

**TOWN OF WESTERLO
TOWN BOARD WORKSHOP MEETING
&
BUILDING COMMITTEE MEETING
OF
TUESDAY, FEBRUARY 16, 2016**

The Town of Westerlo Town Board had a Workshop meeting scheduled for Tue. Feb. 16, 2016 at the Town Hall 933 County Route 401, Westerlo, NY. Supervisor Rapp opened the Workshop meeting at 7:00 PM with the Pledge of Allegiance to the Flag.

ATTENDING WERE: Supervisor Richard H. Rapp
Councilwoman Amie Burnside
Councilman Theodore S. Lounsbury III
Councilman Anthony W. Sherman
Councilman William F. Bichteman Jr.

Also attending were: Town Attorney Aline D. Galgay, Code Enforcement Officer Edwin H. Lawson, Town Historian Dennis Fancher, Zoning Board of Appeals member John Sefcik, Highway Superintendent Keith Wright Sr., Town Justice Robert Carl, Town Clerk Kathleen Spinnato and approximately seven residents.

The Town Board had no business to discuss for the Workshop.

Councilman Sherman made a motion to close the Workshop meeting, Councilman Lounsbury seconded the motion, motion carried all in favor. Workshop meeting was adjourned.

Councilman Sherman announced to the audience that before they start the Building Committee meeting they would not be taking any questions or comments this evening. He invited anyone with questions or comments to bring those forth at the next regular Town Board meeting.

Supervisor Rapp made a motion to open the Building Committee Meeting for the purpose of discussing renovations or replacement to the following buildings Town Hall located at 933 CR 401, Westerlo and the Highway Garage located at 671 County Route 401, Westerlo. The meeting was advertised in the official newspaper, posted on the Town website and posted on the sign Board. Councilman Bichteman seconded the motion to open the Building Committee Meeting, motion carried all in favor.

The Building Committee heard from Code Enforcement Officer Lawson the result of a recent asbestos test performed on plaster walls, affirmed asbestos is present. He has asked PSI to give their assessment and to advise of any impact to the building. He is awaiting their correspondence. He reported on the history of a previous asbestos analysis done by the BKW School District in 2010, the walls were not included in this initial analysis. As the laws have changed no assumptions can be made. The Town required a definitive answer. He briefly reviewed the initial report and the abatement estimates which were based upon stringent guides of NYS Dormitory Authority.

Councilman Bichteman discussed options for electrical and insulation which would not disturb the plaster walls. Attorney Galgay advised it impacts the project in the design and how to address certain things, but it certainly does not create an insurmountable obstacle nor does it necessarily create a significant expense. Discussion followed on where to minimize and isolate the impact to certain walls.

Councilwoman Burnside reported she had recently spoken with a concerned town resident and after careful research she had been advised that the Town of Palatine was facing similar issues. She reported Palatine had bid a job for their Town Hall with a population of 3240 our population approx. 3361. The project consists of a single frame building 38' x 88' or 3,344 sq. ft. which includes a Town Justice Court of which \$30,000 was paid for through a grant. The project bid total was \$417,000 or \$130

per sq. ft., this was the cost of a municipal building meeting all codes. She read comments from a Palatine official regarding energy savings and their employees are preparing the base of the new construction. She proposed that The Westerlo Town Board seriously explore this option. She thought the Town could possibly build at the Town Park with adequate parking, etc. Discussion followed about the Town of Westerlo Park being dedicated land requiring Park Land Alienation, submittal of a plan and Legislative approval was required for the Water District. Discussion followed regarding the Town of Palatine project and the Town of Westerlo Town Hall building and the permissive referendum held for the purchase of Town Hall, the grant that covered the cost the purchase, the history of the building to the community, a direction needed to go forward for proposed renovation, square footage for the State Police, Court and other offices, need to compare to a similar project, etc. Discussed design/build is NOT an option for a Municipality. Councilwoman Burnside believed the Palatine project was done through an engineer, they are in the process of building, there were no final construction cost figures.

Councilwoman Burnside advised the Knox Town Supervisor has offered and is interested in sharing services for Court, grants are offered through Albany County. The Town Attorney advised of fundamental and legal issues which may be factors she cited the following: Jurisdiction, Arraignments, travel by Westerlo Justices for arraignments, if the Town of Knox uses a DA could result in lower shares on fines collected due to the back charges by Albany County for their services, etc.

Attorney Galgay was asked to look into any deed restrictions for the Westerlo Park. Code Enforcement Officer Lawson felt the Park may not be a suitable building site with Flood Plain regulations and new requirements necessary for buildings. Supervisor Rapp and Councilman Bichteman seemed to agree the Park may not be a suitable building site. Councilman Sherman reiterated previous council advice that since the Town had purchased the building through grant monies with the intent to use this as a municipal building, should the Town decide to sell or demolish the Town Hall, there is the chance the Town may potentially need to repay those grant monies. This would also add to the cost of a new Town Hall building.

Councilman Bichteman reviewed the remaining grant monies and the need to repurpose those funds and he reported on paperwork submitted thus far. Any work would need to be paid for ahead of time to receive any grant funding. Discussion followed regarding proposed funding through a one year BAN. Attorney Galgay advised the BAN would require a resolution. Discussion followed regarding the proposed use of the firm PSI to monitor any abatement of asbestos and proposed authorization of a contract document, pending correspondence from PSI, and a proposed recommendation for the next Town Board meeting. Code Enforcement Officer Lawson requested and received clarification on the scope work proposed for PSI and the issue of asbestos. Attorney Galgay suggested to the Committee the language necessary for proposed authorization of funding the Board would need to be specific indicating a maximum funding amount with a financial institution offering the lowest interest rate. Code Enforcement Officer Lawson advised that when the grant monies were about to potentially elapse for non-completion of their original intended purposes, the Town requested they be redistributed for the asbestos abatement and heating, this was approved by the Dormitory Authority. The Committee were in agreement on a one year BAN. Councilman Bichteman then read the correspondence received from Dormitory Authority. Councilman Bichteman suggested the need to move forward in the repurposing of grants funds and to make this recommendation at the next Town Board meeting if all were in agreement, no one on the Committee voiced opposition. Attorney Galgay advised monies would be in a designated fund.

The Committee discussed the need to investigate the Town of Palatine project. Discussion followed on the number of Town Board members who could visit the Town of Palatine at one time. Attorney Galgay will research availability of project plans for the Town of Palatine.

The Committee scheduled the next Building Committee meeting to be held on Tuesday, March 15th to immediately follow the Town Board Workshop at 7:00 PM.

There being no further discussion, Councilman Bichteman made a motion to adjourn the Building Committee meeting, Councilman Sherman seconded the motion, motion unanimously carried. The meeting adjourned at 8:12 PM.

Respectfully submitted,

Kathleen Spinnato