Council Meeting

February 7, 2022

A duly warned meeting of the Newport City Council was held on Monday, February 7, 2022, in the council room in the Newport Municipal Building. Present were Mayor Paul Monette, Council President Melissa Pettersson, Council Members John Wilson, Kevin Charboneau, Christopher Vachon, City Manager Laura Dolgin, City Clerk/Treasurer James D. Johnson, PW Director Tom Bernier, Police Chief Travis Bingham, Fire Chief John Harlamert, Rec. Director Mike Brown, Robert Gosselin, Rep. Woodman Page, Joel Collins, Roger Cartee, Doug Swenson, Scott Boskind, Steve Edgerley, Karen Geraghty, George Cudd, Ben Harwood, Hamilton Hodgman, members of the Press and Public.

Mayor Monette called the meeting to order immediately following a Public Hearing regarding the purchase of a new fire truck.

Approval of Minutes

Mr. Vachon moved to approve the minutes of January 24, 2022. Seconded by Mr. Wilson, motion carried unanimously.

Mayor Monette read a letter from Peter Walke, Vermont Environmental Conservation Commissioner. The letter was in response to false and misleading quotes presented to the city council on January 24, 2022, by Mr. Jay Walsh. (attached).

Comments by the Public

Jennifer Hopkins noted that Memphremagog Watershed Association had also been misquoted by Mr. Jay Walsh.

Approval of Dispatch Rates & Fees (attached)

Ms. Pettersson moved to approve the proposed dispatch rates and fees. Seconded by Mr. Charboneau, motion carried unanimously.

Grandstand Structural Analysis Presentation

Grandstand Preservation Association President Roger Cartee gave a presentation on the effort to preserve the Gardner Park Grandstand. Ben Harwood and Hamilton Hodgman from Stevens Associates gave a presentation of their findings of a structural analysis of the Grandstand. The Grandstand Committee requested the removal of the May 2022 deadline set to determine if the Grandstand was savable and approval to move forward with a feasibility study for the Grandstand.

Mr. Charboneau moved to eliminate the May 2022 deadline and enter an MOU with the Grandstand Preservation Association for the purpose of conducting a Feasibility Study. No taxpayer funds are to be earmarked for the feasibility study. Seconded by Mr. Wilson, motion carried unanimously.

Rural Business Development Grant Application for Wayfinding (attached)

Karen Geraghty with NCIC, requested permission to leverage the Small Bike and Pedestrian Grant in the amount of $48,750 and the match of $48,750 cash as a match for the new Rural Businesses Development Grant.

Mr. Vachon moved to leverage the Small Bike and Pedestrian grant and the cash match for the Rural Businesses Development Grant for wayfinding signs for trail users. Seconded by Ms. Pettersson, motion carried unanimously.

Coin Drop Requests

Mr. Wilson moved to approve the 2022 Coin Drop schedule. Seconded by Mr. Charboneau, motion carried unanimously.

Parade Requests

Ms. Pettersson moved to approve the parade requests by the American Legion and the Recreation Dept. for the Memorial Day Parade on May 30, 2022, and the Light Up the Night Parade on December 3, 2022. Seconded by Mr. Vachon, motion carried unanimously.

Zoning Administrator Appointment

Ms. Pettersson moved to appoint George Cudd Zoning Administrator effective immediately. Seconded by Mr. Wilson, motion carried unanimously.

New Business

Mayor Monette commended the Recreation Dept. on the Skating Rink and Public Works for the Ice Fountain at Gardner Park.

The council approved a Liquor License for Jimmy Kwik Store and a Special events Permit for Caledonia Spirits.

Mr. Charboneau commended Public Works for clearing the snow on Main St.

Mr. Vachon commended Public Works for the tunnel system at Prouty Beach.

Ms. Dolgin noted the Mid-Summer Community Update Summit would be held on June 15, 2022.

Old Business

Ms. Pettersson asked about the staffing at the Recycling Center. Ms. Dolgin stated Public Works has people in mind to run the recycling center.

Next Meeting Date

February 28, 2022, at 6:30 PM.

Executive Session Evaluation of a Public Officer or Employee 1 VSA 313 (3)(a)(3)

Mr. Charboneau moved to enter executive session to discuss the evaluation of a public officer or employee. Seconded by Mr. Vachon, motion carried unanimously

No Action.

Adjournment

Ms. Pettersson moved to adjourn at 10:19 PM. Seconded by Mr. Vachon, motion carried unanimously.

Attested James D Johnson this 28th day of February 2022

_____ Mayor

VERMONT

Vermont Department of Environmental Conservation
Commissioner's Office
One National Life Drive, Davis 3 [phone] 802-828-1556
Montpelier, VT 05620-3520

Agency of Natural Resources

February 7, 2022

Paul Monette, Mayor
City of Newport
Via Email: paul.monette@newportvermont.org

Dear Paul Monette:

We are reaching out to you about the false and misleading quotes that were presented to the Newport City council on January 24, 2021, by Mr. Jay Walsh regarding the City's drinking water. We appreciate all the work that the City does to ensure the safety of the drinking water in the City of Newport and find it important to set the record straight on this issue.

At the meeting, Mr. Jay Walsh presented a heavily edited quote to the City Council. This quote misrepresented an email from Ben Copans, a Watershed Coordinator with the Vermont Department of Environmental Conservation. The quote that was attributed to Ben Copans was taken out of context from a larger email and the broader context was not provided to the City Council. Mr. Jay Walsh appears to have excerpted 6 different clauses from a larger paragraph and combined these with additional wording that was not included in the original email in a way that substantially changed the meaning of the quote as presented. The speaker implied that this quote suggested that the City of Newport didn't have much awareness of the source protection area.

To be clear, the Department has no indications that there are any impacts to the drinking water supply of the City of Newport from the NEWS VT landfill. Water from the Newport City public drinking water system has been sampled for PFAS three times dating back to 2016. There have been no detections for PFAS compounds during these three sampling events. Based on the historic sample results, the water system is required to sample for PFAS every three years.

Since the false and misleading quote is now on YouTube and possibly in the meeting minutes, we would advise the City Council to add a note to the YouTube meeting description and associated minutes, if applicable, stating that the statement made by Mr. Jay Walsh was incorrect and that the quote attributed to Ben Copans was not accurately represented. Having a disclaimer will help avoid this misinformation from being spread through links to this City Council meeting on YouTube, or related meeting minutes, in the future.

Thanks again for your work to ensure the safety of the drinking water in the City of Newport. Please reach out to us with questions. We are available to talk more with the City Council about this topic.

Respectfully,

Peter Walke
Commissioner

CC:
Laura Dolgin, City Manager
City of Newport
Via Email: laura.dolgin@newportvermont.org

Newport Police Department
222 Main Street
Newport, VT 05855

Chief Travis R. Bingham
travis.bingham@newportpd.org

Tel: (802) 334-6733
Fax: (802) 334-2818

To: Mayor, Paul Monette and City Council Members
Cc: City Manager, Laura Dolgin, City Clerk/Treasurer, James Johnson
From: Chief Travis R. Bingham

Date: 2/7/2022

Re: Dispatching Rates and Fee Schedule

This memorandum is to formalize a rates and fee structure for the Newport City Police Department to offer dispatch services to area agencies. Data has been collected for over the past 4 years to formulate an accurate depiction of dispatch usage.

I have researched rates and fees from other dispatch centers and recommend a formula that will be fair, equitable, and simple based on connectivity and usage percentage.

Our fee structure is based on the dispatch budget and dispersing the cost to the agencies we dispatch for. If an agency has a rolling four-year average of 0-199 calls, we charge an administrative fee of $2000. If an agency has 200 calls or more for their four-year average we charge an administrative fee of $3000. We then take the remaining budget amount and charge based on the percentage of incident call volume and a four-year average. The four-year average is used to even out any years with significant jumps or dips in call volume.

Finally, because we have been preparing for this since the inception of the dispatch center in 2016, we are prepared to handle the influx of calls.

