

June 26<sup>th</sup>, 2008

A Special Meeting of the Town Board was held at the Town Hall on Thursday, June 26<sup>th</sup>, 2008 with the following members present: Richard Rowland, Supervisor; Daniel Pemrick Peter Coseo, Thomas Kinsella and Daniel Cochran, Councilman. Also present was Highway Supt. Walter Barss, Town Engineer Charlie Baker, one reporter and 3 residents.

At 7:00 PM a public hearing opened for the purpose of obtaining public input on the feasibility of expending funds to build a new Town Garage. Clerk presented proof of legal publication.

Ernie Chamberlin, Route 9N – Mr. Chamberlin stated that the present Town Garage has been inadequate for quite some time. He felt that it was quite evident that previous Town Boards have set aside money for a building fund. He felt that it was time to move forward.

Ralph Stacey, Daniels Road – Mr. Stacey was in agreement with everything that Mr. Chamberlin stated.

Fred McNeary, Daniels Road – Mr. McNeary asked if this would increase the Town taxes in any way. Supervisor Rowland stated that it will depend on how the Board decides to fund it. There is some money in a building reserve fund. They have not put any bids out and a lot will depend on what comes back when they do. Some of the shortfall could come from the fund balance. Perhaps they may have to Bond some of it.

Kinsella, C. felt that as far as operating expenses were concerned this building would be more energy efficient. Charlie Baker, Town Engineer, stated that they are proposing an outdoor boiler and would be burning surplus wood. There should be no fuels costs associated with that. The backup system for the garage is a waste oil burner. The garage generates about 375 gallons per year themselves and they would advertise for residents to be able to bring their used waste oil as well. They are estimating a savings on fuel costs of about \$13,000. based on last years costs. Coseo, C. noted that there would now be maintenance costs for two buildings since the plan was to keep the existing garage for cold storage. He asked if the installation of the proposed lift would save some costs because we will not have to send work out. Highway Supt. Barss felt that it would save some money. They may be able to do some transmission work which they can not do without it. The cost of the lift on State Contract is close to \$100,000. At this time this is being bid as an option. However they are going to do the prep work for the lift now. Coseo, C. stated that even if the Town paid cash for this project out of reserves and the fund balance, there may be an indirect effect on the taxes. For the past 3 or 4 years, the Board has used money from the Fund Balance to keep the Town taxes down. If that money is used, the Board will not have anywhere to draw from in the future. He added that there seems to be a consensus that a new garage is needed. Kinsella, C. asked if the old garage would be kept heated. Highway Supt. Barss felt that it should be kept just above freezing so that they could keep the winter equipment, such as the loader, backhoe, etc. in there and make it easier to start them. They would continue to heat that building with the existing burners. C. Baker stated that there was a good possibility that down the road they may be able to use the new boiler for the existing building as well. The proposed boiler has double doors and wood can be loaded on a pallet with a front end loader. Kinsella, C. asked who would load the boiler on the weekend. Highway Supt.

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Barss stated that other Towns that have a similar boiler only load it every two days. Coseo, C. noted that the Town Board is sensitive to potential smoke issues. The Board recently passed a wood boiler law to alleviate some of these problems. He added that this was a large parcel which sits up on a hill and there are not many residential properties around it. He did not feel that it would be too detrimental to any of the neighbors if they use the wood furnace, especially if it was an efficient furnace with a stack. C. Baker stated that the original proposal to use a "clean burn" unit was not going to work. This unit is very new to the market and they have found that you have to burn dry, split wood. You would not be able to put in log lengths. In addition, you could not burn wood chips in the unit and you can not have the large doors so that you can load it with a front end loader. The unit that they are looking at is a very energy efficient unit and with the proper height stack it will be very clean burning. Pemrick, C. asked if there was a generally accepted formula that was used to determine what the increase in construction costs might be from one year to the next, i.e. 10% increase over the last 3 years. Kinsella, C. stated that they have been using the 10% figure over the last several years. Pemrick, C. noted that if the Board were to wait another year, the construction costs could increase by at least 10%. C. Baker stated that they have done their best to get accurate estimates, however it is very possible that they may be out of the ballpark due to the increases on an almost daily basis. Some of their quotes and prices are now a couple of months old. Coseo, C. asked if it was going to cost the Town any additional money to put it out to bid. C. Baker stated there should be little additional costs. They are pretty much ready and the mechanical engineer has indicated that he would need about a week to finalize his part. Coseo, C. added that there does not appear to be any strong opposition to the proposal and felt that the Town should go forward with the bidding and see what the price comes in at. Fred McNeary asked if there was a cap that the Board has set as to the amount they are willing to spend. Board members felt that they had to wait and see what the prices come back at. Ernie Chamberlin did not believe that it was going to be any cheaper a year from now and felt that the Board should continue with the process. Ralph Stacey asked if the building was a standard size. C. Baker stated that it was modeled after buildings that they designed for the Town of Galway and Town of Providence. It is fairly standard and nothing out of the ordinary. Supervisor Rowland noted that the one option that the Town has looked at is the radiant heat floor. They believed that it would be much more energy efficient. C. Baker stated that the Board has indicated that they would like to utilize the existing generator. The mechanical engineer has set the plans up that way. He is strongly recommending that the Board consider the purchase of a new generator. He believes that to utilize the existing generator it is going to cost approximately \$15,000. to \$20,000. to rewire and feed back to the existing building. He was also concerned that the Town might be limiting themselves in the future. Cochran, C. asked how many KW the existing generator was. C. Baker stated that currently there is a 40 KW and what is being recommended for the new garage is 70 KW. Kinsella, C. questioned why they had to run wire back over to the existing building. C. Baker stated that they had to backfeed the existing building in order to be able to open doors, etc. Highway Supt. Barss added that they would also need to run the fuel pumps. Coseo, C. stated that there was some discussion regarding the possibility of sharing the

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cost of the generator with the Fire District. Highway Supt. Barss felt that the only problem with that was that the Fire Department did not have 3 phase power. C. Baker stated that one of the only things that required 3 phase power was the lift and did not feel that you would have to use that during a power outage. He did not believe that the generator would have to be 3 phase. Highway Supt. Barss with check further with the Fire District. C. Baker noted that if they decided to share with the Fire District the size may have to go up to 120KW. Kinsella, C. questioned why you would need so much. He felt that 80 KW was a lot of power. C. Baker is to check with the mechanical engineer to see why they need to have so much power. C. Baker stated that the bid is set up for moving over the existing generator and added that if the Board decided to get a new generator, they will have to change the plans back. Ralph Stacey stated that sometimes buildings are manufactured for different companies and then they decide not to build. He asked if the bid would allow for the Town to consider buildings that were close to the proposed size to allow for the possibility of considering one of these surplus buildings. C. Baker stated that the only thing that they are really specific on is the insulation package. They have found out through other projects that if you do not have the correct insulation package you could have serious moisture problems. Kinsella, C. suggested that perhaps the bid specifications could have the current proposed floor space as the minimum necessary and hard specify the insulation package. That way if there is a manufacturer out there that has a larger building that is cheaper, at least he would meet the minimum. Kinsella, C. asked if the Town Engineer could have more information regarding the generator for the July meeting. C. Baker stated that they could have all the information available for that time in case the Board decided to go to bid. There being no further public comments, the hearing closed at 7:27 PM.

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Town Clerk