

**TOWN OF WESTERLO  
PUBLIC HEARING 2017 PRELIMINARY BUDGET &  
EMERGENCY TOWN BOARD MEETING  
ADOPTION OF 2017 BUDGET/ASBESTOS ABATEMENT BID AWARD/REPLACEMENT  
HEATING SYSTEM)  
TUESDAY, NOVEMBER 15, 2016**

The Town of Westerlo Town Board met on Tuesday, November 15, 2016 at 7:00 PM in the Town Hall located at 933 County Route 401, Westerlo, NY 12193 to hold a Public Hearing the Preliminary Budget for 2017 followed by an Emergency Town Board meeting. The Public Hearing was rescheduled to tonight due to an error in publishing by the Altamont Enterprise. Supervisor Rapp opened the meeting with the Pledge of Allegiance to the Flag.

Present were: Supervisor Richard H. Rapp  
Councilman William Bichteman  
Councilwoman Amie Burnside  
Councilman Anthony Sherman  
Absent were: Councilman Joseph Boone

Also attending were: Zoning Board member John Sefcik, Town Historian Dennis Fancher, Clerk to the Supervisor Patricia Boice, Clerk to the Assessor Claire Marshall, Highway Superintendent Keith Wright Sr., Deputy Hwy. Superintendent Jody Ostrander, Town Clerk Kathleen Spinnato and approximately 4 residents.

Supervisor Rapp opened the Public Hearing to anyone with questions.

One resident asked that the tax cap be explained. Councilman Bichteman reviewed the budget document provided by the accountants with the audience. He explained that the consumer price index is .68% and that the unused reserve from the previous year of \$15,572.00 could be carried forward to the next year. As a side note to the budget, Councilman Bichteman mentioned that the heating system in the Town Hall has failed and will need to be replaced right away. This will be discussed more tonight during the Emergency Town Board meeting. He proposed, at tonight's meeting that the budget for Capital Outlay (1620.2 pg 2) of \$100,000.00 be increased by the unused reserve amount of \$15,572.00 to help pay for the new heating system.

Another resident asked where the Appropriated Fund Balance figures come from. Councilman Bichteman advised that that is the money left over from the previous year that will be added to the 2017 budget.

Discussion followed between a resident and the Board about how the Budget document is not easy to understand. At the last Town Board meeting, a resident provided the Board with a copy of another Town's budget to get ideas from. Councilman Bichteman mentioned that the current Town document is in the format the Accountants use but at the next workshop meeting he hopes they will talk about this.

Account 7110 for the parks and 9060 for Hospital/Medical were discussed. The amounts listed in the budget, payments to other boards as well as the Town Attorney's Insurance coverage were questioned by a resident. The Board addressed the questions.

It was explained how the Museum and Library budgets work after a resident inquired. Code Enforcement Officer, Edwin Lawson stated that the Library Association does a phenomenal job with the upkeep of the Library building by obtaining grants as well as the detailed budget they submit to the Town yearly. It was explained that the Museum does not qualify for grant revenue because they do not have a charter.

A resident asked the Board how they intend to repay the General Fund from the Water District. Supervisor Rapp affirmed the Water District has repaid \$1,000 they have made a payment once a year of \$1,000.00. Councilman Bichteman expressed that they put aside enough money this year to fix the roof on the pump building at the Transfer Station, but if something else goes wrong, there is no money available. The problem is that there are not enough subscribers in the Water District to support the system and unfortunately there is not enough interest in extending the line to gain more customers. Discussion continued on this topic.

Town Historian Dennis Fancher mentioned that he and his wife Sue attended a meeting in Schoharie for Historians and Historical Societies last week and learned that he now has access to the State Library and NYS Archives which may also benefit the Museum.

There being no further questions from the public on the 2017 Preliminary Budget, Councilman Bichteman made a motion to close the public hearing. Councilwoman Burnside seconded, motion carried by those present. Public Hearing closed at 7:50PM.

### **EMERGENCY TOWN BOARD MEETING**

Immediately following the Public Hearing, the Town of Westerlo Town Board opened the Emergency Town Board Meeting at 7:50 PM. Councilman Bichteman made a motion to adopt the following resolution:

WHEREAS: the Town Board of the Town of Westerlo has held a Public Hearing on the proposed 2017 Preliminary Budget, be it hereby

RESOLVED: the Town Board increase account code # 1620.2 from \$100,000.00 to \$115,5720 to assist in the cost to replace the heating system in the Town Hall building.

Councilman Sherman seconded the motion, a roll call vote resulted as follows:

AYES: Supervisor Rapp, Councilman Bichteman, Councilman Sherman and Councilwoman Burnside

NAYS: None.

