

**NEW LISBON TOWN BOARD—MARCH 29, 2021—7:00 PM—TOWN HALL, GARRATTSVILLE  
SPECIAL MEETING AND PUBLIC INFORMATION SESSION ON USDA GRANT POSSIBILITIES  
FOR TRACTOR AND NEW HIGHWAY GARAGE**

Present: Supervisor Edward Lentz, Councilman Bill Whitaker, Councilwoman Flo Loomis, Councilwoman Nancy Martin-Mathewson, Councilman Brian Ryther, Hwy. Supt. Donald Smith, Town Clerk Charlene Wells, Co. Rep. Meg Kennedy, Co. Rep. Ed Frazier, Co. Rep. Keith McCarty, Co. Hwy. Supt. (& resident) Rich Brimmer, Deputy Co. Hwy. Supt. (& resident) James Denekamp, Residents Matthew Palmer, Joe Gregory, Barry & Sandra Braunius, Tom Riso

Supervisor Edward Lentz opened the special meeting at 7:00 PM. He noted that this was a public information session to inform the public about two projects and grant opportunities and that although it was not a public hearing, comments from the public would be encouraged and accepted.

Our 2017 Mahindra tractor is at Maple Grove Repairs for a damaged drive train which will cost about \$5,000.00 to fix. The tractor series has a history of this issue because the drive train is undersized for the engine. We are not sure if the warranty will cover any of the repair cost. We found out about a USDA grant program that would cover 35% of the cost of a new tractor which would allow us to upsize to a tractor more suited to our needs. Bids were received for a new tractor as follows: from Eklund Farm Machinery a 70 HP Massey for \$52,900.00, from Maple Grove Repairs a 65 HP Mahindra for \$44,902.00 and from Clinton Tractor a 65 HP New Holland for \$41,907.00. All of these pretty well met our specs per Hwy. Supt. Donald Smith. Two other bids were received that exceeded our specs: from Monroe a 75 HP Case for \$46,209.00 and from Clinton Tractor a 75 HP New Holland for \$49,122.00. Hwy. Supt. Donald Smith noted that we did not ask for trade-in prices for the 2017 Mahindra because we could get better bid prices and would probably do better selling it out right on Auctions International. If we don't get the grant, we will have the repaired Mahindra which would have the same issue in the future and it would likely break down again. After further discussion, a motion was made by Councilwoman Flo Loomis, seconded by Councilwoman Nancy Martin-Mathewson and carried 5 Ayes/ 0 Nays to apply for the USDA grant for 35% of the cost of a new tractor and if we get the grant to accept the bid from Clinton Tractor for a 65 HP New Holland tractor for \$41,907.00.

Supervisor Edward Lentz has been working on application paperwork for getting a grant and/or low-cost loan for a new highway garage through the USDA. The reasons for needing a new highway garage include that our present garage is a dilapidated 60-year-old structure with sketchy wiring, a leaky roof, mold issues, poor insulation, insufficient heating, insufficient air exchange and an uncertain septic located under the sand pile. The building is undersized with inadequate height and square footage, inadequate storage and work spaces and no private office space. On a recent visit, Assemblyman John Salka noted that our garage was in the worst shape he had seen in his district. As a preliminary step, Michael O'Reilly of Principle Design has helped us come up with a preliminary design, site layout and cost estimates. It would be a 6 bay, 9800 square foot building with 21-foot height in part that is estimated to cost about 2.2 million dollars. The site would be on our property down back near where the radio tower is. The site is pretty much flat and wouldn't require much work to get ready. Hwy. Supt. Donald Smith suggested that we dismantle about half of the present building and use the remainder as a salt shed. He would leave the sand pile where it is.

Discussion has been held on possibly combining a new building with the County Hwy. Dept. to replace their undersized building on St. Hwy. 51 in Garrattsville. They have advised that they would want about the same space as the Town, which would basically double the cost. Hwy. Supt. Donald Smith noted that there wouldn't be any room for them to have a salt pile at our location since he needs the remaining room for our stone for CHIPS projects. The status of any shared service grants is unknown as they were cancelled last year. Also, the Fire Department would be interested in getting a newer larger building, but again Supervisor Edward Lentz noted that even if the Fire Dept. could get a grant for their part, the Town's portion would be the same. Overall, he felt that we wouldn't be able to consider building any larger than what the Town needs due to the cost.

Supervisor Edward Lentz noted that we won't know exactly how much we could get in a grant from USDA, but they would offer a 25-year loan at 2.1% interest. His figures show that by using fund balance, budget funds, the stimulus funds (if allowable), using CHIP funds to pay the loader bond and a sizable USDA grant (greater than \$100,000.00) we might be able to come up with \$585,000.00. This would leave a loan at \$1,615,000.00 which would give us about an \$84,000.00 annual payment. He felt this might be doable, but would be a heavy burden on the Town for years to come. The evaluation done about ten years ago by Delaware Engineering estimated the useful life expectancy of the garage at ten

years. Comments were that we could probably do some things ourself to cut costs and that it would be nice to at least have the old garage to use while a new one is being built. The time frame if all went well would be completion by Fall 2022 or Spring 2023.

If we are going to pursue a USDA grant/loan, we need to file the application with them by April 1, 2021. We also have to complete a Preliminary Architectural Feasibility Report (PAFR) and Environmental Report (ER). Supervisor Lentz sent out RFPs for the two reports with the following proposals received: From Foit Albert Associates-\$15,422.00 (ER) and \$14,486.00 (PAFR), from C&S Companies-\$13,900.00 (ER) and \$27,916.00 (PAFR), from Laberge Group-\$4,000.00 (ER) and \$10,000.00 (PAFR), from Delaware Engineering-\$2,500.00 (ER) and \$5,500.00 (PAFR) and C.T.Male Associates-\$5,800.00(ER). Supervisor Lentz noted that he was advised that these two reports would be valid for several years, if we decided that we could not go ahead with the project this year. After review and discussion on the proposals, a motion was made by Councilman Bill Whitaker, seconded by Councilwoman Nancy Martin-Mathewson and carried 5 Ayes/ 0 Nays to accept the proposals from Delaware Engineering of \$2,500.00 for an Environmental Report and \$5,500.00 for a Preliminary Architectural Feasibility Report relating to a new Town highway garage. A motion was made by Councilman Bill Whitaker, seconded by Councilman Brian Ryther and carried 5 Ayes/ 0 Nays to go ahead and apply for the USDA grant for a new highway garage and hope for the best. A motion was made by Councilwoman Nancy Martin-Mathewson, seconded by Councilman Brian Ryther and carried 5 Ayes/ 0 Nays to pass Resolution #1 of 2021, declaring that the Town will serve as Lead Agency for the SEQR process which is a requirement of the Highway Garage Replacement Project.

With no further business, a motion was made by Councilwoman Flo Loomis, seconded by Councilman Brian Ryther and carried 5 Ayes/ 0 Nays to adjourn at 8:20 PM.

Charlene R. Wells, New Lisbon Town Clerk