

## **Council Minutes**

**August 15, 2022**

A duly warned meeting of the Newport City Council was held on Monday, August 15, 2022, in the Newport Municipal building immediately following a Public Hearing. Present were Mayor Paul Monette, Council President John Wilson, council members Melissa Pettersson, Kevin Charboneau, and Christopher Vachon, City Manager Laura Dolgin, City clerk/treasurer James D. Johnson, Rep. Woodman Page, Michael Welch, Frank Knoll, Karen Geraghty, Chief Travis Bingham, Chief John Harlamert, Tom Bernier, Michael Brown, Frank Cheney Jr., Christine Beling, Brian Nall, Steve Horton, Dave Snedecker, members of the Press and Public.

Mayor Paul Monette opened the meeting at 6:30 PM.

### **Approval of Minutes**

Mr. Wilson moved to approve the minutes of August 1, 2022, with one correction. Seconded by Mr. Vachon, motion carried unanimously.

### **Comments by the Public**

Mr. Wilson noted that the notice for the Public Hearing said 6:00 PM while the notice for the Council Meeting which included the Public Hearing said 6:30 PM.

### **CDBG Application, North Country Hospital Construction and Renovation Project (attached)**

Mr. Vachon moved to approve the Resolution for VCDP Grant application authority for the hospital construction and renovation project. Seconded by Ms. Pettersson, motion carried. Mr. Charboneau abstained due to his wife being a hospital board member.

### **Gardner Park Environmental Status Presentation (attached)**

Christine Beling gave an update on the Gardner Park Environmental status.

### **Purple Heart City Signage.**

Ms. Pettersson moved to purchase two Purple Heart city signs from the VFW. Seconded by Mr. Charboneau, motion carried unanimously.



**Water Meter Status** (attached)

The council discussed establishing an end date for the installation of water meters in the city and pursue a grant funding for the purchase and installation of meters. Ms. Petterson moved to table item #7 until next meeting. Seconded by Mr. Wilson, motion carried unanimously.

**New business**

Mr. Johnson presented a Transient Merchants application from Elis-Helen Stankopf to sell educational children’s books. Mr. Vachon moved to approve the application. Seconded by Mr. Charboneau, motion carried unanimously.

Mr. Charboneau gave kudos to Andrea and Vero for the success of another year of Wednesdays on the Waterfront.

Mayor asked if the Prouty Beach Campground Reservation Calendar was working all right. Mr. Brown stated there was one instance when a reservation had not been cancelled.

Ms. Dolgin reminded the council of the BBQ with the Badge on August 18<sup>th</sup>.

**Old Business**

Ms. Dolgin stated the Municipal Plan is ready for the public hearing process. The Planning commission will be meeting Tuesday, August 16<sup>th</sup> to approve the plan and public hearings will be on September 19<sup>th</sup> and October 17<sup>th</sup>.

**Next Meeting Date**

September 12, 2022, at 6:30 PM.

**Adjournment**

Mr. Charboneau moved to adjourn at 8:06 PM. Seconded by Mr. Vachon, motion carried unanimously

Attested James B Johnson this 12<sup>th</sup> day of September 2022

  
\_\_\_\_\_, Mayor

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about 1000 miles from the coast

1000

RESOLUTION FOR VCDP GRANT APPLICATION AUTHORITY

Single Applicant

WHEREAS, the City of Newport (hereinafter "Applicant") is applying for a Grant under the Vermont Community Development Program; and  
WHEREAS, it is necessary that an application be made and agreements be entered into with the State of Vermont.

Now, THEREFORE, BE IT RESOLVED as follows:

1. that Applicant possesses the legal authority as defined in the State Act [10 VSA §683(8)] to apply for the grant and to administer the program; and
2. that Applicant apply for a grant under the terms and conditions of said program and agree hereby to enter into Certifications and Assurances there of; and
3. the Applicant has a duly adopted and current Municipal Plan Adopted 2015 Amended 2020 (Date Adopted) and that the project is consistent with said plan; and
4. the Applicant has received documentation from the Regional Planning Commission that the project is consistent with the "Regional Plan; and
5. that Laura Dolgin, City Manager is hereby authorized to be Contact Person and as such to provide, on behalf of Applicant, all documents and information necessary for the completion of said application and to provide such coordination as may be necessary for said application; and
6. that (Name) Laura Dolgin Title City Manager who is either the Chief Executive Officer (CEO), as defined by 10 VSA §683(8), or is the Town Manager, the City Manager, or the Town Administrator, is hereby designated to serve as the Authorizing Official (AO) for the Grants Management On-line System, Intelligrants; and
7. that it is understood that, if the application is funded, the receipt of VCDP funds, as federal funds passed through the State of Vermont, may require that an audit of the Applicant be conducted under the provisions of the Single Audit Act, as amended, and that VCDP funds may be used to fund only a limited portion of the audit cost.

