

**Town of Tinmouth
Select Board
Special Meeting
August 4, 2018**

Members present: Michael Fallar, Cathy Reynolds, and Frank Sears (at 8:07)
Others present: Eric Buffum – Road Commissioner, Kim Harbaugh, Sherry Johnson, Doug Fontein, and Gail Fallar – Select Board Assistant

Frank called the meeting to order at 8:07 am. The meeting began at the Town Garage for a site visit to take a look at its current condition and future needs.

Michael explained his concept of an addition on the west side of the building, for unheated storage and creating a longer heated bay on the inside of the current structure, along with other options. In Eric's original proposal from 2016, there was an addition on the west side and an addition to the north side. After a couple of folks looked at it and a quote was obtained from Wright's Construction, it was suggested that it might be cheaper to just build a new structure to size. The Select Board at that point decided to head in that direction. Today's effort was to work on having a structural engineer make a determination for the Board (Town) on the advisability of using the existing building with additions.

There was much discussion about what is needed versus what is wanted, current deficiencies, options, the longevity of the project – will it last 40 more years, does it all need to be heated, ceiling height does not allow for chains to be put on the trucks if needed in the winter, etc. There needs to be water and septic – a bathroom, all agreed. Heated space for the trucks to be worked on, the trucks have grown longer over the years and no longer fit in the current work area. Trucks were measured, length, width, height, with a plow, with a wing, etc. (Cathy offered to compile the stats, please see attached.) Ceiling is 14'.

Board discussed process, would like to present voters with two options, but need solid numbers for each of them, and have them comparable (time of service, aesthetics, functionality, etc.).

A. Current building with updates to it (may include roof, wiring, siding, flooring, etc.) and additions on west and north sides; and

B. A new building to include heated space for the trucks, excavator, skid steer, grader and loader, a 20' ceiling, and room to grow; the old garage to be used for cold storage.

Board then moved to the town office for a telephone conference with Scott Lepley, property owner at the lake and architect from New Jersey. They advised him of the discussion at the town garage. He inquired whether any of it would be done volunteer – such as with the Community Center – Board thinks that it may not be able to replicate that effort. Structural engineers were discussed, Scott will reach out to some he knows, offered to contact them and set up a walk-thru. One does not have insurance, would like to have proposals for the regular Board meeting on the 23rd.

After phone conference ended, Cathy moved and Frank 2nded to go out to bid for a structural engineer to assess the current condition of the town garage and advise about future use, to be received by August 23rd. All voted in favor, Board also decided that the S.E. needed to be licensed and insured (town's insurance company requires this as well). Discussion of who will write the RFP, other members want to review before it's sent out.

Board then began a discussion of the pig situation at the Baker farm. Frank, as Health Officer, updated the Board. He is scheduled to visit with a veterinarian on Monday, there may be a visit from the state's ag department on Tuesday. The pigs are not owned by the Bakers, someone from out of town has built a pig barn and there are now several dozen pigs residing there. Issues include water quality concerns, pig health issues, and trash bags filled with old crackers and such for the pigs. Frank is involved as Health Officer, as the Animal Control Officer David Birdsall is away for the summer. He will keep Board advised as the situation develops. The Board may need to issue an Emergency Order. Rutland County Sheriff's Deputy Ed Hunter has visited the site as well, and will be present during the site visit.

Meeting adjourned at 10:36 am.

Respectfully submitted,

Gail Fallar
Select Board Assistant

Also, please see Addendum by Cathy Reynolds – below
Addendum to 8/4/18 Minutes

Written by Cathy Reynolds

Special Meeting Saturday August 4, 2018 8 am

Meeting was called to order at 8:07 on site at the Town Garage.

Attending: Cathy Reynolds, Frank Sears, Michael Fallar, Selectboard, Eric Buffum, Road Commissioner, Gail Fallar, Selectboard Assistant, Sherry Johnson, Kim Harbaugh, Doug Fontein.

A detailed discussion and tour of the existing town garage ensued. Notes below are details discussed and noted during the visit.

The existing garage is pole barn construction with the structure carried on 6 x 6 creosoted posts sunk into the earth. The building was constructed in the early 1980's and is ~ 35 years old. Neither Town truck fits into the heated garage bays originally constructed for them since we started purchasing larger trucks approximately 9 years ago. The two original heated bays are too small for our current vintage trucks. There is no heated work space for trucks. Many tasks completed by the Road Crew are done outside or in the unconditioned spaces in the Garage which has a dirt floor.

