

**Town of North East
Millerton, New York
Town Board Special Meeting
November 19, 2024 at 5:30 P.M**

Call to Order, Pledge of Allegiance

Roll call

SUPERVISOR KENNAN	HERE
COUNCILWOMAN MORRISON	HERE
COUNCILMAN FEDELE	HERE
COUNCILWOMAN WINKLER	ABSENT
COUNCILMAN MAYVILLE	HERE

Town Attorney Warren Replansky was seated at the table.

Agenda

**Discussion of revised 2025 Preliminary Budget
Presentation of 2023 Audit Report for Justice Court, Town of North East
Discussion of new Town Hall mold remediation
Resolution of Adoption of 2025 NE Budget**

Motion to accept the Agenda as amended made by Councilman Mayville and seconded by Councilwoman Morrison. Votes taken.

AYES- 4 (Kennan, Morrison, Fedele, Mayville)
NAYS- 0
ABSENT- 1 (Winkler)

The Agenda, as amended, is accepted.

Supervisor Comments

Discussion of revised 2025 Preliminary Budget

Last week the Town Board held a Public Hearing on the Budget. Following the Public Hearing, discussion touched particularly on the issue of the contract with EMS, we have come back with different numbers. After a back and forth with Northern Dutchess Paramedics, (NDP) they have come back with a lower rate for the first year of a minimum three year contract. The reduced number was added to the budget. In addition there is a change to the number of hours requested for the Justice Court Clerk. The preliminary budget has been revised with these two changes.

Councilman Mayville asked about NDP contract amounts for years two and three.

Resolution of Adoption of 2025 NE Budget

RESOLUTION #832024

A Resolution to Adopt the 2025 Budget

A Motion to adopt the 2025 Town of North East Budget was made by Councilman Fedele, and seconded by Councilman Mayville. Votes taken by roll call.

SUPERVISOR KENNAN	AYE
COUNCILWOMAN MORRISON	AYE
COUNCILMAN FEDELE	AYE
COUNCILMAN MAYVILLE	AYE
COUNCILWOMAN WINKLER	ABSENT

The 2025 Budget was adopted on November 19, 2024 by a vote of 4-0.

Discussion of new Town Hall mold remediation

Chip Barrett, expert licensed Home Inspector, Town resident, and Planning Board member was invited to sit at the table.

Supervisor Kennan explained that the building had developed a mold condition that prevents the Town from renovating for use as offices. Remediation needs to happen first.

Barrett says he thinks they found the source of the problem with a AC Duct in the attic not being connected. The air conditioners were blowing moisture into the building. The walls of the building are sheetrock with a skin coat of plaster that has protected them from being infiltrated with moisture. We don't have to tear the walls out. The woodwork and doors are solid and just need to be cleaned. The ceiling tiles, attic insulation, carpeting and chairs have to be removed. It is recommended that we purchase UV lights to be installed in the Air-handler to kill bacteria and mold spores as air comes in, and

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install other filtration systems that are cleaned yearly. The Town has collected three bids and would like to proceed with H&H Construction, a nation-wide company based out of Saugerties, NY. Warren Replansky has prepared a resolution and will work on the contract with H&H. A facilities maintenance plan will be needed going forward.

RESOLUTION #842024

AUTHORIZING THE TOWN SUPERVISOR TO EXECUTE AN AGREEMENT WITH H&H CONSTRUCTION AND CONSULTING FOR MOLD REMEDIATION AT THE NEW TOWN HALL

WHEREAS, inspections of the new Town Hall located 5603 Route 22 in Millerton, Town of North East, have revealed that there is a mold problem requiring mitigation; and

WHEREAS, the Town Board, in compliance with its Procurement Policy, has solicited the bids from three mold remediation firms; and

WHEREAS, a review of the bids indicates that the proposal of H&H Construction and Consulting in the amount of \$87,371 was the lowest responsible bidder.

NOW, THEREFORE, be it

RESOLVED, that the Town Supervisor is hereby authorized to execute an agreement with H&H Construction and Consulting for remediation of the mold problem at the new Town Hall and to execute such documents and agreements as may be required for that service.

This motion was offered by Town Board member Fedele and was seconded by Town Board member Mayville.

MOTION: Councilman Fedele
SECOND: Councilman Mayville

SUPERVISOR KENNAN	Voted Aye
COUNCILMAN FEDELE	Voted Aye
COUNCILMAN MAYVILLE	Voted Aye
COUNCILWOMAN MORRISON	Voted Aye
COUNCILWOMAN WINKLER	Absent

The Resolution was carried by a 4-0 vote of the Town Board members on November 19, 2024.

Presentation of 2023 Audit Report for Justice Court, Town of North East

There has been disagreement between the Auditors and the Justice Court as to the scope of the yearly audit. The Justices feel the auditors are overreaching. Supervisor Kennan recommends we accept the audit as prepared and send to the Office of Court Administration. Town Attorney Replansky found it disturbing to have this pushback. The audit is required by State law. The Town Board is required each year to audit the Town Clerk, the Tax Collector, and the Court.

RESOLUTION #852024

Acceptance of the 2023 Audit report for Justice Court, Town of North East

RESOLVED, to accept the audit reports for the Offices of the Justice Court, Town of North East by RBT, CPA for the year 2023.

Motion made by Councilman Fedele and seconded by Councilman Mayville. Votes taken.

AYES- 4 (Kennan, Morrison, Fedele, Mayville)

NAYS- 0

ABSENT- 1 (Winkler)

The Resolution was carried by a 4-0 vote of the Town Board members on November 14, 2024.

Discussion followed

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Supervisor Kennan brought up an issue with the Building Inspector's appearance tickets as presented in Town court. He explained the process of the Building department issuing gentle warnings as notice of violations with time given for residents to remedy the situation. After nothing happens, the next step in the procedure is to write an appearance ticket that requires the resident to show up in court.

The judges have been dismissing appearance tickets. Our new Town prosecutor, Jason McIntyre from Amenia, wants to work on this. Our Town code says that the Town Board may be called to authorize appearance tickets on a case by case basis.

He questioned Replansky if the Town Board could issue a blanket authorization or authorize the Supervisor to authorize individual appearance tickets.

Replansky stated that there were provisions in the Town Code. He will contact Mr. McIntyre's to inquire about the circumstances of dismissal and the rationale.

Adjournment

Motion made by Councilman Mayville and seconded by Councilman Fedele to adjourn. Votes taken.

AYES- 4 (Kennan, Morrison, Fedele, Mayville)

NAYS- 0

Meeting was adjourned at 6:20 PM

Respectfully submitted,

/s/: Elizabeth Strauss
Town Clerk

DRAFT: 11/20/24

APPROVED: 12/12/2024