Passed this 15<sup>th</sup> day of August, 2022

LEGISLATIVE BODY

Paul Monette, Mayor  
John Wilson, Council President  
Kevin Charboneau  
Melissa Pettersson  
Chris Vachon

[Signature]  
John A. Wilson  
[Signature]  
[Signature]

The above resolution is a true and correct copy of the resolution as adopted at a meeting of the Legislative Body held on the 15<sup>th</sup> day of August, 2022 and duly filed in my office.

IN WITNESS WHEREOF, I hereunto set my hand this 15<sup>th</sup> day of August, 2022

James D. Johnson  
Clerk

[Signature]  
Signature



Community Development Block Implementation Grant Application  
City of Newport, VT  
North Country Hospital Construction and Renovation Project

PUBLIC HEARING

August 15, 2022  
6:00 PM

City Council Chambers

222 Main Street, Newport VT 05055

**PRESENTERS:**

Brian Nall, President and CEO, North Country Hospital

Frank Knoll, Chair, Board of Trustees, North Country Hospital

Steve Horton, Owner's Representative for Construction

Karen Geraghty, Project Manager (Grants), Northern Community Investment Corporation

- I. **COMMUNITY DEVELOPMENT BLOCK GRANT OVERVIEW & REQUIREMENTS**
  - a. Purpose of Grant
  - b. Eligible Applicants
  - c. Eligible Projects
  - d. Amount of Funding
  
- II. **PROJECT DESCRIPTION: NEED FOR PROPOSED PROJECT**
  
- III. **PROJECT DESCRIPTION: OVERVIEW OF CONSTRUCTION AND RENOVATION PLANS**
  
- IV. **PROJECT DESCRIPTION: FINANCING**
  
- V. **PROJECT DESCRIPTION: TIMELINE**
  
- VI. **QUESTIONS: COUNCIL AND PUBLIC**



Community Development Block Implementation Grant Application  
City of Newport, VT  
North Country Hospital Construction and Renovation Project

**I. COMMUNITY DEVELOPMENT BLOCK GRANT OVERVIEW & REQUIREMENTS**

**a. Purpose of Grant**

The Vermont Community Development Program (VCDP) assists communities on a competitive basis by providing financial and technical assistance to identify and address local needs in the areas of:

- housing
- economic development
- public facilities
- public services
- handicapped accessibility modifications

**b. Eligible Applicants**

Any Vermont town, city (except Burlington), incorporated village chartered to function as a general purpose unit of local government, or a consortium of such entities, is eligible for funding. However, the majority of projects are a coordinated effort between the municipalities, community groups and local or state non-profit organizations or small businesses.

**c. Eligible Projects**

VCDP funds must primarily benefit persons of low and moderate income. In addition, assistance is provided to communities for threats of health and safety issues such as urgent needs, slums and blight projects.

**d. Types and Amount of Funding**

**Accessibility Modification Grants (AM)** (Grant Range: \$5,000-\$100,000) - Example: Bring municipally-owned buildings and libraries into compliance with state and federal accessibility requirements.

**Implementation Grants (IG)** (Grant Range: \$50,000-\$1,000,000) - Examples: Assist businesses to create or retain jobs, create or rehabilitate housing units, build infrastructure, public facilities projects, etc.

**Planning Grants (PG)** (Grant Range: \$3,000-\$60,000) - Examples: Conduct feasibility studies and marketing plans, produce architectural and engineering plans, etc.

**Scattered Site Grants (SS)** (Grant Range: \$50,000-\$1,000,000) - Example: Rehabilitate scattered site housing projects.

**SUMMARY**

Purpose of Grant: Public Facilities

Eligible Applicant: City of Newport

Eligible Project: Renovation and Construction of North Country Hospital

Type of Funding: Implementation Grant in the amount of \$1,000,000.00



Community Development Block Implementation Grant Application  
City of Newport, VT  
North Country Hospital Construction and Renovation Project

II. **PROJECT DESCRIPTION: NEED FOR PROPOSED PROJECT**

North Country Hospital located at 189 Prouty Drive in Newport, Vermont is a critical care access hospital facility serving 27,000 residents of Orleans and northern Essex counties in Vermont.

- The proposed project is necessary to enhance the 50+ year old hospital's delivery of care environments through a combination of renovations to existing areas within the hospital and construction of a new two-story addition.
- The primary focus of the new addition and renovations is to consolidate and improve the present multi floor In-Patient Care Department, provide a larger Lab Department Area, and expand the Emergency Department due to their existing area constraints. Patient and visitor entry and access to the hospital will also be re-designed.
- The Board of Trustees of North Country Hospital has been proactive in their facility master planning and that this project has been identified as "highest need."



