

Public Hearing/Special Town Board Meeting
Tuesday, June 20, 2023
3:45pm

This meeting is being held “in-person” in Town Hall. The access information for the meeting has been posted and there are members of the public present virtually.

Members Present: Supervisor Mettler, Councilperson Gansowski, Councilperson Judd, and Councilperson Sullivan. Councilperson Wolf is absent.

Present: Town Clerk, Lynn Connolly

Public Hearing

Supervisor Mettler calls the Public Hearing to order at 3:45pm for purposes of receiving public comment on the proposed appropriation of \$258,228.00 from the Town of Copake Repair Reserve Fund for the hot mix asphalt paving of Yonderview Road. Supervisor Mettler reads the Public Notice and states that this Public Hearing/Special Town Board meeting has been properly noticed and is being conducted in person but is also accessible via Google Meet. This Public Hearing is being recorded and the recording will be posted online within five business days.

Councilperson Judd joins the meeting.

Supervisor Mettler opens the Public Forum for public comment.

Supervisor Mettler closes the Public Forum.

Call to Order

At 4:00pm, Supervisor Mettler calls the Special Town Board Meeting of June 20, 2023 to order and opens the Special Town Board meeting with the Pledge of Allegiance.

Supervisor Mettler mentions that this meeting is open to the public for anyone in town hall or joining us online. This meeting is being recorded and will be posted online within five business days. The primary reason for this Special Meeting was to consider a resolution authorizing the use of funds from the Town of Copake Repair Reserve Fund to pay for the repair of Yonderview Road.

Supervisor Mettler states that we have just had a Public Hearing to provide an opportunity for public comments in which there were none.

Highway Superintendent Gregory states that he has been trying to schedule this for the last couple of years. Three bids were received and A. Colarusso and Sons’ bid came in at the lowest at \$258,228.00.

Supervisor Mettler states that this was discussed briefly at the last Town Board meeting and it was put over for the required Public Hearing and Supervisor Mettler is prepared to offer the following resolution for adoption:

**TOWN OF COPAKE
RESOLUTION
No. 22 of June 20, 2023**

To Accept a Bid and Authorize the Expenditure of Funds from the Town of Copake Repair Reserve Fund for the Hot Mix Asphalt Paving of Yonderview Road

WHEREAS, the Town of Copake Highway Superintendent has caused to be prepared and publicly advertised Bid Specifications for the hot mix asphalt paving of Yonderview Road, with bids due on or before June 5, 2023 at 11:00 a.m.; and

WHEREAS, bids received were publicly opened and read on June 5, 2023 at 11:00 a.m.; and

WHEREAS, A. Colarusso & Son, Inc. timely submitted a bid pursuant to which it proposed to furnish the labor, materials and equipment in accordance with the Bid Specifications at a price of \$258,228.00; and

WHEREAS, such bid from A. Colarusso & Son, Inc. was the lowest bid received; and

WHEREAS, A. Colarusso & Son, Inc. is a responsible bidder; and

WHEREAS, the Town Board of the Town of Copake desires to accept such bid and award the contract to A. Colarusso & Son, Inc. for the hot mix asphalt paving of Yonderview Road; and

WHEREAS, the Town Board scheduled a public hearing to be held on June 20, 2023, at 3:45 p.m. concerning the proposed appropriation of \$258,228.00 from the Town of Copake Repair Reserve Fund for the hot mix asphalt paving of Yonderview Road; and

WHEREAS, notice of such public hearing was published in the official newspaper at least five days before the date specified for the public hearing; and

WHEREAS, the Town Board held the public hearing at the time and place so specified; and

WHEREAS, the hot mix asphalt paving of Yonderview Road constitutes the repair of a capital improvement that is of a type not recurring annually or at shorter intervals; and

WHEREAS, the hot mix asphalt paving of Yonderview Road is within the scope of the type of repair to be financed under the Town of Copake Repair Reserve Fund established on June 11, 2020; and

WHEREAS, the Town Board finds and determines that it is in the best interest of the Town of Copake to accept the bid and award a contract to A. Colarusso & Son, Inc. for the hot mix asphalt paving of Yonderview Road and that appropriation therefor be made from the Town of Copake Repair Reserve Fund in the amount of \$258,228.00; now, therefore,

It is hereby **RESOLVED**, that the bid of A. Colarusso & Son, Inc. for the hot mix asphalt paving of Yonderview Road is hereby accepted and a contract therefor is hereby awarded in the amount of \$258,228.00; and

It is hereby **FURTHER RESOLVED**, that pursuant to the provisions of section 6-d of the New York State General Municipal Law, the total expenditure of \$258,228.00 for the hot mix asphalt paving of Yonderview Road is for a proper purpose for which the Town of Copake Repair Reserve Fund was established; and

It is hereby **FURTHER RESOLVED**, that upon audit and approval of vouchers/invoices for the hot mix asphalt paving of Yonderview Road, the Town Board authorizes the total expenditure of \$258,228.00 from the Town of Copake Repair Reserve Fund to finance same; and

It is hereby **FURTHER RESOLVED**, that this resolution shall take effect immediately upon its adoption.

