

SPECIAL BOARD MEETING – APRIL 25, 2012

The Special Board meeting of the Town Board of St. Armand was held on Thursday at 8:00 a.m. at the Town Hall, Bloomingdale, NY.

PRESENT: Supervisor Joyce W. Morency, Deputy Supervisor Samuel A. Grimone, Councilmen Earl J. Dakin, Jr. Charles Whitson, Jr. and Donald Amell. Town Clerk Cynthia A. Woodson. Highway Superintendent Roger Oliver, Highway Employee Douglas Snickles

GUESTS: Ethan Hall from Rucinski Hall Architecture, Chris Knight reporter of ADE newspaper, J.P. O'Neil, and Sandy Hayes

Supervisor Morency called the Special Board meeting to order at 8:00 a.m. Notice of the meeting was published in the Adirondack Daily Enterprise.

TOWN GARAGE PROJECT

Ethan Hall presented his proposal to the Town Board members. Councilman Grimone asked if the proposal includes the site, drainage, and layout. Mr. Hall stated yes. Mr. Hall stated that the location of the gas tank has to be moved and Roger said it is in the process, as the tank has to be drained.

Councilman Grimone asked what the height of that garage in that drawing, and Mr. Hall stated 18 feet. Councilman Grimone stated that if they do a metal roof can it be lower. Mr. Hall stated it can be lower; but only enough so the flow of water will not get in under the eaves. Councilman Grimone said it would save money on the construction costs, and can they lower the pitch of range? Mr. Hall said yes, but wants to make sure the process is thought out.

Supervisor Morency said we talked about safety issue if a metal roof. Mr. Hall said they can put in snow stops above garage door to prevent potential metal jam. Councilman Grimone asked about the cost of maintaining and heating. Mr. Hall said the radiant heating in the floors helps. Councilman Grimone asked what the R value of insulation is. Mr. Hall said a minimum of R-19. Councilman Grimone asked about the blocks. Mr. Hall said 12 inches.

Councilman Grimone asked Mr. Hall the efficiency of this type of building versus a stick building or using Insulated Concrete Forms (ICF)? Mr. Hall said it has to be finished. The masonry last longer and the building would be too tall (18 feet) for a stick building, and over-insulating doesn't breath very well. Councilman Grimone asked what he thought the cost would be keeping the building warm. Mr. Hill said a higher efficiency boiler provides 93% to 95%. Councilman Grimone said, really the cost of building. Mr. Hall said it will pay back over time, using ICF will cost more as you have to finish both sides; cost-wise very efficient way for cost and building. Councilman Dakin asked what the life expectancy of blocks is. Mr. Hall said about 50 years. Councilman Dakin asked about how long the mortar will last and Mr. Hall said it depends on what type used. Councilman Grimone asked if these plans meet the current NYS Conservation construction code and Mr. Hall said yes.

Councilman Grimone asked if the building size still 60 feet by 120 feet and Mr. Hall said yes; 60' depths and 120' lengths. Mr. Hall asked if there was a need for a women's toilet room; if not a requirement, then it is not a code regulation but keep the plumbing in floor. The wall can be taken out between the rooms to make office space. Councilman Grimone asked if all rooms are on left side of building and Mr. Hall said yes. Mr. Hall said the office (Highway Superintendent) is 15' x 12', the bathrooms 16' ½" x 12' 6", the utility room is 15' x 11' 2", the staff lounge/lunch room is 15' x 14'. Mr. Hall said there will be four full-sized bays for trucks.

Councilman Grimone asked about using the 83' between the building and the highway wouldn't that 83 feet be ample for parking for the offices? Mr. Hall said that hasn't been looked at and he was not aware of it. Councilman Grimone said in his initial conversation, is that the right place to put it, and my intent is to consider office space. Supervisor Morency said that if there is an abandoned site and buying another piece of property would be more expensive; thought we were going to keep cost down. Supervisor Morency said prioritize space and the safety factor at the garage. She asked Mr. Hall if they could remove seven windows and Mr. Hall said yes.

Councilman Grimone said he asked Roger about providing a list of equipment as he did do a small scale drawing to see how much room is needed. Councilman Grimone said that his agreement to the size of the garage was that we put offices there, if we don't put offices in there, then a smaller building. Mr. Hall said that offices could be put on the Route 3 side of the building, and this is the first he heard of this. Mr. Hall said that you (the Town) have gained the space for additional buildings. What does it do to the occupancy to code of building, he doesn't know, have to ask code officer. Is it possible? Absolutely. There is a limited scope and he didn't get the impression of doing offices talking with Joyce, Roger, and Charlie.

Roger Oliver said, so it means it defeats the purposes now? Councilman Grimone asked Roger how much space does he need to do work and Roger stated they need more room than what they have now. Councilman Grimone asked Roger what is the minimum of length they could do with, and Roger said no less than 80 feet. Doug Snickles said they need 103 feet for everything (all equipment). Roger said having the loader and water truck in garage, if not, then the pole barn stays heated. Mr. Hall said if compromises to be made, do in front of building. Supervisor Morency said the problem is, they are desperate for a garage. Councilman Grimone asked Mr. Hall if he has seen the equipment list, and he said no. Roger said he will give him one. Councilman Grimone said he is not convince that we looked at it (plans) together and agreed.

Supervisor Morency asked for a resolution approving this proposal with Rucinski Hall Architecture, to accept proposal in lump sum fee of \$24,000 for final design. Councilman Grimone said if we agree with this, does this locks us in as for the design and size? Councilman Amell said the other option was metal. Councilman Grimone said there are other decisions; just doesn't feel it is all comforting to give it (agreement); felt like we have not done our homework and we are rushing into it.

Supervisor Morency stated that she feels we are in a time restraint; the time frame important. Councilman Grimone asked if Councilman Whitson is completely satisfied of construction, and Councilman Whitson said yes. Councilman Grimone asked Councilman Whitson of the safety factors. Councilman Grimone asked him if it is less costly than ICF. Councilman Whitson said less costly from beginning to end. Mr. Hall said with the labor factor in the ICF to finish the exterior and interior. Councilman Grimone asked him if the R-factor is greater and Mr. Hall said he doesn't know if it is significant. Supervisor Morency asked for a Resolution to accept the proposal. Councilman Amell said that if we agree to the resolution, are we not looking at offices into this building? As long as we have the option of changing the layouts, he will vote for the proposal.

RESOLUTION #41 – PROPOSAL FOR TOWN GARAGE

Councilman Whitson, who moved its adoption, offered the following resolution.

WHEREAS A Resolution of the St. Armand Town Board to accept the design proposal with Rucinski Hall Architecture for the new Town Garage building for a cost of \$24,000.

This resolution was duly seconded by Supervisor Morency, and adopted as follows:

Supervisor Joyce W. Morency	AYE
Deputy Supervisor Samuel A. Grimone	AYE
Councilman Donald Amell	AYE
Councilman Earl Dakin, Jr.	NAY
Councilman Charles Whitson, Jr.	AYE

Dated April 27, 2012

Cynthia A. Woodson
St. Armand Town Clerk

A motion was made by Councilman Grimone, and seconded by Councilman Dakin, to adjourn the meeting at 9:25 a.m.

I, Cynthia A. Woodson, Town Clerk for the Town of St. Armand, do hereby certify that the above is a true and correct transcript of the Special Board meeting minutes held on the above referenced date.

Cynthia A. Woodson
St. Armand Town Clerk