Community Development Block Implementation Grant Application  
City of Newport, VT  
North Country Hospital Construction and Renovation Project

III. **PROJECT DESCRIPTION: OVERVIEW OF CONSTRUCTION AND RENOVATION PLANS**

The primary focus of the new addition and renovations is to consolidate and improve the present multi floor In-Patient Care Department, provide a larger Lab Department Area, and expand the Emergency Department due to their existing area constraints

**Planning Stage Sizes**

- New Additions= 20,198 square feet
- Renovations = 21,994 square feet

- **In-Patient Department**

North Country Hospital's goal is to improve the current In-Patient staffing model, infection control, and patient experience by consolidating all in-patient beds to a single floor and put most of the patient beds into private rooms

- **Lab Department**

North Country Hospital would like to improve the present condition of the Lab Department by creating a Lab Department in the new addition that is 4,097 square feet thereby improving workflow efficiencies, functionality and patient and staff access to the lab.

- **Emergency Department**

North Country Hospital would like to improve the Emergency Department by renovating the current ambulance garage into additional Emergency Department exam rooms which will add approximately 1500 square feet to the Emergency Department allowing for added capacity, improved workflow efficiency, improved patient safety and improved patient experience.

- **OT /PT/ST Department**

North Country Hospital presently has an PT/OT/ST Department in a separate "on campus" medical office building. Moving the PT/OT/ST Department to the Hospital will improve access of services to Hospital Departments such as inpatient PT /OT and provide for a consolidated and updated department area of 8,697 square feet.

- **Access, Canopies and Other**

A new front entry, lobby and reception area will improve patient and visitor arrival. The front entry, lobby and reception area will centralize check in and provide greater security and controls. New entry canopies for the front entrance and the Emergency Department entrance will enhance the arrival experience for patients and visitors. A new 656 square foot Emergency Department Corridor addition will be added to allow for direct access from the main lobby to the ED location. Plans also include a new air handling unit for Surgical Area and new roof replacement at the proposed renovated Lab Area.



Community Development Block Implementation Grant Application  
City of Newport, VT  
North Country Hospital Construction and Renovation Project

**IV. PROJECT DESCRIPTION: Financing**

The total project costs are projected to be **\$25,369,670**. This includes all hard and soft costs.

North Country Hospital is pursuing grant and alternative funding opportunities with a goal of receiving grant funds from various sources including:

VCDP (CDBG Implementation Grant)	\$1,000,000
New Market Tax Credits	\$5,310,213
Northern Borders Regional Commission	\$350,000
EDA	\$2,500,000
Loan or Equity	\$16,209,457
<b>TOTAL</b>	<b>\$25,369,670</b>

The balance of the funding will either come from North Country Hospital equity or through low interest borrowing or a combination thereof.

**V. PROJECT DESCRIPTION: Timeline**

- Grant Application process begins September 13, 2022 and on-going
- Proposed Construction begins July 2023
- Proposed Construction completed September 2025

**VI. QUESTIONS: Council and Public**





August 12, 2022

Nathan Cleveland  
Community Development Specialist  
Vermont Community Development Program  
1 National Life Drive, Davis Building, 6th floor  
Montpelier, VT 05620-0501

Dear Mr. Cleveland:

The Northeastern Vermont Development Association (NVDA), the regional planning and development organization for the 55 towns and the three counties of northeastern Vermont, wishes to express our support for the City of Newport's application to the Vermont Community Development Program - Implementation Grant - for the North Country Hospital Construction and Renovation Project. The project is necessary to enhance the 50+ year old hospital's delivery of care environments (patient rooms, lab facilities, emergency department) through a combination of renovations to existing areas within the hospital and construction of a new two-story addition. With these changes, North Country Hospital's goal is to improve the current in-patient staffing model, infection control, and patient experience.

North Country Hospital is a critical public facility serving 27,000 residents of Orleans and northern Essex counties in Vermont. The construction and renovation project on the 50+ year old facility specifically supports the 2018 NVDA Regional Plan's goal and strategy:

- o *Local communities and state agencies must continue to upgrade public infrastructure in a coordinated manner, in order to protect the health, safety, and welfare of local residents (NVDA Regional Plan, Volume 1: Regional Goals and Strategies, Page 3.)*

As such, we find the City of Newport's proposed project to be consistent with our regional plan. This project is also considered a "priority project" for our region. We fully support the City of Newport's application for this project and hope that it receives favorable consideration.

Sincerely,

David Snedeker  
Executive Director



## **Notice of Public Hearing**

The City of Newport is/are considering making application to the State of Vermont for a VCDP Implementation Grant 2022 under the Vermont Community Development Program. A public hearing will be held at 06:00PM on 8/15/2022 at 222 Main St., Newport, Vt. 05855 to obtain the views of citizens on community development, to furnish information concerning the amount of funds available and the range of community development activities that may be undertaken under this program, the impact to any historic and archaeological resources that may be affected by the proposed project, and to give affected citizens the opportunity to examine the proposed statement of projected use of these funds.

The proposal is to apply for \$1,000,000 in VCDP funds which will be used to accomplish the following activities:

North Country Hospital Renovation and Remodeling

Copies of the proposed application are available at 222 Main St., Newport, Vt. 05855 and may be viewed during the hours of 8:00 a.m. until 4:30 p.m. . Should you require any special accommodations, please contact Laura Dolgin at 802-334-5136 to ensure appropriate accommodations are made. For the hearing impaired please call (TTY) #1-800-253-0191.