Roll Call Vote The foregoing Resolution, offered by Supervisor Mettler and seconded by Councilperson Sullivan, was duly put to a roll call vote as follows:

Resolution #22
Dated June 20, 2023
Copake, New York

Roll Call Vote.	Supervisor Mettler	yes
	Councilperson Wolf	absent
	Councilperson Gansowski	yes
	Councilperson Judd	yes
	Councilperson Sullivan	yes

Lynn M. Connolly, Town Clerk

(seal)

June 20, 2023

Four in favor. Resolution adopted.

Supervisor Mettler advises the Town Board that before going into Executive Session there is some new business to discuss.

Supervisor Mettler states that the Town Board had received a letter from the Roe Jan Young at Hearers that at the June 8, 2023 Town Board meeting Supervisor Mettler said that this should be tabled until budget discussion. This was not accurate. The letter was asking for money for this year. In 2023, this Town Board put \$1,000 into the budget for the purpose of paying the Roe Jan Young at Hearers and this letter is asking for that money which has already been approved. The Town Board was also sent a copy of the Roe Jan Young at Hearers proposed contract.

A motion was made by Councilperson Sullivan and seconded by Councilperson Gansowski to pay the Roe Jan Young at Hearers for the year 2023.

Four in favor. Motion was approved.

Supervisor Mettler updates the Town Board on the air conditioning situation in Town Hall and gives a brief timeline of what has happened:

August 2022- Air Conditioning condenser- failed.

August 15- Got estimates from Kool Temp

September 8- Meeting- decided to wait for an energy audit before making replacement/repair –

Councilperson Gansowski reaching out to GPI

October 13- Supervisor Mettler heard back from GPI, Dan LaBreck and Ron Schlossberg regarding an Energy Audit, the Town Board had questions and it was tabled

November- Hired M/E to do the energy audit

April 14– Received the Draft Report

April 18- we viewed a PowerPoint conducted by M/E engineer Melanie Stachowiak which the Town Board were impressed and seemed inclined to install heat pumps throughout the building and Ms. Stachowiak gave an estimate of \$175,523 to do that, and the payback was 20.4 years. Since we had budgeted \$150,000 to do the job it seemed reasonable.

I asked MS to give us a proposal and her Schenectady office sent a proposal on May 1. The cost of engineer services was set at \$46,500

May 8- Supervisor Mettler spoke with the Schenectady engineer, Beth Ann Bilger, who discussed the cost- quite casually, that the work would probably cost \$350,000

May 11- Councilperson Wolf and Supervisor Mettler met for a zoom call with both engineers. They suggested that we get a local vendor to price out the project. They said they would send a narrative for the work to be done

May 26- we received the schematic narrative

June 5, Supervisor Mettler met with Mike Veeder of Kool Temp and he said that he would have his supplier work out estimates for the work in the narrative, but he also questioned why we would embark on such a costly project

June 14- Supervisor Mettler left a message for Mike Veeder of Kool Temp asking him for an estimate to replace just the condenser that does not work

June 15- received Estimates from Mike Veeder of Kool Temp

June 15- Supervisor Mettler discussed all this with Attorney Jon Tingley and sent emails with request for proposals to five other vendors including Herrington's, Dells Plumbing and Robert Bradway.

June 17- sent proposal to D+J HVAC

June 21- Town Clerk sent proposal to Will's Plumbing and Air Conditioning

Deadline to submit quotes, 12:00pm on June 22, 2023; to date no other estimates

Supervisor Mettler states that the energy audit was clear that our HVAC equipment is beyond its useful life and this Town Board was both prudent and forward thinking to try to replace the HVAC for the entire building but we relied on numbers which were not realistic and now will summer upon us, we cannot continue to delay a decision.

Supervisor Mettler did not receive an estimate from Kool Temp on exactly how much it would cost to do the entire building. Mike Veeder says it may be less than \$350,000 but \$300,000 is a fair number.

Supervisor Mettler adds that we might replace the one condenser and then the second one may blow, but our total exposure is \$32,000.

For bids greater than \$10,000, we need three quotes. We have made a good faith effort to secure three.

A motion was made by Councilperson Gansowski and seconded by Councilperson Sullivan to authorize the Supervisor to accept the lowest responsible proposal or quote to replace the air conditioning system which is received by noon on Thursday, June 22 and if no proposal is submitted which is lower than that submitted by Kool Temp in the amount of \$10,400 to accept the proposal of Koo I Temp of \$10,400.

Four in favor. Motion approved.

Supervisor Mettler mentions that for jobs that will cost more than \$1000 but lower than \$5000, we need two bids.

A motion was made by Councilperson Sullivan and seconded by Councilperson Gansowski to authorize the Supervisor to accept the lowest responsible proposal or quote to install five new 2x2 drop in registers with balancing dampers which is to be received by Thursday, June 22 by noon, and if no proposal is lower than the proposal of Kool Temp for \$2,250 to accept the proposal of Kool Temp.

Four in favor. Motion approved.

Supervisor Mettler mentions to the Town Board that she received an email from Ben Wisniewski last week that he is going to file a motion of appeal regarding Hecate.

Supervisor Mettler reminds the Town Board to sign the abstracts.

Supervisor Mettler mentions to the Town Board that she is working on a noise ordinance.

Supervisor Mettler mentions to the Town Board that as of this afternoon, there are 58 applicants for the Summer Camp Program.

There was no Executive Session.

Adjournment

A motion was made by Councilperson Judd and seconded by Councilperson Gansowski to adjourn the meeting.

Four in favor. Motion approved.

Respectfully submitted,

Lynn Connolly
Town Clerk