 21, 2020

**TO:** Newport City Council

**FROM:** Wayne Elliott, PE, Aldrich + Elliott, PC  
Michael Mainer, PE, Aldrich + Elliott, PC

**RE:** Water System Improvements  
Proposed Project  
A+E Project No. 20024

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### Introduction

This memorandum summarizes planning activities related to the proposed Water System Improvements Project, which includes construction of the East Side Water Tower.

The purpose of the project is to rehabilitate the Palin Hill Reservoir, which is the primary storage reservoir for the City's water system, allow disconnection of the Derby Road area from the Village of Derby Center, and complete water meter installation throughout the City's water system.

### Project Scope

The proposed project includes:

- Palin Hill Reservoir Liner & Floating Cover Replacement: While this reservoir is fully functional and continues to meet the City's water storage needs, the liner and floating cover are aging and in need of replacement to maintain the sanitary integrity of the reservoir. The project includes full replacement of the liner and floating cover.
- Derby Road Service Area Improvements and East Side Water Storage Tank Construction: The proposed project will include construction of a new water storage tank to serve the Derby Road area, a new booster pump station, and related work. This will allow the Derby Road area to be served solely by the City of Newport, while the existing interconnection with the Village of Derby Center will be decommissioned, per the negotiated amendment to the interlocal agreement. The proposed storage tank will be a glass-fused steel elevated tank installed on a concrete pedestal. A brochure describing this type of tank is attached to this memo.
- Water Meter Installation: New water meters will be installed on the remaining unmetered water service connections in the City. It is estimated that approximately 750 meters will

need to be installed as part of this effort. The new meters will be compatible with the existing meter-reading technology already in use by the City.

A map showing the approximate locations of the Palin Hill Reservoir, Derby Road Service Area Improvements, and East Side Water Storage Tank Construction is attached to this memo.

### **Project Schedule**

In order to construct the project, it will be necessary to hold a Town-wide bond vote, and complete the final design and bidding process. A recommended schedule is as follows:

- March 2021 – Hold city-wide bond vote
- Summer 2021 – Construct Palin Hill Reservoir Liner & Floating Cover Replacement
- Summer 2022 – Construct Derby Road Service Area Improvements and East Side Storage Tank
- Spring/Summer 2023 – Water Meter Installation

Prior to holding a bond vote, it will be necessary to prepare bond documents, issue a 30-day warning, and hold a minimum of one public informational session.

