



Town Board

Informational Meeting – Highway Garage

December 21, 2022

The Town Board of the Town of Chester convened at the Town of Chester Municipal Center, 6307 State Route 9, Chestertown, New York, at 6:00 pm.

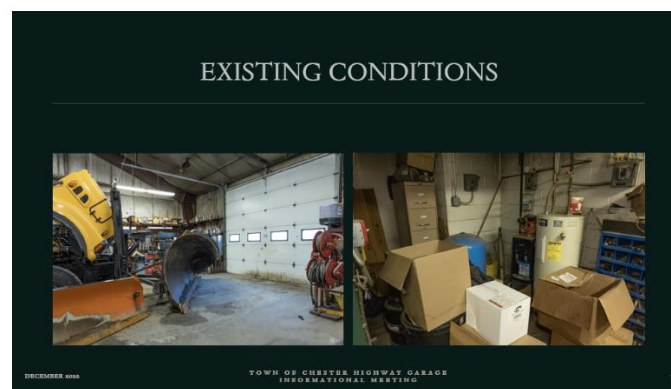
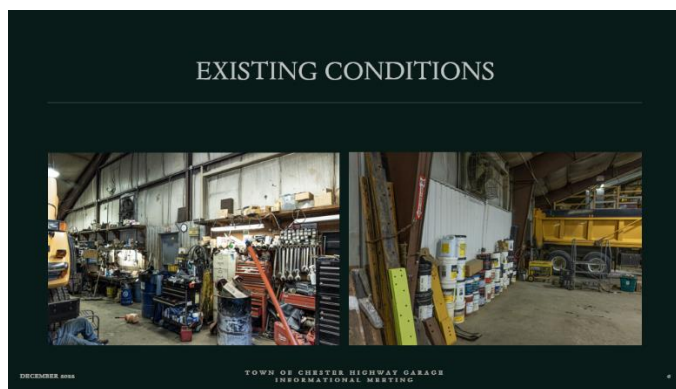
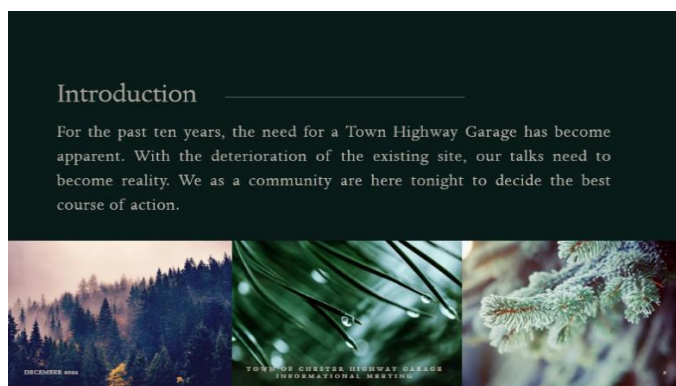
Roll Call:

Supervisor Craig Leggett – Present
Councilman Chris Aiken - Present
Councilwoman Karen DuRose – Present
Councilman Mike Packer – Present
Councilman Larry Turcotte – Present
Deputy Supervisor Marion Eagan – Present
Town Clerk, Mindy Conway – Present

Informational Meeting:

Supervisor Leggett **opened** the Informational Town Board Meeting on the Highway Garage at 6:06 pm with Councilman Turcotte leading the Pledge of Allegiance.

Supervisor Leggett presented a slideshow:



