

BOARD OF FINANCE

Minutes of the Special Meeting held on September 22nd, 2010

	<u>Regular Members</u>	<u>Others</u>
Present	X Tom Bechtle Earl Brecher X Ralph Gold CHM. Sally Hart Anne Ingvertsen X John LaPorta	Barbara Herbst - Clerk Gordon M. Ridgway - First Selectman K.C. Baird - Selectman Paul Prindle - Building Inspector Peter C. Herbst (audience)
	<u>Alternate Members</u>	
	Jack Preston X Celia Senzer	

Call to Order

8:00 p.m.

Chairman

Asked Celia Senzer to sit for Earl Brecher

Board of Selectmen
Rumsey Hall Demolition

Board of Selectmen

As reported by Gordon M. Ridgway, First Selectman; Based on an order from the Building Inspector, the Town has been working with the proper authorities to facilitate the demolition of Rumsey Hall. Unfortunately the responsibility of the cost of demolition will fall upon the Town as the property owner has indicated that he does not have sufficient funding to comply with the Building Inspector order. A tentative date of October 1st has been set for a Town Meeting to hear the recommendation of the Board of Finance regarding funding for this matter. Subsequent to discussions amongst the Board of Selectmen and with the Finance Director, the Board of Selectmen is recommending that the funding for this project come directly out of the Undesignated Fund Balance of the General Fund. A new line will be created in the Capital Projects and all expense associated with this will be charged to that line. The FY 2010-2011 budget will increase as a result of this action however it must be noted that the Town does not have a choice and must comply with the Building Inspector order per State Statute. Requests for Proposals were sent out and published, six bids were received. The lowest bid was RV Noad Construction at \$34,750. RV Noad Construction is the same contractor that worked on the Foote Field ball fields and they enjoy a good reputation with the town as a result of their finished product. Town Attorney, Perley Grimes, has been advising the Board of Selectmen on State Statute regarding this matter and has been exploring all recourse the town may have to recapture the cost of demolition from the homeowner. It is the understanding of the Board of Selectmen that a lien may be placed upon the property and the type of lien is akin to a tax lien, placing it before any mortgage holder.

Discussion

Much discussion ensued, many questions were asked and the following topics were covered to the satisfaction of the members of the Board of Finance.

- Asbestos contamination
- Lead contamination
- Proper vetting of the homeowner and his ability to assume the financial responsibility for this demolition
- Time Frames
- Town Responsibility as set forth in State Statute
- Bid acceptance procedures and the Request for Proposal
- Town Meeting and the effect if the constituents render a no vote
- Amount of appropriation
- Salvage of any valuable components during demolition

Building Inspector The Building Inspector, Paul Prindle asked to be allowed to present additional information germane to the general discussion regarding the responsibility of the town to comply with his order and also on contamination. The Building Inspector reported that he is bound by State Statute to consider life safety and based upon that charge, he was obligated to order the building demolished. Once it has been established that the property owner does not have sufficient resources to facilitate the order, the responsibility gets shifted to the Town by State Statute.

Regarding contamination, a report was produced back in the early 1990's that covered Rumsey Hall, the gymnasium to Rumsey Hall and the Library Building (now the Town Hall). That report indicated that there was heavy asbestos and lead contamination however the asbestos is not apparent anywhere in the Rumsey Hall building today with the exception of a small concentration (3%) in the window putty of one window tested out of four. DEP has been contacted and is working with Paul to resolve any issues associated with contamination and the removal of such. Also it has been determined that there is a buried oil tank on the property and procedures are being implemented to secure and stabilize that area during demolition. Currently there is some oil in the tank and that will be removed. Paul has recommended to the property owner that the oil tank ultimately be removed however, that is not included in the current order for demolition.

Motion

Tom Bechtle Made a motion to recommend increasing the FY 2010-2011 budget by \$50,000 and to appropriate the sum of \$50,000 (fifty-thousand dollars) from the Undesignated Fund Balance of the General Fund and to transfer said sum to a new capital account line item entitled "Rumsey Hall Demolition Project" to fund the demolition of the Rumsey Hall building on property of Andrew T. Hingston at 12 Bolton Hill Road, pursuant to an Order from the Town of Cornwall Building Official to demolish said Rumsey Hall building

Celia Senzer Seconded the motion

Chairman Asked for any discussion.

Motion passed unanimously

Motion

John LaPorta Made a motion to adjourn the meeting.

Tom Bechtle Seconded the motion

Chairman Asked for any discussion.

Motion passed unanimously

Adjournment

8:50 p.m.

Submitted

Barbara E. Herbst
Board Clerk