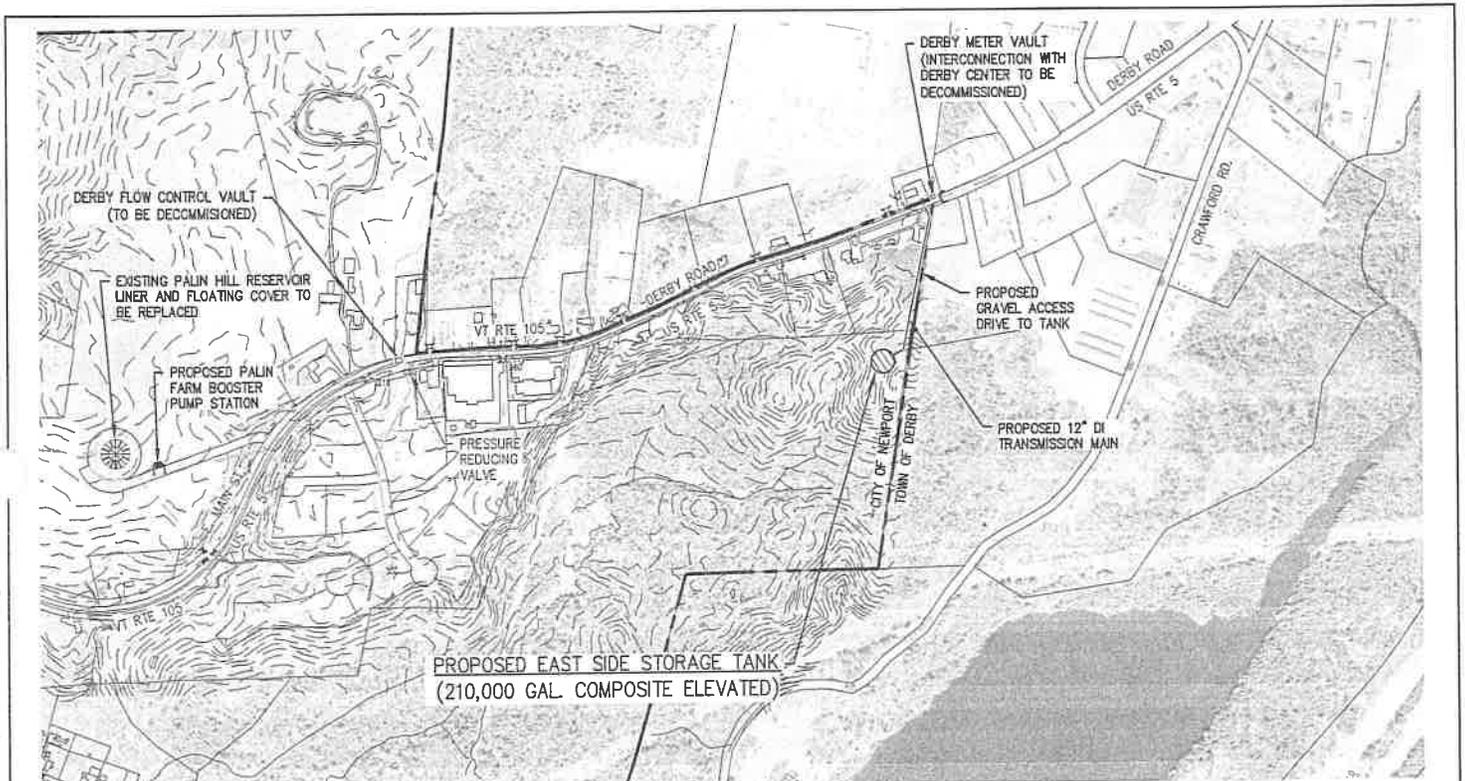
### **Project Cost & Funding**

The total estimated cost for the project is \$4,985,000. This cost includes construction, engineering, administration, permitting fees, construction contingency, and other costs. A total project cost summary is attached to this memo.

Funding for the project is available through the United States Department of Agriculture (USDA) Rural Development (RD) program. While a precise funding package has not yet been offered, the City is eligible for up to a 75% grant, with the remainder of the project eligible for an intermediate-rate (1.75%) 30-year loan. A funding application was submitted to the USDA RD program on December 18, 2020.

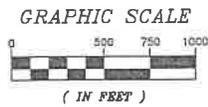


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LEGEND	
1" WATERLINE	---
8" WATERLINE	---
12" WATERLINE	---
FIRE HYDRANT	○

**LOCATION MAP**  
SCALE: 1"=500'



**AE**  
Aldrich + Elliott  
WATER UTILITY ENGINEERS

6 Main Plaza, Suite 2  
Salem, VT 05402  
PH: 802.271.2715  
Newgreen.com

PROPOSED PROJECT	PROJECT NO.	20024
WATER SYSTEM IMPROVEMENTS PRELIMINARY ENGINEERING REPORT	FIGURE NO.	1
CITY OF NEWPORT	DATE	
DESIGNED BY	CHECKED BY	

**Total Project Cost Summary**  
**City of Newport Water System Improvements**  
**December 21, 2020**  
**A+E Project #20024**

<b>Item Description</b>	<b>Total Estimated Cost</b>
<b>Construction</b>	
Palin Hill Reservoir Liner & Cover Replacement <sup>(1a)</sup>	\$406,000
Derby Road Service Area Improvements & East Side Storage Tank Construction <sup>(1b)</sup>	\$2,422,000
Water Meters <sup>(1c)</sup>	\$1,034,000
Construction Subtotal	\$3,862,000
<b>Construction Contingency</b>	
Construction Contingency (10%)	\$386,200
Construction Contingency Subtotal	\$386,200
<b>Step II - Final Design and Permitting</b> <sup>(3)</sup>	
Final Design Basic Services	\$110,500
Subsurface Investigation	\$7,400
Special Services	\$25,400
Step II Subtotal	\$143,300
<b>Step III - Construction Phase Services</b> <sup>(4)</sup>	
Construction Basic Services	\$432,000
Special Services	\$10,000
Step III Subtotal	\$442,000
<b>Other Costs</b>	
Permit Fees	\$10,000
Administrative	\$40,000
Legal & Fiscal	\$40,000
Short Term Interest	\$60,000
Other Subtotal	\$150,000
Total Project Cost	\$4,983,500
<b>Use</b>	<b>\$4,985,000</b>

**Notes:**

- 1a. ENR 11665 (April 2021)
- 1b. ENR 11900 (January 2022)
- 1c. ENR 12250 (March 2023)
1. Step I services are included in previous contracts with the City of Newport as well as under Step II – Final Design & permitting
2. Currently under contract
3. Based upon State of Vermont Water Investment Division fee curves
4. Total does not include land acquisition or charges due to the Village of Derby Center upon disconnection.

