

State of New York
County of Fulton
Town of Caroga

Minutes of the Regular monthly Caroga Town Board meeting held Wednesday February 13, 2007 at the municipal building located at 1840 State Highway #10 at 7:00 pm with the following persons in attendance by Roll Call:

Supervisor Gary Gifford Sr. - Here
Councilman Ralph Palcovic - Here
Councilman Robert Sprung - Here
Council Member Valerie Scribner - Here
Councilman Robert Sullivan - Here

Others in attendance were Justice Subik and Thelma Subik -Court Clerk, Katherine Hillock – Assessor and Lori Ann Lewis Deputy Assessor, Sandra Pavlus - Code Clerk, and Robert Miller acting Chairman of the Planning Board, John Fenzl – Planning Board Member, and 3 members of the public.

At 7:00 p.m. Supervisor Gifford called the meeting to order. The flag salute was conducted. Councilman Sprung made a motion to waive the reading of the minutes of the January 9, 2008 meeting. Councilman Sullivan wanted to have the minutes read into the minutes of the meeting, which he proceeded to do.

Councilman Sprung made a motion to accept the minutes of the January 13th meeting. Council Member Scribner seconded the motion. Unanimously approved.

Public:

Stephanie Bugaj Secretary of the Nick Stoner Trailers asked for an amendment to Local Law #1 1973 a law to regulate the operation of snowmobiles in the Town of Caroga. They would like the law to include the following roads:

Maloney Rd	Kirchen Grove Rd.	Decker Road
West Lake Road	North Shore Rd W. Caroga	Barbour Road
School House Rd	Green Lake Road	Irving Pond Road
Shawn Drive	Third Avenue	

“These roads need to be added to the local law as they provide access for snowmobiles to lakes, trails, and businesses in the town. It is our belief that by adding these roads and posting these roads as such these roads will become safer for snowmobiles, pedestrians, and vehicular traffic.” She stated the amendment would have a positive impact on tourism. She had a petition and a map showing the roads in the town. It was noted that no signs are up for the currently designated roads. A petition has been started to support this action.

Councilman Sprung asked if she had contacted the people who live on the roads, which are being proposed to be open to snowmobiles. Stephanie responded not yet.

The board discussed holding a public hearing on this matter. It was noted that in order to change grievance day in Caroga Lake a public hearing is needed as well. The school also wants to meet with the town board in an executive session. Supervisor Gifford will call and schedule a meeting with Mr. Carr. A notice will be posted when and if the board meets with the school.

Department Reports:

Town Justice – James Subik presented 2007 books for audit to the board. His clerk noted that in prior years books were hauled in for the board to review. This year everything is on computer. A cashbook report was submitted along with bank statements. She noted the board would need to sign the paperwork submitted. It was noted that all court sessions are digitally recorded. The board was notified that the court would have to accept payment by credit card in the foreseeable future. It was stated that the court would fund this. Currently the court is looking into obtaining a new fax, copier, and printer via grants being offered. Council Member Scribner noted the need for a sign directing people to town court at that end of the building.

Highway – no report

Code Enforcement & Sanitation – no report. Supervisor Gifford noted that Mr. Heberer is in charge of re-keying the outside doors. The Fulton County law enforcement agencies have not let Mr. Heberer know the number of keys they need yet.

Dog Control – a written report was submitted to the clerk. Mr. Dutcher received 11 calls for the month, responded to one dog bite situation, and issued 8 tickets for unregistered dogs.

Golf Course – A verbal report was given to the clerk. Mr. Jennings asks if can go out to bid to sell the wood from the trees he cut down on #9. It was thought they were beech trees.

BTI – Supervisor Gifford commented that she has been in the building preparing for the season.

Weeds – no report

Youth - no report

Clerk/Registrar – present 2007 Books for audit, NYSTCA Regional Meeting, NYSTCA Annual Conference, Vacation Feb. 27 to March 5.

**RESOLUTION to allow clerk to attend NYSTCA Conference & Regional meeting
#2008-013**

Offered by Councilman Palcovic

Seconded by Councilman Sprung

WHEREAS, the Caroga Town Board held its regular monthly meeting on Wednesday February 13, 2008, and

WHEREAS, the Town clerk notified the board of an upcoming New York State Town Clerk’s Association regional meeting March 9th & 10th and the Annual Convention on April 27 – April 30, 2008 in Saratoga Springs, and her desire to attend both meetings, now therefore be it

RESOLVED, that the Town Clerk is hereby allowed to attend said regional meeting and conference with the cost associated i.e. registration, mileage and meals coming from account A1410.4, the logging expense is usually covered by the association as she is an officer.

