

Town Clerk  
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**DONALD BOURQUIN**

Councilman  
**TIMOTHY FARRELL**

# TOWN OF LYME

**JAMES MILLINGTON, SUPERVISOR**

JEFFERSON COUNTY

P.O. Box 66

CHAUMONT, NEW YORK 13622

PH: (315) 649-2788 FAX: (315) 649-2049 TTD: (202) 720-6382

Supt. of Highways  
**PATRICK WESTON**

Councilwoman  
**JULIA GOSIER**

Councilman  
**THOMAS DONOVAN**

## **PROPOSED TOWN OF LYME HIGHWAY GARAGE**

As a result of the last referendum regarding the proposed Highway Garage, the Town Board has been working on reducing the cost of the project. The original project required a bond of over 5.2 million dollars and would have resulted in a .59 cent per 1000 tax increase on the Town tax. This calculation included \$500,000.00 that was going to be used as a "down payment." After reviewing the paperwork associated with the project, this amount should have been \$750,000.00, which would reduce the tax increase amount. This calculation also did not include a budgeted amount of \$200,000.00 per year to go towards the yearly payment. Both factors significantly increased the Town tax increase for the original plan.

The Town has met with representatives of Fourth Coast and were able to make line deductions to the original plan, which will not require any contractors to re-bid the project nor cause the whole project to be sent out for competitive bidding again. These items were removed to lower the original bond amount, which was voted down, without altering the functionality of the building.

The items removed from the project include

- 1) Removing the solar component \$100,000.00
- 2) Waste oil tank \$176,500.00
- 3) Waste oil boiler \$14,161.00
- 4) Geothermal Wellfield \$190,000.00
- 5) Geothermal heat pumps \$49,059.00

\*\* The plumbing inside the building will still incorporate connections for a geothermal system if it is decided to add this at a later time.

By removing these items there will be associated costs of adding the following:

- 1) Propane Boiler \$26,136.17
- 2) Insulation \$8,645.00
- 3) Airside equipment \$1,144.00

Additional factors to consider with this revised cost include an increase in the prevailing wage and a rise in the cost of certain materials, as detailed below:

- 1) Powis- labor increase of \$27,125.00 or 1.7% increase, Concrete increase of \$15,000.00
- 2) New Century Electric- labor increase of \$3,067.71 or 1.2% increase
- 3) Sheehan- labor increase \$5,060.00 or 1.8% increase
- 4) Ontario HVAC- labor increase \$13,612.64 or 2.3% increase

\*\* It is rumored that some vendors are already increasing their prices for steel, aluminum, and other items, so there may be an increase due to possible new tariffs.

We have also contacted Municipal Solutions and requested a new amortization chart which outlines the yearly payments. Interest and tax implications based on the following.

- 1) \$1,000,000.00 down payment which is currently secured with CD's and savings
- 2) \$200,000 per year budget line to go towards the yearly payment for the life of the loan
- 3) New bond amount of \$4,822,656.52 (down from \$5,260,681.06)

It is important to note the project has a 7% contingency factored in for unexpected issues that may arise during construction. If there are no issues or other increases in materials then the total cost would be approximately \$272,897.00 less, this contingency is required by law. If the contingency is not used then the total cost of the building will be \$3,898,528.52.

We have attached the paperwork from Municipal Solutions. The last column on the right is for the tax implication on a yearly basis. The tax implication for this revised plan has an average of .02 cents per \$1,000.00 for the life of the bond.

**ELIGIBLE VOTERS ARE ENCOURAGED TO VOTE ON THE AMENDED BOND RESOLUTION FOR THE HIGHWAY GARAGE. THE VOTING WILL BE HELD ON MAY 13, 2025, AT THE LYME TOWN HALL, VOTING HOURS WILL BE FROM 12:00 PM TO 8:00 PM.**