**RESOLUTION # 48-2016 was thereby duly adopted.**

Councilman Bichteman then made a motion to adopt the following resolution:

WHEREAS: the Town Board has agreed to increase the 2017 Budget, account code #1620.2 by \$ 15,572, to assist in the cost to replace the

heating system, be it hereby  
RESOLVED: the Town Board adopts the 2017 Town of Westerlo  
Budget with that change.

Councilman Sherman seconded the motion, a vote resulted as follows:

AYES: Supervisor Rapp, Councilman Bichteman, Councilwoman Burnside  
and Councilman Sherman.

NAYS: None.

**RESOLUTION # 49-2016 was thereby duly adopted.**

The Board reviewed the Bid Tabulation for proposed abatement of asbestos removal in the basement by Sullivan Contracting. The boiler has an internal leak inside the fire box and is not practical to repair. Councilman Bichteman also provided the Board with a copy of the recommendation from PSI for asbestos abatement for Sullivan Contracting Inc. (the apparent low bidder) of \$30,600.00 which included bid bonds and knowledge of the addenda's. PSI has contacted Sullivan and confirmed that the pricing is valid for the project and includes all items in the bid form accordingly. Fred Grober from Delaware Engineering (DE) provided The Town Board with their recommendations for the next steps for the Town to take in the bid process. The heating system cannot be replaced until the asbestos is removed.

Councilman Bichteman made a motion to adopt the following resolution:

WHEREAS: the Town of Westerlo has received bids for Asbestos Abatement in  
the Town Hall, be it hereby

RESOLVED: the Town of Westerlo award the bid for Asbestos Abatement  
Contract # 1 to Sullivan Contracting Inc. in the amount of \$30,600.00  
as per the recommendation from PSI

Councilman Sherman seconded the motion, a vote resulted as follows:

AYES: Supervisor Rapp, Councilman Bichteman, Councilman Sherman  
and Councilwoman Burnside

NAYS: None.

**RESOLUTION # 50-2016 was thereby duly adopted.** Councilman Bichteman then read a letter from Councilman Boone who was unable to attend the meeting announcing his approval in this matter.

Councilman Bichteman asked DE to provide the Town with some options for the quickest way to replace the heating system and to get a contractor to have the work done quickly. He had also contacted the Town Attorney to review these recommendations for any legal issues as. The heating maintenance contractor has concluded the existing steam boiler in the basement is beyond repair, a replacement is an emergency essential service, a minimum of three price quotes are needed for a heat system, asbestos abatement contract no. 1 needs to be completed first before replacement of heat system can be completed. The asbestos abatement contract is a 30 day contract. DE is working on the design of the new heating system but the design size is based on an insulated building the heating system will need to be placed in a separate

RFP with a separate bonus clause for the heating system to be in by the end of December. He asked the Board how they wished to proceed. Brief discussion followed.

Councilman Bichteman made a motion to adopt the following resolution:

WHEREAS: the Town Hall boiler is not functioning be it hereby

RESOLVED: the Town Board declare the boiler/heating system replacement to be an emergency essential for the Town services.

Councilwoman Burnside seconded, a vote resulted as follows:

AYES: Supervisor Rapp, Councilman Bichteman, Councilwoman Burnside and Councilman Sherman

NAYS: None

**RESOLUTION # 51-2016 was thereby duly adopted.**

Councilman Bichteman made a motion to authorize Delaware Engineering to provide a RFP on the information they have in order to submit to three recommended contractors for a replacement heating system, Councilman Sherman seconded the motion, motion carried by those present.

Code Enforcement Officer Edwin Lawson stated that DE has been working on plans and most likely has a basic design for the heating system as well as for insulating. He wondered if it could be expanded so they could do the insulation as well. Councilman Bichteman responded that the emergency is to put the heater back in. DE will size the heater with the anticipation that they are going to insulate the building. Since the project was defeated, they are limited on what they can do and spend, so probably will just insulate the exterior walls and hold off on the ceiling. Edwin Lawson commented that the bid price for the asbestos abatement in the basement is exceptional and wondered if they could do a change order. Councilman Bichteman has already spoken to them about this.

Councilman Bichteman made a motion to schedule the next Building Committee meeting for Wed., November 30<sup>th</sup> at 7:00 PM followed by a Special Town Board Meeting in case any action is needed to move forward on replacement of heat system. Councilwoman Burnside seconded, motion carried by those present.

There being no further comments questions or business to discuss, Councilman Bichteman made a motion to adjourn, Supervisor Rapp seconded, motion carried by those in attendance. Town Board Emergency meeting adjourned at 8:12 PM.

Respectfully submitted,

Kathleen Spinnato Town Clerk