

Vote "Yes" on August 21, 2010 to support your Highway Crew

The Quick Overview...

**Highway Garage cost will be under \$500,000...
Town will borrow less than \$400,000...
if you vote YES on August 21,
the Highway Crew will move in January 1, 2011**



L to R: Taffy Blass, Brian Ingles, Jim MacArthur, 3 of Ancram's 5-person Highway Department with the new garage plan. B. Docktor photos.

Garage Expansion and Renovation Will Improve Current Site

Ancram's garage facility on Maple Lane/Town Road in Ancramdale has been a major problem for years. Now is the time to vote on a solution.

Today's Problem

The current garage is too small to house the Town equipment. No lights, so repairs must be done outside. Work spaces and rest areas are primitive. No heat. Dirt floor. The salt/sand mix is outside, uncovered.

In January, your Town Board established the new Garage Construction Committee to develop a low cost, least disruptive, environmentally friendly solution. After 6 months' work, your Town Board approved, on June 17 & July 2, the Committee's recommendation to expand and renovate the existing garage on the current site.

Renovating Saves Money for Upgrade

Emile Racenet, Chair of the Garage Committee, explains that the current garage will be expanded from 80'x32' to 80'x84',

large enough to house all the town's equipment, with room for expansion. The new facility will be a wood & composite pole barn structure, with radiant heat in a concrete floor, adequate lighting, a new septic & well, and expanded staff facilities. "The milk factory building, which now houses three of our plow trucks, will be converted to a salt shed," says Emile.

Developed with the Environment & Neighbors in Mind

Jamie Purinton, Chair of the Conservation Advisory Council, and other CAC members worked closely with the Garage Committee. "The new drainage system directs rain water away from ground surfaces, resulting in a healthier wetland," Jamie says.

Testing found the site to be contamination-free. The plan includes grading and planting the 100' wetland buffer area and building a retention pond to protect the wetland from pollutants.

"The garage facility will be better screened with evergreens to improve neighborhood quality and views," adds Jamie.

Careful financial management means no new property taxes.

"The Town will budget to spend \$100,000 less a year, using this money to repay the loan interest and principal over the next 5 years," says Supervisor Art Bassin.

Actually, the Town will have enough in the bank to pay for the project without borrowing any money. But the Town Board decided it is wiser to keep a higher level of reserve balances, just in case.

The Town would borrow no more than needed, and probably less than the \$400,000 this referendum allows. "So, if the economy is better and our non-property tax revenues are stronger, we could repay the loan early and save some interest," says Art.

See page 3 for detailed estimates of the Garage/Salt Shed Project.

Highlights

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What the Highway Staff says about the new garage...

"It's about time!" says **Superintendent Jim MacArthur**, head of the Highway Department for 14 years.



"I know how important maintenance is to getting our job done well. This

new garage should make it a lot easier, and save the taxpayers' money, Jim says. "And I'm looking forward to having a well laid-out site that protects the wetlands. I've already put up some birdhouses!"

Taffy Blass, 6 years on the crew, says "I'm looking forward to working in a clean, warm, well-lighted garage.... especially when Mother Nature is dishing out her worst. The committee has taken into consideration all of our needs &

concerns -- from mechanical work space to office space."



"They have also addressed the concerns of our neighbors and the environment." Taffy adds "all in all, I am very happy with the project."

Avery Heath has been in the department for 3

years. "I believe this is a step in the right direction toward modernization. I also think the new garage will be a more productive place to work and safer, too."

The crew also includes 13-year veteran **Tom Miller** pictured right, and **Brian Ingles** who joined 2 years ago.



Architect Joe Iuviene comments

Town Board Meeting, June 17, 2010

Founder, The Architectural Bureau, Chatham. Joe was recommended to us by Dave Robinson, Columbia County Director of Public Works.

It's always less costly and better for the environment to renovate and expand than to tear down and build from scratch.

This type of wood & composite construction has many benefits. First, it'll last a long time. Non-metal materials are much better around salt, sand and in the weather. Second, this building can be repaired by the crew. You won't need to call in a specialist.

There will never be a better time for renovation or building than now...all the trades are hungry for work.

Highway Garage Cost Estimates

Estimates obtained from outside suppliers, contractors, engineers for latest design
General Contractor will be Jim MacArthur, Ancram Highway Superintendent

BUILDING

Garage Architectural & Engineering Fees	50,000
Expansion/renovation 2560 sq. ft. increased to 6720 sq. ft.	230,000

MAJOR SYSTEMS

Radiant heat & propane furnace	32,000
Electric	34,000
Well	3,000

HIGHWAY DEPARTMENT PROJECTS PLANNED

Site prep, grading & drainage work	20,000
Interior finishing	15,000
Plumbing/New Bathrooms	18,000
Septic system	10,000

TOTAL GARAGE RENOVATION & EXPANSION 412,000

CONSERVATION PROJECTS

Surveys, contamination assessment, etc.	10,000
Wetland buffer improvement	15,000
Storm water retention pond (HW Dept)	10,000

TOTAL CONSERVATION PROJECTS 35,000

MILK BARN CONVERSION TO SALT SHED 45,000

Includes architect, labor & materials.

TOTAL GARAGE & SALT SHED \$492,000



“The old garage saw us through the last 60 years... this expansion will see Ancram through the next 60 years.”

*Art Bassin
Ancram Supervisor*

Shall the resolution entitled

“BOND RESOLUTION DATED JULY 2, 2010

A resolution authorizing the construction of a new highway garage in the town of Ancram, Columbia County, New York, at an estimated maximum project cost of \$500,000;

authorizing the issuance of serial bonds of the town of Ancram, Columbia County, New York in an aggregate principal amount not to exceed \$400,000 pursuant to the local finance law; and delegating certain powers in connection therewith to the town supervisor”

be approved? YES ___ NO ___

*What you’ll see
In the voting booth...*

*Vote Yes....
to support the
Highway Department!*

Garage Construction Committee

Emile Racenet, Chair
Art Bassin
Will Lutz
Jim MacArthur
Jim Miller
George Wittlinger

“This new garage will serve the town well into the future at a price taxpayers can afford.”
- Jim Miller, Town Board, Garage Committee

Questions?
Contact Art Bassin
Town Supervisor
329-0921
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Highlights of Garage Construction Project

Renovation

- expand existing garage
- use milk barn as salt shed
- less waste
- shorter construction time

Environmental Conservation

- stormwater retention pond
- drainage plan
- wetland buffer improved
- evergreen screening for neighbors

Cost Effective

- use existing buildings
- Highway Superintendent is general contractor
- Highway Department does prep & finish work

Garage Referendum – Key Dates

- Aug 2-21 Absentee Ballots available at Town Hall.
- Aug 14-15 Community Days, Town Hall. Information available.
- Aug 16-19 Bids received.
- Aug 19 Town Board Meeting, 7 p.m., Town Hall. Bids available.
- Aug 21 Referendum on Garage Loan, Town Hall, 12-9.

Vote “Yes” on the Garage Referendum & Support your highway crew!



Winter repairs at the current Ancram Garage: No lights, no heat means sitting on the dirt floor at the door’s edge. Highway Crew member Tom Miller catches the sun’s rays just right to repair one of the town’s trucks.
Photo by B.Docktor.