

**Jamaica Selectboard  
Highway Garage Bond Re-Vote Informational Meeting  
May 10, 2016 6:30pm  
Minutes**

Selectboard Members present: Paul Fraser, Andy Coyne, Judith Flower, Lexa Clark, Lou Brusco

Paul Fraser opened the meeting at 6:30pm, and turned it over to Moderator Greg Joly.

1. Presentation from Highway Garage Committee:

Lou Brusco introduced the members of the committee, which is made up of himself, Lexa Clark of the Selectboard, Jeff Buffum and Bob Stone (Stone not present) as community representatives, and Road Foreman Keith Hazard. Also present was Jessica Rizio from Beck Engineering. Brusco made a presentation (see link on Highway Committee page on website) which covered the deficiencies of the current garage and the preliminary concept for the new garage.

2. Question & Answer:

**Flood zone:** One of the key concerns that came up in the question and answer segment was the risk of building near the flood zone. Jess Rizio from Beck Engineering helped to explain that the building will be above the Base Flood Elevation, which is set based on the 100 year flood data. Irene was more like a 500 year flood, Jess said, and water did not reach the existing garage. Lori Polhemus brought up the State's proposed changes to the flood plains and wondered if this would affect the location of the garage. Lou Brusco clarified that the initiative is to widen the actual "river corridor" in high velocity areas, not necessarily the flood plain. He also said that it will be the town's choice where and whether or not to make those changes.

**Alternate Locations:** Residents seemed concerned that other locations have not been considered. Lexa Clark stated that at one time the land behind the town office was offered but at a very high cost. In addition to the cost of buying new land, there would also be many more permits and tests required in a new location. A geographically central location is also important, as the road crew needs to be able to access all areas of town in a reasonable amount of time.

**Building specifications:** Some concerns about building design and efficiencies were raised.

-Heating: Lexa Clark found out from Winhall that their old garage cost \$9200/yr to heat, and the new one has cost \$2900 to heat from July 1 to date. Ed Flower raised a concern related to a rumor that the radiant heat reacts with salt on the trucks and they are rusting faster. No one had information on this, but it has been said that the radiant heat is beneficial in evaporating the snow and water off the trucks faster. The garage would have 2 heating zones, with radiant heat being the sole system. Joel Katz suggested a wall sectioning off some of the garage to make a 3<sup>rd</sup> zone, and the building committee said they could bring this idea to the architect.

-Structure: Some residents were apprehensive about the wood frame construction. Winhall and Londonderry both have wood frame garages. It is cheaper and easier to insulate than steel. It would be insurable (insurance to go up from \$1400/yr to approx. \$2000/yr). The walls would begin above ground level to prevent rot. It has been rumored that the Winhall garage has condensation issues, but Keith Hazard said that was caused by an inlet fan that drew too hard pulling in moisture, and was merely an adjustment issue. The life expectancy of the building is hoped to be 40-50 years.

-Size: Residents asked if the building will provide enough space as trucks get bigger in the future and more equipment is potentially needed, understanding that there will be no more buildable space on the current lot. Keith Hazard felt that even if they got bigger trucks, there would still be plenty of space to move around and for storage, and that he doesn't see the town growing in size to where they would need a higher number of trucks or equipment than they currently have.

The Bond: When asked if they will go with the 20 or 25 year bond, Lou Brusco stated that the Selectboard will decide before the application deadline of June 16<sup>th</sup>. Joel Katz asked what they will do if the bond does not pass at re-vote. Lou said they will not apply, but the committee will continue to meet and there would likely be another vote at next town meeting. Construction will begin April of the year following when the town gets the bond so everything would be pushed back at least another year. Julie Lowe asked why the reserve funds can't be used in addition to putting more money aside in the budget in the coming years instead of taking out a bond. Lou explained that the Highway Reserve Fund is for infrastructure projects like culverts and bridges, and an increase in the budget would raise taxes and couldn't raise enough funds for the project in time. Lowe also asked about how the town-wide reappraisal would impact the estimated per-household tax increase of the bond. Lou stated that most properties in town would not see a big change in their taxes with the re-appraisal.

Lou Brusco encouraged anyone with ideas or suggestions for the design/planning of the garage to attend a committee meeting. It was suggested that the committee have a designated bulletin board somewhere in town for the project, and Lou suggested the new bulletin board at the Transfer Station.

Lexa Clark moved to adjourn. Seconded by Judith Flower. Meeting adjourned at 8:00pm.

Respectfully Submitted,  
Pamela Tweedy