

**Special Joint Meeting with Town and Village of Bergen
July 30, 2008 at the Village Hall**

Discussion:

Tulley Building Restoration and Fire Department Audit

The Special Meeting of the Board of Trustees was called to Order by Mayor Wayne Bailey at 7:30 p.m. with the following present:

Trustee Robert Bausch
Trustee Anna Marie Barclay
Trustee Virginia Adams
Trustee Paul Cooper

Also present were: Stacey Brown, John Specht, Don Cunningham, Barry Miller, Hugh McCartney, Rachael Millsbaugh, John Page and Joanne DeMarle.

Fire Department:

The Town's original thought was that the Fire Department employed a certified accountant to do their books, when in fact, they employ someone to simply act as their bookkeeper. In light of this, the Town would like the audit to go forward to ensure that all public money is being used in the best interest of the community.

Mayor Bailey reiterated the complete cooperation from the Fire Department and their willingness to move on.

Supervisor Specht has requested that the final opinion from the auditor, Laura Landers of Freed Maxick and Battaglia, be in written form. It was agreed that payment will be submitted contingent upon the final report being completed in a timely manner.

Tulley Building:

Issues:

- Asbestos study – The Town Board indicated that it was misled regarding the study being completed when in fact it was not. This took place during the initial walk – through where a ‘site study’ was said to be the asbestos study.
- The asbestos study will identify the location of asbestos, so that the demolition crew is aware and can take the necessary precautions. If materials are identified, then they are dealt with by an abatement type reconstruction. This is basically a “safety” mechanism for the workers.
- A small amount of material was identified visually in the basement, however, we must wait for the final results.
- Significance (amount) is the key to abatement needs.
- What would the worst case scenario be for the cost of removing asbestos?
- Bero Architect will prepare a report when information is available.
- Both the Town and Village are concerned with the cost of the abatement and who is ultimately responsible for this cost.
- Abatement of disturbed areas only? Cost based on square footage?
- The cost for shared occupancy areas would be split between the Town and Village. Then, the Town and Village would be responsible for each of their own occupancy areas.

Public Referendum:

- Concern is the knowledge of grant money approval that may not be available before the vote. Apprehensive about putting this project to a vote in November without solid project financial needs.
- Because of rising prices, the bidding process could be difficult to put a handle on the cost of material. (Joanne DeMarle – Bero Architect)
- The first public information meeting proved to be a great turnout, however, that was a small percentage of the actual voters.
- Assuming the vote is favorable, what type of contract or agreement would be established between the Town and the Village?

1. Village as owner, Town as tenant where the Town would pay \$1.00 per year for 99 years.
2. There will be 3 separate meters: one for the Town, one for the Village and one for shared space to determine utility billing.
3. This type of agreement would need to be drafted by an attorney.

Councilman Miller asked: as owner of the building, would Tom Williamson be the inspector for this project?

Mayor Bailey replied, yes.

Consensus:

Supervisor Specht asked: do we go for a vote in November?

Councilman Cunningham answered: yes, materials and other costs are not going to get any better.

Trustee Barclay added: information is essential to a positive vote.

Interim office space for the Village ideas:

- Portable mobile offices to be put in the municipal parking lot.
- Wilcox building
- Chapell house

Trustee Bausch inquired about a construction update on current Town hall and the Chapell house.

- Joanne DeMarle (Bero Architect) responded: the Town hall needs a new roof, and the library needs to be re-vamped.

Bero Architect gave a brief update on schematic design changes pursuant to Town and Village requests. The also indicated that a storm water control of the roof should be addressed prior to construction for temporary solution.

A motion to adjourn was made by Trustee Adams and seconded by Trustee Barclay. The motion carried by the following vote:

Trustee Robert Bausch – aye

Trustee Anna Marie Barclay – aye

Trustee Virginia Adams – aye

Trustee Paul Cooper – aye

The meeting was adjourned at 9:47 p.m.

Respectfully submitted,

Stacey A. Brown
Administrator/Clerk Treasurer