I respectfully recommend the city council to approve this proposal.

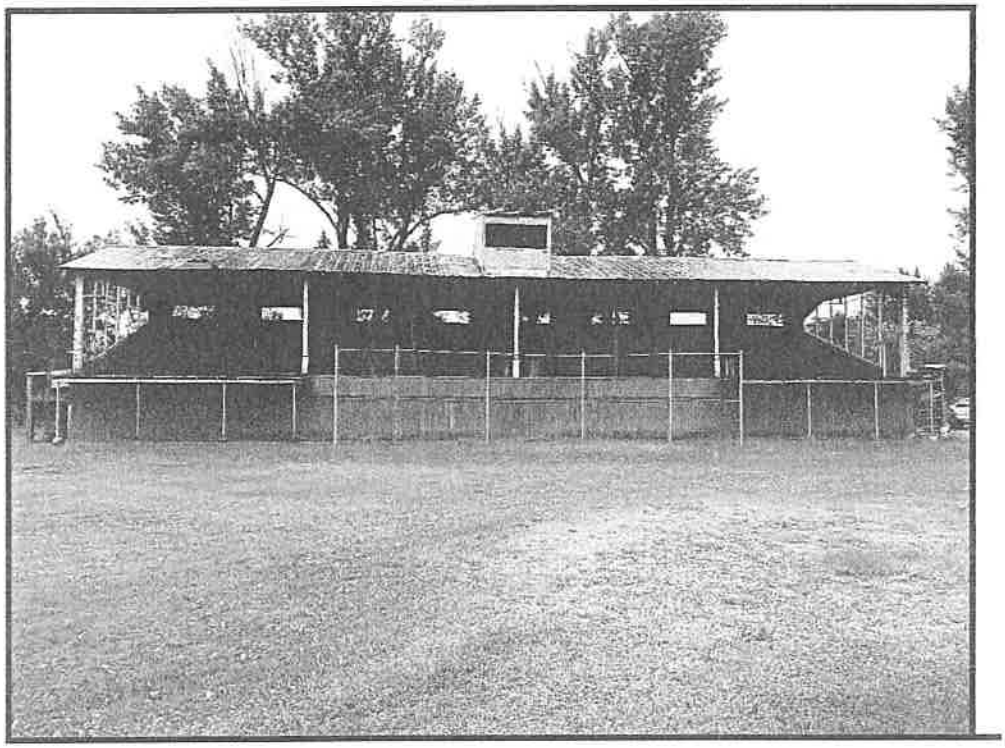
Respectfully Submitted,

Chief Travis R. Bingham: _____

Date: 2/3/2022

Approved: _____

STEVENS & ASSOCIATES, P.C.
SMART DESIGN FOR LIVABLE COMMUNITIES



Gardner Park Grandstand

155 Gardner Park Rd.
Newport, Vermont
Gardner Park Preservation Association

Structural Assessment Prepared by:
Stevens & Associates, P.C.
January 21, 2022

95 MAIN ST. | P.O. BOX 1586 | BRATTLEBORO, VT 05302

802-257-9329 | FAX: 802-258-3892

January 21, 2022

Gardner Park Preservation Association
c/o: Joel Collins
398 Sias Avenue
Newport, VT 05855

Re: Summary Report - Structural Assessment of the Gardner Park Grandstand in Newport, VT
Project #21-036

This report summarizes our investigation of the existing wood framed grandstand structure located in Gardner Park at 155 Gardner Park Rd in Newport, Vermont. The observations made in this report are based upon a site visit conducted on August 19, 2021, and our desk review of available on-line files and databases managed by the State of Vermont, as well as discussions with state agency officials.

The primary purpose of this assessment is to better understand the scope of work that would be needed to restore and update the grandstand to a sufficient level such that it can be put back in public service for continued use. This includes identifying structural deficiencies, addressing deferred maintenance, identify an approach to address basic accessibility and life safety requirements of current building VT Building Code, and providing schematic level recommendations for remedying these issues. Additionally, we will identify the primary state and local permits that would likely apply to this scope of work as well as an opinion of the probable construction cost. Our opinion is informed from a visual review of the observable framing along with limited analysis of specific structural members.

Overview

This report has been prepared to best identify the totality of potential issues to address under a restoration and accessibility project for continued public use of the grandstand. The reader should not interpret the details provided as any indication that this report suggests the building is condemnable, impractical, infeasible, or somehow unworthy of investment as this is not the opinion of the authors. The scope of the proposed restoration and adaptation would be typical of any grandstand of similar age.

Our initial findings suggest that much of the grandstand structure is in fair condition and appears stable. The framing that is in the poorest condition is primarily along the front aisle of the structure and should be replaced. Accessibility alterations will be necessary to widen aisles, add handrails, and provide wheelchair access and spaces. A substantial portion of the accessibility improvements can be incorporated into the re-framing of the front of the grandstand. Based on our review and our initial discussions with the State regulators we believe that the property is not currently under an Act 250 permit and the proposed work would not trigger a new Act 250 permit. The project is in a flood plain, and possibly in a floodway, and as part of the renovation work it will have to be floodproofed. The project will also need a Department of Fire Safety

(DFS) State Construction permit. If State or Federal funding or permits are used or required, the project would fall under the jurisdiction of the Vermont Division of Historic Preservation (VDHP) and would be subject to a historic review. Regardless of if the project ends up under VDHP jurisdiction, we recommend having a non-binding review by them and incorporating their suggestions.

Applicable Standards and Codes

The International Building Code (IBC) and NFPA Life Safety 101 will apply to this project. We will assume, per IBC, that this is an Assembly Group A-5 occupancy and Type V construction. It is our opinion that this project shall conform with the 2010 ADA Standards for Accessible Design. Applicable structural load requirements are in accordance with the IBC, specifically, the Minimum Design Loads for Buildings and Other Structures (ASCE 7-10), and the ICC 300 Standard on Bleachers, Folding and Telescopic Seating, and Grandstands.

Structural Conditions

A previous visual structural assessment was completed on the grandstand by Stewart Structural Engineering, PLLC dated October 22, 2014. See attachment #3. This previous assessment served as a point of reference during this investigation and our work builds off the previous observations and recommendations made in the 2014 report.

Key condition related findings during our site visit include:

- Little has changed since the 2014 report and no remedial efforts were observed. See figures 1a-1e for existing general conditions.
- Bowing - The string-line measurements used to measure the outward bow of the front and rear walls were duplicated and the measurements were the same as in 2014.
- Tipping - The out-of-plumb measurements for the leaning wood posts using a four-foot level were also duplicated and found to be consistent with the 2014 report.
- The deformation (bowing and tilting) of the structure does not appear to have worsened over the last seven years since the 2014 report, suggesting that the structure has stabilized at the current deformations. We recommend arresting any further deformations by installing bracing and tension rods.
- Front Aisle Framing - The condition of framing beneath the front aisle has worsened and the carrying beams have failed at both far ends of the structure and need to be replaced. The deck planks have deteriorated, and many joists appear to have some level of deterioration. See figures 2a-2b. The front aisle will need to be rebuilt and all new materials should be preservative treated (PT) lumber.
- Seating Framing – The framing below the seating appeared to be in reasonably good and dry condition. There is an apparent tipping in the interior wood posts, but the beams and sloped joists appeared to be sound with only minimal sagging. See figure 3.
- Steel Columns - The lower sections of the steel columns supporting the roof were exposed. The original pipe columns have deteriorated along the bottom four to five feet, and past repair efforts were observed. See figure 4. This condition was not noted in the

2014 report as trim boards concealed the bottom of the columns. The steel columns should be replaced or partially replaced and properly spliced.