Route 5A West Burke Village  
West Burke, VT  
Sporting goods (Fishing/hunting/  
golf/camping), knives, new army  
cot, camouflage items & clothing,  
sports cards, starting lineups @  
\$2.00, toys & child pools, toddler  
clothing, dishes, large trunk,  
basketball hoop & much more!

8AM to 1PM (some later)  
Rain or Shine  
WATCH FOR SIGNS  
(Various homes in the Village)  
Route 5 - 5 min. south of St. J  
Sponsored by: Passumpsic Community  
Baptist Church  
YARD & BAKE SALE  
Pies, Breads, Donuts, Cookies & Food,  
Furniture, Odds & Ends, Small  
Appliances, Dishes, Flatware, White  
Elephant Items, Clothing

**MAKE MORE MONEY!**  
\$\$\$  
ADVERTISE YOUR  
**YARD SALE**  
ON OUR YARD SALE PAGE!  
Column Inch Rates:  
One Day: \$10  
Two Days: \$18  
Third Day: FREE!  
**THIS SIZE**  
Is one column inch.  
Bargain hunters use our Yard Sale  
Page like a road map to the deals!  
**DEADLINE IS TWO DAYS PRIOR**  
Times for one week to be in the Tuesday, July 26, 2022 • 800-529-4397

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**apology of his Canadian tour**

IQUALUIT, Nunavut (AP) — Pope Francis traveled to the edge of the Arctic on Friday to deliver an apology to the Inuit people for the "evil" of Canada's residential schools, wrapping up his week-long "penitential pilgrimage" to Canada with a dramatic visit to the remote territory of Nunavut to meet with school survivors.

Francis landed in Iqaluit, population 7,500, and was meeting with former school students at a primary school before delivering remarks to Inuit youth and elders.

Organizers readied scores of anti-mosquito mask hats that have net mesh face protection to guard against the mosquitoes that abound this time of year in the mild temperatures of Nunavut. Most of the territory is part of the Canadian Arctic Archipelago, including its largest island, Baffin Island.

The visit capped an unusual papal tour designed specifically to apologize to generations of First Nations, Metis and Inuit for the abuses and injustices they suffered, and to assure them that he was committed to helping them reconcile their relationship with the Catholic Church.

Before leaving Quebec City on Friday morning, Francis renewed his apology to survivors from eastern Canada for the Catholic missionaries who "supported oppressive and unjust policies" against them and vowed

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WASHIN China and t Pelosi visit The remarks score intern plans. Pelosi



45<sup>th</sup> Annual Orford New H  
**FLEA MARKET**  
Saturday, August 6 • 9  
Sunday, August 7 • 9a  
On the Common, Rte. 10, Orford, N

**RAIN OR SHINE!**  
Any Questions, email: ovfdinc@gmail.com o  
Our Flea Market Is Set on the Lovely C  
• Up to 190 Vendors • Delightful Mix of  
• Antiques, Handcrafted Items, The Usual  
• The OVFD Inc., a non-profit organization, will be sellin  
• The Orford Congregation will be selling Breakfast F  
Sponsored by the Orford Volunteer Fire De

**BIG INSIDE SALE**  
Sat.-Sun., July 30 & 31  
154 Breezy Hill Rd., St. J  
Jewelry, baseball cards,  
collectibles etc.  
Cash only • Not a yard sale

**YARD SALE**  
Saturday, July 30 • 8am-2pm  
1038 Burke Green Rd,  
East Burke, VT  
Home items, old wicker,  
rototiller, guitar, lots of stuff!

**YA**  
Satu  
3278 Red  
Flower Pot  
mas dish

**YARD SALE**  
Saturday, July 30 • 9am-2pm  
709 Hill Street, Lyndonville, VT  
Clothing, toys, dishes,  
lots of odds & ends!

**MULTI-FAMILY YARD SALE**  
Fr/Sat., July 29 & 30 • 8-2  
3924 Old County Rd., Waterford  
Misc. clothes & toys, household goods,  
tools, antiques, furniture, golf, lawn mow

**ESTAB**  
Fr  
July 2  
2

**MULTI-FAMILY YARD SALE**  
Saturday July 30 • 9am-2pm  
115 Adams Dr. St. Johnsbury  
Burley bike trailer, front door, pool ladder,  
garden trailer, king mattress, kid's clothes,  
toys, dishes, clothing

**MULTI-FAMILY YARD SALE**  
SATURDAY ONLY!  
July 30 • 9am-3pm  
1419 Route 28, St. Johnsbury, VT

**YARD**  
FRI &  
2171  
St.  
30METI



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# Gardner Park Newport, VT

## Update on Brownfields Assessments

August 15, 2022  
City Council Meeting



AERIAL PHOTO (credit: Newport Parks & Recreation)



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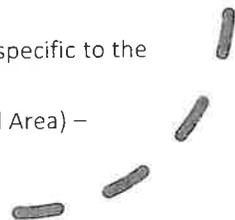


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**Studies to Date on Gardner Park**

