

**VILLAGE OF DEXTER
BOARD OF TRUSTEE SPECIAL MEETING
DEXTER MUNICIPAL BUILDING CONFERENCE ROOM
100 LOCKE ST 1:00 PM
July 31, 2014**

CALLED TO ORDER BY Mayor James Eves

PRESENT Mayor James Eves, Trustees Bruce Nutting, Richard Stevenson, Daniel O Connell and Renee Stano.

ALSO PRESENT Steve Lane Village Manager

BOARD MEMBERS DISCUSSION AND ACTION

7/31/14 at 11 am was the Closing on the municipal building

The Village received \$340,000 from the sale of the building it will be deposited in the General fund.

The following closing expenses were taken out of the proceeds

\$17,000 Realtor fee, \$305.50 Survey fee, \$484.88 Brownell abstract fee, \$1,365. Transfer fee

The District will have a meeting in 2 weeks, they will discuss the lease with the village including the portion of the National grid electric and gas bills to be paid by the village each month.

The Village owned community event sign

The office will still control what is posted.

The office will prepare a list of rules for users by the August meeting. Village Board to approve.

Suggestions:

First come first serve

Allow Reservations 6 months before

1 week limit for each event

Discuss should just village organizations use it or allow Pillar Point users?

Motion Trustee Stevenson second Trustee O Connell to transfer the balance of \$320,844.62 into a Capital Building Project fund. Ayes 5 Mayor Eves Trustees Nutting, Stevenson, O Connell and Stano. Nays 0.

Motion Trustee Stano second O Connell to pay St Lawrence Engineering bill of \$21,407.50 from the Capital project for professional services January 2012-April 2014. Ayes 5 Mayor Eves, Trustees Nutting, Stevenson, O Connell and Stano. Nays 0.

NEW OFFICE BUILDING –BIDS

The Village received 6 bids for the shell of the building

The bid opening was 7/22/14 at 2pm in the village conference room

Bidder	Base bid for shell only	Alternative Basement wall system	Alternative roof system
Jordstat Const.	\$295,766.	\$17,915.	\$34,153.
Capital Const	\$315,000.	\$19,300.	\$29,500.
Northern Tier	\$294,018.	\$32,100.	\$35,400.
Con Tech	\$306,500.	\$27,400.	\$30,400.
34 & Co Inc.	\$277,468.	\$15,080.	\$30,030.
Converse Const	\$273,500.	\$18,000.	\$35,000.

All bids included the bid bond and addendums 1 & 2, for the basement & roof

Board discussion of the bids.

The alternative roof would last 50 years verses an asphalt roof for 35 years, for half the price.

The alternative basement is labor intensive to install the insulated concrete forms.

The asphalt roof and superior wall basement were included in the base bid specs

The alternatives for the basement wall system and roof systems are too costly.

Motion Trustee Stevenson second Trustee O Connell to award Converse Construction the base bid for the shell only at \$273,500. Ayes 5 Mayor Eves, Trustees Nutting, Stevenson, O Connell and Stano. Nays 0.

Fourth Coast will send Mr. Converse the award notification.
Converse Construction will need to provide a performance bond and certificates of insurance

Discussion on the building construction

When the village knows when the basement materials will arrive, they will dig the foundation. The bids state that by Nov 1 the shell will be substantially done and complete by December 1. By May the interior should be done.
Heat will be natural gas. The forced air heating and air conditioning will be bid. The village will check on base board heat. Offices can be zoned
Install 2 furnaces, each would heat half of the interior.

The building design has brick along the foundation on 2 walls, the village will replace the brick with stone panels along the foundation on 4 walls.
The cost should remain the same, the panels are not as labor intensive. The panels will also require less upkeep.

PHOTOLTAIC -BID

The village received one bid for Photovoltaic System Equipment
The bid opening was 7/22/14 at 1:30pm in the village conference room.

Fourth Coast Inc \$78,758.22 for materials only.
Motion Trustee Nutting second Trustee Renee to award the bid to Fourth Coast . Ayes 5 Mayor Eves, Trustees Nutting, Stevenson, O Connell and Stano. Nays 0.

OTHER BOARD DISCUSSION & ACTION

Resolution #16 Fort Drum Support

Motion Trustee Stevenson second Trustee O Connell to approve Resolution #16- 2014
Requesting the Army reevaluate the force reductions and realignments, and to consider the essential services needed by village residents that Fort Drum provides. Ayes 5 Mayor Eves, Trustees Nutting, Stevenson O Connell and Stano. Nays 0

Sign for the office building's construction site.
Discussion to change the title on the sign from Municipal building to Village Offices.
Motion Trustee Stano second Trustee O Connell to approve the title of Village Offices and the signs cost of \$225. Ayes 5 Mayor Eves, Trustees Nutting, Stevenson, O Connell and Stano.
Nays 0.

ADJOURNMENT

Motion Trustee Nutting second Trustee O Connell to adjourn at 1:45pm. Ayes 5 Mayor Eves, Trustees Nutting Stevenson, O Connell and Stano. Nays 0.