

## **TOWN OF JAMESTOWN**

### **WORK SESSION OF THE TOWN COUNCIL**

Monday, April 16, 2002

A work session of the Jamestown Town Council was called to order at the Jamestown Philomenian Library, 26 North Road at 8:09 PM by Council President Guy Settipane. The following members were present:

David Swain, Vice-President  
Kenneth Littman  
David Long  
Norma Willis

Also present were:

Maryanne Crawford, CPA, Town Administrator  
Denise Jennings, Assistant Finance Director/Water and Sewer Clerk  
Steven Goslee, Public Works Director  
Arthur Christman, Fire Chief  
Douglas DiSimone, Esq., Town Solicitor

Others present:

Kevin Deacon, Highway Superintendent  
Douglas Ouellette, Wastewater Plant Superintendent  
David Greene, Wastewater Plant Employee

### **SITE AND OPERATIONAL COST FOR THE NEW PUBLIC WORKS FACILITY**

The purpose of this work session is to discuss the Gannett Fleming Inc. report regarding site and operational cost for the new public works facility.

Paul MacNevin, Project Manager and Jeffrey Alberta, Productivity Specialist were present from Gannett Fleming Inc. to make presentation to the Council on the site and operational cost for the facility. Mr. MacNevin distributed an informational packet to the Council members, Town Administrator and the Public Works Director. Councilor Willis stated that she did not have a copy of the operational report. Mr. MacNevin stated that he reviewed the report earlier today and that there were errors that needed to be corrected and that he would forward the report in a few days.

Mr. MacNevin then went on to describe the information enclosed in the packet. The items enclosed were as follows:

- Copy of letter to the Town Administrator regarding estimate of operation cost and probable cost of site construction
- Chart of estimated probable construction cost for the WWTF site and Lot #47 site
- General cost estimate notes
- Chart of Site Comparison Matrix
- Chart of estimated probable construction cost to split the facility between the WWTF site and the Lot #47 site

- Report on observation pits
- Site plan maps (4)

Mr. MacNevin referred to the following breakdown for large key elements of the project:

	<u>WWTF</u>	<u>Lot #47</u>
61' diameter Salt Dome	\$165,000	\$125,000
Access Road	n/a	\$110,207
Balance of Site Work	<u>\$577,197</u>	<u>\$418,628</u>
Total Cost per the estimate	\$742,197	\$653,835

Mr. MacNevin then went on to display and explain the 3 site plan maps for the following site options:

- WWTF
- Lot # 47
- Split facility between the WWTF and Lot #47

Mr. Alberti distributed information to the Council members, Town Administrator and the Public Works Director and briefly went on to describe his operational analysis.

Council President Settipane entertained questions from the Council. Councilor Littman referred to item #'s 24 (Telephone Service) & 25 (Fire Alarm Service) on the chart of estimated probable construction cost for the WWTF site and Lot #47 site. Mr. Littman: Why is the cost for Lot #47 a lot lower? Mr. MacNevin: The reason the cost is low for Lot #47 is that service is provided off the power pole just to the rear of the lot on Prospect Street and it would be constructed as an overhead wire line to the building and therefore would be an inexpensive option. A lot of those costs are borne by the utility company. As for the cost for the WWTF, the municipal fire route that you have does not go to the site. The treatment plant is not served by a fire alarm system. The line ends at the intersection of Conanicus and Mount Hope Avenue, which needs to be extended. Your local fire department would need to bring the fire loop in. The loop would have to be below grade and encased in a concrete conduit over to the DPW building. The conduit is the major portion of the price. Most of the detail for the pricing is supplied in my general informational notes submitted earlier. Councilor Swain: Why do we have to bury the utility lines? Is this a requirement? Mr. MacNevin: It is not a requirement, our electrical engineers assumed that the lines would go underground. Councilor Swain: Can we put in poles? Mr. MacNevin: I'm not sure one way or another, I was working with our electrical engineer and he felt that the utility companies may be resistant to that. Councilor Swain: So you are saying that it may or may not be required? Mr. MacNevin: Correct, the numbers were strictly based upon telephone conversations, no design plans and no meetings with the power company. Council President Settipane: We will need to find out more information about this. In regards to the salt dome, our Town has gotten by for quite awhile making use of the two very large sheds located at the landfill. Is there a law or regulation that would not allow us to use our current area at the landfill and make some improvements? Mr. Alberti: The salt dome is recommended for several reasons to put it under cover. You could get by with a tarp, but it does affect operations. You could have contamination from leaching or it could get wet from rain or snow. There are no specific regulations. Council President Settipane: These figures for a salt dome are high. Perhaps with a \$25,000 renovation, raising the roof and siding the building we could save a lot of money. Have you examined these structures? Mr. MacNevin: Yes, as they are, we think that they are not environmentally responsible. We were not asked to find the least cost facility; we were asked to estimate a given facility. Council President Settipane: I am not trying to be critical. All of these estimates for site only, are very shocking. Mr. Goslee can you get by with

