

Middletown Springs Building Committee

Minutes

Approved

April 17, 2012

[This is the first meeting of the Building Committee held since June 3, 2010]

Call to Order

Chairman Ron Masleh called the meeting to order at 7:07 pm

Public Present: John Diego - Leggette, Brashears & Graham, Inc., Art Castle

Committee Present: Ron Masleh, Shirley Moyer, Fred Bradley, Maureen McCormick, Tom Hurcomb, Laura Castle, Robin Chesnut Tangerman, Patty Kenyon, David Munyak

Committee Absent: Patty McWilliams, Tony Lamberton, David Wright, Michael Beattie

Selectboard Present: Jim Webber, Shirley Moyer, Mike Lamson, Carl Haynes

Update from Selectboard:

Members of the Selectboard update those present on what has happened during the last 22 months which includes having the Rutland Regional Planning Commission contract with Leggette, Brashears & Graham, Inc. (LBG) to assess the site and prepare a Management Plan.

Shirley Moyer mentions some potential funding sources:

- Vt Agency of Transportation
- Vt League of Cities & Towns
- Historic Preservation Department
- Vt Community Development Program
- Municipal Bond Bank
- USDA Rural Development

Update from Leggette, Brashears & Graham, Inc:

John Diego, Senior Associate at LBG, provides a recap and answers questions from those assembled.

Re: using topsoil as a cap:

Petroleum is biodegradable over time. Contaminates are not leaching into the groundwater, so it can be capped with topsoil. Areas of concern for contamination are where existing building and old building pad are.

Re: Soil charts in Table 2 of the Management Plan:

Upper chart (ESMI) is heat treating the contaminated soil, while the lower chart refers to soil that can be reused in some way. The choice will depend on testing during construction. The higher of the cost estimate numbers was used in the estimate.

The materials do not have to be removed. Ground water was pretty good. Some lead near one well where the burn pile was. Removing the debris pile is the best option there.

Re: future use:

Green space is least intrusive. Gravel parking lot requires some excavation for a base. A building requires excavation. If a portion of the new structure is sited is over the older buildings, the old material needs to be removed to achieve adequate bearing capacity.

Siting the building on native soil rather than on previous building locations will minimize disturbance.

First priority is to locate the septic. Then try to find a place for the new building on native soil.

Flowable fill may be able to be piped into the existing basement where there are voids rather than having to remove it all.

Re: contamination or lack thereof:

In the 1970's there was a large release of gasoline. Cleanup, testing and monitoring was done.

Ground water tested was not too bad. LBG expanded the parameters to include metals, chlorinated solvents, lead, asbestos (gaskets & brake pads), etc. Lots of that stuff on top of the ground, not much below ground. Ground water moving through the soils have dissipated the petroleum contamination. Oil in the old lift tested negative for PCB's. Minor PCB's in the soil, but so low it is not necessary to treat them as hazardous waste.

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It is OK to excavate on the site. There should be no problem if the footprints of the two existing buildings aren't disturbed. If excavation within the footprints of the existing buildings is necessary, what's removed needs to be evaluated, tested and dealt with properly.

A 'Notice to Land Records' will follow this property and require that digging in certain areas must be monitored.

Clean up cost estimates:

Green space & use the existing building: \$15,541

Green space, use existing building & add parking: \$22,744

New building: \$122,018

John says these estimates are very generous and bids should be lower. There is not a lot of tank work happening right now so it's a good time to get a price.

Re: Clean up that could go along with tank removal?

Pump island, fuel lines, concrete pad, larger debris. Concrete can be used as fill in an appropriate location.

Interest free loans may be available for tank removal.

In response to a question, John reported that Matt Becker, Brownfields Site Manager for the State of Vermont said that LBG did not have to prepare a Corrective Action Plan because that level of cleanup was not required.

Public Information Committee:

Ron says the committee would be in charge of posting the warnings, arranging advertising, etc.

Maureen agrees to head it up. Patty agrees to be on it.

Public Information Meeting:

Discussion about holding an informational meeting to bring residents up to date and gather input.

Ideas discussed:

1. Have an outline to give people.
2. Summary of work done and decisions made to date. (Reference the town plan, questionnaires, issues addressed such as using the school, the vote in March 2012, etc).
3. Have town plan available.
4. Prepare a recap on costs to date.
5. Outline estimated costs of things like tank removal, etc.
6. Laura should make a list of critical functions or needs.
7. Have an 'open house' so people can see the current office and associated problems. Explain where the treasurer, listers, visitors, etc. work, where records are kept, lack of privacy, etc.
8. Open house at 6:30 pm, meeting at 7:00 pm.
9. Explain the timeline for the next six to twelve months.
10. Answer questions about the project such as why we need a town office.
11. Ask the general public - what do you want to see in your town hall? What do you want to do?
Do we need a meeting space?
12. Capture ideas generated.
13. Show examples of the Wells and Ira office plans to explain layouts and SF needs.
14. How should we contact people about the meeting? telephone? email? Carl notes the USPS has a bulk mail option without a permit for \$.15 each.
15. Have large boards with maps and visual aids. One large board can be all the tasks that take place in the town clerks office.
16. Powerpoint presentation (may not be appropriate until later). School or library may have a digital projector.
17. Fred has a white board if needed.

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Other Topics Discussed:

- Septic system is designed and can accommodate up to 24 employees.
- Water supply quality is not yet determined.
- When does the property change hands? The survey is contracted for and will be done within two weeks. To be completed before the property is transferred. Funding for purchase is available at 2.75% interest rate. Not necessary to wait until the new fiscal year to borrow the money. Lawyer is hired for closing.
- What will be in the building when we take ownership? Carl thinks most of the empty barrels are gone and someone took the used oil to use as furnace fuel.
- We should set a tentative completion date and work backwards to create a schedule as recommended by Mark McManus.
- We should put these minutes in the Magnet.
- For next meeting, have a draft of something for the informational meeting
- Carl notes that if the tank removal is more than \$10K then superfund may be able to cover the excess but this needs to be checked as it is based on Phil Grant's experience some years ago. Selectboard got a quote for \$11K for tank removal for budget purposes since they did not receive the LBG report until after town meeting.
- Next meeting set for Thursday, May 3, 2012 at 7:00 pm.

Meeting adjourned at 8:51 pm.

Submitted by David Munyaik