# AQUASTORE®

Glass Tanks with a Heart of Steel™

## Composite Elevated Tanks

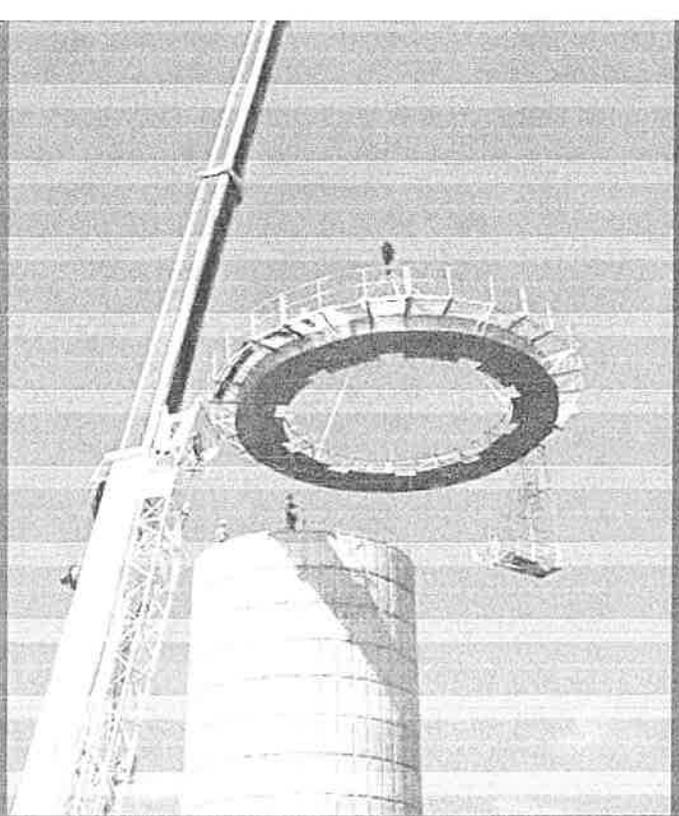


When it comes to elevated water storage tanks,  
Aquastore® composite elevated tanks  
stand tall above the rest.

[www.aquastore.com](http://www.aquastore.com)

## Aquastore® raises the standard in elevated water tank quality.

With hundreds of Aquastore composite elevated tanks (CET) already installed, glass-fused-to-steel technology offers the lowest ownership cost of any elevated water storage tank. Traditionally, elevated tanks are a field-welded, painted steel tank on top of a steel structure or concrete pedestal. Steel tanks and structures need to be taken out of service periodically to sand blast and repaint the interior and exterior — a costly procedure.



## Fast, efficient, worry-free containment with Aquastore.

Aquastore CETs include typical features, such as customizable concrete pedestals for internal use, and are completed in less time than other elevated tanks. Once an Aquastore CET is constructed, it is ready for use without the need to sandblast or paint. Field-welded CETs have high construction costs, high ongoing maintenance costs and lengthy construction times. For fast construction and reliable long-term storage, make your next CET project an Aquastore.

### Aquastore tanks...

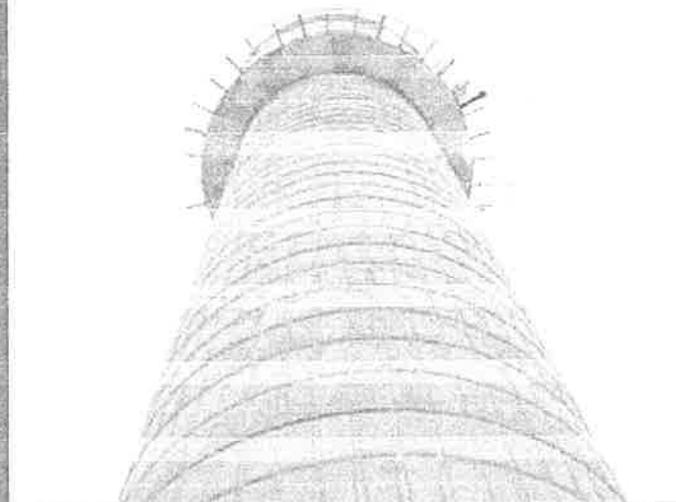
- Can be constructed in less time than traditional elevated tanks
- Are ready for use after construction
- Never need painting



## **Glass-fused-to-steel: a proven technology in composite elevated tanks.**

Aquastore tanks incorporate the very latest glass-fused-to-steel technology to both the interior and exterior of each of its tank panels. All Aquastore CETs follow the same strength and quality guidelines used by more than 10,000 glass-fused-to-steel Aquastore tanks installed in North America.