EXISTING CONDITIONS

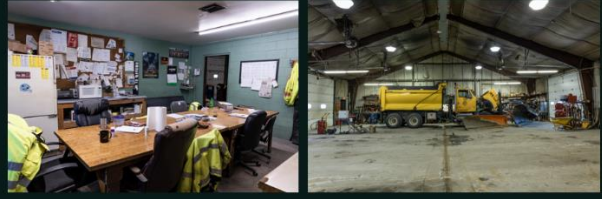


DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

14

EXISTING CONDITIONSv



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

15

EXISTING CONDITIONS



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

16

EXISTING CONDITIONS



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

17

EXISTING CONDITIONS



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

18

EXISTING CONDITIONS



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

19

EXISTING CONDITIONS



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

20

EXISTING CONDITIONS



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

21

EXISTING CONDITIONS



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

19

EXISTING CONDITIONS



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

21

EXISTING CONDITIONS

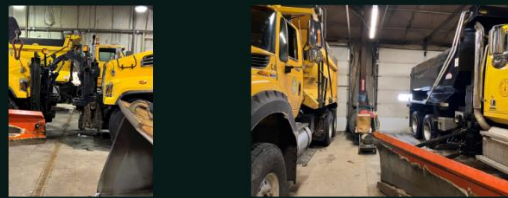


DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

20

EXISTING CONDITIONS

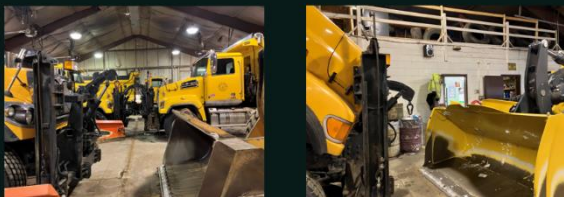


DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

22

EXISTING CONDITIONS



DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

23

OPTION #1

95' x 208' New Pre-Fabricated Metal
Highway Garage Building at existing site

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

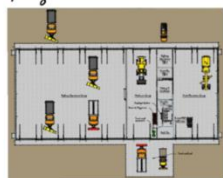
27



Town of Chester, New York
New Highway Garage



New Highway Garage - Site Plan



New Highway Garage - Floor Plan

AUG 2021

CHAMBERLAIN

DESIGNED AND DRAWN BY



Town of Chester, New York
New Highway Garage



New Highway Garage - Building Section



New Highway Garage - Building Section



New Highway Garage - Building Section

AUG 2021

CHAMBERLAIN

DESIGNED AND DRAWN BY

OPTION #1:

\$6,396,508

- 95' x 208' Pre-Fabricated Metal Highway Garage Building with:
 - Sixteen (16) overhead doors;
 - Mezzanine storage;
 - Fully-insulated with radiant heating;
 - Meeting and lunch room;
 - Locker room;
 - Two (2) bathrooms;
 - Highway Office and Parks & Recreation Office;
 - Wash pad for trucks;
 - Separate mechanic space with lift;
 - Highway and Parks & Recreation under one (1) roof;
 - Landfill Road location.

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

26

OPTION #2

Scaled Down New 92' x 137' Pre-Fabricated Metal Highway Garage Building, including renovation to existing Garage

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

27



OPTION #2:

\$4,916,344

- 92' x 137' Pre-Fabricated Metal Highway Garage Building with:
 - Ten (10) overhead doors;
 - Fully-insulated with radiant heating;
 - Meeting and lunch room;
 - Locker room;
 - Two (2) bathrooms;
 - Highway Office;
 - Landfill Road location.
- This Option does not include a Mechanics Bay or Parks & Recreation.
- Rehabilitation of the existing Town Highway Garage to house a Mechanics Bay and Parks & Recreation. The cost for rehabilitation of the existing 60' x 100' Garage is approximately \$629,021, with a total of \$4,916,344 for Option #2.

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

28

OPTION #3

26,000 square ft. Existing Pre-Fabricated Metal Garage Building

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

29



OPTION #3:

\$550,000

- 26,000 square ft. Existing Pre-Fabricated Metal Garage Building with:
 - Separate mechanics bay;
 - Multiple storage areas;
 - Sand storage;
 - Meeting and lunch room;
 - Kitchen;
 - Locker room;
 - Three (3) bathrooms;
 - Two (2) private offices and conference area;
 - Wash area for trucks;
 - Separate mechanic space with lift;
 - Riverside location.
- Upgrades to the existing building, heating, lights, sprinkler system, repair to exterior. On Thursday, December 15th, the Town received original building plans for the Riverside building. After review by the Town Engineer, his comments were that there was insufficient rebar underneath the six inches of concrete and it would be undetermined if it would be able to house the Town Highway trucks.

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

30

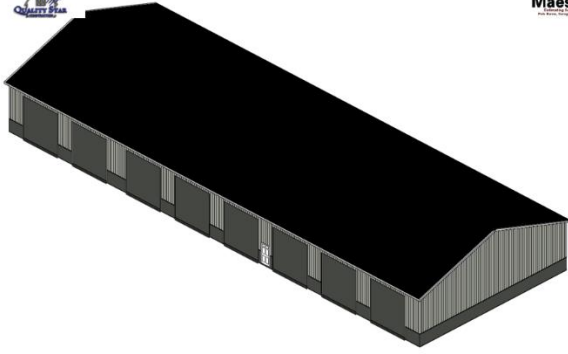
OPTION #4

New 92' x 206' Pre-Fabricated Metal Garage Building (Insulated Only)

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

31



OPTION #4:

\$1.6 Million
(Does not include prevailing wage)

- 92' x 206' Pre-Fabricated Metal Garage Building with:
 - Sixteen (16) overhead doors;
 - Insulated;
 - 8 inch Truck Bay slabs;
 - Trench drain encasement;
 - Landfill location.
- This is a "bare bones" building with no heating system, primarily storage. Price based on a May 24, 2022 estimate. The Town anticipates a thirty-percent (30%) increase, plus prevailing wage.

