

TOWN BOARD MEETING

July 27, 2013

9:00 a.m.

Present: Robert Multer, Supervisor
Allan Button, Town Councilman
Wayne Dunton, Town Councilman
Peter Gerbic, Town Councilman
Daniel Paddock, Town Councilman

Also Present: Tom Reifsteck, Highway Superintendent
Bruce St. Lawrence, Project Manager
Alan Williams, Water Superintendent

Recording Secretary: Kathy Pelton, Town Clerk

CHANGE ORDERS – PHASE I AND PHASE II

The Town Board met to review the change orders required to complete Phase I of the Town Barn project (please see attached.) After review and a detailed discussion, Councilman Dunton made the motion to approve the change orders and Councilman Button seconded the motion.

*All in favor; none opposed – Motion carried.

The Town Board met to review the change orders required to complete Phase II of the Town Barn project (please see attached.) After review and a detailed discussion, Councilman Button made the motion to approve the change orders and Councilman Dunton seconded the motion.

*All in favor; none opposed – Motion carried.

LIGHTING AND OTHER INTERIOR AND EXTERIOR WORK

Discussion about lighting (which is currently fluorescent) included keeping lighting as it currently is or considering LED lighting. The Board agreed that the benefits of LED lighting did NOT outweigh the cost.

The Town Board reviewed the work that will be needed to be complete work on the interior and exterior of building, including the Electrical Package, HVAC and concrete work. Discussion included the review of heating and hot water requirements as well as electrical requirements and getting water to the building.

The Town Board reviewed its options for the addition of a new Town Barn Building. Discussion included the pros and cons of a pole barn vs. a building with a foundation. A building with a foundation would provide the ability to build with a lower roof and trusses.

DEMOLITION

The Town Board reviewed the work that will be required to tear down the building. Discussion included the importance of saving the north wall. After a detailed discussion, it was agreed that the Town will prepare specifications for tear down to include retaining the north wall. Because the demolition work is expected to be under the expense threshold that would require the Town go out to bid, the Project Manager will obtain three quotes on demolition.

At the conclusion of discussions as detailed above, Councilman Paddock made the motion to hold a special meeting of the Town Board of the Town of Middlesex at the Town Hall, Middlesex, New York on Saturday, August 3, 2013 at 9:00 a.m. to review specifications for the Town Highway Building project. Councilman Dunton seconded the motion.

*All in favor; none opposed – Motion carried.

WATER DISTRICT

Work to apply for a Community Development Block Grant to provide funding to replace the deteriorating water tank continues. The project will cost an estimated \$695,000 in total. Grant funding, if approved, would total \$600,000, leaving \$95,000 in expenses that the Town will need to cover.

In order to cover the additional cost of \$95,000 for a new water tower, the Town will investigate the possibility to obtain funding through a Bond issue. To pay down a Bond issue, the quarterly water bill sent to Water District residents would need to be increased by \$17.25 per quarter.

BOND ISSUE

Expenses associated with the rebuilding of the Town Barns and the replacement of the Water Tank will be significant. So that the Town does not deplete its surplus, the Town Board agreed that it is in the best interest of the Town of Middlesex to review options for funding with a Bond Issue.

After a brief discussion, the Town Board authorized Supervisor Multer to explore options for engaging a Bond Attorney, ascertaining Bond Funding options as well as the associated costs.

At the conclusion of business, Councilman Gerbic made the motion to adjourn and Councilman Dunton seconded the motion.

*All in favor; none opposed – Meeting adjourned at 10:15 a.m.