

Minutes

Special meeting Tuesday, September 8, 2015

Present: Mayor Carol Weaver

Trustees: Richard Phillips

Dale Leiser

Robert Puckett

Brian Murphy

Also present: Glenn Smith

Mayor Weaver opened the special meeting at 5:03 PM.

Trustee Puckett reported on his and Glen Smith's meeting with Kinderhook Bank to use their parking lot for construction dumpster and equipment for use during the asbestos removal phase of the project which would include a 25ft exclusion zone from the public. The bank subsequently declined to allow placement of the equipment on their property due to liability concerns.

The village does not own any additional property then what the building is built on. The village received a quote of approximately \$16,000 from Sullivan to conduct the abatement using an alternative method for abatement. This is an additional cost to the project.

A discussion concerning whether the village is liable for the additional cost for the abatement was held. Glenn Smith feels the village had done their due diligence and is the architect's responsibility and Mid-State's responsibility to have foreseen this. Glenn Smith believes Mid State should have foreseen this and it should have been listed in the bid price.

Trustee Phillips and Trustee Puckett feel that at the end of the day the village would be paying for the abatement. If the contractor and the architect knew about the asbestos in the beginning the bid price would have been higher. Either way the village would have to pay for the asbestos removal.

Trustee Murphy would like to know if the question before the Board was to pay or not to pay and if it was decided not to pay, what would be our next steps to keep the project moving forward.

Trustee Puckett stated the meeting was to discuss the asbestos and the cost of the removal. He will be speaking to Marilyn Kaplan the architect tomorrow, before the village board meeting, to determine how to move forward with the roof repair project.

Trustee Murphy asked-if the village board chooses not to move forward with the asbestos removal then the entire project is dead in the water.

Trustee Puckett agreed the project would be dead in the water.

Glenn Smith the code enforcement officer stated he was appointed the clerk of the works for the project and he is looking out for the best for the village. He stated a variance should have been applied for. The variance takes approximately three weeks. The village would be one week in at this point for three-week process approval.

Trustee Puckett noted the only option for the village is to have Sullivan utilize the flat roof to place and then wrap the removed roofing material on a daily basis and haul the material away

daily. The proposal also calls for them to build a temporary decontamination unit behind the building since they cannot use their decontamination trailer.

Trustee Phillips inquired if the \$7,500 allowance in the project could be used toward the asbestos removal. Mayor Weaver stated if there is other issues or additional items were to come to light that the \$7,500 is the only money the village has for possible change orders.

Glenn Smith is worried about any structural default in the front of the building that maybe found during the removal of the village hall roof. Glenn stated that the asbestos was found to be non-friable asbestos that no further consideration would've needed to be taken unless it was over 1%. The village asbestos test was at 1.4%.

Proposed Roof Color – Trustee Puckett reported that a dove gray color was chosen for the roof based upon feedback and discussions at a previous meeting with the architect, MSI, Glenn, Bob, and Rich.

The construction company is requesting the village board reconsider the removal of the cupola and the abatement of the asbestos. They believe their maybe asbestos in the paint on the cupola.

#### Furnaces in the village hall

Trustee Puckett would like the village board to consider replacing the two furnaces in the village hall. This has been a discussion at previous meetings. Mayor Weaver feels the furnaces should be able to burn propane as they are easily converted to natural gas. There's a possibility natural gas maybe coming to the village in a few years and it would be easy to change out from propane to natural gas. At this time it was decided to have the furnaces cleaned and serviced for the winter.

Mayor Weaver made a motion to adjourn at 5:32 PM and enter into executive session to discuss personal; seconded by Trustee Leiser. All voted “aye”.

Mayor Weaver made a motion to adjourn executive session and the village board meeting at 6:30 PM with no decisions made; seconded by Trustee Leiser all voted “aye”.

Respectfully submitted,

Nicole H. Heeder  
Village Clerk