- Foundation - A foundation stem wall has shifted below the west end of the front aisle; this movement was not noted in the 2014 report and could have occurred in the time since. See Figure 5. A new stem wall should be cast to replace the existing one.
- Roofing – The roof lines still appear to be straight, and no perceivable sags or dishes were observed. The condition of the roofing has worsened since 2014 and some leaks were noticed during the site visit. A section of metal roofing is missing, and two or three rafters appear to be affected by the resulting moisture. See Figure 6. Temporary protection at the area of missing roofing can and should be installed as soon as possible to prevent further damage. Additionally, the truss framing around the press box has been exposed to moisture and some deterioration was observed in the bottom chords of the trusses. The metal roofing should be replaced, the affected rafters and strapping should be assessed when the roofing is off and possibly replaced. The rest of the roof framing appeared to be in reasonably good and serviceable condition. See Figure 7.

Structural Analysis

In historic structures the standard of review is to base the adequacy of the framing on observable distress and deterioration unless there is a proposed change to the historic loading patterns. This is based upon the assumption that the structure has seen design loads through the life of the building and that the actual strength of materials may exceed current assumptions. Based upon this initial review and our initial discussions regarding the proposed future use of the structure, it is our opinion that the proposed repairs and alterations would not increase the historic loading patterns, including lateral loading due to wind and seismic forces. Therefore, it would be acceptable to base the adequacy of the grandstand framing on observations. However, as recommended in the 2014 report, it is prudent to carry out analysis of the framing to understand if the existing framing is reasonably close to meeting the current code prescribed loadings and inherent safety factors.

For our analysis, we assumed the species of wood used for the framing was likely one or more of the softwood species often used for framing the region such as pine, hemlock, spruce, or fir families of softwood. Most of the framing appears to be decent quality, by today's grading likely No. 1 or better. Based on experience and engineering judgement, a range of allowable bending stresses (Fb) from 875 psi. to 975 psi., and an allowable axial compression stress (Fc) of 1,150 psi. were used as a frame of reference in this analysis to determine the approximate load capacity of the framing. Sampling and testing the wood framing is the only way to accurately determine the appropriate allowable design stresses for analysis.

The relevant current code required design loads are as follows:

Floor Live Load for Bleachers and Grandstands:	= 100 psf. (pounds per square foot)
Seats:	= 120 plf. (pounds per linear foot)
Stair treads:	= 100 psf. or 300# load
Ground Snow Load, Pg	= 50 psf. (Newport)
Sloped Roof Snow load, 4:12 pitch, metal roofing, Ps	= 40 psf. (Open Structure)

Key findings and recommendations from our analysis are as follows:

- Roof – The roof trusses were found to have adequate capacity for the current required loading. The individual connections within the trusses were not analyzed but no obvious widespread deficiencies or failures were observed. We recommend supplementing the existing connections with light gage metal strapping and ties.
- Underslung Roof Beams – The front roof beams were not specifically evaluated. Two of the four spans have been altered by shifting the steel tension rod off to the side and installing a mid-span post. Presumably there was observable distress that prompted this effort, and it is our recommendation to remove or reconfigure the steel tension rod and provide a supporting steel beam or bar joist.
- Sloped Framing – The sloped framing members supporting the benches were found to have sufficient capacity for the current code required loads.
- Level Beams – The front and middle row of horizontal beams that run the length of the structure below the seating area were observed to have minimal sagging or obvious signs of distress (with the exception of the rotted end beams in the front row). However, analysis proved that they are not adequate in their current configuration. The capacity of these beams can be increased to meet current load requirements by adding Y-bracing or intermediate posts to reduce the clear spans of the beams.

Egress and Accessibility

The existing grandstand was reviewed for non-compliances with the current accessibility standards that are outlined in NFPA 101, the IBC, the ICC 300, and the ADA requirements. A seating plan of the existing seating configuration has been developed, as well as a proposed new seating plan that we believe would address and improve the accessibility concerns while minimally impacting the structure. Ultimately, these aspects would fall under the jurisdiction of the Vermont DFS building permit review and are subject to interpretation by the Building Official.

We believe the following items comply with current standards:

- Riser Heights – The riser heights were found to be less than 9" typically.
- Tread depth –The minimum tread depth per the IBC is 11" (9" per NFPA) and the existing stepped aisles satisfy both these requirements.
- Aisle Accessways – The minimum width for the aisle accessways (foot space between rows of benches) is 12" per the IBC, for seating rows served by an aisle at both ends. The current seating typically provides approximately 14" accessways which satisfies this minimum requirement except for the rows served by an aisle at only one end.
- Seat spacing – The minimum spacing between rows of seating is 22", the existing configuration is typically around 29".
- Proximity to Other buildings – The existing wood grandstand has sufficient separation distance to other structures.
- Height – The highest row of seating is less than the 20-ft maximum height.
- Area – The grandstand is less than 10,000 sq. ft. in area.
- Exits – Based on one seat being defined as 18" in the IBC and ICC 300, the current seating can accommodate 535 spectators. This occupant load requires at least two exits, and the grandstand satisfies this requirement.

- Travel Distance – The maximum travel distance from each seat to the perimeter of the seating structure shall not exceed 400 feet (ICC). Exits shall be arranged so that the total length of travel from any point to reach an exit shall not exceed 150 ft (NFPA) in any assembly occupancy. The current configuration satisfies these requirements.

We believe the following architectural barriers to accessibility in the existing structure can be removed without much difficulty or expense. But we wish to clarify that this list does not constitute "Full 100% ADA Compliance" that is expected of new construction which cannot be practically met in all aspects on existing buildings. The American Disabilities Act Title III requires the "removal of architectural barriers in existing facilities unless it can be shown that removing a barrier is not readily achievable (i.e. easily accomplishable and able to be carried out without much difficulty or expense) or accommodations cannot be provided through "other means" and have provided recommendations to address them:

- Wheelchair Spaces – Based on a revised occupant load of 428 as shown in the proposed seating plan, the structure will need to have six wheelchair spaces that are to be distributed horizontally and vertically. The vertical distribution of accessible seats would require complete reconfiguration of the existing structure. Based on past experiences, we believe the Building Official would accept the installation of these spaces along the front row to avoid internal ramps to higher seating. (A waiver of this requirement may be needed).
- Aisle widths – The minimum aisle width for an aisle with seating on one side is 36", and for an aisle with seating on both sides the minimum is 48". The aisles cannot overlap with the wheelchair spaces. The existing front aisle does not allow wheelchair spacings and the stepped aisles are only 24" wide. The recommendation is to widen the existing stepped aisles to at least 48". Based on the observations of how the benches are constructed this should be relatively simple to accommodate. The front aisle should be rebuilt for accessibility and due to its deteriorated condition from weather, and existing front row of seating should be removed along with sections of the second row of benches to allow for wheelchair spaces. This should allow for appropriately sized wheelchair spaces and aisle width at the front of the seating area.
- Dead End Rows / Distance to Aisle – The maximum number of seats between the farthest seat and an aisle must not exceed 11 per NFPA, also the existing width of the aisle accessway (footboards) on the East and West sets of bench seating are not adequate for rows of seating that are served by one aisle. We recommend altering the east and west bench ends to create stepped aisles along the sides of the seating area. This will address the dead-end row length, and since the east and west sets of benches will be served by two aisles, it will bring the aisle accessway width into compliance.
- Guards and Railings – The grandstand currently does not have any handrails. Mid-aisle handrails will have to be provided at the stepped aisles with seating on both sides. Handrails will have to be provided along one side of the aisles that have seating on one side (the front aisle and the end stepped aisles). Guards are required along any open edges of the structure that are more than 30" above the ground. Guards must be 42" tall and must have small enough openings to prevent the passage of a 4" sphere. The existing guards (half walls) along the front and sides of the structure do not satisfy the height requirement (and may not satisfy the loading requirements for guardrails). The existing

guards should be re-built or extended to satisfy the code requirements. One option could be to provide additional wire mesh fencing and pipe rails above the existing guards.

- Exterior Ramps and Stairs – The exterior sets of exterior stairs and landings have been distorted and no longer meet the current egress or accessibility requirements. See figure 1c. and figure 8. New stairs, landings, and a wheelchair ramp should be provided.

Permitting

Our preliminary permitting effort for the work needed to restore and improve access to the grandstand is outlined in the comments below. The agencies listed below were identified in our 5/21/21 dated proposal.