these structures? Mr. Goslee: If they are renovated we can by. Council President Settupane to Mr. MacNevin: I am very happy that we did not restrain you and that you were able to design what you felt we needed, that way we could see all of the things that we needed to address. Now we are able to look at this and cut back where needed and move on from there. Councilor Willis: How much salt does that dome hold? Mr. MacNevin: Approximately, 2,900+ yards. Discussion ensued regarding the size of the salt dome. Councilor Willis: In your design for Lot#47 did you take into consideration drainage from the trucks or runoff? Surrounding houses are all supplied by wells and do not have the luxury of getting water elsewhere. Mr. MacNevin: We made an estimate based upon normal measures that would be used. The salt shed is probably the biggest threat to the well drinking water in the area, rather than the hydrocarbon petroleum. A feature that we built into the project was a truck washing station outside with a sump and a pump out. We suggested that the facility be moved inside, since it was washing sand/salt, trucks, truck engines and truck parts that have oil or fuel on them. Catch basins with deep sumps to collect sand and help hold oil/fuels would be designed to contain these items. Councilor Willis: Why twice the cost for the catch basin at the WWTF than Lot #47? Mr. MacNevin: There is a whole array of things. When we dig the holes for the catch basins the manholes will have to go into rock. At the WWTF, you would be paving most of the area, which increases the need to take care of the run off and redirect it. Also, the site is sloped so we added curb at the bottom of the driveway. At this site there will be more catch basins and manholes than the Lot #47 site. Councilor Swain: Why is the gravel storage area so large? Mr. MacNevin: It is the size stated in the proposal. The Council asked for clarification on a few additional items.

Council President Settupane asked that several items be removed or adjusted on the split facility option to reduce the cost and asked Gannett Fleming to recalculate the adjustment of said items. The items discussed consisted of the following:

- 61' Salt Dome-removed \$100,000 and keep remaining \$25,000 to improve existing structures
- Road repair-allow for \$90,000 vs. \$110,207
- Chain link fence-Item #9
- Outside storage
- Fire alarm system

Mr. MacNevin stated that the configuration of the fence at both locations could be changed to reduce the cost by one-third or one-half. Council President Settupane: We could remove \$20,000; leaving approximately 34%. Council President Settupane to Mr. Alberti: Operational wise, would it be better to have the wash down/maintenance facility at the WWTF or Lot #47? Mr. Alberti: It is better to have the facility at the location where the vehicles are stored. Council President Settupane: It appears as though the split facility with some adjustments might come in at the lowest cost estimate. If GZA allowed for the construction of a commercial barn at the hilltop on Summit Avenue (not Lot #47) and to the west, could this be done? Will the building fit? Mr. MacNevin: Yes. Discussion ensued regarding placement and aesthetics of the proposed buildings.

Councilor Long: For the record: Considering the history of this project; over a period of some 5 years, being delayed 3 weeks for presentation is not a problem. Council President Settupane entertained questions from the public.

Craig Amerigian former Town Council member questioned numbers as adjusted by Council President Settupane.

William Munger; 102 Cole Street: Has there been any consideration of consolidating wastewater

and highway staff, including the clerical and administrative staff? Ms. Crawford: The clerical and administrative staff is located at the Town Offices. There is only one clerk for the water and sewer department. Mr. Goslee oversees wastewater, water and highway departments. Douglas Ouellette is superintendent to the wastewater treatment facility.

Mr. Ouellette: Workers are not interchangeable. You must be licensed to work 8 hours days in the facility. The space at the wastewater facility is very tight. Trucks have a hard time getting around now. The split facility would not benefit the area; it will aggravate an already tight situation.

Mr. David Lussier of 2 Prospect Street made a short presentation on his proposed plan for the proposed public works facility.

Mary Webster; 22 Mount Hope Avenue: If you had a split location, would you have a fire alarm at both locations? Mr. MacNevin: Yes. Ms. Webster: How efficient would it be to have employees at two different locations? Mr. Alberi: It would be inefficient.

Council President Settipane asked the Town Administrator to work with Mr. MacNevin and to report back to the Council at the next Town Council meeting on 04/22/02.

### **ADJOURNMENT**

Following clarification of a few additional items and there being no further business before the Council, motion was made by Council President Settipane, seconded by Councilor Long to adjourn the work session at 11:20 PM and to continue discussion of the Gannett Fleming report regarding site and operational cost for the new Public Works facility at the next Town Council meeting to be held on 04/22/02. So unanimously voted.

Attest:

Denise Jennings  
Assistant Finance Director/Water and Sewer Clerk

xc: Council Members (5)  
Town Administrator  
Town Solicitor  
Public Works Director  
Town Clerk