Adopted by the following vote:

Supervisor Gifford - aye
Councilman Palcovic - aye
Councilman Sprung - aye
Council Member Scribner - aye
Councilman Sullivan - aye

Assessor's Report – Mrs. Hillock noted the need to have a public hearing to change grievance day. The board discussed alternate dates and decided upon Thursday May 29, 2008. Mrs. Hillock noted that exemptions are due March 1st each year. Since that falls on a Saturday this year she will extend the date to receive the applications until the next business day March 3, 2008. She provided the board with information from the Internet on the governor's plan for countywide assessment. Councilman Sprung asked how the board could fight this. Mrs. Hillock recommended sending correspondence to Senator Farley and Assemblyman Butler. She knows that a grant is available to study consolidation, which Fulton County has applied for. Councilman Sprung noted that countywide assessment was defeated twice already in Fulton County. Mrs. Hillock noted that the governor is pulling funding from those communities that do not consolidate.

Supervisor Gifford asked if anyone was going to be available in the office on March 1st. Mrs. Hillock responded we could. He thought there might be a need.

Committee Reports

Buildings and Grounds – Councilman Sullivan and Councilman Palcovic,

Councilman Palcovic submitted for comment a Proposal to demolish the old school section of the Town of Caroga Municipal Building. As follows:

Proposal to Demolish the Old School Section of the Town of Caroga Municipal Building

Prepared by Councilman Ralph J. Palcovic
February 2008

Background: Recently Councilmen Palcovic and Sullivan toured the below mentioned structure and are recommending the following the project be undertaken. Presently the old school portion of the municipal building is utilized for storage and utilities input to the present office complex. No maintenance is performed in this section as far as upkeep or repairs. Electric, phone, fire alarm, and the boiler heating system are located within this facility. Presently the building suffers from numerous structural deficiencies and well as leaking roofs and collapse of a portion of the foundation.

Consideration should be given to demolition of this structure as soon as reasonably possible. Failure of this structure would interrupt municipal services for a prolonged period of time. An *engineering evaluation* is needed to identify, preserve, and relocate existing utilities with the intent to utilize the existing boiler location with preservation construction.

Phase 1 Project Scope:

- Identify existing utilities
- Identify new locations for utilities
- Identify Hazardous materials
- Maintain Existing Boiler system –construction engineering resolve
- Terminate cross ties
- Relocate utilities
- Relocate useable stored equipment/determine location
- Bid out for salvage contractor –useable salvage materials will result in income
- Demolish the structure with the county demolition team

Phase 2 Project Scope:

- Repair existing building deficiencies in occupied spaces
- Determine the towns needs for the future
- Create a plan for an energy efficient building on the existing lot
- Determine funding sources
- Hire an engineer to move forward

Phase 3 Project Scope:

- Evaluate needs for the former gym and food service area
- Demolish or rehabilitate

He noted there are water and moisture problems with that building. “It is a liability to the town.” Councilman Palcovic recommended getting an engineer to look at the structure to see about moving the services from that building.

Supervisor Gifford agreed with the problems associated with that structure. Councilman Sullivan thought there was an asbestos report done on the old section of the building. He would like to find that report.

Councilman Sullivan compiled the six reports from CT Male and the six reports from John E Fenzl PE in the year 2007 into a four-page report with one attachment regarding the fuel bill. As follows:

SULLIVAN REPORT - see documents at end of minutes 11- end.

He noted the energy usage in the town hall over the past six years has gone up dramatically as has the cost for heating fuel. He noted this building is not on the historical register.

Councilman Palcovic wanted authorization to move forward and to have CT Male back here. Councilman Sullivan asked if the board wanted to include the September 12th recommendations to have them address the old school concerns first but do the other 9/12 recommendations also?

Supervisor Gifford though the board should also look for sources of money for the project.

RESOLUTION to seek the services of CT Male **#2008-014**

Offered by Councilman Palcovic

Seconded by Councilman Sullivan

WHEREAS, the Caroga Town Board held its regular monthly meeting on Wednesday February 13, 2008, and

WHEREAS, the board heard reports from the buildings and grounds committee regarding the condition of the oldest section of the Caroga municipal building, and do agree with the conclusions and recommendations of Councilman Palcovic and Councilman Sullivan committeemen, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to seek the contractual services of CT Male 21 North Main Street Gloversville NY 12078 (518) 725-7111 to evaluate the topics discussed including up to demolition of the old structure, relocation of the utilities, and the September 12 engineering report they previously provided to the town.