- Act 250: Based on our review of the State database and preliminary communication with the District 7 Act 250 Coordinator, Kirsten Sultan, it does not appear that the Gardner Park property has an existing Act 250 permit. It is our opinion that the proposed work would not trigger the need for an Act 250 permit application and review. Initial feedback from the Act 250 coordinator also indicates a restoration and accessibility improvement project would not be subject to Act 250 jurisdiction.

- Department of Fire Safety: During the initial site visit we met on site with Tim Angell, the Assistant State Fire Marshal responsible for this region and would be involved in the permitting and inspection of this work. We confirmed that the proposed work would require a DFS State Construction Permit. Additionally, any plumbing, mechanical, or electrical work would also require DFS permits for each respective trade. The construction permit will need to include a completed code analysis, architectural plans and specifications, and structural plans and specifications. Based on our initial conversations, the area below the grandstand would not need to have sprinklers if the space is only used for storage of non-combustible materials.

- Flood Elevation Certificate & Substantial Improvement: For the purpose of this study, we have met with Sacha Pealer, CFM who serves as the Vermont Floodplain Manager responsible for the region and provides technical support to Towns which participate in the National Flood Insurance Program. Newport participates in the NFIP and administers the program on behalf of FEMA through the zoning office. The grandstand is in the Clyde River Basin within the 100-year floodplain and has a Base Flood Elevation (BFE) of 686.0 ft at this location, which is 0.4 feet below the raised plywood floor section beneath the stands where concessions and locker rooms once occupied. We expect that the project will qualify as a *substantial improvement* under FEMA guidelines. The substantial improvement rule states "If the cost of improvements or the cost to repair the damage exceeds 50 percent of the market value of the building, it must be brought up to current floodplain management standards". Current floodplain management standards require floodproofing to a Design Flood Elevation (DFE) to at least one foot above the Base Flood Elevation corresponding to 687.0. "Wet Floodproofing" the structure is the most feasible approach to accomplish this. Wet floodproofing will have to meet the following criteria:

- The building will have to be anchored to the foundations. Currently the wood framing bears on the foundations but does not appear to be fastened to them.
- Floodwaters will be allowed to flow into and out of the space below the stands. There must be at least 1 square inch of opening for each square foot of flooded space. Since the grandstand is slightly elevated and has openings below the siding along each wall, we anticipate the wet floodproofing can be done without engineered flood vents. (See figures 1a-1d)
- Wet floodproofed space may only be used for storage per FEMA guidelines. Areas above the design flood elevation may be used for occupancy, so raising the floor to the DFE of 687 (approx. 8" above existing) would place the floor above the DFE which would allow for other uses of this space.
- No electrical or mechanical equipment can be below the design flood elevation. Any electrical outlets below elevation 687 will need to be raised.
- The construction materials in the space must be flood resistant materials. Wood boards and concrete are considered flood resistant materials so no alterations will be needed. A complete list of flood-resistant materials can be found in *FEMA Technical Bulletin 2, Flood Damage-Resistant Materials Requirements, August 2008.*
- Proposed future work such as bathrooms may have to be elevated one foot above the flood elevation and utility pipes would have to be designed with shutoffs to prevent the entrance of floodwaters.
- In accordance with Newport zoning, the lowest floor elevation shall be at or above BFE. The existing wood floor complies with this requirement.

- National Emission Standards for Hazardous Air Pollutants (NESHAP): We anticipate that the coatings include lead paints. We recommend coating samples be collected from metal, concrete, and masonry substrates and submitted for lead testing so the results may be shared with contractors. Once lead paint has been confirmed NESHAP notification and compliance will need to be required in the contractor scope of work.

- State Historic Preservation Office: For the purpose of this study, we have discussed the project with James Duggan, Director of Preservation of Vermont State Historic Sites at the Division for Historic Preservation. The State Historic Preservation Office (SHPO) would have jurisdiction and require project review should the project have certain Federal or State funding sources, or be subject to Act 250 permitting. SHPO also is a resource to Vermont and provides non-binding consult (free advice) on how to best preserve the historic qualities of old buildings for projects not under their review. We believe the approach outlined in this study would have favorable review, if required for funding purposes.

- Local Zoning: A Zoning Conditional Use Permit is required for most projects within a special flood hazard area. We believe the addition of the accessibility ramp would merit a zoning review and permit. Based on our review of the proposed work, we do not believe there is a "change of use" associated with the proposed project.

Drawings

The following schematic design level drawings have been developed and attached for reference (see Attachment #1):

- S-100 Foundation Plan – Plan depicts existing foundation as well as proposed work.
- S-101 Seating Framing Plan – Plan depicts existing framing plan and new proposed plan for a reconstructed front aisle and framing strengthening and replacement.
- S-102 Grandstand Seating Plan - An existing seating plan as well as a proposed seating plan including aisle and bench modifications as well as handrails.
- S-103 Roof Framing Plan – Plan depicts existing roof framing plan and new proposed plan for repairing and strengthening the roof.
- S-200 Elevations – Existing and proposed front (south) elevations of the structure.
- S-300 Sections – Sections include existing typical sections (north-south) through the structure as well as proposed sections that depict the required strengthening and alterations as well as proposed new railings.

Opinion of Costs

This opinion of probable construction costs is based on our experience with projects of similar scale and complexity. Additionally, an opinion of project hard costs was provided by Scott Carter of Austin Hill Estimating. Scott has worked in the construction estimating field for over thirty years. See Attachment #2 for the Austin Hill Estimating cost estimate.

ESTIMATED PROJECT BUDGET - GARDNER PARK GRANDSTAND

Final Design & Permitting		
Building Design (Allowance)	$	35,000
Permitting Services (Allowance)	$	10,000
Total Design & Permitting	**$**	**45,000**
Other Soft Costs		
Permitting Fees (Allowance)	$	10,000
Construction Review (Allowance)	$	10,000
Testing	$	3.500
Legal & Insurance	$	By Others
Municipal Bond/Interest	$	By Others
Total Soft Costs	**$**	**23,500**
Hard Costs		
Grandstand Renovation	$	275,480
General Conditions	$	21,461
Coatings Testing & Abatement (Lead)	$	By Others
Overhead and Profit (5%)	$	16,962
Performance & Payment Bond	$	2,671
Insurances	$	1,959
Vermont State & City Sales Tax (6%)	$	7,243
Estimate Contingency (10%)	$	30,418
Total Hard Costs	**$**	**356,194**
Owner's Contingency (10%)	$	35,619
Escalation to Bid Date 2Q2023 @ 5%	$	31,500
Total Estimated Project Costs:	**$**	**491,813**

We would be happy to provide further design and detailing services as you wish if you chose to proceed with the recommendations offered in this report.

Please contact us if you have questions or comments.

