

State of New York
County of Fulton
Town of Stratford

Minutes of the Special Highway meeting by the Stratford Town Board held on Thursday, April 6, 2017 at the municipal building located at 120 Piseco Rd.

Present:

Alicia Rice	---	Supervisor
Allan Perkins	---	Councilman
Richard Fogarty	---	Councilman
Joan Ploss	---	Councilwoman
Lorraine Rumrill	---	Councilwoman
Charles Goodwin	---	Superintendent
Diana Massicotte	---	Town Clerk
Norman Wright	---	Code Enforcement Officer
Steven Smith, P.E.	---	Civil & Architectural Engineering
Dan Schuttig	---	Union Representative

Supervisor Rice called the special Town Board meeting to order at 6:30 pm with the Pledge to the Flag.

Residents in attendance: Gary Rumrill, Peter Szczebak, Dorothy Eifert, Janice Mosher, Emil Mosher, Donald Vedder, Larry Neely, Roy Cool, Lenny Blood, and Ken Thompson.

Supervisor Rice stated Senator Tedesco could not make the meeting because they are still working on the budget. He said that we are at the top of the list for funds for our bridges and town barn. He would still like to come to one of our meetings. Supervisor Rice said when she has a date from the Senator, she will advertise it for our regular meeting. Dan Schuttig, the Union Representative, also took pictures which he took to Tedesco's office the same day.

Supervisor Rice presented a power point presentation showing slides of the barn. She explained them with the help of Mr. Smith. These are the items to be addressed:

1. Roof
2. Concrete Floor
3. Drainage system and concrete apron (have quote)
4. Limited working space
5. Heating system
6. Well
7. Electrical Service
8. Possible mold

Mr. Smith was contracted to diagnose the cause of water infiltration through the roof and walls, comment on metal roof corrosion, roof leaks in cold storage of structure, determine if repairs to trusses are acceptable and ventilation of attic space and putting in scissors trusses.

Mr. Smith talked about water infiltration on the south side. There was a low slope storage roof added which covers an open area. This joining should be flashed with a specially fabricated piece of coated steel from the manufacturer. That piece is the same shape as the ribs of the roof panels and should extend up under the higher slope roof and extend over the top of the lower slope roof. During the day of my visit, the last vestiges of snow were melting away from a collection that I am sure was quite deep three weeks ago.

Further, this type of metal roof is not supposed to be used in low slope applications. Anything below 3 on 12 is considered a "low slope" roof. You have a 1 on 12 roof slope which approaches flat. There are a variety of special roofing materials made to take care of these conditions where the roof slope is low. The metal barn roof material used here is not one of those materials. The individual panels lap each other along their sides in a manner that is acceptable for high slopes, where the water runs off quickly, but not for low slopes, where it does not. There are some metal roof materials that are especially designed to be used in low slope applications, but this is not one of them.

The combination of the poor (or non-existent) flashing and the use of the wrong type of roofing in a low slope environment practically guarantees that the joint in question will leak.

An additional source of water infiltration is at the chimney to roof connection, but this is not a disaster. There have been several attempts to repair. The silvery/grey material that extends about a foot above the roof plane and around the chimney masonry is probably the original aluminum step flashing covered with what we call aluminized roof coating. It is not possible to see the original construction. The black material that is mainly on the roof but extends a few inches up the chimney masonry is roof mastic. It is a spreadable, asphaltic material that dries in contact with air. It has been applied afterward in an attempt to stop leaks. The last bit of water defense used here is a small "cricket".

The flashing procedure to be used is to use step flashing around the chimney perimeter and underneath the roof metal. The joint should be liberally coated with roof mastic under the roof metal and on top of the flashing. The ends of this flashing must be buried in reglets cut into the chimney masonry. The upstream cricket should be substantially taller and greater in extent.

The rusted roof on the right side over the cold storage area and to the left, the roof of the main building that is not corroded. The coating on these roofs is usually Kynar which is the same stuff that is on a vehicle. It lasts quite a while, but this coating has been asked to last longer than that. This roof needs replacement. The corrosion will get all the way through the steel and the roof will leak.

The building is an Agway building.

One issue is limited working space in front or back of the trucks once they are parked in barn.