Adopted by the following vote:

Supervisor Gifford	- aye
Councilman Palcovic	- aye
Councilman Sprung	- aye
Council Member Scribner	- aye
Councilman Sullivan	- aye

Supervisor Gifford noted the time and effort put into moving forward in the Town. He noted a lot of the things that had been hanging around are being worked on; hopefully they will come to fruition

Salt & Sand – Highway Superintendent Insogna, David Hoffman, and Supervisor Gifford. Supervisor Gifford noted a September 31st and an October 31st deadline to come into compliance. He noted that the committee is still looking at options -more research is needed. He is optimistic that it will be handled. Councilman Palcovic asked who David Hoffman was. Supervisor Gifford explained that he used to run the Travelport in Fultonville. He has been a property owner on Canada Lake for 36 years. He has experience with pollution. He has gathered information on properties in the Town of Caroga both town owned and county owned which may be available.

Park Creation - Council Member Scribner and Councilman Sprung, Council Member Scribner submitted new paperwork to Parks and Recreation – John Albert due to the changes that were made in the park plan. The deadline was December 30th 2007 but the paperwork was not sent.

Mr. Albert gave the town an extension. She is waiting for a call back that everything is OK. Council Member Scribner stated that Attorney Skoda said we needed to re-bid for the pavilion. The specs. should be checked by the attorney before they are sent out this time. Councilman Sprung talked to Ralph Hayner and they wondered why shingles and not metal were put on the proposed pavilion roof. Councilman Sullivan thought the layout of the park should be looked at so that snow sliding off the roof would not do any damage. Council Member Scribner has the site plan if anyone wants to look it over.

Stephanie Bugaj asked if the landscaping had to be re-bid also. She stated there was some confusion as to whether employees of the company would have to be paid state rate. Council Member Scribner responded, "Yes they would have to be." "We don't have to re-bid because we didn't state that John Albert said that was not an issue." They know when they bid it is supposed to be state prevailing wage. Council Member Scribner noted that all the landscaping has been bid way too high and we don't have enough money for it. She will check into landscaping programs at FMCC and BOCES to see if they can help. Councilman Sprung noted that he had one inquiry about maintenance of the project. Council Member Scribner said hopefully our maintenance man would take care of it. Councilman Sprung wondered if the seniors or another civic minded group would get involved. Supervisor Gifford is a master gardener.

Golf Course – Supervisor Gifford reported that he has met with Mr. Jennings they are looking for opportunities to recoup some of the tournaments that the golf course used to have. Supervisor Gifford will be meeting with Mr. Hart of the Fulton County Chamber of Commerce. Council Member Scribner reported that the golf course crossing signs are still on being worked on.

Cell Service – Council Member Scribner reported that she had a meeting on January 24th. She contacted the APA and spoke with Brian Ford who sent her their requirements for cell phone service. He noted "if they are pretty much invisible they've been OK 'ing them in the APA." She also spoke to Sal Ferlazzo who is a cell phone tower specialist. He noted that the town should start with a town law which spells out where they and be, what happens when they are obsolete, and how to contact contractors to bid on a project. A copy of a local law just adopted at Grafton. It was noted that height restrictions would have to be reviewed by the planning and zoning boards and the town attorney would have to review it. Three pictures of disguised cell towers were shown to the board. (A flagpole, a pine tree, and a cactus) Before vendors can be contacted the town has to set the ground rules Councilman Scribner responded to Councilman Palcovic question as to whether or not vendors had been contacted yet. He noted they have to connect to their existing systems. He thought the towers were designed to reach out five miles. Supervisor Gifford noted that once the company is involved they would be able to tell us what they can and can't do. The first step is a local law Council Member Scribner noted. Councilman Sprung asked if Mr. Ferlazzo would be willing to help us on this project. Supervisor Gifford noted that this would be a source of income for the town. The board members received a copy of the Local Law for Grafton to review. The planning board also has a copy of the Grafton Local Law.

DEC Landfill monitoring – Supervisor Gifford has been in contact with Mr. Mt. Pleasant from DEC on our landfill closure. We are in the tenth year of a thirty-year testing requirement. The testing has to be done four times a year. Mr. Shearer will forward the reports on our monitoring to DEC. Monitoring may only have to be done twice a year at this point. Councilman Palcovic

asked if the town would be rehiring Mr. Shearer. Supervisor Gifford would like to put it out to bid.

