

**Joint Meeting with the Town and Village of Bergen  
Wednesday, October 17, 2007**

**Discussion: Tulley Building Restoration**

The meeting included the following conversations in part.

Open: 7:10 p.m. by Mayor Wayne Bailey

Present (VOB): Trustee Robert Bausch, Trustee Anna Marie Barclay, Trustee Virginia Adams, Trustee Paul Cooper, and Administrator Stacey Brown.

Present (TOB): Town Supervisor John Specht, Councilman Hugh McCartney, Councilman Don Cunningham, Councilman Barry Miller, Councilwoman Julie Baker and Town Clerk Michele Smith.

Also Present: Lori Nelson, Grace Gallivan, Pat Camelio, Robert Smith, Elizabeth Smith, Holden DP Miller, Nancy Bailey, Gerry Sheridan, Anne Sapienza, Ray McConnell, Kelly Hallenbeck, Tally Almquist, JoAnn Demarle, and Charles Dodson.

Mayor Bailey: Talked to John Specht a while ago to set up meeting to bring the large group together to discuss where we are, where we are going and what the responsibilities of the committee members are.

Joanne, from Bero Architecture is working on all of the schemes that are currently up-to-date. She is here to answer any questions we may have.

In the past, there has been confusion as to what the committee members' roles and responsibilities are. The committees are in place to do the foot work and research to form possibilities for the use of the Tulley Building. Keep in mind the committees are not responsible for the final decisions of how the building is used. It is up to the Town and Village Boards to make this decision.

Supervisor Specht: Both the Town offices and Library have spaces the same; it would definitely be nice to have more room. This presents a viable option for the Town whether it is the library or Town offices. Space requirements would be met or exceeded if looking into the future of 30 years growth.

Councilman Miller: A big issue is financial. I am struggling with spending \$700,000 to move the library. The cost to change the floor plan in the existing facility would be much less. If there is a matching grant fund for the library, it would make much more sense to me to keep the library in the existing building.

Nancy Bailey: Currently there is \$14 million in the budget for the library, which may not be available next year. Ownership of a building makes it easier to receive this grant. Moving the library to a second floor building makes it much more difficult to receive this grant.

Mayor Bailey: That part is not an issue yet because a decision hasn't been made by the Town. I would like to add this question; does the Town see a project?

Councilman Cunningham: Ultimately, it's a board decision, and I would hope it was a real possibility.

Councilman Miller: If library were to stay in existing building, I feel we need to keep it there and renovate the existing building. Can't we make a decision to NOT move the library?

Mayor Bailey: Parking issues – I have never seen it even half full. I don't believe it would be an issue.

Trustee Adams: What is the next step?

Trustee Bausch: Barry's statement is what we need to discuss.

Supervisor Specht: I think this is very subjective, and personal opinions are directing their comments. We need some sort of documentation to back-up Barry's issue regarding the library.

Anne Sapienza: We have 3 other buildings; can we make the Tulley Building all libraries, and make the other 3 buildings for the Town and Village offices?

Supervisor Specht: This committee was formed to look at the options for the Tulley Building and the use of it. Once these are met, then we will decide which directions we will go.

Councilman Miller: A new facility was quoted within \$1.7 million three years ago.

Supervisor Specht: Can I have clarification of the structure of the building?

Joanne (Bero Architect): It is a sound building, there are some things that need to be repaired, but it's mostly the "shell" of the building.

Councilman Miller: One other issue: is the fact that the Village owns the building, issue is occupation or lease would be such that it would be \$1 lease for 99 years or something to that affect, and then we would divide the cost of maintenance, repairs utilities, etc.?

Mayor Bailey: Yes, that is my understanding. Now, let's clarify what the committees need to do next. I feel they should now form one committee.

Councilman Cunningham: I would like to reconvene with Stu Brown. We can do it at the committee level.

Trustee Cooper: Do we need to pick a direction to move either the library or the Town offices?

Supervisor Specht: I would like to see the 2 scenarios (Scheme 7 and 8A) brought in front of Stu Brown.

Mayor Bailey: Can we have a time line Joanne?

Joanne (Bero Architect): It will take 2 weeks to have my calculations finished.

Mayor Bailey: Let's set a tentative date for first part of November. Once the two committees have met with Stu Brown, then they will set a date to reconvene with the Boards of Village and Town.

Trustee Bausch: Let's make a date now. Tentative date to be November 19 at 7pm at the Bergen Fire Hall.

Meeting adjourned: 8:35pm.

**October 17, 2007**

**Bergen Town Board**

**Special Meeting**

The Bergen Town Board and the Village of Bergen Trustees convened for a special meeting at 7:00 p.m. at the Bergen Fire Hall to discuss the Tulley Building.

**PRESENT:**

Supervisor John Specht  
Councilman Hugh McCartney  
    "        Donald Cunningham  
    "        Barry Miller  
Councilwoman Julie Baker  
Town Clerk, Michele M. Smith

**Other Attendees:**

Wayne Bailey	Stacey Brown	Ray McConnell
Ann Marie Barclay	Ginny Adams	Kelly Hallenbeck
Paul Cooper	Robert Bausch	Tally Almquist
Lori Nelson	Holden DP Miller	JoAnn Demarle
Grace Gallivan	Nancy Bailey	Charles Dodgson
Pat Camelio	Jerry Sheridan	Elizabeth Smith
Robert Smith	Anne Sapienza	

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Village of Bergen Mayor, Wayne Bailey opened the meeting at 7:10 PM explaining the reason for the meeting was to get more ideas and options from the Village and Town building's committees so that the plans for the Tulley Building can move forward. Town Supervisor John Specht stated that more information (grants and cost of project) is needed before the Town of Bergen can make any decisions.

**Concerns:**

- Both Town and Village building Committees should work together to keep project moving forward.

- What grants that are available for Municipal Consolidation and Library – Committees will meet with Stuart Brown about available grants. Consolidation grants should look at all schemes 7 & 8.
  - Grants aren't a sure thing
  - Common meeting rooms should be large enough for all uses and scheduled meetings for Town and Village use and should have 1 large and 1 small meeting room.
  - The Town will have to spend more money to renovate the Tulley Building and the future plans for the present Town Hall and the 3 other properties the Town owns.
  - Cost effective to move the Town & Villages offices into one building, less expensive to move the library.
  - There are safety & security issues for the Court also traffic and flow in the Tulley building and parking on Court night.
  - Possible grants available for records retention, is the basement dry enough for records retention because the adjacent building is wet and has a sub pump.
  - Structural integrity of the Tulley building is a concern – JoAnn Demarle from Bero Architecture stated the Tulley building is sound, some bricks need repaired and the building is better built than newer structures.
  - The Village owns the Tulley building what will the lease be for the Town – That will have to be worked out with an attorney (\$1 year for 100 years)
  - Municipality consolidation would mean sharing maintenance, utilities and supplies.
- The Town would like Bero Architecture to determine total cost for the Town Hall renovation and Tulley building – JoAnn stated that she could have it in 2 weeks.

### **Results of meeting**

Both the Village and Town building committees will meet with Stu Brown about grants after Bero Architecture determines a total cost for the Town. A tentative joint meeting with Village of Bergen and the Town of Bergen was set for November 19, 2007 at 7:00 PM.

The meeting convened at 8:40 PM.

Respectfully submitted,  
 Michele M. Smith,  
 Bergen Town Clerk