

Minutes  
Special Meeting on the Cupola Repair Project  
Thursday, August 17, 2017

Present: Mayor James Dunham

Trustees: Richard Phillips  
Dale Leiser  
Robert Baumeister  
David Flaherty

Also attending: Ken Neilson

Mayor Dunham opened the special meeting at 8:02 pm.

A bid opening was held on August 9, 2017 for the Cupola Repair Project the village received one bid from CJ Smith's Roofing for \$95,000. The village has approximately \$70,000 remaining from the bond money in the Roof Repair Project. The Village Board wanted to review the project to see what could be done to stay within the remaining bond money the village has for the project. The remaining bond money needs to be allocated by mid-October.

Mayor Dunham and Trustee Flaherty spoke with Marilyn Kaplan to discuss the project and why the bid received was much more than anticipated. Marilyn spoke with the Smiths' and it was agreed to take out the trim work and only just repair the wood and change from a flat seam cooper roof to a metal standing seam roof matching the main roof thus reducing the price to \$70,000. CJ Smith's can start before the 1<sup>st</sup> of September and finish by the beginning of October.

Mayor Dunham noted the village went before the Historic Preservation Commission for the proposed changes to the cupola. The village will receive a Certificate of Appropriateness for the roof on the cupola. The current change order is not to do the trim work and to change the material for the roof on the cupola. The proposed wood repair work to be done on the cupola will now be considered maintenance and will not require a Certificate of Appropriateness from the HPC. Only the new metal roof on the cupola will require a COA.

Trustee Flaherty noted this has been a long standing issue hanging for the village. The village has the bond money to pay for the project and if we were to hold off until spring we do not know what the price would be. It was a \$40,000 project when the main roof was being done and the scaffolding was in place. Protecting the roof is a huge component of the expense.

Trustee Baumeister feels we have to move on the project as it has been ongoing for a few years.

Trustee Leiser stated he reviewed the emails from Mid-State (the contractor for the Roof Repair Project) and at its worst the cupola as an Alternate could have been done for \$31,500. He does not understand why the Cupola did not get done when the roof was done.

Trustee Phillips stated at the time of the Roof Repair Project the village did not know how much work and repairs were needed under the roof that is why the cupola was listed as an alternate bid option. The alternate option was not awarded therefore the \$72,000 was to be used for any repairs needed once the metal roof on the Village Hall was removed. The contractor, Mid-State, found that all supporting beams was in good shape.

Mayor Dunham feels because the Village Board made the decision to hire Marilyn we should go by Marilyn's recommendations to protect the roof.

Resident, Ken Neilson stated seventy thousand dollars for an 8x8 box for maintenance is

money can be placed on the interest. He feels the items in Marilyn's specs are to in depth. He feel Mrs. Kaplan's requests to be allowed in a person's shop, and requiring custom molding for instance raises the cost of the bid, he feels the village does not have to use Marilyn's specs due to the fact it is now maintenance repairs to the cupola.

Trustee Phillips thanked Ken for his input.

There was a short discussion by the board to see if it would be better to wait until spring and rebid the project as strictly a maintenance repair and project and thereby possibly reducing bid amount.

A motion made by Trustee Phillips to award the bid to CJ Smith's Roofing for \$70,000; seconded by Trustee Baumeister. All voted:

Mayor Dunham "aye"  
Trustee Phillips "aye"  
Trustee Baumeister "aye"  
Trustee Flaherty "aye"

Trustee Leiser "nay"

### **Applications**

During the Regular monthly village board meeting Kinderhook Library submitted a request to use the 1<sup>st</sup> floor of the Village Hall for Candlelight Night. Mayor Dunham wanted the board to know it was the first floor not Van Buren Hall.

### **Van Buren Hall Capacity**

Mayor Dunham wanted to inform the Village Board the capacity of Van Buren Hall is 176 people. The village accepted a donation of 200 chairs but all cannot be used for an event in Van Buren Hall.

### **Inter-municipal Agreement**

Mayor Dunham met with Kinderhook Town Supervisor, Pat Grattan, Stuyvesant Town Supervisor, Ron Knot, Valatie Mayor, Diane Argyle, and Renee Shur to discuss the inter-municipal agreement for the Kinderhook Creek Inland Waterway and the Village of Kinderhook as the lead agency to apply for grant funds. A motion made by Trustee Flaherty approving the Mayor to sign the inter-municipal agreement between the Town of Kinderhook, Town of Stuyvesant, Village of Valatie and the Village of Kinderhook; seconded by Trustee Leiser. All voted "aye".

The engineering firm Barton & Loguidice has agreed to prepare and submit a grant application to Hudson River Valley Greenway for the development of the Kinderhook Creek Access on behalf of the four communities if their firm is hired as the engineers when and if grant funds are awarded. Mayor Dunham reviewed the village's procurement policy and believes with the short time frame of applying for the grant the village is within the procurement requirements. B & L is qualified to do this type of study. The grant application is due September 8, 2017. A motion made by Trustee Flaherty to hire Barton & Loguidice as the engineering firm if grant funds are awarded; seconded by Trustee Leiser. All voted "aye".

A motion made by Trustee Flaherty to adjourn at 8:24 pm; seconded by Trustee Leiser. All voted "aye".

Respectfully submitted,  
Nicole H. Heeder  
Village Clerk