- City of Newport (Ross Environmental Associates)**
  - Phase II Environmental Site Assessment July 2015
- Waterfront and Downtown Master Plan (VHB) October 2018**
- Northeastern Development Association (NVDA) Coalition Grant Funding (Stantec)**
  - Phase I Environmental Site Assessment January 2020
  - Limited Phase II Environmental Site Assessment March 2020
- EPA Targeted Brownfield Assessment (KGSNE/Nobis Engineering)**
  - Supplemental Phase II - March 2021
  - Supplemental Phase II adding incremental soil sampling at ball fields- January 2022
  - Evaluation of Corrective Action Alternatives (specific to the Playground Area) - May 2022
  - Corrective Action Plan (specific to Playground Area) – August 2022



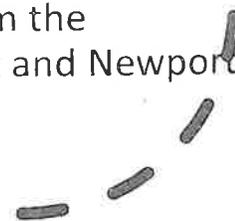
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**RESULTS to date on Gardner Park**

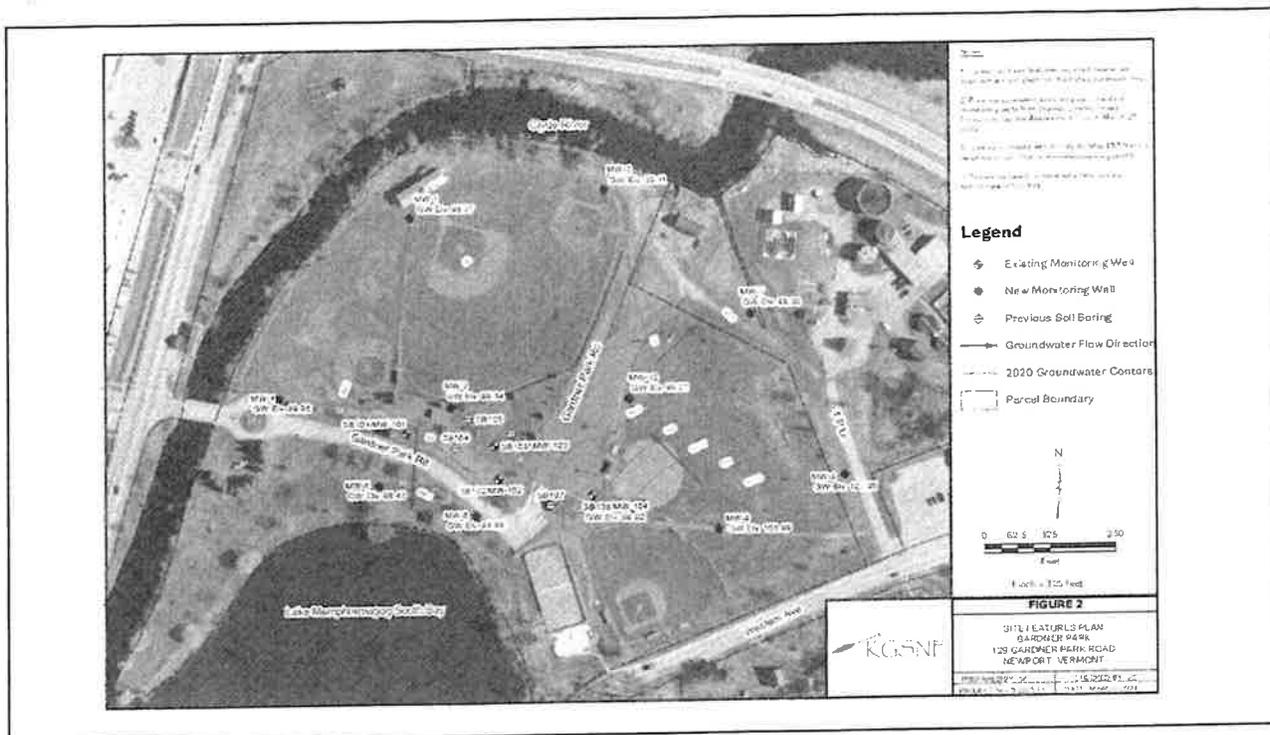
**Phase 1 (2020) identified 4 Recognized Environmental Concerns (RECs)**

- Historic Fill
- Subsurface soil and groundwater contamination in exceedance of applicable regulatory standards
- Potential offsite impacts from the Wastewater Treatment Plant and Newport Car Wash and Mini Mart



