

Village of Egg Harbor Special Board Meeting Minutes
Monday, January 22, 2008 at 8:37 a.m.

APPROVAL PENDING

Call to Order and Roll Call

Present: President Nancy Fisher, Trustees Mike Fitzgerald via telephone, Bob Dickson, Herb Mueller, Administrator, Josh VanLieshout and Clerk-Treasurer Pat Gureski, and Paul Haymaurer of McMahan Associates, Inc., Gerry Schimmelpfenning from the Egg Harbor Garden Club; and from Public Works Committee: Tom Conley and Jeff Meyer.

President Fisher called the meeting to order at 8:30 a.m. with roll call followed by Pledge Allegiance to the Flag.

1. **Approval of the Agenda** Fisher moved to approve the agenda as posted, seconded Mueller. Motion passed unanimously.

2. **Consideration and Action to direct the Public Works Committee to proceed with plans and Specifications to convert the former Troup cottage for public use.** President Fisher introduced Paul Haymaurer of McMahan Associates, Inc. and welcomed Tom Conley and Jeff Meyer of the Public Works Committee.

Fisher stated the board would like to set a strategic direction to free up the Public Works Committee to make tactical decisions.

Paul Haymaurer presented the written report dated January 14 and a slide show of the project. Haymaurer stated the main concerns are that the foundation is in poor shape. Bob Dickson arrived at 8:53. Plans will need to be submitted to the State for plan approval. He has concern about the floor support if the building is planned for public use. The under floor props are not solidly connected between the concrete slab and under flooring beams.

The cottage is clearly set up seasonal use. For commercial use the support formula should be 100 pounds per square foot.

The footings appear inadequate in that there is rubble stone set on the land without mortar. There are code issues and accessibility issues. The main front entrance is not commercially compliant for accessibility. You could either extend the driveway up to the rear entrance or build a ramp in the front. You would not necessarily need to create access between the two levels. Some types of construction that are flammable are not allowed for large groups of assembly.

Fisher stated that her main concern was the consideration of accommodating a business type entity in the facility, and reference page 14 occupancy concerns.

Haymaurer stated the Village could do a fire rating for each of the separate levels. The State looks at occupancy load relative to the square footage of the building. There needs to be a certain amount of square footage per person occupancy, depending upon the type of seating.

Depending upon which occupancy factor you use, with 2100 sq. ft. it could hold up to 200 people. Fitzgerald asked about the installation of two layers of gypsum board for fire wall between the two levels. Paul stated there are dependencies upon the floor materials. Fitzgerald asked that perhaps there might be an exemption if the building was deemed an historic building. Paul stated that would be a long shot.

Fisher inquired about load bearing walls in relation to whether the bedroom walls could be removed to enlarge the meeting space? Paul said yes, the central beam shows a high load bearing structure and the extension to the fire place.

Fisher asked Paul to cover his three recommendations, and he described their recommendations of partial renovation, complete renovation or destruction and new construction as listed on pages 15 through 17 of the report.

Paul stated there is a lot of good usable material in this building. It appears to be pretty straight. And his recommendation is leaning to partial renovation, yet will leave it open to new construction.

Mueller stated the Village has higher priority projects.

Fisher stated that with the County Soil and Water work that will be done at both sites for run off management, this will curtail the use of the space for this summer. The building is a liability as far as the entrance deck. Fisher stated her recommendation is to demolish and let the site on hold for a couple of years while the Village is handling the ongoing projects. Fisher asked for opinions from other board members.

Fitzgerald stated he agrees.

Dickson stated partial demolition and that would restrict access to the house.

Mueller stated if the front deck and screen porch would be removed, but keep the garage.

Mueller asked if there is outside access to the rear sun room. Haymaurer replied no.

Fitzgerald suggested the Village does a partial reconstruction and then put barriers around the facility to reduce our liability. Haymaurer suggest the Village consult legal counsel to secure it from total access other than while doing construction work.

Mueller stated if front entrance was removed that would limit accessibility right there. The screen porch removal is desirable but keep the garage.

Dickson suggested partial demolition and build a new sun deck for observation purposes.

Fitzgerald asked whether the water well was addressed. Paul stated the well may be questionable, and Fitzgerald stated it may be nonconforming.

VanLieshout suggested it would be desirable to use the existing well of the Beach property if it is compliant.

VanLieshout stated the Village budget states that there will be some monies available through the CIP plan and most of the major projects will be paid for with the debt service. Maybe it is not unreasonable to take 80,000 from this year's park capital budget and work with that and then levy more in the following years to put into this site. Some of the smaller changes could be delayed.

Fisher stated the asbestos findings are first and foremost.

Dickson moved he would like to see McMahon Associates provide some numbers into what will cost for reconstruction, do the asbestos survey, and the Village can plan how the capital planning can put it back into use, seconded Fisher. Dickson asked Paul Haymaurer to give an idea of what it might cost to do estimate.

Haymaurer replied, the best estimate is taken from a set of plans for remodeling the building.

McMahon has previously worked with contractors to provide cost estimates.

Dickson stated he thought this group could rough out some basic plans. Fitzgerald agrees that for \$150 per foot you could build a new structure on that property or you could always put in cost per square foot that would cost you about \$300,000 on that site and that would be feasible.

Fisher stated she would like a detailed development plan on which to decide.

Voting on the motion passed unanimously.

Dickson asked for a concept floor plan from McMahon. Haymaurer stated he will set up a scope of services he can define what he can provide. It can be a list of items for partial or complete renovation.

Fisher asked if he could get this accomplished by Feb. 11 or at least by February 25 prior to the Joint Board meeting at which time the Village Board could meet prior to the Joint Board meeting. Haymaurer agreed that would be workable.

3. **Adjourn.** Fisher moved to adjourn at 9:40 A.M. Meeting adjourned.

Recorded by
Patricia C. Gureski, Clerk-Treasurer