

**Town of Ancram  
Garage Construction Committee Meeting  
January 14, 2010**

**Members Present:** Art Bassin, Jim MacArthur, Jim Miller, Emile Racenet, George Wittlinger

---

Mr. Bassin opened the meeting, and agreed to take notes.

**1. Review Preliminary Design:** The Committee began work by reviewing the survey map of the current garage site and the designs and estimates of an 80x100 foot pole barn structure and a 40x60 foot salt shed Highway Superintendent MacArthur had had prepared and received estimates on in the spring of 2009. Mr. MacArthur noted that these structures would meet the needs of the highway department. The garage would have cost approximately \$300,000 to build and outfit, last spring, including electric, heating and plumbing. The salt shed would have cost approximately \$100,000 last spring. In addition to these costs, Mr. Miller and Mr. MacArthur estimated another \$50,000 for a new well, a storm water retention pond and other miscellaneous costs yet to be identified, making the total cost of the new facility approximately \$450,000.

2. Mr. MacArthur indicated on the survey map of the current garage site where he proposed to place the new garage building and the salt shed. Both facilities were well away from the 100 foot wetland buffer. Mr. MacArthur proposed to place the new garage building on the site of the basketball court, on the east end of the old milk shed, and the salt shed in an area behind the old milk shed.

3. Mr. Wittlinger asked whether the Wick's law would apply, and Mr. Bassin said the Wick's law would kick in at over \$500,000, so it would not apply.

4. Mr. Bassin suggested that Mr. MacArthur get a surveyor or an engineer to lay out the proposed new facilities in the survey map so we had an exact site plan we could share with DEC and others. Mr. MacArthur will consult with both to see which option will be the least costly.

5. Mr. Bassin mentioned he had had a brief conversation with Mr. Dan Slott about the possibility of the Town acquiring some of Mr. Slott's land adjacent to the current town garage site for storage. Mr. Bassin said Mr. Slott was willing to discuss this, and planned to schedule a meeting in the next few weeks.

6. The Committee discussed whether we needed to review this project with the Army Corps of Engineers, and decided that while it may not be necessary, we should get in touch with them anyway to be on the safe side. Mr. MacArthur will contact the Army Corps of Engineers.

7. The Committee discussed the need to complete the contamination assessment of the existing site prior to starting construction. Mr. MacArthur reported that he had been ion

contact with Bill Christensen at DEC and had called talked to several engineering firms recommended by DEC and Chris Thomas. Mr. Bassin noted he had also talked to Christensen, and had talked to two engineering firms. Christensen of DEC recommends that we take and analyze 6-10 samples from the site. Exact locations will be determined by the engineers doing the work. Next step will be to receive proposals for this contamination assessment work, which should be before the February Town Board Meeting.

8. Mr. Bassin suggested that we develop specs for the building and the salt shed and get them written down in a form that we can use to solicit bids on the project. Mr. Racenet pointed out that we had pretty good specs from Mr. MacArthur's work last spring, and should use those specs if they were what we needed. Mr. MacArthur said he would develop a spec package before the next Committee meeting.

9. The Committee discussed how the Town could pay for the \$450,000 total estimated cost of the project. Mr. MacArthur suggested we consider financing a portion of the \$450,000. Mr. Bassin suggested we try to pay for it with current funds, and do the project over two or three years. The Committee agreed we could defer constructing the salt shed for a year or two as long as we moved the salt pile to behind the milk shed, so we are looking at a \$350,000 cost in 2010 if we decided to fund this project without going into debt. Mr. Bassin noted the town may have about \$650,000 in the bank as of now, and Mr. Miller noted we still were going to get about \$50,000 in the 4Q sales tax payment from the County, which would put us at about \$700,000 of cash in the bank. Mr. Bassin asked Mr. MacArthur if he could find \$50,000 or \$100,000 in savings in his 2010 budget to help pay for the garage, and promised the Town would look for that amount of savings in the non-highway portion of the budget. Mr. Bassin commented that he felt people did not want to see the Town go into debt or raise taxes with the economy still being so uncertain, and would rather pay for the garage and salt shed out of current cash flow. Mr. Miller said it would not be a good idea to let the Town's cash balance drop under \$300,000. Everyone agreed.

10. Mr. Bassin noted that in addition to the new garage and salt shed we needed to have a plan to invest in new highway equipment. He mentioned that Copake Supervisor Reg Crowley had suggested the county take over the town highway functions. Mr. MacArthur was it was more likely the county would give the town's more responsibility for county activities in each town. Mr. MacArthur noted that the town of Gallatin had a grader it rarely used, and we might want to talk to them about buying or borrowing it. The Committee also discussed the possibility of jointly purchasing equipment with neighboring towns.

11. The Committee discussed who would Chair the Committee. No one volunteered at the meeting, but Mr. Racenet volunteered after the meeting to chair the committee.

12. Next meeting was scheduled for February 4 at 7 p.m. Meeting adjourned at 8.30 or so.