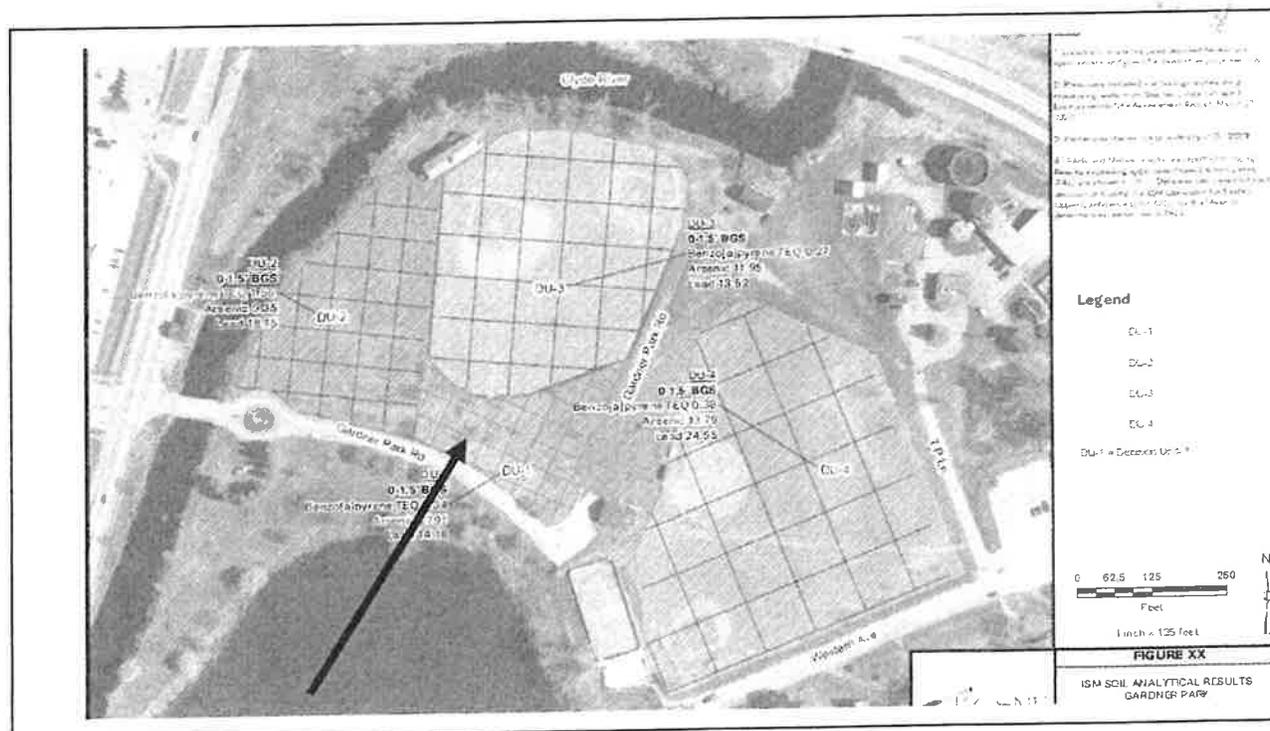
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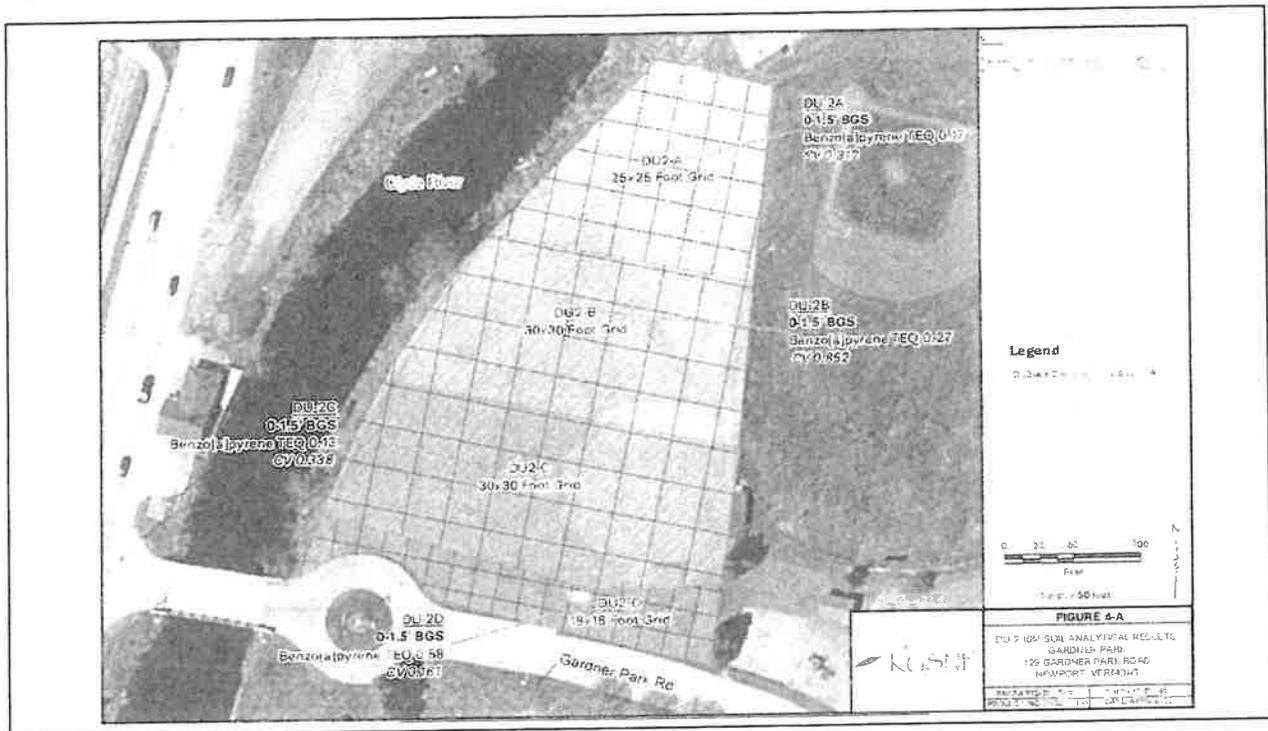
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**RESULTS to date on Gardner Park**

