

SPECIAL BOARD MEETING - TOWN OF BRIGHTON - FRANKLIN COUNTY, NY

September 22, 2011

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A Special Meeting of the Town Board of the Town of Brighton was held Thursday, September 22, 2011, at 6:00 p.m. at the Brighton Town Garage, 17 County Road 31, Paul Smiths, NY, with the following:

CALL TO ORDER:

Meeting was Called to Order by Supervisor John Quenell at 6:07 p.m.

ROLL CALL OF OFFICERS

PRESENT: Supervisor John Quenell

Council Members: Peter Shrope, Steve Tucker and Lydia Wright

ABSENT: Council Member Jeffrey Leavitt

OTHERS PRESENT: Paul Blaine – Code Enforcement Officer and Elaine Sater-Town Clerk

RESIDENTS: There was one resident present

GUESTS: Chris Alcocer, North County Construction Services

NOTICE OF MEETING: Notice of this meeting was faxed to the Adirondack Daily Enterprise on September 20 and posted on the Town Clerk's Sign Board. Notice was posted on September 21 at the Town's three post offices and businesses.

Supervisor John Quenell said he called this meeting to discuss the contractor Change Orders, requested by the Project Manager Chris Alcocer, for the Town Hall Restoration Project.

TOWN HALL RESTORATION PROJECT

A. Change Orders - Chris Alcocer, North Country Construction Services: Presented 14 changes to the current project based on review by the contractors. The costs for Change Order #1 were zeroed out with the credits. Received a schedule of completion from Conroy & Conroy, however it will be changing next week as 1/3 of the submittals are still out.

1. Front Porch framing: Conroy & Conroy (CC) found the front porch rotten underneath when they inspected it. Cost to repair is \$1,313.00. Change Order #1 for CC was approved by the architect and the project manager.
2. Front Porch railing rebuild: Railing was removed to replace the framing, architect approved using the same railing and filling the cracks with epoxy glue to keep the historical look of the building.
3. West porch scope of work reduction (Credit): Calls for repair in kind, because the addition was not added, this porch is not being moved at this time.
4. Replace insulation in Mechanical Room: Walls of the room were redone and old/missing insulation needed to be replaced. Approved by architect and project manager in Change Order #1 for CC, no cost to project.
5. Pier modification and shimming: Piers under the building that needed pointing were misidentified in plan, correct piers were shimmed. Approved by architect and project manager in Change Order #1 for CC, no cost to project.
6. Bathroom door D3 (reuse existing): Luan door to current bathroom was identified in plan as existing one to be reused which is not correct. A different door will be used, doorway has to be reconfigured and door hung opposite from the plan.
7. Front stone pier repointing: Piers are not able to be repointed, need to be rebuilt due to cracks from water damage and concrete in middle missing, same stones will be used. Needs a change order and will cost \$5,920.00
8. New foundation for front stone piers: When piers are rebuilt the foundation may need to be replaced; needs a change order and will cost \$3,990.00
9. GC Exterior paint bid alternative reduction (Credit if not done): Painting the whole building could be done by Town forces in the spring or summer. The whole amount would not be credited because it is lumped in with the inside painting.

Board discussed keeping painting in the project so the building looks professionally done on the outside.

10. Boiler Repairs: A line were broken and needed fixing, additional cost \$320.00, approved by architect and project manager in Change Order #1 for Hyde-Stone (HS)

11. Well Pump repairs: Pump was seized up from lack of use over the year, cost to repair \$366.00,

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approved by architect and project manager in Change Order #1 for HS.

12. Wireless door opener on D1 (credit): Wireless door openers were removed from plan.
13. Window Installation detail (Credit): Windows were changed to fit existing sills and casings.
14. Mechanical room floor access panel: Two existing access panels were made into one big one for easier access under the Mechanical room floor.

RESOLUTION #55

CHANGE ORDER #2 FOR CONROY & CONROY ON TOWN HALL RESTORATION PROJECT

Motion made by Supervisor John Quenell, second by Peter Shrope,

RESOLVED that the Town Board approves Change Order #2 for Town Hall Restoration Project general contractor Conroy & Conroy to rebuild the two front stone piers for the estimated cost of \$5,920.00, and BE IT FURTHER RESOLVED that new foundations under the stone piers are approved if warranted, based on the opinion of the Architect Crawford & Stearns and the Project Manager Chris Alcocer, for the estimated cost of \$3,390.00.

ROLL CALL VOTE: Aye 4 (Quenell, Shrope, Tucker, Wright), Nay 0, Absent 1 (Leavitt)

RESOLUTION #55 declared duly adopted.

- B. Bond Anticipation Note (BAN):** Supervisor John Quenell presented the Board with an updated budget for the Project. He said that bridge financing of \$150,000 would be needed to cover the bills from the contractors. He took the total amount of the project to be paid out (\$192,594.00) and divided by 3 to come up with estimated payments of \$64,133.80 for October, November, and December putting the amount needed for financing at \$130,111.73 before grant funding is received. Peter Shrope suggested using funds the Town will be collecting from taxes in January that will not be needed until next October, November, and December, instead of borrowing so much money. Supervisor John Quenell said the bills will due in 2011 and the funds will not be available until 2012. Peter Shrope suggested delaying the final payment until 2012. Supervisor John Quenell said the BAN could be paid off early with funds collected in 2012. Lydia Wright suggested using the Town funds already in the investment account instead of paying interest on a BAN.

RESOLUTION #56

BOND ANTICIPATION NOTE FOR \$150,000 FOR TOWN HALL RESTORATION PROJECT

Motion made by Supervisor John Quenell, second by Steve Tucker,

WHEREAS, through advanced donations and previous contributions from the Town's General Fund, it appears that the Town will have adequate funds to complete the Town Hall Restoration Project, and

WHEREAS, it appears that interim financing in the amount of \$150,000 will be needed to complete the project owing to the long lead times involved in actually receiving the grant funds, and

WHEREAS, three area banks have been asked to quote upon a Bond Anticipation Note for \$150,000, and

WHEREAS, NBT Bank has offered the most favorable terms,

NOW THEREFORE BE IT RESOLVED that the Town Board authorizes the Supervisor to sign a contract with NBT Bank for a one year Bond Anticipation Note (BAN) in the amount of \$150,000 at an annual interest rate of 2.65% subject to call without penalty, and

BE IT FURTHER RESOLVED that the Attorney for the Town Scott Goldie be appointed as Bond Counsel for this BAN transaction.

ROLL CALL VOTE: Aye 2 (Quenell, Tucker), Nay 0, Abstain 2 (Shrope, Wright), Absent 1 (Leavitt)

RESOLUTION #56 declared not adopted.

ADJOURNMENT

Motion to Adjourn at 6:51 pm made by Lydia Wright, second by Supervisor John Quenell, **Aye 4 (Quenell, Shrope, Tucker, Wright), Nay 0, Absent 1 (Leavitt)**

Respectfully Submitted,

Elaine Sater, Brighton Town Clerk