

JOINT MEETING
VILLAGE OF PALMYRA
TOWN OF PALMYRA
September 30, 1997 7:00 p.m.

PRESENT: Mayor Wilson, Trustees Ann Guest, Kurt Salomon, Fred Celentano, and Bob Gunkler. Supervisor Lyon, Town Board members Mike Lambrix, Dave Nussbaumer, Jim Welch and Lynne Green.

CALL TO ORDER: Mayor Wilson called the meeting to order at 7:00 pm. and asked Supervisor Lyon's indulgence while the Village conduct a little business.

PLEDGE OF ALLEGIANCE

ABSTRACT #6: Motion by Trustee Guest to approve voucher #326 of 9-12-97 for \$48.40, vouchers 327-329 of 9-18-97 for \$327.01 and Abstract #6 for vouchers #330-332 for \$10,751.22. Second by Trustee Gunkler. Vote, 5 ayes. CARRIED.

HOMECOMING PARADE: Motion by Mayor Wilson to approve the request by Palmyra Macedon Central to hold their homecoming parade on Saturday, Oct 11th pending approval from DOT. Second by Trustee Gunkler. Vote, 5 ayes. CARRIED.

NORTH MAIN STREET PARKING LOT: Mayor Wilson moved to award the contract for the North Main Street parking lot to Village Construction whose bid of \$65,366.00 was the lowest of the six submitted. Second by Trustee Guest. Vote, 5 ayes. CARRIED.

TOWN BOARD MEETING: Supervisor Lyon call Town Board meeting to order to conduct business and to remind anyone wishing to attend Canal Conference they must pre register by Oct. 16th.

MUNICIPAL BUILDING STUDY: Bill Bastik with SEA addressed the Boards and reported that the preliminary study of 144 East Main Street has been completed. Costs of renovating as compared to a new building were compiled. Mark Vande gave an analysis of the existing building. There is roughly 6,000 square feet on the first floor. If renovated the second floor would also be roughly 6000 square feet and approximately 3500 on the third floor. The existing building is in surprisingly good shape.

The structural aspects of the building were discussed by Mike Keim with special attention given to floor load specifications. There are some problems with these load specifications in the existing building. Some sections towards the back of the court room would only be rated at 30 lbs./sq.ft. Apparently there was a building removed on the south side of the building and as a result of that the bearing wall is not as strong.

SEA suggests using the first floor for Court rooms, Police Dept. and public meeting rooms. Suggestions for the second and third floor would be for offices and storage area respectively. They recommend putting the elevator and rest rooms towards the front of the building. Restrooms would be located on each floor and all handicapped accessible. Costs include new heating, central air and new windows. Renovation costs would probably run about \$100-\$150 per square foot.

New construction would be a little less expensive at approximately \$90.00 per square foot, but site development would be another \$20-\$30 per square foot.

Trustee Celentano asked how much could be saved if the elevator went to the second floor only and how long would the project take. Mark Vande reported that the 2-floor elevator would only save about \$20,000. It would take about a year to complete the renovation.

Bill Bastik reported that he has looked into grant money available. There are grants available for Historic Building Renovations with a maximum given of \$200,000. It is a matching grant so we would only receive \$100,000. This would probably not be worth the extra restrictions that would required.

Supervisor Lyon asked is it wouldn't be cheaper to build a one-story facility. Mr. Vande said anything you saved on construction would probably be eaten up in site development.

Mr. Bastik explained that the next step would be to have the drawings done so they would be available to residents to study before the required referendum. Bob Grier asked for an estimate of engineering costs. Mr. Bastik gave a range of \$10,000-\$20,000.

Supervisor Lyon and Mayor Wilson thanked SEA and Mark Vande for their time and their report.

Mayor Wilson called for a five minute recess.

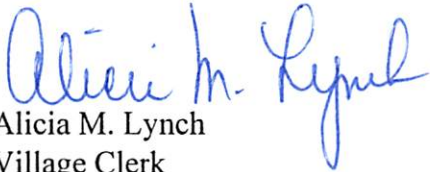
OUT-OF DISTRICT WATER USE - REQUEST: The request from the Dennie's to be an out of district user for Village water will be handled through an agreement with the Town and not through the creation of a new water district due to cost factors. Further action will take place after the agreement has been looked over.

MASTER PLAN: Steve Cleason, APD, gave a brief review of the Master Plan. He recommended adopting the plan as soon as possible and then alter if needed in two years or so. Rezoning is definitely needed. Both the Town and Village Boards need to make a formal response to it. Most of the comments he has heard have been supportive. The Boards need to remove any areas that are not wanted. There is some money left in the budget for minor revisions.

Mayor Wilson asked Steve to give the sequence of the steps needed now. The next step is the public hearing. Taking into consideration the comments from the hearing alterations are made to the plan. Then the plan is ratified. Next step, is filing of a negative declaration. The re-zoning process takes much longer.

ADJOURNMENT: Motion to adjourn at 8:40 p.m. by Mayor Wilson., second by Trustee Celentano. Vote, 10ayes. CARRIED.

Respectfully submitted,



Alicia M. Lynch
Village Clerk