

## **NEW LISBON TOWN BOARD---JANUARY 22, 2013---TOWN HALL SPECIAL MEETING ON HIGHWAY BARN-REPAIR/REPLACEMENT**

Present: Supervisor Robert Taylor, Councilwoman Connie Chase, Councilman Edward Lentz, Hwy. Supt. Bill Whitaker, Clerk Charlene Wells, Land Use Officer Tom Riso, Residents Andrea Denekamp, Cindy Scott, Donald Smith, Sue Smith, Joe Gregory, George Brett

Supervisor Robert Taylor opened the special meeting at 7:00 PM. Delaware Engineers completed an evaluation of the Highway Barn in 2012. They estimated it would cost \$259,500 to upgrade the barn and would add 20-30 years to the life of it. They estimated it would cost \$1.0 to \$1.5 million to build a new barn that would meet all of our needs and would have a life expectancy of 60 plus years. The Town Board wants public input on the repair and/or replace issue.

Tom Riso questioned how we would fit a longer building in the existing site. Supt. Bill Whitaker noted that there is 60 feet between the hwy. barn & the storage shed. They need most of that space for being able to turn into the barn. The storage barn is close to the property line. Sue Smith questioned about losing heat when the big doors are opened. No matter what type of door or heating system we're always going to be losing heat. Hwy. Supt. Whitaker noted that the electrical system is the original with upgrades. They can't use all items at once and the electrical boxes are maxed out. We will get the heating cost figures for the next meeting. Lenny Melillo has suggested upgrading the storage barn to use as a highway barn with four truck bays with an addition for an office, bathroom, welding room etc. He would utilize part of the present hwy. barn for 2 trucks and partition off the rest for cold storage. Hwy. Supt. Whitaker thought that an addition on the side of the storage barn would hinder pulling into the old barn. Donald Smith suggested we add on to the back side and move the fuel tanks & salt storage. The highway employees have suggested putting in a concrete floor & heat in the storage barn for use for a few trucks. The present barn needs better ventilation, heating, insulation, electrical, etc. It's not sure what we would find if we started tearing it apart to upgrade. If we built a new barn at a million dollars, a loan for ten years would mean a payment of \$120,000.00 per year.

Tom Riso had ideas for upgrading the present hwy. barn. We would have to put in better ventilation and redirect airflow. We can fix cracks to help with heat loss. If we demolished the present barn to build on the same spot we wouldn't have anywhere to work during construction. We should double the electric to 400 amps. The water & septic could be left until we have to fix. We could test with a light meter to see where we need to add more lights. Doors could be replaced with better insulated doors. For more space we could add on or set up a separate building for some of the equipment. He also thought that forced air heat would work best. He didn't think that radiant heat was suited for the garage. We would need a 6 inch thick slab of concrete to accommodate the weight of trucks. With pipes in the cement, some heat would go down and it would take a long time to heat. With forced air heat we could direct it to where we want it.

Cindy Scott noted that with the cold trucks coming in with snow & ice on them, you have to have heat to evaporate the water. Donald Smith noted that when he worked for Old Road Truck Repair, they had a dual heating system. The radiant heat in the floor helps to dry up water on the floor and the warm floor is nicer to work on. Hwy. Supt. Whitaker noted that if we consider upgrading the storage building, we will have to put some attention on the roof, which is starting to rust. If they were going to put trucks in it we would need at least two overhead doors. It was discussed having the water tested. Andrea Denekamp suggested we should get some estimates for upgrading the storage barn and possibly a pole barn/lean to for seasonal equipment. Part of our expense will be that we have to pay prevailing wage rates. Highway employees may be able to do some things themselves. We will have to check with banks to see what guidelines they have with building loans.

The next open house at the highway barn is Saturday, February 9<sup>th</sup> from 1-3 PM. The Town Board will hold another meeting on the highway barn issue on Monday, February 25<sup>th</sup> at 7:00 PM at the Town Hall. With no further comments, the meeting adjourned at 8:15 PM.

Charlene R. Wells, New Lisbon Town Clerk

