

**TOWN OF WESTERLO
TOWN BOARD
BUILDING COMMITTEE
MEETING OF
THURSDAY, JAN. 28, 2016**

The Town of Westerlo Town Board held a Building Committee meeting on Thursday Jan. 28, 2016 at the Town Hall 933 CR 401, Westerlo, NY. The meeting was advertised in the official newspaper, posted on the sign board, and posted on the website. Supervisor Rapp opened the meeting with the Pledge of Allegiance to the Flag at 7:00 PM.

Attending Were: Supervisor Richard H. Rapp
Councilman Anthony W. Sherman
Councilman William F. Bichteman Jr.
Councilwoman Amie L. Burnside

Absent: Councilman Theodore S. Lounsbury

Also attending were: Town Attorney Aline D. Galgay, Code Enforcement Officer Edwin H. Lawson, Delaware Engineering Fred Grober, Zoning Board of Appeals member John Sefcik, Highway Superintendent Keith Wright Sr., Deputy Highway Superintendent Jody Ostrander, Town Clerk Kathleen Spinnato and approximately eight residents.

Councilman Bichteman advised the public the Committee would not be taking any comments or questions from the gallery.

Councilman Bichteman advised the Committee it had been brought to his attention by Councilwoman Burnside the option of demolishing the Town Hall and building a new structure was not included as an option. He asked Attorney Galgay to review the legal aspects of that option. She advised they are still reviewing the original purchase agreement between the Berne Knox Westerlo School Dist., Town of Westerlo, and the legislative grant funding used to fully purchase the current Town Hall. For those on the Committee who were not aware of the previous history, she advised of BKW School District wish to keep the Building for public domain use and maintain its history to the community. She reviewed the grant auditing perspectives, criteria requirements, and the conformity of the use of the building. She advised that demolishing the building may not be an option due to contingencies in the purchase agreement and criteria from funding through grants. She commented on the cost of purchasing 6 acres of land today vs. the total grant funding for the purchase of the current building which included 6 acres. Councilwoman Burnside asked if the Town Hall building was on the National Historic Registry, Attorney Galgay responded she did not believe so. The Committee discussed the Permissive Referendum and Special Election held for the purchase of the Town Hall from the school district, the cost to replace the existing building like in kind, cost valuation per sq. ft., requirements needed by the Court & State Police, site work necessary if using a another property, comparison to a building in another town, grants, etc. Councilman Bichteman advised if the majority agrees we can't concentrate on another Town Hall building we should concentrate on the existing Town Hall building, Supervisor Rapp, Councilman Sherman, and Councilman Bichteman were in agreement.

The Building Committee then reviewed Construction Phase Options Evaluation outline which included financing variations applicable to each option.

Option A - 5 year plan
Option B – 3 year plan
Option C – 2 year plan

Fred Grober of Delaware Engineering was asked to provide an outline of Construction Phase Options (1/28/2016) for the Town Hall & Highway Garage of Budget **Estimates** for Cost Comparison to the Building Committee. Fred reviewed and summarized the following options with the Building

Committee and he advised these budget figures were speculative due to fluctuation in prices and there is no budget or design phase at this time:

Option A – 5 to 6 year plan

Option B – 3 year plan

Option C – 2 year plan

Discussion followed regarding:

- A previous recommendation from Code Enforcement Officer Lawson to have additional testing for potential asbestos.
- Public entity must pay prevailing wage.
- Reviewed a suggestion of hiring a Town employee to do Plumbing, Electrical, & General Contracting. The Committee felt this would affect insurance(s) and any warranties on work performed in a project of this large a scale.
- The Committee came to a consensus and agreement to recommend to the Town additional testing for potential asbestos and proposed asbestos removal from the Town Hall in the year 2016 keeping in mind multiple Election schedule dates for year.

Attorney Galgay was asked to advise the Committee on the proposed projects. She advised the Committee on financing options & terms, annual budgeting, contract issues over \$500,000 being subject to wicks provision, and what is and is not subject to permissive referendum. Discussion followed on budgeting vs. financing, and cost savings to taxpayers of financing a project for a short term vs. a long term. Attorney Galgay advised Councilwoman Burnside about a Bond resolution. With a Bond Resolution the Town Board resolves to authorize the Town Supervisor to borrow up to a specific amount, it never requires the Town to borrow the full amount, the amount to be financed could be less. Discussion followed about previous misconceptions of the \$2.7 million authorization figure being generally misconceived to be the actual cost of the proposed renovation of Town Hall and proposed replacement of Highway Garage projects.

The Building Committee scheduled the next Building Committee meeting for Tuesday, February 16th to immediately follow the Town Board Workshop of the same date scheduled for 7:00 PM.

Attorney Galgay advised the Committee she did not want any misunderstanding, she is **not** suggesting that the Town avoid a multi- year financing plan by taking multiple BAN's. I want to make sure that no one goes away from this meeting with that misunderstanding. She advised the Committee that BAN's are taken as you borrow, it could then be converted to a multi-year financing plan.

There being no further discussion, Councilman Bichteman made a motion to adjourn, seconded by Councilman Sherman, motion carried all in favor. Building Committee meeting adjourned at 8:05 PM.

Respectfully submitted,

Kathleen Spinnato
Town Clerk

