



Canton Public Works Facility 50 Old River Road, Canton CT

Frequently Asked Questions

Why does the Town need a new DPW Facility?

- *Outdated and inefficient buildings*
- *Employee safety compromised*
- *Facilities are undersized to efficiently support current operations*
- *Vehicle maintenance area inadequate to work on large vehicles and equipment*
- *Lack of inside storage for vehicles, equipment, and materials*
- *Very limited interior space to support staff functions*
- *Inability to wash vehicles and equipment results in early replacement*
- *Salt shed storage capacity is limited to only two winter storm events*
- *Buildings have exceeded their useful life as Public Works Facilities*

How will the new Facility benefit our Community?

Along with the Police and Fire Departments, Public Works provides 24 hour services for the public safety of the residents of the Town of Canton. The department's ability to respond during weather events will be greatly enhanced with our trucks parked inside ensuring that they can begin sanding and plowing operations immediately. The new salt shed will provide 2 ½ times more storage capacity ensuring that we do not deplete our salt during a snow/ice event (the past two winters we have run out of salt). With the addition of a wash bay we will be able to clean our equipment/vehicles properly (we currently are restricted from washing the vehicles outside) resulting in additional years of service added before needing to be replaced. [A report conducted by Weston and Sampson](#), an engineering firm, indicated that the town will spend an additional \$13 million dollars over the next 50 years if equipment continues to be stored outdoors.

Why is 50 Old River Road the chosen site for the new Public Works Facility?

- *Current site of Public Works since the 1940's*
- *Site is currently owned by the Town (No site acquisition costs)*
- *Availability of utilities including gas, water and sewer*
- *Next to waste water treatment plant*
- *Limited number of residences near facility*

Will the site continue to also be used for Recreation and Athletic Activities?

Yes – the current ballfield and walking trail will remain. The new site will also offer an additional parking area. A 24/7 public bathroom for trail users will be located in the new building with outside access. River access and a new entrance from River Road are additional amenities which could be added at a later date or as a part of this project if funds are available.

Why not build the new Facility at 51 River Road?

- *Close proximity to residences*
- *Small site*
- *High visibility*
- *Would eliminate softball field*
- *Cost of possible underground storm water detention system*
- *Would limit use of site for possible future Fire Department expansion*
- *Could still be coordination of uses between 50 Old River Road and 51 River Road such as moving the fueling station to 51 River Road as part of the possible Fire Department expansion and using the new Public Works Facility for vehicle repairs including Fire apparatus and Police vehicles*

Why didn't the Town utilize 674 Albany Turnpike (Satan's Kingdom) as a location for the Public Works Facility?

The Board of Selectmen gave consideration to the possibility of relocating the Public Works facility to 674 Albany Turnpike (also known as the "Satan's Kingdom" property), which is on the market for \$1.2 million. After survey results indicated that there was support for that location, the BOS voted to obtain an appraisal of the property. The appraisal valued the property at \$670,000. Based on that appraisal, the BOS submitted an offer of \$670,000. That offer was rejected by the sellers, and when asked, they stated that the property had significantly greater value to them and therefore chose not to make a counter-offer. This effectively ended negotiations on the purchase of that property.

How much has the Town spent on consultants to develop this and other Public Works Facility proposals?

A total of \$337,684.13 has been spent on Engineering Services and Miscellaneous Expenditures.

The breakdown is as follows:

- *Weston & Sampson, Inc. 2008 – 2014*
 - *5 Cherry Brook thru first 325 Commerce Drive project - \$207,243.75*
- *Silver, Petrucelli & Associates, Inc. 2014 – 2015*
 - *Second 325 Commerce Drive project - \$54,625.00*
- *Fuss & O'Neill, Inc. 2015 – 2016*
 - *Current 50 Old River Road project - \$37,487.83*
- *Miscellaneous Expenditures 2008 – 2016*
 - *Testing Services, Attorney Fees, Advertising, etc. - \$38,327.55*

If the River floods how will that impact the new Facility?

The new facility will be built above the 100 year floodplain with new mitigation areas to compensate for flood waters. We are not aware of any evidence that the Farmington River has flooded over the current access way since the flood of 1955. Since 1955, flood control dams have been constructed upstream of the Public Works Facility.

How are we protecting the Farmington River?

- *Raising site above 100 year floodplain including building, salt shed and fuel station*
- *Old garage buildings including aging salt shed will be removed*
- *Modern building code requirements will be incorporated into new building*
- *All equipment and vehicles will be parked inside the new building*
- *Interior wash bay*
- *All Interior floor drains will be connected to town sewer system through an oil/water separator*

Will the new Facility meet the needs of DPW in the Future?

Yes – The proposed facility has [expansion space for two additional vehicles](#), not including the wash and repair bays. We currently maintain 72.5 miles of roads. Future road mileage would need to exceed 8 additional miles before we would need to add another truck. In the prior 15 years, a time period of significant expansion, the Town only added 8.28 new miles of roads. Although not anticipated, if expansion is necessary DPW could utilize the remaining barn structure or the salt shed if salt operations are moved to another location.

Will WPCA still be able to Expand?

Yes – The site plan currently includes expansion area for the Water Pollution Control Facility

How will this new Facility impact my Taxes?

The Town will bond 3.825 million dollars to fund the Public Works Facility. Unlike a typical home mortgage where payments remain relatively level, municipal bonding starts out with higher payments and then decrease over time. In the first year of the bond payments, the annual debts payment for the Public Works Facility would be \$328,875. Over the next five years the annual payment would drop to \$289,750 and then continually decrease over the twenty year life of the bond. In the first and highest year of debt payment, taxes would have to be raised .3 mils to pay for the debt. This would be an increase of \$72 in taxes to the average homeowner.

What does DPW do for the Community?

The Public Works mission is to provide essential services that enhance the quality of life for residents, businesses and visitors. Public Works, with 17 employees, offers support and assistance to Town departments and community organizations. Our goal is “Serving the Community with Pride”.

Public Works Services:

Highway

- *Maintain 70+ miles of roads and all of the infrastructure within the road system*
- *Manage road re-surfacing/reconstruction projects, drainage repairs and maintenance of over 1,500 catch basins and piping*
- *Maintenance and repair of signs related to streets, trails, parks, and pedestrian safety*
- *Provide winter plowing/sanding, street sweeping, roadside mowing, and tree removal and trimming*
- *Maintenance of department equipment*

Parks

- *Responsible for over one hundred (100) acres of fields, parks and grounds.*
- *Maintains rails to trails, schools grounds, Collinsville Fire Station, and Police Department.*
- *Maintains all turf athletic fields including four (4) little league fields, two (2) JV & Varsity baseball fields, four (4) softball fields, three (3) soccer fields, three (3) field hockey fields, one (1) lacrosse field, and two (2) football fields. (All fields are mowed, lined and groomed for games by DPW staff.)*

Building Maintenance

- *Responsible for the general cleaning and minor maintenance repair work in the care and upkeep of town buildings, adjacent grounds and equipment.*
- *Encompass approximately 80,400 square feet of municipal space and include the Canton Town Hall, Library/Community Center, Police Department, Department of Public Works and the Collinsville Firehouse, Mills Pond Pool Facilities, and various accessory buildings and facilities throughout the Town.*
- *Oversees the administration of multiple contracts for the operation and maintenance of town facilities.*

Transfer Station

- *Maintains Municipal Solid Waste, Single Stream Recycling, Bulky Waste, Swap Shack Items, and all other Recyclables*
- *Approximately 1,500 households use the Transfer Station*
- *Household Hazardous Waste Collection*