Sincerely,

Benjamin Harwood, PE, SE
Project Engineer
Stevens & Associates, PC

Hamilton Hodgman, PE
Project Engineer
Hodgman Engineering & Permitting PLLC
(Formerly with Stevens & Associates, PC)

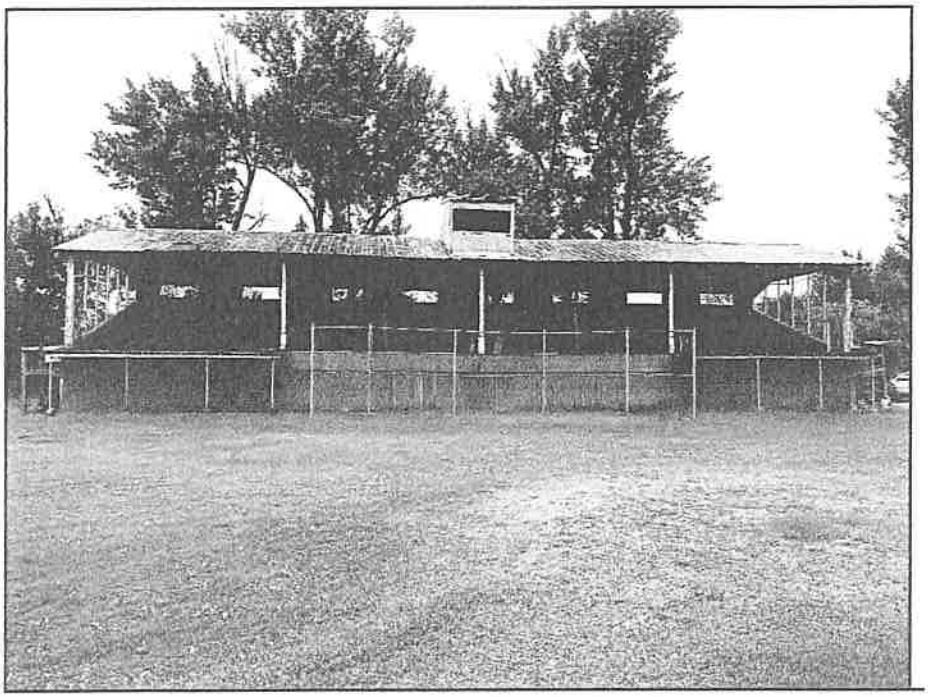


Figure 1a: General Conditions – Front Elevation (South elevation looking North)