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

10

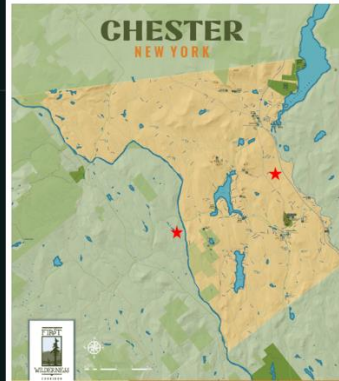
FACTS

- Fact #1: The Town is in need of a new Highway Garage.
- Fact #2: We continue to research our options keeping in mind what is best for our employees and taxpayers.
- Fact #3: The Town has been working on options for over four (4) years.
- Fact #4: As of December 21, 2022, no decision has been made on Highway Garage replacement and all options are still on the table.

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

11



DECEMBER 2022

12

BOND COST TO TAXPAYERS

PROPERTY VALUE	OPTION #1	OPTION #2	OPTION #3	OPTION #4	OPTION #4A
Option Cost	\$6,396,508	\$4,916,344	\$1,400,000	\$1,600,000	\$3,000,000
Yearly Payment	\$427,000	\$327,000	\$93,000	\$107,000	\$200,000
\$200,000	\$113	\$86	\$25	\$28	\$53
\$350,000	\$197	\$151	\$43	\$49	\$92
\$500,000	\$281	\$215	\$61	\$70	\$132
\$650,000	\$366	\$280	\$80	\$92	\$171
\$1 MIL.	\$563	\$431	\$123	\$141	\$263

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

13

SUMMARY OF OPTIONS

	OPTION #1	OPTION #2	OPTION #3	OPTION #4	OPTION #4A
Total Cost	\$6,396,508	\$4,916,344	\$1,400,000	\$1,600,000	\$3,000,000
Timeline	18-24 Months	18-24 Months	6-8 Months	18-24 months	18-24 months
Size	19,643 square ft.	19,056 square ft. 13,056 (new) + 6,000 (existing)	26,000 square ft.	18,952 square ft.	18,952 square ft.

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

14

Summary

- The need for a new highway garage is apparent. We have provided four options that have been researched by the Board, our staff, and engineers. The timeline for constructing a new facility could take upwards of two years, while an existing building puts our Highway Department in a building within 6 months.
- As your elected officials we are reaching out to you, the taxpayers, to explain the need, cost, and timelines of our options. We are asking for your opinion because we want to make sure that all our needs are met.
- There have been multiple rumors out in the public that we hope have corrected tonight. Our goal is and has always been to be transparent.
- The Board and I want to thank you for listening, caring, and commenting. We hope when the final decision is made, we will all know that as a community we have all played an important role in this project.

DECEMBER 2022

TOWN OF CHESTER HIGHWAY GARAGE
INFORMATIONAL MEETING

15

Supervisor Leggett asked if anyone had questions or comments.

Rob Freligh said the Town should consider the drive time if garage is located in Riverside, the Town should not cap the cost at \$3,000,000, the Town should think long term, the tax increases will over years, and if the Town is going to do build a garage, they should do it right.

Ron Gill asked if the Town would pay taxes to the Town of Johnsbury. The Town should consider building a garage centrally located to everything and build what the Town needs; the rest would be a waste of time and money.

Charlie Redmond asked what the normal size of a bay was. Discussion about the size with 20 x 50' or 1,000 sf. was decided. Charlie Redmond commented that heating the whole building was a problem and that storage areas can be kept at 55 degrees.

Paul Gregory asked who carries the tax burden among home value, how are tax roll assessments spread out between high-value to low-value properties and what segment carries the most tax burden. The Town should consider the life span to be 50 years, the Town should consider the residents living near the garage if it was located in Riverside. Paul Gregory also asked what the tax implications were.

Bob Swan commented that in 2004 Chestertown Fire Department built the new station. The Town needs to build it right, so it lasts. The Highway is an Emergency Response Agency, they need space to move around their equipment and the Town should do it right.

Steven Smith said that he didn't like the idea of moving the garage facilities to near the River for environmental reasons, the Town should look for tax breaks; like for solar, and the Town should hire local folks to build it.

John Mayday commented that Options #3 (Riverside) & #4 (cold storage) are out, the garage should stay in Town and keep it central. There is only a \$60 difference per year for \$200,000 property between #1 & #4A – that is doable. Option #1 makes the most sense.

Roger Smith said he owns property to the north of the Riverside site and Johnsbury needs businesses, the building should not be used for municipal operations, and there is limited sight distance at the intersection with Route 8.

Tina Sorrell asked what the timing of building a new highway garage would be. Supervisor Leggett replied 2023 for plans and funding and 2024 for building.

Mary Clark said to go with Option #1.

Supervisor Leggett thank everyone for coming out and **adjourned** the meeting at 7:05 pm.

AYE 5 NO 0

Respectfully submitted,

Mindy Conway, Town Clerk