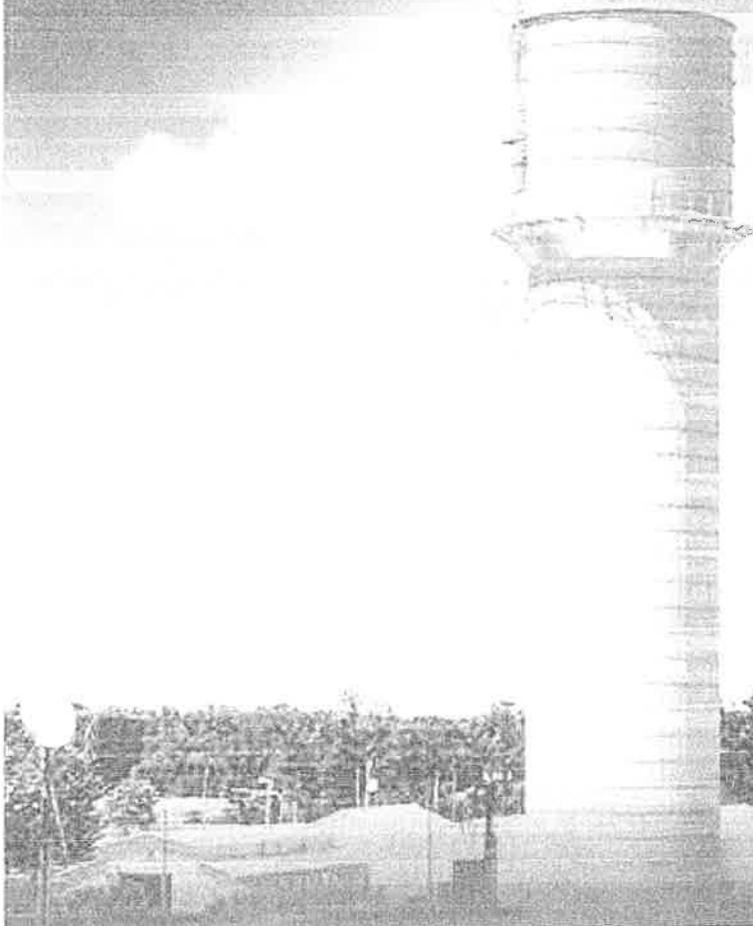
- Provides storage capacity for almost any system – up to 1.5 million gallons with overflow elevations up to 200-feet high
- Lowest cost of ownership
- Corrosion-resistant
- Easy to inspect



## **World-class service and attention from independent, Authorized Aquastore Dealers.**

When it comes to water storage, Authorized Aquastore Dealers are among the best consultants in the industry. They are determined to implement and engineer the application that best fits your needs. Aquastore dealers also provide turn-key project responsibility from conception to commissioning right to the customer – a service that is unique to Aquastore.

Visit [www.aquastore.com](http://www.aquastore.com)  
to find a dealer nearest you.



# The Aquastore "CET Package" – A turn-key project plan for your installation.

The "CET Package" from Aquastore is a plan drawn up between you and your Authorized Aquastore Dealer that covers everything needed to complete a composite elevated tank application. The pedestal, the installation of inlet and outlet piping, manway entrances and the top cap/walkway are all customized to fit the preparations laid out in the "CET Package." After a package is agreed upon, the dealer will walk you through each step of the construction process to make sure each component of the project is built to the original plan.

## Tank variety with Aquastore you won't find anywhere else.

With tank capacities ranging from 50,000 to over 1,000,000 gallons, your Authorized Aquastore Dealer will fit you with the proper system to meet the potable water needs of your community. Visit [www.aquastore.com](http://www.aquastore.com) to request a quote and get in contact with a dealer in your area.



### Typical Aquastore CET Configurations

Tank Capacity	Aquastore Tank Typical Size Diameter x Height	Pedestal	
		Inside Diameter	Overflow Height
150,000	28' x 33'	24'	Up to 200'
200,000	31' x 33'	30'	Up to 200'
300,000	39' x 33'	36'	Up to 200'
500,000	50' x 33'	40'	Up to 200'
750,000	59' x 38'	45'	Up to 200'
1,000,000	62' x 47'	50'	Up to 200'
1,500,000	67' x 56'	55'	Up to 200'

Visit [www.aquastore.com](http://www.aquastore.com)  
to find a dealer nearest you.

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STORAGE**

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