

MARCELLUS TOWN BOARD  
SPECIAL MEETING  
Wednesday, January 27, 2021  
5:30 PM

A Special Meeting of the Town Board of the Town of Marcellus, County of Onondaga, State of New York was held on Wednesday, January 27, 2021, in the Town Hall, 24 East Main Street, Marcellus, New York. Those present were:

Karen Pollard, Supervisor  
John Cusick, Councilor  
Terry Hoey, Councilor  
Tammy Sayre, Councilor  
Laurie Stevens, Councilor

Also present: Don MacLachlan, Highway Superintendent; Mike Ossit, Deputy Highway Superintendent; Joe Durand, TDK Engineering; Jim Gascon, Town Attorney; Mike O'Shea, QPK Design; Jamie Curtin, Gabe Hood, Chris Hunt, Pat Dailey and Sandy Taylor, Town Clerk.

Jim Gascon, Town Attorney, stated that at last week's meeting, the low bidders for the contractors were awarded. When the contractors were called to tell them they would be awarded some of their prices went up due to the delay in starting the project. CBD Companies (they were the low bidder for General Contractor) went up over \$50,000. The second lowest bidder was GM Crisalli Associates, when called about their price, they said they would hold it to the original. The Board then went through to see what alternatives could be taken out and where the Highway Department could help out.

Jim Gascon, Town Attorney, drew up a Resolution authorizing the release and expenditure of Funds from the Town Building Reserve Fund in the amount of \$600,000 subject to permissive referendum.

**TOWN OF MARCELLUS  
TOWN BOARD RESOLUTION**

**‘A RESOLUTION AUTHORIZING THE RELEASE AND EXPENDITURE OF FUNDS FROM THE TOWN BUILDING RESERVE FUND IN THE AMOUNT OF SIX HUNDRED THOUSAND DOLLARS (\$600,000.00) SUBJECT TO PERMISSIVE REFERENDUM’**

**Dated: January 27, 2021**

**WHEREAS**, by Resolution dated July 27, 2020, the Town Board resolved, subject to Permissive Referendum, to construct a New Town Hall in the estimated amount of Three Million Dollars (\$3,000,000.00) and resolved to fund the project, in part, through the issuance of Bonds not to exceed Three Million Dollars (\$3,000,000.00); and

**WHEREAS**, following the circulation of a valid Petition in opposition thereto, the Town Residents approved said project by way of a Town Wide Referendum held on December 8, 2020; and

**WHEREAS**, the Town received bids for the construction of the New Town Hall from various contractors through a Request For Proposals and a competitive bidding process, which through the retention of the low bidders for each category of primary contractors has resulted in an initial estimated project cost of Three Million One Hundred Twenty -Three Thousand One Hundred Sixty-Eight Dollars and 00/100 (\$3,123,168.00); and

**WHEREAS**, the Town Board has been informed that the said initial contract bids exceed the estimated Three Million Dollars (\$3,000,000.00) for the project in part due to the increased cost in materials resulting from the COVID-19 pandemic; and

**WHEREAS**, the project was further delayed due to the necessity for the Town Wide Referendum; and

**WHEREAS**, these additional delays will result in an increase in costs from the primary contractors in the approximate amount of ninety thousand dollars (\$90,000.00) plus additional costs for architectural, engineering, furniture, fixtures, equipment and legal fees; and

**WHEREAS**, the Town Board desires to make certain project adjustments, some of which will result in substantial savings and others which will result in project cost increases; and

**WHEREAS**, pursuant to the General Municipal Law, the Town Board previously established a Building Reserve Fund for the purpose, among other things, to partially fund the construction of a New Town Hall and said Fund currently has a balance of Six Hundred Forty-Five Thousand Two Hundred Forty – Five Dollars (\$645,245.00); and

**WHEREAS**, the Town Board desires to release an amount not to exceed Six Hundred Thousand Dollars (\$600,000.00) from the said Building Reserve Fund to cover said additional expenditures.

