

**Town of St. Albans
Infrastructure Study Committee Meeting Minutes
Monday, February 5th, 2018
4pm**

Attendees: Anna Bourdon, Brent Brigham, Tim Hurlbut, Carrie Johnson, Bill Nihan, Al Voegele, Alan Mashtare and Recording Secretary, Jenn Gray. Absent were Dave Allerton, Richard Cummings and Dick Dickinson. Bruce Cheeseman arrived at 5:01 p.m.

Public: None.

A. Voegele opened the meeting at 4:14 p.m.

Town Gateway Preliminary Feasibility Analysis

The committee discussed the aspects of the two properties being considered for the new municipal complex.

Lupu Property – Owned by 144039 Canada, Inc.

This property is located at the northeast corner of VT. Route 104 (Fisher Pond Road) and VT. Route 36 (Fairfield Hill Road). The parcel consists of two adjoining lots totaling approximately 8 acres. The cost to purchase this property is \$1.2 million, which includes development and land purchase expenses.

C. Johnson stated that Engineer, Sam Ruggiano confirmed with her that the wetland permit was delineated in the Summer, 2017 on this property.

Ingleside Property – Owned by Ingleside Equity Group

This parcel is known as the Central Parcel of the old Smith farm. The parcel is located east of the southeast corner of VT. Route 104 (Fairfax Road) and VT. Route 36 (Fairfield Hill Road) and consists of slightly less than 10 acres. The cost to purchase this 10 acre property is \$50,000/acre for 5 acres and 5 acres given as a gift.

B. Brigham explained that there is a gravity fed 8" water/sewer line already in place near the Ingleside property, Maplefield's access (driveway). The property will require an Act 250 Permit.

A. Voegele asked whether the committee needed more information like costs before presenting to the Selectboard. The committee compared and discussed the costs already available to them through the preliminary analysis.

C. Johnson asked the committee whether they wanted to just do a Town Hall and future Public Safety space or include the Department of Public Works (DPW). The committee agreed to just doing Town Hall and future Public Safety needs. The consensus is that DPW will move off the lake at some point and Brigham Road would be considered for this project as the Town already owns it. It has also been suggested that DPW could be located in the Industrial Park.

A. Mashtare shared his concerns with locating the DPW complex at the Ingleside property stating that it is further from its plow routes and would cause trucks to waste time by driving through the City of St. Albans to get to plow routes.

Next steps**Separate or Combined Projects - Town Hall and Department of Public Works**

The committee discussed whether or not to do both projects at the same time or do Town Hall or DPW first.

C. Johnson suggested proposing it as one project with 2 phases; Town Hall on the Ingleside property and DPW at the Brigham Road property. B. Nihan suggested revisiting the DPW relocation plans from 3 years ago as something to work with going forward.

Presentation to the Selectboard

The committee would like to present the Ingleside property to the Selectboard as the committees' recommendation. This presentation should include costs of land and expected costs per square foot to build and a conceptual idea of what would be built for Town Hall and DPW in their respective locations. It was also suggested that the end users of each building be included when creating the new conceptual designs, i.e. DPW and Town Hall Administrative staff. Hiring a consultant would be necessary to develop the conceptual idea and costs.

Schedule

Next meeting is scheduled for Monday, February 27th, 2018 at 4pm.

Respectfully submitted,
Jennifer A. Gray