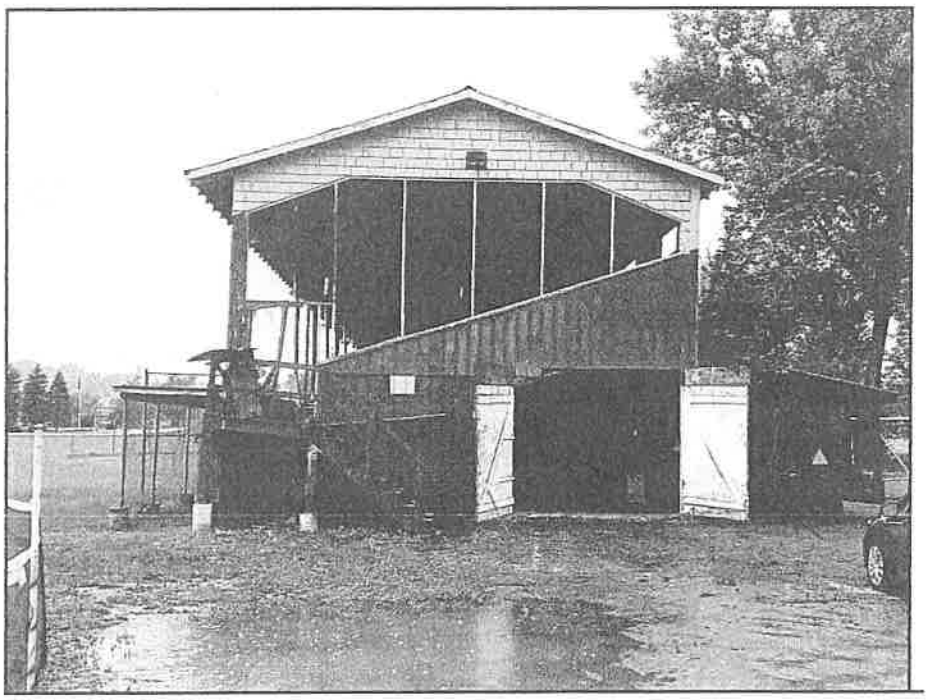


Figure 1b: General Conditions – East Elevation

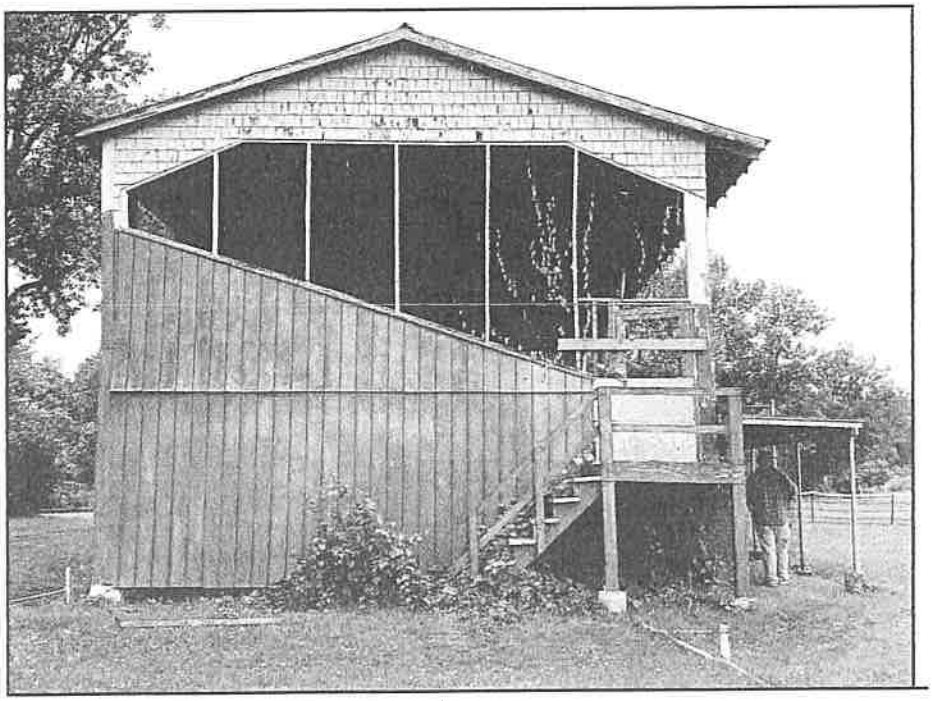


Figure 1c: General Conditions – West Elevation

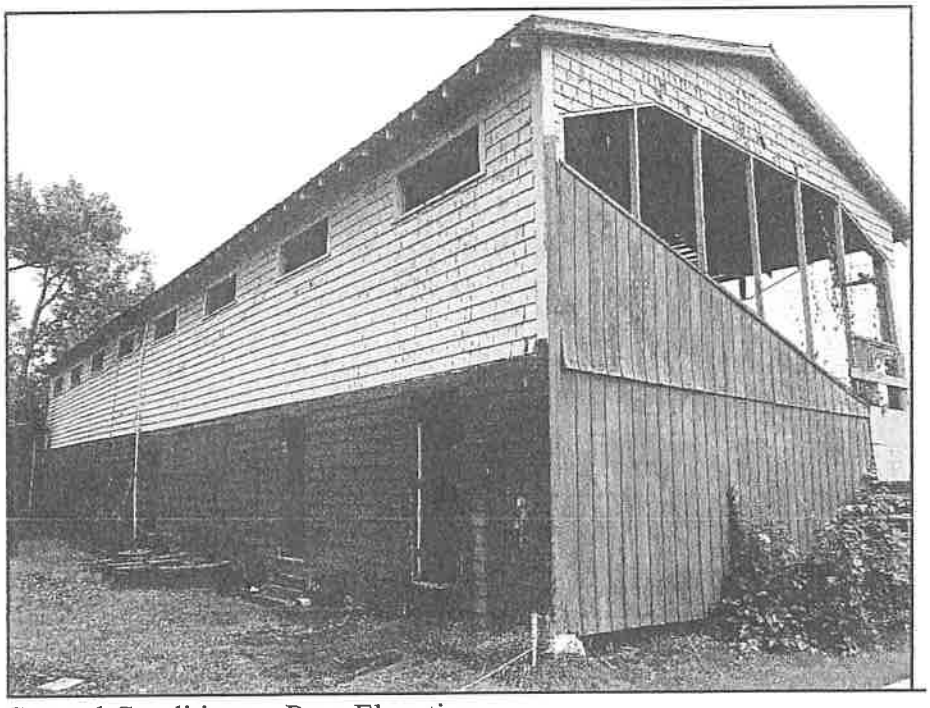


Figure 1d: General Conditions – Rear Elevation

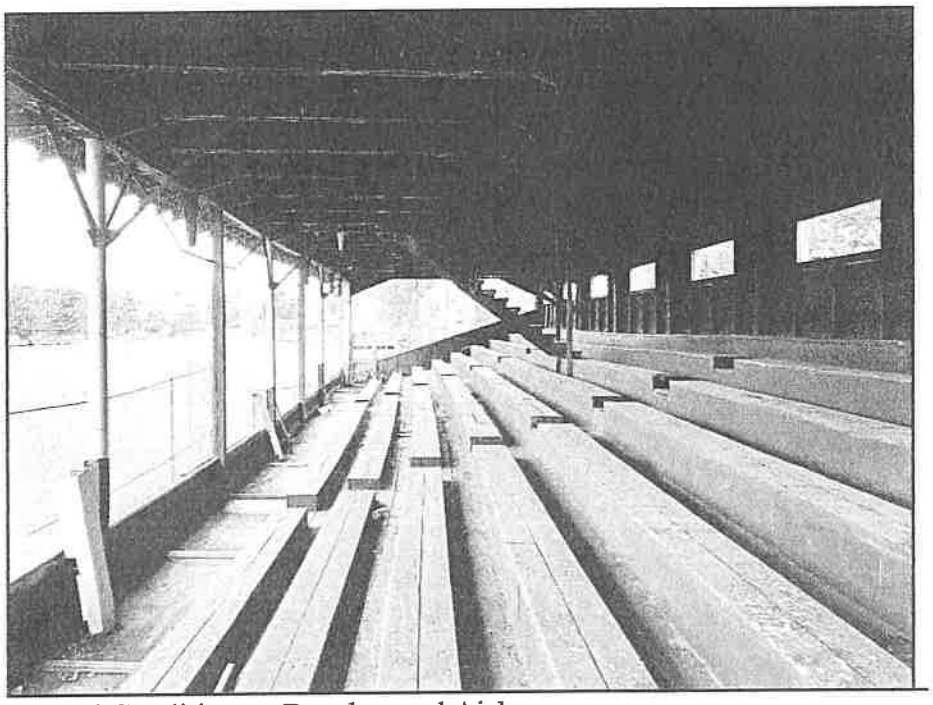


Figure 1e: General Conditions – Benches and Aisles

Figure 2a: Front Aisle Framing, East end. Carrying beam has failed, end of beam has dropped below beam pocket in foundation wall. Joists also show signs of decay.

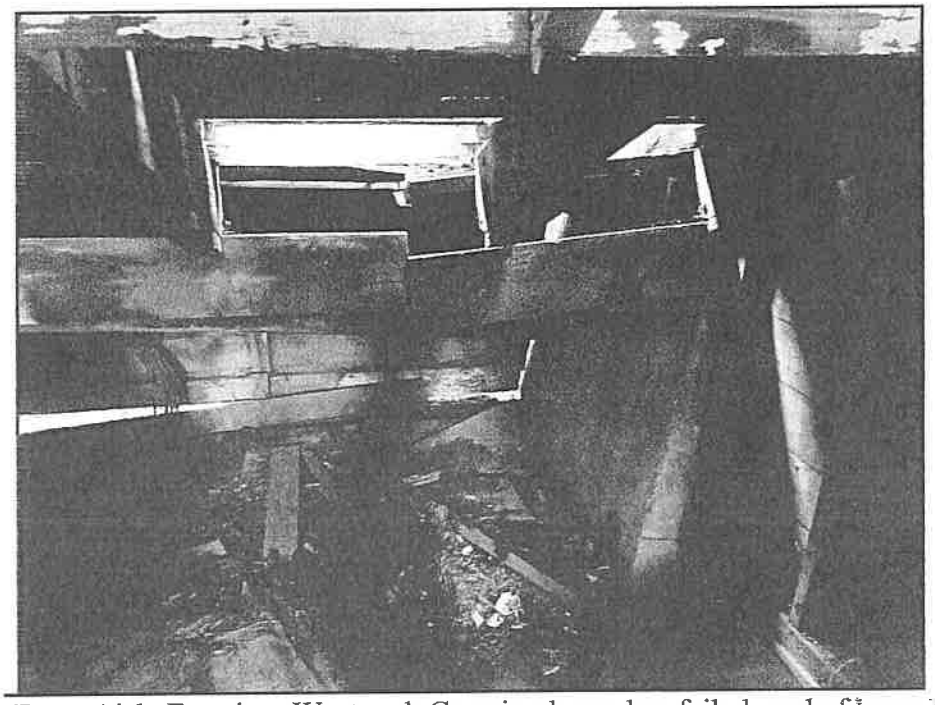


Figure 2b: Front Aisle Framing, West end. Carrying beam has failed. end of beam has dropped below beam pocket in foundation wall. Joists also show signs of decay. Bench framing has deteriorated and foundation wall has leaned away from the framing.

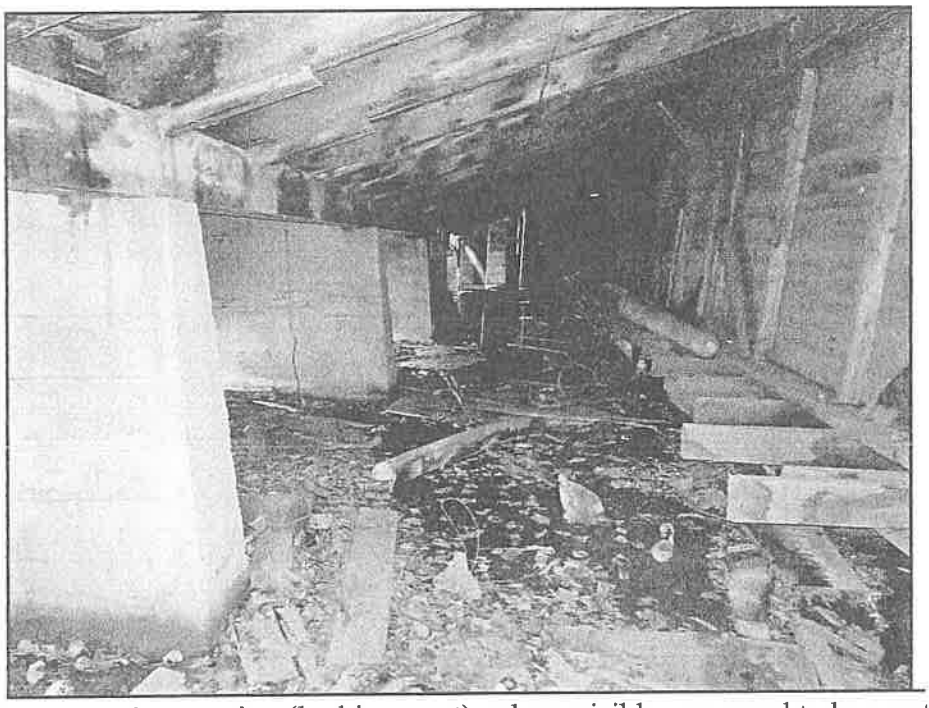


Figure 3: Framing below seating (looking west), where visible, appeared to be mostly dry, in serviceable condition, and not sagging. An outward (towards the rear wall) tipping was observable in the interior posts.