**Additional Phase II Investigations Summary**

**GROUNDWATER**

- Groundwater beneath the Park contains heavy metals (arsenic and lead), polycyclic aromatic hydrocarbons (PAHs)/naphthalene, and per- and polyfluoroalkyl substances (PFAS) above Project Action Limits (PALs) based on Vermont Department of Environmental Conservation (VTDEC) standards.

**SURFICIAL SOILS**

- Ball field soils (DU2, DU3 and DU4) are below (Project Action Limits (PALs) based on Vermont Department of Environmental Conservation (VTDEC) standards. No corrective action needed for current use.
- Playground Area (DU1) has PAHs present and arsenic exceeding PALs. The contaminated area will require a soil management plan for contaminated soils.

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**RESULTS to date on Gardner Park**  
**Evaluation of Corrective Action Alternatives (ECCA)**

The selected remedy for the Playground Redevelopment Area includes:

- removal of a limited amount of Polyaromatic Hydrocarbons and metals impacted soil
- installation of an engineered isolation barrier
- implementation of institutional controls

ECCA Approved by VTDEC May 2022

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ALTERNATIVE 3: LIMITED SOIL EXCAVATION WITH OFF-SITE DISPOSAL, ENGINEERED ISOLATION BARRIER AND INSTITUTIONAL CONTROLS						
Site: Gardner Park		Description: Excavate and remove soil from splash pad area to a depth of 2.5 feet deep and soil within the waterline trench to a depth of 6 feet deep for off-site disposal. Installation of isolation barrier of a geotextile liner and clean fill material to a minimum thickness of 1.0 feet within the sidewalk area, 0.5 feet elsewhere. The IC alternative is included. Transportation and disposal cost estimate based on disposal of non-hazardous soil at Coventry, VT landfill (\$75/ton tipping fee and \$10/ton trucking).				
Location: Newport Vermont						
Phase: ECCA						
Description	Qty.	Units	Unit Cost	Cost	Notes	
<b>Capital Costs</b>						
Institutional Controls	1	%	\$11,000	\$11,000	IC subtotal \$11,000	
Playground Redevelopment Excavation	15	day	\$1,200	\$18,000		
Professional oversight	15	day	\$3,500	\$52,500		
Excavation and backfill	1	sample	\$530.00	\$694		
Characterization sampling	655	ton	\$83.00	\$55,675		
Transport/Disposal	49,158	sq ft	\$0.15	\$7,374		
Geotextile Liner	2,471	ton	\$35.00	\$86,768		
Clean fill subbase material, topsoil	3	sample	\$150.00	\$450		
Stockpile samples for use as fill (1 sample per 200 tons)						
<b>SUBTOTAL</b>				\$207,461		
Contingency	20	%		\$41,492		
Engineering, Design, and Regulatory Support	5	%		\$10,375		
Project Management	5	%		\$10,375		
<b>Total Capital Costs:</b>				<b>\$269,699</b>		
Cost type	Year	Total Cost	Total Cost per Year	Discount Factor (5%)	Present Value	Notes
<b>Present Value Analysis</b>						
Capital Cost	0	\$269,699.06			\$269,699	
Site Inspection and Limited Maintenance Cost	1-30		\$2,000	15.3725	\$30,745	
<b>Total Cost</b>					<b>\$300,444</b>	

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RESULTS to  
date on  
Gardner Park

Corrective  
Action Plan  
(CAP) for  
Playground  
Area

- The CAP was submitted to VTDEC and EPA for Review and Approval on August 2, 2022. The CAP assumes redevelopment of the playground area.
- The CAP will still need to be implemented and the area will still need to be remediated even if the playground project does not move forward based on contaminant levels.

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CLEAN UP  
Funding  
Discussion

local resources are available to help offset costs

12

## Brownfields Reuse and Environmental Liability Limitation Program (BRELLA)

- **WHAT:** The environmental liability limitation program is established under the Brownfields Reuse and Environmental Liability Limitation Act (BRELLA) codified at 10 V.S.A. §6641-§6656.
- **WHY:** Participation in Vermont's environmental liability limitation program (BRELLA) provides a way out of the liability chain and enables redevelopment to proceed knowing that legal and financial risks associated with contamination have been put to rest.
- **WHO:** Participation in the program is open to persons who intend to purchase a brownfield property, as well as persons who already own a brownfield property, provided that they did not cause or contribute to the contamination (i.e. a responsible party).

