

CLERMONT TOWN BOARD  
SPECIAL MEETING  
JULY 22, 2008

The Clermont Town Board held a special meeting on Tuesday, July 22, 2008 at 7:00 P.M. Those present were Supervisor Raymond Staats, Councilman Nolan, Councilman Jones and Councilwoman O'Neal. Councilwoman Lent was absent. Also present were Highway Superintendent James Potts, Judith Neary, Angela Goetz, Robert Desmond, Carol Livellara, George Davis and Charles Larsen.

Supervisor Staats opened the meeting with a salute to the flag.

The Supervisor asked if the members of the Board are comfortable with how we are proceeding with the garage. He feels that the garage is a necessity and that there is no other viable option other than the location where we have chosen for the garage.

Councilman Jones stated that a connecting road from Route 9 to County Route 6 has been discussed at previous planning meetings ie: the Behan Hamlet Steering committee. There were also discussions suggesting bringing a road from Route 9 and connecting with the property owners adjoining the twenty acre parcel.

Councilwoman O'Neal stated that residents concerns have to do with financing, not so much location. She asked why we couldn't renovate the existing garage and build a new salt shed. Cannot undertake a capital expenditure of this magnitude when fuel is so expensive.

Supervisor Staats does not think that taxes will necessary be increased. He has asked for the rates to extend a bond from five year to a seven-year or ten-year and lower the monthly payment. The present salt shed would have to come down because it is in bad condition.

Councilwoman O'Neal asked if we have had an engineering study on the salt shed.

Supervisor Staats stated that it is undersized and we don't know what we will find if we take down the old shed and excavate for a new shed. There is very little area for expansion around the old garage.

Councilman Jones said that the fundamental issue is not the condition of the building but that there is not enough space for the machinery that we have.

Councilwoman O'Neal has been asked by residents about shared services with Germantown or Livingston highway departments.

Supervisor Staats responded that the Livingston garage is the most reasonable in proximity but there is an increase in the cost of running trucks from Livingston to cover

our roads (Correction: and a safety issue on servicing our roads on a reasonable time table)

Councilman Jones stated that the space is not available at the present location to expand, we need to put up a new building, build the driveway, install the concrete slab and get a contract price on a building, with the Highway crew finishing the interior over the next few years. The materials for the driveway will be from on site, which is a cost saving.

Superintendent Potts does not see it taking long to finish the interior of the garage. Shared services is out of the questions, as it is twelve miles to the Livingston garage and during bad weather it is sometimes hard to get from one end of town to the other.

Supervisor Staats would like to establish a plan and send out a letter to residents explaining the costs. We are looking at \$60,000 per year for five years, but looking to extend the bond out for seven or ten years.

Councilman Nolan thinks it is about making the best decision with all the information on the table. If Superintendent Potts and his crew do any work it needs to be accounted for as prevailing wage.

Councilman Jones noted that we have been working for six months and where have we gotten.

Councilwoman O'Neal said that we need a plan before we go to referendum.

Councilman Nolan: We need to show what it would cost to renovate the existing building. We need to document that it would cost more.

Supervisor Staats: Should we pay an engineer to tell us that it is going to cost more to renovate the existing building and salt shed. We could send a letter to residents explaining the alternatives to renovate the old building vs. a new building.

There was discussion on the proposed road from Route 9 essentially being in conformance with the Behan Plan as it connects to proposed driveway to Route 6. But some thought that the Behan plan was never intended to include town road.

Councilman Nolan stated that the existing building isn't big enough for a salt shed or to expand.

Bob Desmond said that there is going to be a need for more town hall space in the future and it can be expanded where the old garage stands now.

Councilman Nolan said that we need budgets. He asked if the salt shed could be separated out from the garage.

Supervisor Staats has calls out for prices on pre-engineered structure, electrical and plumbing.

Councilman Jones discussed the various designs of trusses which can be used.

Councilwoman O'Neal asked if we would get more than one type of building estimate. At the last meeting, Councilwoman Lent said she would be checking into prices of trusses.

Superintendent Potts stated that the board is going from renovating the old to building a new building. This is a decision that the board can make.

Councilwoman O'Neal stated that the board is trying to develop a plan that is clear to the taxpayers. What we see and what taxpayers see are two different things.

Supervisor Staats asked if the board is in agreement that this is the best location?

Councilman Nolan is more concerned with cost.

Councilman Jones agrees that the site is the best, we do need a budget.

