

Special Town Board Meeting
September 11, 2014
7:30 p.m.

Present: Supervisor Susan Zimet, Councilman Dan Torres, Councilman Jeff Logan, Councilman Kevin Barry. **Absent:** Councilwoman Jean Gallucci.

At 7:36 p.m. a motion was made by Councilman Logan to open the meeting with the pledge in memory of those lost on 9/11. Seconded by Councilman Torres, all aye votes cast, motion carried.

At 7:38 p.m. Councilwoman Gallucci arrived.

Agenda:

A motion was made by Councilman Torres to adopt the agenda. Seconded by Councilman Logan, all aye votes cast, motion carried.

Public Input:

None

Plans to rent modular building for Town Hall:

Supervisor Zimet explained that in order to deal with the remediation and relocation for the health and safety of the employees and the public, due to the mold that was discovered; alternative locations and spaces have been looked at but none of them can accommodate all the employees and departments. There doesn't seem to be an appropriate solution that will meet our needs except for renting a modular building. She met with department heads and worked on a floor plan that will allow the offices to run as efficiently and effectively as possible. The recommendation is for the Town to enter into a lease agreement to rent a 9-unit modular building (108 ft x 60 ft., 6,480 s.f.) from Mod Space for Town offices. The monthly rent is \$3,835, which is less per square foot, than the rent of alternative spaces. The delivery and complete installation charge is \$59,417. At the end of our lease, the removal charge will be \$36,000. There is enough money in contingency to cover all necessary costs and additional expenses for moving, phones, computers, electric, water/sewer hook-up, etc. The building will be handicap accessible.

Highway Superintendent Chris Marx indicated that he should get report from the mold testing tomorrow.

Councilman Barry indicated that this is a short term emergency remedy that will help us transition and tie into the long term plan as well.

A motion was made by Councilman Barry that in order to deal with potential health and safety concerns we are currently faced with, these concerns require the Town Board to take immediate action to mitigate any possible workplace conditions that may have a potential impact on our employees and the public. Therefore the Town Board authorizes the Supervisor to contract with Mod Space for the 6,480 s.f. unit and the term of that lease will be for up to two-years with the option of a third year at the same cost of \$3,835/month. Seconded by Councilman Logan, all aye votes cast, motion carried.

Supervisor Zimet indicated the move should occur around mid-October at the Highway Garage site.

A motion was made by Councilwoman Gallucci to authorize the allocation up to \$5,000 from the A-Fund Buildings and Grounds line so Highway Superintendent Marx can do excavation work to prepare the land at the Highway site. Seconded by Councilman Logan, all aye votes cast, motion carried.

Supervisor Zimet indicated that she checked with the Controller that the cost of the building being used for the Building Department and Planning & Zoning Department can come out of the B-Fund, based on the square footage.

Town Hall Employee Work Schedule:

Supervisor Zimet indicated that a staggered work schedule was developed to limit employee exposure in the building. She spoke with Bill Wallens and this is doable. Town hall hours would be from 9 a.m. to 4 p.m., with a 9-12:30 p.m. morning shift and a 12:30-4 afternoon shift.

A motion was made by Supervisor Zimet to approve the proposed employee staggered work schedule, effective Monday, September 15th. Seconded by Councilwoman Gallucci, all aye votes cast, motion carried.

Effective Monday, September 15th, all meetings will now be held at the Community Center and no longer at Town Hall. Bob Fagan is working on getting the Nexus System into the Community Center so meetings can be broadcast.

A motion was made by Councilman Torres to cancel the September 25th Town Board meeting in observance of the Rosh Hashanah holiday. Seconded by Supervisor Zimet, all aye votes cast, motion carried.

At 8:26 p.m. a motion was made by Councilman Torres to adjourn the meeting in honor of the wonderful employees of Town Hall. Seconded by Councilwoman Gallucci, all aye votes cast, motion carried.

Respectfully Submitted,

Rosanna Mazzaccari
Town Clerk