



Minutes of the City Council Workshop

Monday, May 16, 2022

6:00 p.m.

ROLL CALL OF MEMBERS

The City Council Workshop was called to order by Mayor Dana S. Hilliard. The following Council members were present: Councilors Pepin, Vincent, Dumont, Austin, Michaud, Witham, Gerding, Cameron, and Messier.

CITY COUNCIL WORKSHOP regarding National Guard Reuse Commission Report: SRPC Staff and Consultants via Zoom

James Bourdin, Project Manager for SRPC's Brownfields sites, greeted Mayor Hilliard and Council and introduced the consultants for the project, Tim Andrews from Nobis Group and Dan Ridlehoover from M&S Development.

Tim Andrews, Nobis Group Engineering, introduced himself and stated his firm is responsible for inspecting the National Guard site for environmental issues. He stated he has had a few meetings with City Manager Belmore and staff and concurred that a phase 2 can begin to replicate results and ensure accuracy, targeting any areas of concern. Mr. Andrews explained that no soil issues were found and the site is generally clean except for the presence of 1,4 Dioxane which is a material found in many cleaning solvents, but the source is unknown. He reported that there were no PFAS compounds found over the acceptable amounts and the site is very clean environmentally and there are no real observed concerns from his report.

Councilor Gerding asked for clarity on why a duplicate study did not look for the 1,4 Dioxane found. Mr. Andrews replied that the purpose of the duplication was to ensure acceptable amounts of PFAS compounds. Councilor Witham thanked Mr. Andrews for his presentation and inquired if any materials on or in the buildings were tested. Mr. Andrews replied that the buildings were not in the scope of work requested, but his firm is capable of handling if wanted. Councilor Witham responded that the National Guard may have records of environmental issues found within the buildings, but a cost estimate for an environmental inspection of the buildings could be helpful. Manager Belmore asked if there was a plan to test for 1,4 Dioxane again. Mr. Andrews replied that SRPC may be able to help with the duplication study, but it is possible a separate agreement will have to be made. He added that he has been discussing this with SRPC to see if funding is available.

Dan Ridlehoover, Manager of Project Development for M&S Development, introduced himself and stated his firm was hired to assist with developing potential reuses for the National Guard property. He laid out 3 proposals for reuse; a Recreation/Community Center, light commercial/retail space, or housing. The Rec Center requires a capital needs and structural assessments of the facility, determining necessary operating staff, and the commissioning of a conceptual design. The proposal for light commercial would require updates to the zoning of the property, a capital needs assessment, removal of any outbuildings, and the creation of a request for proposal. The housing concept (24 townhomes and 8 single-family homes) would also require zoning updates and a request for proposal.

Councilor Witham requested a cost-benefit analysis to help with future decisions and asked it be sent to the Mayor and Council. Belmore stated he would send out the one reviewed by the Commission. Councilor Vincent inquired about a cost analysis compared to surrounding communities. Manager

Belmore explained that Council has received a memo outlining initial estimated costs for the operation of a recreation center which included site costs and some labor for a total of \$187, 536, however other costs will be based on the programs and services offered.

Mr. Bourdin explained to Council his agency will create a final report to get better costs related to each potential use in order to help Council narrow down their options.

Mayor Hilliard thanked the presenters for their work and referred the topic back to the National Guard Building Reuse Committee.

The City Council Workshop adjourned at 6:45 p.m.

Respectfully Submitted,

Jonathan Slaven, City Clerk