RESOLUTION to hire person to conduct landfill monitoring #2008-015

Offered by Councilman Sprung

Seconded by Councilman Palcovic

WHEREAS, the Caroga Town Board held its regular monthly meeting on Wednesday February 13, 2008, and

WHEREAS, the board discussed the need to conduct the required landfill monitoring at the site on Lane Road in the town of Caroga adjacent to the current transfer station, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to hire Mr. Shearer for the testing that needs to be completed promptly for a one time deal. At which time future monitoring needs may be put out to bid.

Adopted by the following vote:

Supervisor Gifford - aye
Councilman Palcovic - aye
Councilman Sprung - aye
Council Member Scribner - aye
Councilman Sullivan - aye

Supervisor's Report:

Adirondack Associations of Towns & Villages – there are a voucher on the abstract for payment this evening to be approved. The cost is \$400.00 per year. A copy of the bill was left in each council members mailbox. Councilman Sullivan and Council Member Scribner recently attended a meeting. He explained that this is an information group who is currently working to compile demographics as well as what equipment each town has within the Adirondack Park. There are some alternative goals, which Supervisor Gifford is aware of. Councilman Sullivan noted it is a six-year process to swap state land for private or town property currently.

Supervisor Gifford wanted to table this matter until the next meeting, “until everyone gets a chance to look at this.” He has spoke extensively with several parties involved. He wants a chance to hear from representatives on both sides of this issue. Councilman Sprung asked why we would want someone to know everything that we have in this town? Supervisor Gifford stated that the AATV is unionizing the municipalities to have more power in Albany to do land swaps.

Council Member Scribner noted they needed the information for grant assistance for infrastructure enhancement. It is a way to assess our own growth or decline over the years. She also noted it is a great resource for networking. She heard that the Town of Day built a new building fully funded.

Supervisor Gifford had a meeting with Mang Insurance. They offer OSHA Compliance Info., and an Employee handbook. This is a free service. Mr. VanGorder will be at the next board

meeting. There are many other features of the program that Mrs. Hillier expressed an interest in utilizing.

Old Business:

Hermes case to resume in court on February 25, 2008.

Council Member Scribner asked if the meter on the gas pump at the highway barn had been repaired. Councilman Palcovic responded that as far as he knew everything was fine.

New Business:

Nathan Littauer Hospital spoke to Supervisor Gifford they need a sink in the drug room in the clinic also remove. They also have previous asked for the heating unit in front office to be removed.

The records room roof has a leak. Supervisor Gifford noted the records have to be moved. He suggested moving the shelving and boxes to the historian's office. The board approved of the move. Court Clerk Tammie Subik asked if the room would be secure. Supervisor Gifford responded that the room would be locked.

Correspondence:

- 1) The town clerk accepted a hand delivered notice from Blaise Enterprises Inc. of their intent to renew its liquor license.
- 2) Cornell Cooperative extension will hold a training entitled Agriculture Mediation Workshop at the Best Western in Little Falls on March 3, 2008. Fliers are available.
- 3) Adirondack Park Local Government Day will be March 25 & 26. Registration forms are available.
- 4) The town received the Adirondack North Country Assoc. newsletter via email
- 5) In a letter dated Jan. 30, 2008 from The Honorable Hugh T. Farley regarding the parkland alienation process the need for a SEQRA was stated.
- 6) The Caroga Transfer station will be closed Monday 2/18 President's Holiday but open Tuesday 2/19 from 7 – noon. Town hall will also be closed on Presidents Day.

Resolutions:

RESOLUTION to go out to bid

#2008-016

Offered by Councilman Sprung

Seconded by Council Member Scribner

WHEREAS, the Caroga Town Board held its regular monthly meeting on Wednesday February 13, 2008, and

WHEREAS, the board discussed going out to bid to dispose of the trees cut by Mr. Jennings on the golf course near the ninth hole, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to solicit bids to remove/sell the logs with the bids to be opened at the next regularly scheduled town board meeting.