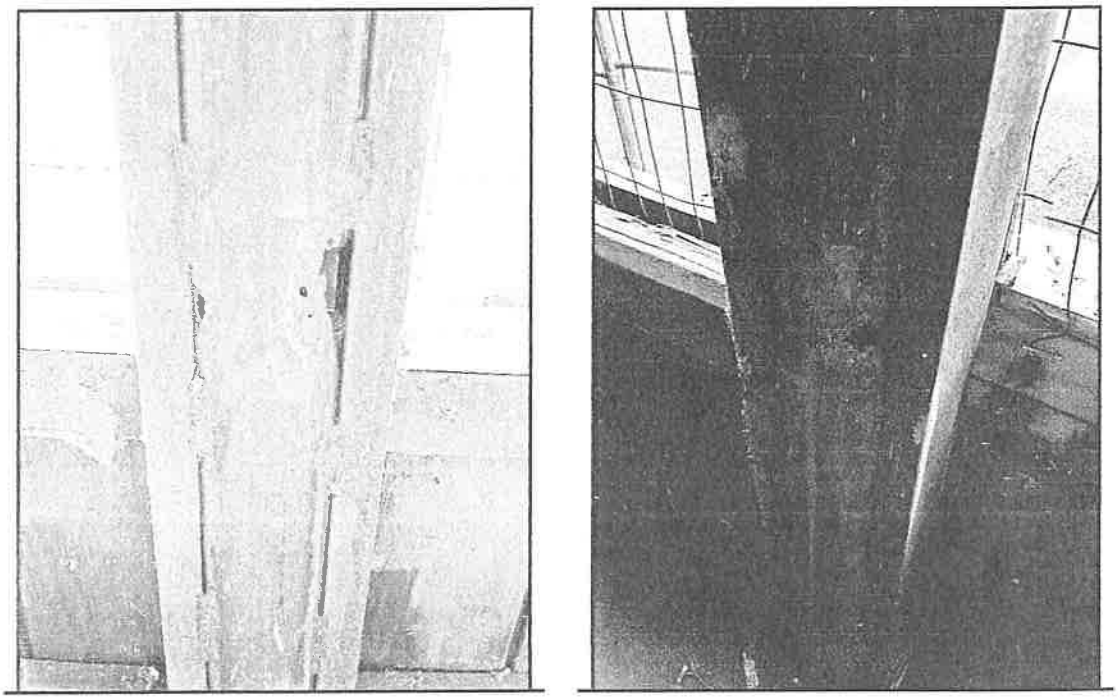


Figure 4: The lower sections of the steel posts along the front of the structure were exposed. The steel columns were found to be compromised and a previous strengthening effort using two steel channels was observed. The steel posts at the far ends of the structures were not exposed, but it is assumed that this condition is typical of all the existing steel posts.

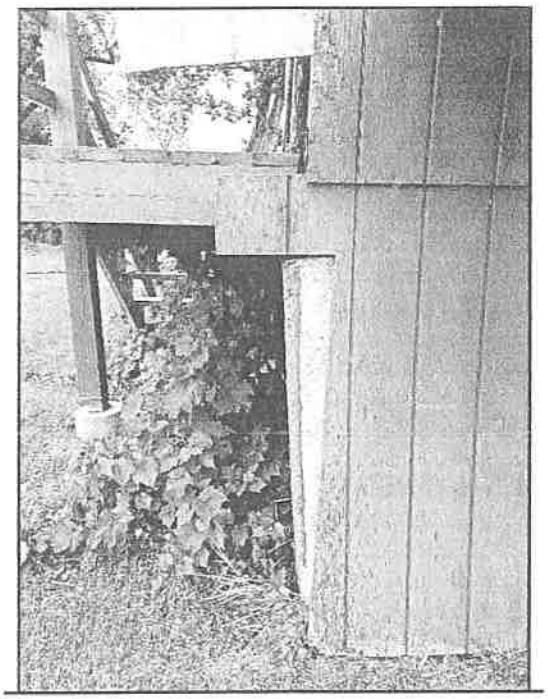


Figure 5: Framing below seating (looking west), where visible, appeared to be mostly dry, in serviceable condition, and not sagging. An outward (towards the rear wall) tipping was

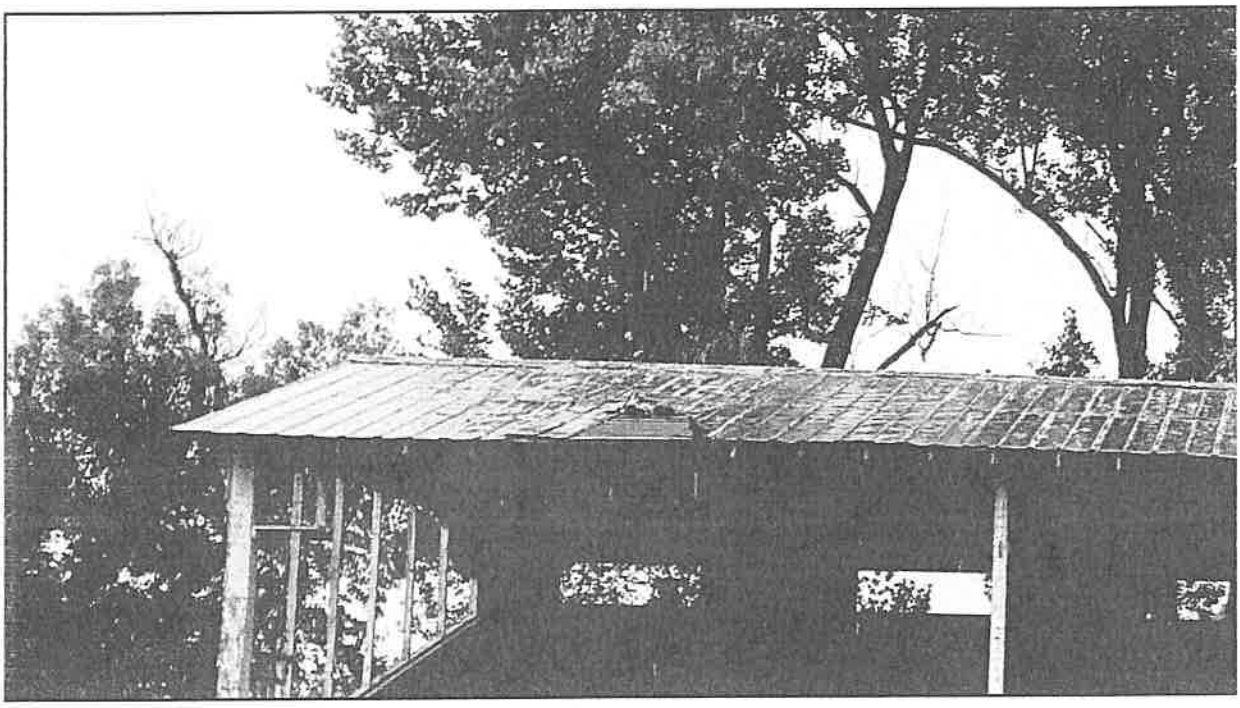


Figure 6: A section of metal roofing is missing at the southwest corner.

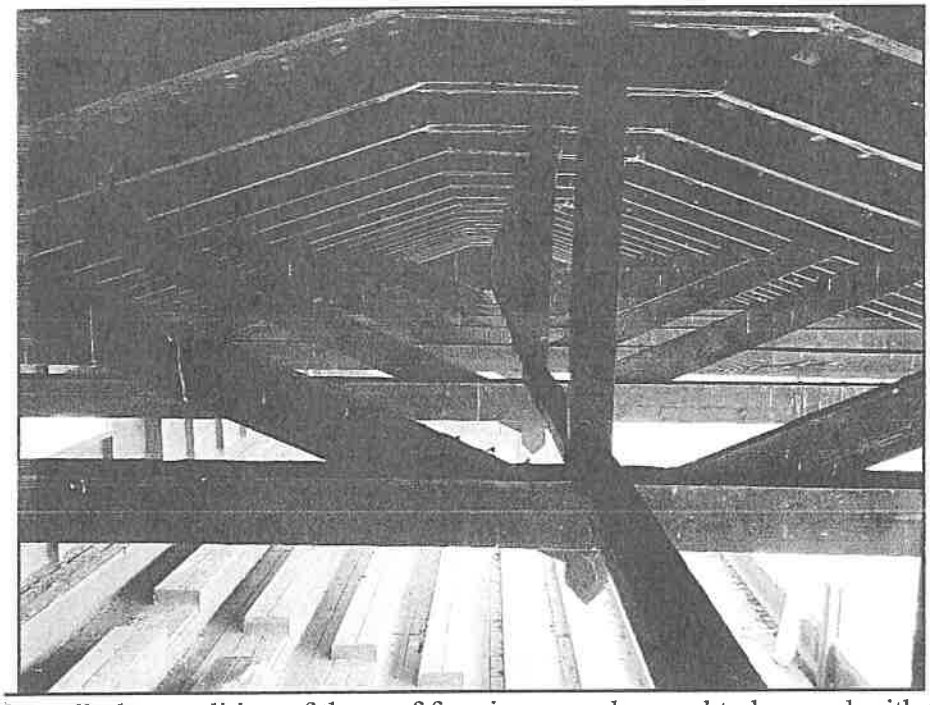


Figure 7: Overall, the condition of the roof framing was observed to be good with the exceptions of localized areas around leaks.