**NOW, THEREFORE, BE IT RESOLVED**, that by the affirmative vote of no less than two-thirds of the total voting strength of the Board, the Town Board of the Town of Marcellus does hereby authorize, subject to Permissive Referendum, the release of an amount not to exceed Six Hundred Thousand Dollard (\$600,000.00) from the Building Reserve Fund for the New Town Hall Construction Project to cover the aforementioned increased costs, project adjustments and to ensure that the amount of the Bonding does not exceed the Three Million Dollars (\$3,000,000.00) as previously authorized by the Marcellus Residents in the December 8, 2020 Referendum; and

**BE IT FURTHER RESOLVED**, that this Resolution is subject to permissive referendum as provided in Article 7 of the Town Law; and

**BE IT FURTHER RESOLVED THAT THIS RESOLUTION WAS ADOPTED SUBJECT TO PERMISSIVE REFERENDUM IN ACCORDANCE WITH ARTICLE 7 OF THE TOWN LAW.**

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

<b>Karen Pollard</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Laurie Stevens</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John Cusick</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Tammy Sayre</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Terry Hoey</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

The foregoing resolution was thereupon declared duly adopted.

**DATED: JANUARY 27, 2021**

Councilor Stevens asked Mike O'Shea his opinion between CBD companies and GM Crisalli Associates. Mr. O'Shea stated that they are both very good.

Councilor Cusick asked what is the time line on the two contractors. Mr. O'Shea stated that they both would like to get going by the end of February or beginning of March. Both contractors would like to be done within 9 months.

Mr. O'Shea stated that CBD Companies went up so much as the price of steel went up. He (Mr. O'Shea) contracted three of his steel suppliers and the steel has gone up between 40 to 60 %. GM Crisalli Associates stated that they would take the cost of their profit and keep the original bid they quoted.

Chris Hunt, former Board Member and Painting Contractor, stated that he is on a job right now with GM Crisalli Associates and they are very good and want to get jobs done.

Gabe Hood, resident, stated that he is an inspector and that both CBD Companies and GM Crisalli Associates are good companies to work with.

The Board then went through some of the Alternate Descriptions on where costs could be cut:

1. Additional Parking lot area – it was decided not to go with more parking spots as there will be about 50 spaces now.
2. Enhance pedestrian plaza area with concrete pavers and site furniture – it was decided to reject this. The Park might be able to make some planters for out front.
3. Provide granite parking lot curbing in lieu of concrete curbing – it was decided to use concrete.

4. Provide painted drywall in lieu of wood paneling and trim (wood remains in the court room) – it was decided to paint dry wall for durability.
5. Provide 2 x 2 acoustic ceiling tile in lieu of gypsum wallboard ceilings – it was decided to keep the ceilings as sheet rock.
6. Provide flush wood doors in lieu of stile and rail, eliminate interior aluminum frames and sidelites – it was decided to keep the windows by the doors for the offices.
7. Eliminate Skylight – it was decided to keep the skylight - as that is the only light in the Town Clerk's office.
8. Eliminate cast stone veneer at base of siding – it was decided to keep this for durability
9. Alternate siding materials – it was decided to keep the siding
10. Provide roller window shades – it was decided to add in the shades
11. Site excavation by Town of Marcellus Highway Department – the board decided that the contractor would still do this.
12. Site storm water control by Town of Marcellus Highway Department – the board decided to take this out. After talking with Don MacLachlan, Highway Superintendent, he said that his department could do this work. He would have to get supplies, but he could get them through State and County bidding.
13. Paving by Town of Marcellus Highway Department – Don MacLachlan, Highway Superintendent, stated that they could do the paving. Again, with getting supplies through State and County bidding.

Mr. O'Shea was going to run the numbers and report back to the Board by next Wednesday the final costs for each contractor so that the Board can award the bid to one of the contractors.

Mechanical – Erie Mechanical they are still the low bidder. It was decided that the Board want to provide a separate mechanical system for the basement – this will add \$17,150 to their bid.

Heating – Potter Heating and AC – it was decided to provide Natural gas service for emergency generator at a cost of \$1,805

Concord Electric – was the low bidder for the electrical work.

Alternate descriptions for the Electrical: Provide wiring and equipment for emergency generator – the Board decided this is not needed

Provide alternate lighting fixtures – this is not an upgrade that would cost anything, but it was decided to go ahead with it.

Provide additional basement light fixtures – it was decided to add this for more lighting in the basement

Provide bi-directional emergency radio amplifier – will check and see if this is necessary.

Jim Gascon, Town Attorney, and Mike O’Shea, Architect, will work on contracts for the companies that the Town is going with and have everything ready to sign by next Wednesday, February 3, 2021 at the Town Board Meeting.

**Adjournment:** Councilor Sayre made a motion seconded by Councilor Cusick to adjourn the Town Board Special Meeting at 7:05 pm.

Ayes – Pollard, Stevens, Hoey, Sayre and Cusick

Carried

Respectfully Submitted,

Sandy Taylor  
Town Clerk