Adopted by the following vote:

Supervisor Gifford - aye
Councilman Palcovic - aye
Councilman Sprung - aye
Council Member Scribner - aye
Councilman Sullivan - aye

Councilman Palcovic questioned the bill to illuminate the statue located on the golf course. The bill shows a cost of \$439.69. If in fact this is the cost he wants to shut the light off for the winter. He also noted the significant bill for the highway superintendent office space with is total electric - \$319.00 for the month. For the amount of use for that office he recommended moving him to an office in town hall. He also noted the integrality of the structure is compromised as well. Councilman Palcovic further noted the monthly expense of the meter on the ice skating rink, which is not in use and has not been in use for the last two years. He recommended having that disconnected. Council Member Scribner noted Dave has flooded the rink a couple of times. It was noted the charge is all summer and winter.

Councilman Sprung made a motion to pay the bills as presented for audit. Councilman Sullivan seconded the motion. Unanimously approved.

RESOLUTION to hold two public hearings **#2008-017**

Offered by Councilman Palcovic

Seconded by Council Member Scribner

WHEREAS, the Caroga Town Board held its regular monthly meeting on Wednesday February 13, 2008, and

WHEREAS, the board discussed holding a public hearing to amend Local Law # 1 for 1973 to add certain roads or portions thereof on which snowmobiles may operate, and to create a Local Law #1 2008 to set Grievance Day in the Town of Caroga for the year 2008 now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to hold two public hearing on March 12, 2008 at 7:00 pm at the Caroga Municipal Building 1840 State Highway # 10 Caroga Lake NY 12032.

Adopted by the following vote:

Supervisor Gifford - aye
Councilman Palcovic - aye
Councilman Sprung - aye
Council Member Scribner - aye
Councilman Sullivan - aye

Executive Session

At 8:40 pm Supervisor Gifford made a motion to enter into an executive session for the discussion of the appointment and employment of personnel and for a legal issue and or litigation. Councilman Sprung seconded the motion. Unanimously approved.

At 9:15 pm Councilman Sprung made a motion to exit from the executive session. Councilman Palcovic seconded the motion. Unanimously approved.

There were no decisions as a result of the executive sessions.

RESOLUTION to accept the Town Justice's Books as presented for Audit #2008 –018

Offered by Council Member Scribner

Seconded by Councilman Sprung

WHEREAS, the Caroga Town Board held a regular monthly meeting on Wednesday February 13, 2008, and

WHEREAS, Justice James Subik did present his books to the Caroga Town Board for audit, and

WHEREAS, the Caroga Town Board did review and audit the cash disbursement journal now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to accept the Town Justices books for 2007 as presented for audit and do hereby signoff on said books.

Adopted by the following vote:

Supervisor Gifford	- aye
Councilman Palcovic	- aye
Councilman Sprung	- aye
Council Member Scribner	- aye
Councilman Sullivan	- aye

The board discussed with John Fenzl – Planning board member, the letter from Senator Farley's office. Time is of the essence for the alienation process. The board wanted to move forward and asked the Planning Board to start the SEQR process for the land alienation process.

A motion was made by Councilman Sullivan to authorize the Planning Board to begin reviewing the SEQR form as it pertains to the land alienation process the town is currently pursuing. Councilman Sprung seconded the motion. Unanimously approved.

At 9:25 pm Councilman Sprung made a motion to adjourn. The motion was unanimously seconded.

Respectfully Submitted,

Linda M. Gilbert – RMC
Caroga Town Clerk

2/24/08 3:20 pm

Building and Grounds Report
February 13, 2008

Submitted by Bob Sullivan

In 2007, C.T. Male Associates and John Fenzl, P.E. regarding the condition of town hall provided a number of reports/communications to the board

CT Male-

"Roof Evaluation Report", 5/9/07

"Structural Evaluation Report", 6/15/07

"Addendum to the Structural Evaluation Report", 7/9/07

"Proposal for Prelim Study of Repair/Renovation Alternatives", 9/12/07

"Summary of Evaluations", 11/13/07

"Proposal for Mold & Asbestos Survey", 11/13/07

John E Fenzl, P.E. reports during 2007.

"Town Hall Building Decision", 7/17/07

"Energy Use in Town Hall Building", 8/8/07

"Items for Discussion at August 30th Meeting", 8/27/07

"Town Hall Space Requirements for the Build New Alternative", 8/30/07

"Interim Measure - Town Hall Building", 9/12/07

"Town Hall - Update on Concrete Block Walls", 11/14/07

I have reviewed and will try to summarize the reports from CT Male on the following pages and make some general comments regarding Mr. Fenzl reports.

Roof Evaluation May 9, 2007-CT Male

Site visit was conducted on 3/21/07 by CT Male to evaluate the bar joists in the roof and floor.

