

**TOWN OF WESTERLO  
TOWN BOARD WORKSHOP  
MEETING OF  
TUESDAY, OCTOBER 21, 2014**

The Westerlo Town Board held a workshop meeting on Tue. October 21, 2014 at Town Hall 933 County Route 401, Westerlo, NY. The purpose of the workshop was to hear from Delaware Engineering, D.P.C. regarding an estimate for replacement cost of the current Town Highway Garage building. Supervisor Rapp opened the meeting with the Pledge of Allegiance to the Flag.

ATTENDING WERE:     Supervisor Richard H. Rapp  
                              Councilman Alfred L. Field  
                              Councilman William F. Bichteman Jr.  
                              Councilman Theodore S. Lounsbury III  
                              Councilman Anthony W. Sherman

Also attending were: John Brust; Principal & Frederick Grober; Engineer of Delaware Engineering P. C., Deputy Supervisor Edwin H. Lawson, Highway Superintendent Keith Wright Sr., Justice Robert Carl, Zoning Board member John Sefcik, Town Clerk Kathleen Spinnato, several town highway employees, and nine residents.

John Brust of Delaware Engineering gave an overall review of the permit, design, and construction phase timeline of a highway garage built in the Town of Windham, NY. He also stated the services they provided to Windham and other municipalities during the projects, ie; permit process, attending Board meetings & public hearings, financial analysis, design, demolition, inspection, etc.

Fred Grober of Delaware Engineering handed each Town Board member an estimated detail proposal packet he had put together for the Town of Westerlo. He had initially met with Councilman Field, Councilman Bichteman, and Highway Superintendent Keith Wright to look at the existing facilities. He gave an assessment of efficiency, sq. footage, maintenance, functional space (now & future) & cost effectiveness over a 20 or 30 yr. span. He made a recommendation of moving the Town of Westerlo Court & the Town Records into the Town Hall and suggested possibly relocating the New York State Police into the Highway Superintendent's Office he was unsure if the Town would decide to make the same choice. Their proposal followed:

- Proposed a 5 bay garage w/ Admin. Nominal Dimensions 60'W X 145'L-8,700 SF @ \$175/SF = **BUDGET \$1,500,000**. A new garage would include office, meeting room, bathroom/ locker, workshop/ parts storage area.
- NYS Police office space could be accommodated at the existing Highway Superintendent's office building = **BUDGET \$35,000**.

Total Budget for replacement of existing highway garage facilities \$1,650,000

Councilman Bichteman asked if they were comfortable with those figures in dealing with the existing septic system at the Highway Garage. Fred Grober advised he was unsure, it would have to be assessed since it is under pavement, it would be best if land could be purchased and the septic moved and not paved over. A discussion followed between John Brust and Councilman Bichteman regarding potential consolidation, potential grant monies from NYSERDA and or Dept. of State, insurance savings if non-combustible materials are used, operating and maintenance cost savings which should decrease considerably with zoned heating, estimated figures for loan, yearly repayment, interest rates & terms; renovations and maintenance needed at the Town Hall. John indicated the figures given do not reflect the cost of say a \$300,000 lift or the raising of truck beds inside a potential new structure. Delaware Engineering fees for preliminary plans, renderings, and any anticipated open houses or public hearings are included in the estimated cost figures.

Councilman Sherman asked about rough cost estimate for demolition of the current highway garage buildings. John Brust responded demolition is included in the figures which were handed to the Town Board members, provided there are no major environmental issues.

John Brust indicated cost savings could be had using the existing floor. Fred Grober, Engineer does not recommend using existing floor from an engineering standpoint due to additional weight of a new structure, roughing in of plumbing, drainage etc., and stated in Windham they ended up replacing the floor.

A resident asked the cost of demolition in Windham, Fred Grober responded it was approximately \$72 per ton in Windham due to some asbestos, cost roughly \$35,000 to \$40,000. An asbestos assessment of the Town of Westerlo building would be recommended by Delaware Engineering. Deputy Supervisor Ed Lawson reported this had already been done.

The public asked a few general questions which Jon & Fred answered.

The Town Board indicated the need to move forward and make a decision preferably at the next Town Board meeting on the project with their recommendation to either repair or replace the building. Brief discussion followed regarding the cost, records room, meeting room space and court requirement needs.

There being no further discussion Supervisor Rapp asked for a motion to adjourn. Councilman Lounsbury made a motion to adjourn, seconded by Councilman Field and unanimously carried. Meeting adjourned at 8:05 PM.

Respectfully submitted,

Kathleen Spinnato