From Eric, ideal garage would include:

1. Ceiling height of 18'-22'. There are several tasks that require lifting the bed which requires much more ceiling height than the current ceiling height of 14'.
2. Truck height is 11'. Truck length with plow is 35' for the newer truck. The width with the wing is 19', 13' with plow only.
3. Eric would like entire building to be heated to allow for all equipment used during the winter months to be kept warm for ease of starting, maintenance, and durability of equipment. This list includes 2 trucks, excavator, grader and skid steer, all of which are used regularly during winter months. Working on trucks outside or in unheated space is challenging and occasionally unsafe.

4. The current heated space is too small to work on much of the equipment. Trucks are no longer stored in heated space as they were when the building was built, due to the increase in the size of the trucks. Trucks start hard in winter and the hydraulics are sluggish until warm.
5. A discussion ensued about what the Town should build and provide for our Road Crew. Michael wants to minimize expense and heated space. Frank spoke to the benefits of having well lit, heated space for all equipment for most efficient operation and the safety and improved work environment for our road crew.
6. Cathy spoke about making a long term investment in a building and wanting to be sure that what we buy will provide the Town with the space needed by the crew for the equipment we need into the future, and will be a durable and long lasting building. Since the Town is an enduring institution, making a good long term investment is important. The Town will always need a garage.

The question was raised as to how much life is left in the old building as it is a 35 year old pole barn resting on 6 x 6 creosoted posts. Much of the building has a dirt floor. Is it structurally sound; would we be making a good investment by putting additions onto the existing building, or would this be throwing good money after bad?

7. Eric requested 16' wide doors with space on either side of the door so that the wings could be dropped when the trucks are parked. This is for safety.
8. Need space on either side of the trucks and in the middle for the ability to move around in the garage.
9. It was a Saturday morning and we noted the residents dropping trash into the dumpster, stopping at the recycling shed, and putting items in the recycling dumpster. In a snow storm, the road crew would be working amidst the operations of the transfer station which could be a safety issue. Separating the Road Crew space from the public transfer station operations is recommended for safety by Eric.
10. Doug Fontein attended. He stressed the need for a thorough assessment of the poles because it would not make sense to invest money into the building if it only has a few years of life left.
11. Eric reminded the board that he had provided a general design to them in late 2016 for Scott Lepley to draw to be presented at Town Meeting 2017. That design had a 20' roof height at the front and a 15' ceiling at the back of a long shed roof.

The meeting moved to the Town Office where a conference call was initiated with Scott Lepley, a part-time resident, Pond homeowner and architect who has been helpful to the Town in the past with architectural questions and issues.

Scott was briefed on the site visit.

He indicated that the Town should be careful that it is worth adding on to this building and he related several times in his career where residential customers added on to old buildings in poor condition and ultimately ended up pulling the original building down or wishing they had.

He recommended a structural engineer and shared the Chad Virkler's name. Scott indicated that he would be willing to contact Chad to see if he would be willing to do a structural assessment of the building, particularly the posts. He indicated that he had seen some initial rot in them. What is the life left? Other structural engineer names brought up were retired Wright Construction structural engineer Dave Skidmore, someone from Arlington, and Ray Page (who it turns out is a surveyor). Gail indicated that she would get names of structural engineers from Stan Wilbur, Cathy found Marble Valley Engineering on the web. Cathy moved and Frank seconded that we got to bid for a

structural engineer to do an assessment of the building. All in favor. After additional conversation the need for a licensed and insured engineer was clarified. Frank agreed to contact Scott and share this with him. Cathy agreed to draft an RFP to be circulated to the board and Gail. Gail will send it out to bid ideally Monday, to give engineers time to visit the site and make a proposal, due at the next SB meeting on August 23.

Scott shared a building he saw built in his area in southern NJ that was a 50' x 100' pole barn with steel interior, fully insulated that cost about \$200,000 which did not include profit or mark up. He believes it may be cheaper to build what we need from scratch.

Cathy agreed to type up the notes from the meeting to be shared with all included Scott, to give him the benefit of our conversations.

Frank then updated the board on the pig farm that is currently housed on land owned by the Baker family. Frank as health officer will be visiting the site with Ed Hunter, our County Sheriff representative and the State Veterinarian. The town and others have received complaints about animal welfare, runoff, bags of day old food that is being picked apart by well fed ravens, and general disorder. The first complaint came to the Board from the Fire Department who submitted a video to the SB after being called to the site for fire. Frank as Health Officer is managing this complaint and will keep the board informed of outcomes.

Meeting adjourned at 10:30 ish.