Supervisor Staats said that we could only save money on the existing if we renovate and build it the same size, which doesn't help.

Councilwoman O'Neal wanted to hire a planner that can do a rendering of the building because she wants to see what can be done with it. (Correction: to see what it would look like on the site.)

Supervisor Staats responded that this would cost more money to the town.

Councilman Nolan said that we have to go through the State Environmental Quality Review process. Bob Desmond said that if there is a problem during the review process, you could add screening, etc.

Angela Goetz' concern is that you see a metal building with a lot of blacktop. Will landscape be incorporated into the initial building of garage or will it come ten years hence? Councilman Jones responded that there are 40 foot trees between the former telephone property and where the garage will be and being 800 feet from County Route 6, there is an obstructed view.

Bob Desmond stated that Red Hook went through the same thing with Hannaford and you can hardly see the building now. The same kind of thing can be done and made esthetically pleasing.

Councilman Nolan: The budget form includes landscaping, demolition, etc. not just pre-engineered building.

Charlie Larsen pointed out that this is already off the road, not like the other town halls locally.

Judy Neary agrees with Councilman Nolan that we need hard figures, and she agrees with Councilman Jones that we have been six months over the same things. If you continue to discuss and put it off for another year and a half, the costs only go up. If the people in disagreement aren't here to voice their concerns, the board should move forward.

Councilman Jones pointed out that he previously made a presentation on the pros and cons of the other locations considered which included the cost and problems of renovating the old garage and of buying another piece of property.

Charlie Larsen: The board has not addressed the safety issue of having a highway garage in a bad state of repair.

Councilman Nolan said that we should document the plan and move forward.

Bob Desmond spoke on some points: Shared buildings – cost of moving equipment from another town should be factored in. Bonding – talked about 50% from unexpended balance and 50% borrowed. He would like to see as much out of the unexpended balance as can be comfortably used.

Councilman Nolan pointed out that they do not have room in other towns for our equipment. We have to explain this all to the public so that it is understood.

Councilwoman O'Neal said that the unexpended balance is there to use on maintenance of other buildings, and not to use all on a garage.

Judy Neary asked when the board would have the figures.

Supervisor Staats hopes to have estimated figures by August 4 meeting.

Councilman Jones suggested getting a price on a wooden truss building without interior.

Councilwoman O'Neal asked if Superintendent Potts thinks that the shale will be good enough for the driveway?

He believes it will be for the base, but he doesn't know about the rest. The building will be at least six feet or more below the ground level.

Supervisor Staats would like to talk about proceeding by moving the materials and stockpiling for future remediation. The machinery is donated and we just have to pay for the fuel.

Councilwoman O'Neal thinks we are going to get objections if we start moving soil around. Supervisor Staats said that this is prepping the site and planning for remediation.

Carol Livellara asked if you are doing this before you have a location? Councilman Nolan said we are prepping the site for remediation. Regulations for soil erosion and control for stabilizing stockpiled materials will have to be followed.

Supervisor Staats again asked if we are all in agreement that this is the best location. He would like an indication from board members that they feel that this is the best location.

Councilwoman O'Neal has concerns about the issue of easements on the twenty acres. Asking if we have to get a permit to put a well on the property. Yes, we would on the piece removed from the twenty acres but not if the well was on the former telephone property.

Councilman Nolan would want to get CT male to confirm that we can do this. Charlie Larsen and Bob Desmond agreed that CT Male and DEC said that once the acreage is subdivided, you could do anything.

Bob Desmond noted that the location has been agreed on twice at two other board meetings, and it still isn't decided.

Councilman Nolan doesn't know what the numbers are for the garage so he is not convinced, because it is predetermining the building.

Supervisor Staats will put together a letter spelling out what we want to do.

Angela Goetz asked if the building has been designed. The response was no, we give the footage and they give a cost of the building.

Carol Livellara asked if it is possible to have a projected cost for the garage?

Bob Desmond spoke about apportioning the cost of the driveway because it will be a shared use driveway for the recreation field and the highway garage. If all the board agrees that this is the correct location, then go ahead and move the dirt.

Councilwoman O'Neal is going to call Kurt Moline and ask if we can move the dirt. We need a plan for moving dirt.

Councilman Jones suggests to get budget together, fund money for gas to run the machinery which Councilwoman Lent offered for use.

A motion was made to adjourn by Councilwoman O'Neal and seconded by Councilman Jones at 9:10 P.M.

Respectfully submitted,

Mary Helen Shannon, RMC  
Town Clerk

