

## **Special Town Board Meeting**

**October 2, 2014**

**7:30 p.m.**

**Present:** Supervisor Susan Zimet, Councilman Dan Torres, Councilman Kevin Barry.

**Absent:** Councilman Jeff Logan, Councilwoman Jean Gallucci.

**Guests:** Building Committee Members Josh Honig, Carol Roper, Dave Lent.

Architect Rick Alfandre and Project Manager Joe Buglino.

At 7:39 p.m. a motion was made by Councilman Torres to open the meeting with the pledge. Seconded by Councilman Barry, all aye votes cast, motion carried.

### **Public Input:**

Josh Honig, who was speaking on behalf of himself and no other group, read aloud a statement relative to the Town Hall building's condition. He feels that this administration will do the right thing and take care of the problem that previous administrations ignored.

Carol Roper indicated that when Bill Yeaple was Supervisor (1980's), plans for a new Town Hall were drawn up, but shot down by the voters. As a member of the Consolidation Committee, she feels that this is a good time to consider the consolidation of the Town and Village Governments.

Councilman Barry, speaking as a member of the public, indicated that he conducted his own due diligence regarding the School District's Capital Project. He contacted the State Education Dept. (State Ed), and learned that there is a specific person assigned to Building Projects in the New Paltz Central School District. He spoke to this person who informed him that no one from the School District or its consultants had contacted her about the project. After speaking with her over a 10-day period, he learned that Asst. Supt. Linden had finally contacted her. Councilman Barry has requested certain calculations from the School District representatives and their consultants, but he has yet to receive them. Based on his own calculations and the conversations he has had with State Ed, he feels as though the School District has miscalculated the State Aid for this project. He encouraged the public to ask questions and become more informed.

### **Update on the progress of the move to temporary offices:**

Supervisor Zimet indicated that putting modulars at the Highway Department site ended up being the best solution. Supt. Marx and Building Inspector Delarede have been overseeing the many aspects of the move.

Supt. Marx indicated that the pad is in and the septic and water are hooked up. More paving still has to be done. He and Stacy have met with two Industrial Hygienists to determine what the problems are and what the scope of work would be to remediate it. The physical move can happen in 4 days over a Friday to Monday span.

Inspector Delarede indicated that originally the modular was set to be delivered on October 20<sup>th</sup>, but it could come sooner. The phone lines for the Community Center, including the alarm system, were run through Town Hall, and will need to stay up and running. She received a proposal for a new plan from the current phone service provider, CornerStone. The monthly cost is about \$140 less than what is currently in place. Also included was a proposal from CrossPoint for the installation of a new telephone and voicemail system, as well as a new server, with additional handsets. Councilman Barry suggested negotiating a better deal from CrossPoint. The only option to keep the DMV bus is to keep the data line available for them to use at Town Hall. There wouldn't be enough parking at the highway site. The reports from the Air Quality Testing identify toxins in the air throughout the building. These reports have been given to the Industrial Hygienist. The Town's IT Consultant is assessing which computers are outdated and will have to be replaced, instead of cleaned.

**Building Committee Review Presentation:**

Mr. Honig read aloud a proposal that was submitted to the Town Board by the Building Committee in 2009. It outlined the different locations and possible scenarios for resolving the long-term needs for municipal space for all the Town Offices.

Mr. Alfandre distributed copies of the Final Report of the Town's Facilities Needs Analysis and Programming that was presented to the Town Board in April of 2008. His firm had conducted a Needs Assessment, which included conducting interviews of Town employees to determine space needs (square footage) and requirements currently and for the future. They also looked at different sites, options, relative costs, and pros and cons. Ultimately, the committee determined that the best primary solution was to build on the Constantino site for the Town offices, and utilize what is now the Mountain Laurel School for the Police. This is no longer a viable option as there is currently a proposed project to be built at this site. Due to time and safety issues, the Police were moved into a rented space at the ASR building. The Court building is too small for the evening sessions. The Fire Department and Fire Inspector have been called to facilitate safety concerns with overcrowding.

The current Town Hall site is not big enough to accommodate Town Offices and a separate Police building. Parking would be an issue. Mr. Lent suggested using the land to the South of Town Hall for parking, which might require permission from the Village. However, the consensus was that it is important to be close to the downtown area to allow for people to walk and take public transportation, which would benefit the entire community.

Mr. Alfandre indicated that the next step of the plan would be to update the Needs Assessment so everyone is clear on what is needed to make the space functional, regardless of design or location. Next, what is being built and where, to determine what site plans will look like. Then, determine what the cost of the project will be to build. If the Town does not take action, the offices will be in temporary facilities for decades.

A motion was made by Councilman Torres to reconstitute the Building Committee that will consist of Josh Honig, Carol Roper, Dave Lent and George Sifre, with Councilman Barry as liaison for the purpose of helping to guide the Town Board with a plan to create a new facilities plan for the community. Seconded by Councilman Barry, all aye votes cast, motion carried.

**Presentation of the 2015 Tentative Budget:**

A motion was made by Supervisor Zimet to acknowledge that the Town Clerk presented the Town Board with the 2015 Tentative Budget, which she received on September 30th. The first budget meeting will be next Thursday, October 9<sup>th</sup>. Seconded by Councilman Torres, all aye votes cast, motion carried.

A motion was made by Supervisor Zimet to allocate \$12,000 to Supt. Marx out of the Contingency Fund for the purposes of getting the site ready for the modulars for the new Town Hall. Seconded by Councilman Torres, all aye votes cast, motion carried.

After Monday's Police Commission Meeting, the Town Board will hold a Special meeting for the purposes of discussing the Town Hall move.

At 10:08 p.m. a motion was made by Councilman Barry to adjourn the meeting. Seconded by Councilman Torres, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Mazzaccari  
Town Clerk