

**Town Board Meeting
October 15, 2015
7:30 p.m.**

Present: Supervisor Zimet, Councilman Jeff Logan, Councilman Kevin Barry, Councilman Marty Irwin, Councilman Dan Torres.

At 7:34 p.m. A motion was made by Councilman Logan to open the meeting with the pledge. Seconded by Supervisor Zimet, all aye votes cast, motion carried.

Agenda: -Central Hudson Disclosure Agreement, +Municipal Center Update.
A motion was made by Councilman Barry to adopt the agenda as amended. Seconded by Councilman Logan, all aye votes cast, motion carried.

Public Input:

Bob Gabrielli announced the passing of Julien J. Studley. He discussed his many contributions to the community and suggested that they be recognized by memorializing the New Paltz segment of the rail trail or the bridge in his honor.

Announcements:

Councilman Logan indicated that the SUNY New Paltz Foundation is no longer pursuing the Park Point Project with the Wilmorite Corporation. Supervisor Zimet indicated that they are however, still pursuing a solution to the student housing shortage. Supervisor Zimet wanted the record to reflect that Councilman Logan reached out to a developer and is asking them to reach out to the college.

At 8:06 p.m. a motion was made by Councilman Logan to take a break. Seconded by Supervisor Zimet, all aye votes cast, motion carried.

At 8:07 p.m. a motion was made by Councilman Logan to come back from the break. Seconded by Supervisor Zimet, all aye votes cast, motion carried.

Supervisor Zimet-indicated that Councilman Barry is using his land to grow food for the food pantry.

Labor Attorney Contract:

A motion was made by Councilman Logan to accept the contract with Roemer Wallens Gold Mineaux reflecting a \$75 increase, through 12/31/2018, pursuant to the terms of the contract and to authorize Supervisor Zimet to sign it. Seconded by Councilman Barry, all aye votes cast, motion carried.

Liquor License Renewal Application & 30-day waiver:

A motion was made by Councilman Barry to support the 30-day waiver for Gomen Kudasai with no objections. Seconded by Councilman Torres, all aye votes cast, motion carried.

Municipal Center Update:

Councilman Irwin indicated that the committee is interviewing architects, they've narrowed it down to two. Efforts to move the process of demolishing the building are moving along. Proposals are being solicited from Environmental Engineers to evaluate the issues inside the old building. Engineer Dave Clouser is writing a plan for the demo. A bid will have to go out for the actual cleaning of the building. Based on the preliminary info provided by the architects and engineers, the total cost of this project could be \$12 million, 30-term at 1.75% is \$610,000/year in debt service. Councilman Barry indicated that we need to know now how much to allocate to get started, and at the same time develop a spreadsheet for how our new tax rate-ables are going to give us the ability to pay for this incrementally higher debt service. He also suggested the large not-for-profit entities in the community to enter into a PILOT agreement with the Town for the duration of the bonds and make voluntary payments to the Town to help offset the debt service. He feels it is important to demonstrate to the public that these new projects will help develop the new revenue sources to finance the \$610,000 annually.

Doug Whitaker from Whitaker & Associates indicated that there are still many boxes of records in the old Town Hall that have to be cleaned and moved. In preparing for the move last year, we

were able to do it as a cleaning, not a remediation, under a non-wage rate contract, which lowered the price dramatically. He recently did a walk through with Councilman Irwin and Highway Supt. Marx to determine what can be shredded, disposed of, or moved. So because this is no longer an emergency, there needs to be a new contract and the cleaning will have to be put out to bid. Mr. Whitaker put together a cost estimate for his services to prepare a project scope, walk-through with contractors, provide answers to written requests, review bids, and assist with contractor selection. Based on his discussion with a contractor, it is estimated to cost \$69,400 as a remediation job using the state wage rate, and \$37,400 as a cleaning job using a non-wage rate. This is in addition to lab costs, which could range from \$1,200 to \$6,750.

A motion was made by Councilman Irwin to engage the professional services and reimbursable expenses of Whitaker & Associates to prepare a project scope and work procedures to be provided to qualified contractors to conduct a pre-bid walk through with contractors, provide answers to written requests for information and clarification, review bids received with the Town and assist in contractor selection, at a cost not to exceed \$4,000. Seconded by Councilman Logan, all aye votes cast, motion carried.

Warrant:

A motion was made by Councilman Barry to approve the October warrant in the amount of \$749,990.86. Seconded by Councilman Logan, all aye votes cast, motion carried.

Budget Modification:

A motion was made by Supervisor Zimet to approve the following modification to 2015 budget:

Increase: A980.2680.0	Insurance Recoveries	\$3,676.57
Increase: A522-3120.4	Police Contractual	\$3,676.57

Reason: Insurance checks \$814.91 and \$2,861.66 to increase 3120.4 for accident on 8/23/15, vin #1492. Seconded by Councilman Logan, all aye votes cast, motion carried.

Acceptance of Minutes:

A motion was made by Councilman Barry to accept the joint minutes of ***September 15, 2015***. Seconded by Councilman Logan, all aye votes cast, Supervisor Zimet abstained due to her absence from the meeting. Motion carried.

A motion was made by Councilman Barry to accept the minutes of ***September 17, 2015***. Seconded by Councilman Logan, all aye votes cast, Supervisor Zimet abstained due to her absence from the meeting. Motion carried.

A motion was made by Councilman Barry to accept the minutes of ***September 24, 2015*** with the corrections noted. Seconded by Councilman Torres, all aye votes cast, Supervisor Zimet abstained due to her absence from the meeting. Motion carried.

A motion was made by Councilman Torres to send a letter to the Child Care Center regarding the sale of the building. Seconded by Councilman Irwin, all aye votes cast, motion carried.

A motion was made by Councilman Barry to accept the minutes of ***October 5, 2015***. Seconded by Councilman Logan, all aye votes cast, motion carried.

At 9:19 p.m. a motion was made by Supervisor Zimet to adjourn the meeting in memory of Julien Studley. Seconded by Councilman Barry, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Mazzaccari
Town Clerk