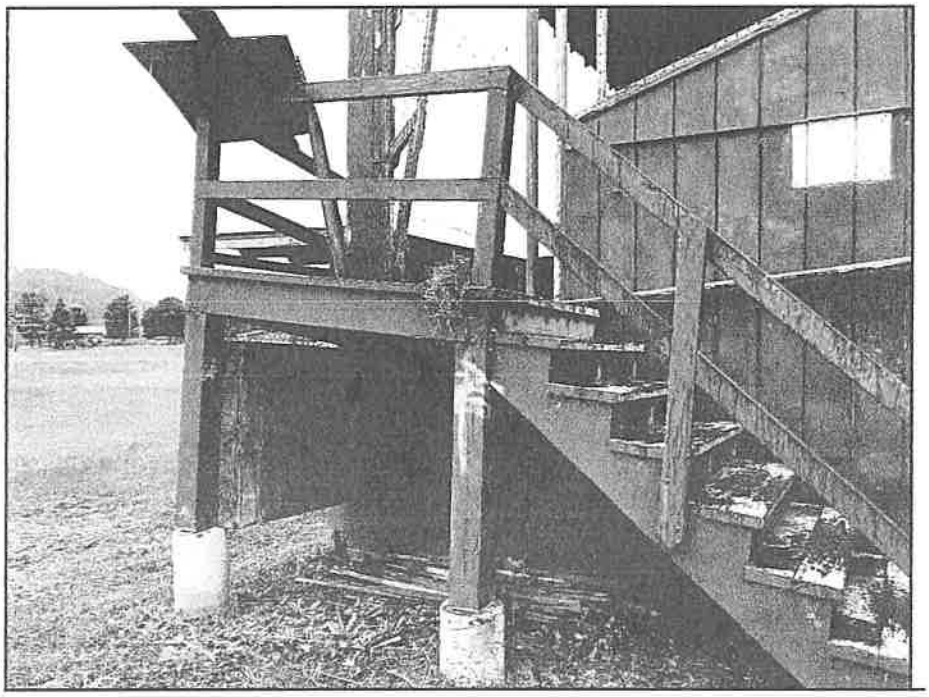


Figure 8: Existing stair and landing at east end of structure is distorted. The existing stair at the west end (figure 1c) also shows signs of deterioration and possible settlement or frost heaving.

Laura Dolgin <laura.dolgin@newportvermont.org>

Change in request to City Council Re: RBDG grant

1 message

Karen Geraghty <kgeraghty@ncic.org> Mon, Feb 7, 2022 at 2:19 PM
To: Laura Dolgin <laura.dolgin@newportvermont.org>

Hi Laura,

I am looking forward to being at the Council meeting this evening – always great to be back among friends!

When we initially spoke I asked you whether the Council would consider having the City be the applicant for a Rural Businesses Development Grant (RBDG) to support the trail wayfinding signage implementation phase for Newport's outdoor recreational assets. This made sense given that the RBDG would be an extension of the excellent work that the City has done on its current Small Bike and Pedestrian Project State-Funded Grant (Newport City ST BP22-11) in the amount of $48,750 to be matched by $48,750 cash.

I met just this morning with the Northern Forest Center working group of Newport stakeholders (NCDD, VT Land Trust, etc.) who are developing grant funding resources for this project. We reviewed the RBDG grant and the preliminary proposed scope of work. In this review, we came to the conclusion that it is better for the Northern Forrest Center to act as the applicant for the grant rather than the City itself. Because we will be dealing with both State (Beebe Spur trail) and Federal (Eagle Point) locations along the trail, having a non-municipal entity as the applicant will provide more flexibility in the application.

What we would still like to request from the City at the Council meeting tonight is approval to leverage the City's existing Small Bike and Pedestrian grant referenced above in the amount of $48,750 and matched by $48,750 cash as a match for the new Rural Businesses Development grant (RBDG). This match will make the grant application more competitive. As the end be beneficiary of the new Waterfront Trail from Quebec to downtown Newport, the wayfinding signage will increase visitor traffic into the downtown business district.

I apologize for the change in request at this late date. I have included a copy of the letter requesting that the City pledge the resources of the existing Small bike and Pedestrian grant as a match for this Northern Forest Center USDA Rural Business Development Grant application for the Council's consideration tonight.

Thank you in advance for your assistance and I look forward to seeing everyone tonight.

Best regards,

-Karen

NCIC

Strengthening businesses, communities, and employment opportunities

Karen E. Geraghty
Project Manager

City Manager..... (802) 334-5136
City Clerk/Treasurer 334-2112
Public Works/Parks 334-2124
Zoning Adm./Assessor 334-6992
Recreation 334-6345
Fax..... 334-5632

City of Newport
222 Main Street
Newport, Vermont 05855
www.newportvermont.org

February 7, 2022

Susan Poland
Business Programs Specialist
USDA-RD
P.O. Box 249
Montpelier, VT 05601

RE: Letter of Support & Commitment – Northern Forest Center
USDA RBDG Application – Wayfinding Planning and Infrastructure

Dear Ms. Poland,

On behalf of the City of Newport, VT we strongly support the Northern Forest Center, USDA Rural Business Development Grant application for Wayfinding Planning and Infrastructure to assist visitors and residents to take full advantage of the outdoor recreational assets in the Newport area.

The recent completion of the Bluffside Farm Trail by Vermont Land Trust, and the Prouty Beach Connector Trail by the City of Newport creates a seven mile 4-season recreational trail linking Newport's designated downtown to the province of Quebec.

Joe Short, Vice President, Northern Forest Center (NFC) is currently working with several Newport area stakeholders through a Regional Tourism Academy program. The Wayfinding Planning and Infrastructure associated with this USDA RBDG application is a direct outcome of this initiative. The scope of work proposed under this USDA RBDG application will further engage outdoor recreation assets managers (City, State, Federal and Non-Profit) to develop the next stage of a wayfinding plan to provide clear directions and information that will expand the economic and health-related benefits of this international trail network.

The City of Newport has received a VT Agency of Transportation Small Bike and Pedestrian Project State-Funded Grant (Newport City ST BP22-11) in the amount of $48,750 to be matched by $48,750 cash and in-kind from the City to upgrade/install new wayfinding signs in the City to direct motorists. This project is scheduled to be completed by September 30, 2023. On behalf of the City, we pledge these resources as a match for this NFC USDA RBDG application as appropriate.

Signed at Newport, VT this _____ day of _____, 2022
City Council, City of Newport, VT

_____
Paul L. Monette, Mayor

_____
Melissa Pettersson, Council President

_____
Kevin Charboneau

_____
John Wilson

_____
Chris Vachon

COIN DROPS – 2022

Council Approved: _____

Organization	Date	Time
Veterans of Foreign Wars of the U.S. Auxiliary	May 28th (Sat.)	8AM – 2PM
Newport Parks & Recreation Department	June 11th (Sat.)	9AM – 3PM
Newport Fire Department	July 9th (Sat.)	8AM – 2PM
American Legion Post #21	August 13th (Sat.)	8AM – 2PM
Veterans of Foreign Wars of the U.S. Post #798	Sept. 10th (Sat.)	8AM – 2PM
Newport Recreation Committee	October 8th (Sat.)	9AM – 3PM
Disabled American Veterans (DAV)	November 12th (Sat.)	9AM – 3PM