One impediment to reuse of brownfields is fear of legal liability for pre-existing environmental contamination. In Vermont, as in other states, owners of contaminated property may be liable for cleanup *regardless* of whether or not they caused the contamination. Liability for cleanup can continue even after a property is sold.

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## Financial Benefits of BRELLA

**Grants and Loans for Clean Up ONLY available to properties that can enroll in BRELLA**

**Brownfields Revitalization Funds from VT ACCD**  
**State Funding or Federal Funding**

**US EPA Federal Assistance Programs**  
**Cleanup Grants competitive grant opportunity** to provide funding to carry out cleanup activities at brownfield sites owned by the applicant (next round fall 2022)

<https://dec.vermont.gov/waste-management/contaminated-sites/brownfields/apply>

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**NEXT  
STEPS**

Corrective Action Plan dated August 2, 2022 for playground redevelopment under review by EPA and VTDEC.

Abutters are notified and the 30-day public comment period begins after VTDEC approval.

How to secure Cleanup Funds for implementation of the Corrective Action Plan?





To: City Council/Water Commissioners

From: Laura Dolgin, City Manager; and Tom Bernier, Director of Public Works

Date: August 15, 2022

Re: Water Meter Status

On September 21, 2020, a council presentation was made by Wayne A. Elliott, PE, President of Aldrich + Elliott, PC, who are the city's Water Resource Engineers; Public Works Director Tom Bernier; and the City Manager. At that time, the city was designing funding options in preparation for a water meter vote. Mandating water meters is a requirement to be eligible for USDA funding. The language of the vote, "Mr. Charboneau moved that the City of Newport mandate water meters for all users. Further, the motions authorizes water meters to be installed at city expense for all existing residential users. All property that has a current meter will be required to be billed from it effective with the February 1, 2021 billing. Any application for allocation for new residential/commercial/industrial construction will continue to be required to pay for their meter and be billed from it. Seconded by Mr. Wilson, motion carried."

The logic of this vote was that the city could potentially have an advantage of a lower total water tower cost by installing as many meters as possible, paid for out of the operational budget as part of the Free Water Meter Program, prior to solidifying any water tower funding. The anticipated budget for installing the water meters at that time was estimated to be \$1,034,000.00 (attached). Since this vote, and throughout the pandemic, the WasteWater Treatment Facility has successfully installed 227 meters.

As of August 2022, out of 1787 properties, 961 properties are metered and 826 properties are unmetered. In speaking to other municipalities who have provided meters to all users (at pre covid rates), an informal cost estimate of approximately \$1100 per meter is a rounded figure that considers a certain % will be complex installations. If we use this rough amount it provides an expectation that a meter installation program could cost the city approximately (\$1100 x 826 = \$908,600) so the original estimate of \$1,034,000.00 is not far off. Obviously, an updated estimate will be necessary to get a more accurate dollar amount as part of any grant or loan application.

USDA has indicated that a grant or loan program is possible. This will require time to accommodate writing a grant application, approval process, and if awarded, procurement for a contractor. If USDA funding is used, all of the procurement requirements have to be followed. This would involve a contractor to install the meters which has to be done by a VT licensed plumber. These metering projects are challenging because very few contractors have the installation resources, then sitework is involved in some cases with meter pits, etc. The timeline of completion would be included in the grant criteria and contractor availability.

Our engineer reminded us that with the current supply chain issues, and if this does not improve, it will probably take longer even with using a contractor. With our current WWTF staffing issues, we do not have the expertise or resources to make good progress here. Additionally, once everyone is metered, it is important to gather some good data for a couple years on actual usage by customer category in order to assess and modify the billing structure as needed. With these considerations in mind, a completion date of early 2025 may be a realistic scenario.

USDA has grants and loan programs where the City of Newport could be eligible for **up to a 75% grant**. This will need to be explored more thoroughly with USDA as there are a number of factors that go into account. Any final recommendation or proposal will require city council authorization to proceed.

<https://www.rd.usda.gov/programs-services/water-environmental-programs/water-waste-disposal-loan-grant-program/vt>

If it pleases the council, we will start the grant application process and report back.

# Total Project Cost Summary and Bond Amount

Category	Total Estimated Cost
Construction	
Palin Hill Reservoir Liner & Cover Replacement	\$406,000
Derby Road Service Area Improvements & East Side Storage Tank	\$2,422,000
Water Meters	\$1,034,000
Construction Subtotal	\$3,862,000
Construction Contingency (10%)	\$386,200
Construction Contingency Subtotal	\$386,200
Step I Subtotal	\$110,500
Final Design Basic Services	\$7,400
Subsurface Investigation	\$25,400
Special Services	\$143,300
Step II Subtotal	\$432,000
Construction Basic Services	\$10,000
Special Services	\$442,000
Step III Subtotal	\$442,000
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
Use	\$4,985,000

➤ **Recommend Bond Amount:**  
**\$4,985,000**