The majority of the bar joists were in relatively good condition except-

- a) The corridor adjacent to the gym-roof & floor
- b) Floor joists adjacent to main entry doors
- c) Floor joists between the bathrooms
- d) Floor joists beneath the stage
- e) Floor joists kitchen wall

Significant steel corrosion was observed in those areas-roof joists were not observed in the gym at that time.

Excessive heat and moisture was present over the far right stage area in the crawl space due to a condensate pumping unit-THIS CONDITION IS STILL PRESENT-

Active roof leaks and wet roof decking in the corridor near the entrance to the gym was observed.

Preliminary opinion of construction cost to replace full roof is \$220,000. This estimate did not include Architectural/Engineering fees, Construction Mgt/Administration costs, Abatement of asbestos containing materials (if materials from before 1979 are present), or * repair or replacement of roof structure or roof decking.

Structural Evaluation June 15, 2007-CT Male

Site visit was conducted on March 21, 2007.

The focus of this report was primarily on the 1955 addition of this facility due to reported roof leaks, moisture problems and suspect bar joists.

Conclusion:

Building is in good to fair condition. Reinforcement or replacement of roof and floor joists in these locations will be difficult to perform. CT Male anticipates construction costs in the range of \$90,000 to \$120,000.

This estimate does not include remediation of moisture problems in the crawl spaces or professional fees for design. This cost is in addition to probable cost of the replacement of the roofing system.

Addendum to Structural Evaluation Report 7/9/07-CT Male

Examined the roof joists in the auditorium. Roof joists showed corrosion that coincides with the locations of the stains on the ceiling. Water stains and peeling paint were noted.

Proposal for Preliminary Study of Repair/Renovation Alternatives
9/12/07-CT Male

"Proposed scope of services

1. Attend a meeting with the Town Board and Town Engineer to discuss and obtain a list of suggested repair / renovation options to address the structural concerns and roofing system deficiencies within the town building. It is our understanding that the preliminary list of suggested repair / renovation options include the following:

a. Install a high-slope roofing system over three major roof elements identified in the Roofing Construction Study including new roofing structure, roof sheathing / decking and roofing system."

b. Deal with high and low roofing replacement systems.

c. Deal with high and low roofing replacement systems.

d. "Demolish the portion of the existing building located under roof #1 (TC office, hallway, clinic areas) and construct a new addition to provide for systems and services lost to the building demolition.

e. Demolish the entire existing building and construct a new building on the existing site or a new site.

2. Review and evaluate to the suggested repair / renovation options to determine the technical feasibility and practicality of each option, as well as advantages and disadvantages. For each option that involves repair or renovation of the existing building, the repair of existing structural deficiencies and the impact of new construction on the existing structural systems will be reviewed and evaluated."

3. Prepare a report on #2 and as well as describe why other option were discounted.

Fee-Hourly at standard rates.

Summary of evaluations 11/13/2007-CT Male

"Ongoing drainage and water problems round the perimeter and in the crawlspace of the building, which likely contributed to building

settlement. This was indicated by numerous step cracks throughout the building.

Based on the conditions observed during this most recent site visit, it is evident additional investigations and / or repairs, not addressed in previous reports or opinions of probable cost, would be required to fully restore the structural integrity and / or remediate the potential environmental issues within the building."

A letter for a proposal was attached to survey the entire building for mold and asbestos containing materials.

Conclusion:

A large amount of information passed through the hands of the board in 2007. I tried to summarize what I considered some of the important points of CT Male's Studies.

John Fenzl provided the board with some noteworthy reports as well in "Energy Use in the Town Hall" as well as "Town Hall Building Decision". I have included in this report information on energy usage over the past 6 years. "Build New" also provided information on what the town space requirements are currently for services we provide. These reports are available if a request is made.

I have also observed the crawlspace in a dry condition as well as extremely wet. I personally would not tolerate this condition in my own home. Additionally every window would need replacement. Snow and the wind blow through them. I don't believe the exterior block walls have much insulation in them either. We know the ceiling/roof does not. The boiler is believed to be approximately 10 years old however heat distribution in the hot water (or steam?) system is erratic throughout the building. At times, it is very warm in the Town Clerk's office to very cool or cold at the other end of the building. I think it is safe to say this heating system needs to be overhauled as well.

The proposal Ralph has made should be approved, as well following up with the CT Male Proposal dated Sept 12,2007. Tearing down the "Old School" soon is a necessity. One wall is in danger of collapse.