The heating system needs repair. The outdoor heating is too small for the barn. Superintendent Goodwin had the installer come up to take a look. It is too close to building. The oil burner is 30 years old. The barn no longer has its own well. The barn uses the Fire Department well, but buy own drinking water. A standby generator is needed and a 200 amp electric service. There is someone coming in Monday to check barn for mold.

Supervisor Rice showed pictures of barn from Salisbury.

CEO Wright stated that the apron has to be removed. He asked Scanlon to come in Monday with his jack hammer to remove apron and highway men will put in crushed stone which will eliminate water coming into building. The addition on the back is unsafe, has to be fixed before winter. Have to address mold before putting any more money into building. Ventilation is no problem. Chimney is junk, don't need cement chimney can use metal.

Dan Schuttig, Union representative, introduced himself. Interstate has a number of prevailing wage laws. Played a video showing south side where water was pouring through door. Don Vedder asked about putting in flashing on roof to prevent water from coming in. Councilman Fogarty stated that when he came on the board and saw this problem at the Town Barn he said it should be graded.

Dan said this was his first visit to the barn. When he came in he saw the men welding standing in 4 inches of water with a 70 amp lead cord and no ground fault. If that lead cord insulation broke and the water become energized it would have cooked everyone. His office attorney said to shut the barn down now. Dan replied he was trying to work with town board. He has been to Tedesco's office twice trying to see what they are doing with money for our town. The water is leaking on the north side also. Had New York Occupational Safety come out to test the water for lead and whatever else is there.

Ground faults have been installed; the guys said there are still brown outs.

Supervisor Rice said we are only discussing what has to be done now with the barn. We have to fix the apron and improve the working conditions.

Mr. Smith said there were exemptions from the Davis Bacon Act, if you are under certain dollar amount you do not have to conform.

Gary Rumrill asked if we needed the scissor trusses now if in two years we are going to build a new barn. Supervisor Rice said that was the decision they will have to make. They are trying to do this with grants.

Pete Szczebak suggested putting in geothermal in floor. Can we use old concrete for base and put in new foam for insulation in floor and put 4 inch new concrete pour. Mr. Smith said if we are going to a new building, then we should do minimal repairs to make the building safe. Said the Highway men could grade the driveway on both sides of the building. Put in some perforated pipe and tear off addition on north side of building where wood burner is. There is too much rust on roof to repair it. He said the roof won't fall down but may leak.

Supervisor Rice stated they looked at the cost of repairs which she gave to Tedesco's office. In talking with Mr. Perro the state and municipal facility grants, he mentioned it could take at least a year. Some things will have to be done whether we keep the building or not.

Motion made by Councilman Perkins, seconded by Councilwoman Ploss to break up concrete apron, haul away and put in crushed stone on north side to keep water from coming in building.

ADOPTED Ayes - 5 Rice, Rumrill, Ploss, Fogarty and Perkins
Nays – 0

Motion made by Councilman Fogarty, seconded by Councilman Perkins to have Scanlon shoot grade on south side with transit to divert water.

ADOPTED Ayes - 5 Rice, Rumrill, Ploss, Fogarty and Perkins
Nays – 0

Councilman Fogarty suggested putting on a new bay on one end of the building as an option.

Supervisor Rice said we need to address electrical system changing from 150 amp service to a 200 amp service and putting in a standby generator which we figure about \$10,000.

Motion made by Councilwoman Rumrill, seconded by Councilman Fogarty to have Superintendent Goodwin put out to bid to upgrade the electrical service and purchasing standby generator.

We have \$30,000 in the budget.

ADOPTED Ayes - 5 Rice, Rumrill, Ploss, Fogarty and Perkins
Nays – 0

Supervisor Rice stated she told Tedesco that we raised taxes, we are under budget and we lost 6% in tax base. Tedesco said we are in the direst need and are at the top of the list to get help.

Supervisor Rice thanked Steve and Dan for being at the meeting.

With no further business, on a motion by Councilwoman Rumrill, seconded by Councilwoman Ploss, the meeting was adjourned at 8:09 pm.

Respectfully submitted,

Diana Massicotte, Town Clerk