



The Town of Franklin

P.O. Box 209, Route 3, Vermontville, NY 12989 • 518-891-2189 • Fax: 518-891-6389 • www.townoffranklin.com



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[Board Meetings](#)
[Town Budget](#)
[Laws & Forms](#)
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[Public Notices & Bid Info](#)
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[Property Assessments](#)
[Energy](#)
[Events, Recreation & Kate Mtn Park](#)
[Area Businesses](#)
[Town Journals](#)
[Emergency Preparedness](#)

Town of Franklin Board Meeting

February 5, 2007 - 6:30 pm

The Town Board of the Town of Franklin held a duly noticed Special Board meeting on Monday, February 5, 2007 at 6:30 pm at the Vermontville Town Hall.

Board members present:

Supervisor Mary Ellen Keith
Councilman Gene Goff
Councilperson Janet Ordway
Councilman Tim Goff
Councilman Walt Kretser

Others Officers Present:

Town Clerk Sandra Oliver

Yellow Wood Associates:

Shanna Ratner, Jeff Forward and Lee Wood

Adirondack No. Country Assn.:

Terry Martino and Greg Hill

Building Committee

Dave Dekkers and Written comments were by Bob Hammond

Others present

Brad Merrill, resident Mike DeWine, Saranac Lake

CALL TO ORDER

Supervisor Keith called the meeting to order; the Pledge of Allegiance was recited; the Town Clerk called the roll and announced the full board was present.

PURPOSE OF MEETING

Supervisor Keith announced the purpose of the meeting was to hear the final report and recommendations of Yellow Wood Associates, Inc. ("YW") concerning the Town's infrastructure.

Shanna Ratner, Principal of Yellow Wood Associates, Inc. distributed copies of YW's "additional materials" portion of the final report and began the presentation with recommendations for the Town's primary buildings:

1. TOWN GARAGE.

a. Install radiant floor heating
 b. Eliminate toxic substances
 c. Use forced air to clean vehicles in winter
 d. Change floor plan & add four new doors, replacing two existing doors
 e. New exterior envelope to improve insulation
 f. Addition for storage and materials storage
 g. Improve site drainage

2. VERMONTVILLE TOWN HALL.

a. Eliminate water infiltration in basement
 b. Renovate basement for records storage
 c. Add outside entrance to basement
 d. Renovate first floor
 e. Remove existing additions and add 450 sq ft single story addition
 f. Replace existing furnace with boiler and hot water heat
 g. Install sensors, insulation and other green technology

3. MERRILLSVILLE TOWN HALL.

a. Remove tree
 b. Install metal roof
 c. Relocate Town records

4. PROPOSED COMMUNITY CENTER AT KATE MOUNTAIN REC PARK.

a. Design and construct a LEED-certified 2,500 sq ft community center at Kate Mountain Rec Park, including:

- i. Kitchen
- ii. Warming room
- iii. Bathrooms
- iv. Community hall w/table seating for 120 people
- v. Equipment storage
- vi. Porch

Ms. Ratner continued YW's report by outlining how the above projects should be phased in:

1. PHASE 1

1. Resolve water and asbestos issues at Vermontville Town Hall
2. Apply for grants re records storage
3. Identify clerk of the works for entire infrastructure program
4. Renovate Garage
5. Evaluate Kate Mtn. site
6. Apply for funds for green building
7. Identify architect and contractors for Kate Mtn.
8. Pursue assistance from NYSERDA for LEED certification

2. PHASE 2

1. Construct building at Kate Mtn.
2. Identify architect and contractors for Vermontville Town Hall renovation
3. Install records storage in Town Hall basement
4. Install new heating system in Town Hall
5. Relocate Town Hall offices to Kate Mtn. building
6. Apply for grants to furnish courtroom

3. PHASE 3

1. Obtain LEED certification for Kate Mtn. building
2. Complete renovation and addition at Town Hall
3. Relocate Town offices back to Town Hall

Ms. Ratner indicated the phasing of construction and renovation should take between 1-1/2 and 3 years to complete.

ESTIMATED COSTS:

Ms. Ratner continued the presentation, further breaking down estimated costs. Mr. Forward provided further clarification of recommended green building techniques and the LEEDS certification process through NYSEERDA for the Kate Mountain Rec Park building. Both he and Ms. Ratner emphasized that although the costs benefits and rebates of obtaining LEEDS certification are substantial, in order to qualify for same, more emphasis would be placed on the planning, rather than construction process:

Estimated Costs	Low Estimate	High Estimate
Garage renovation	\$205,029	\$324,789
Town Hall renovation & add'n	\$463,478	\$553,263
New bldg at Kate Mtn Rec Pk	\$627,900	\$720,050
Total Est. Cost	\$1,296,407	\$1,598,101

COST ESTIMATE: LEED CERTIFICATION FOR KATE MOUNTAIN PROJECT

Total Est. NYSEERDA	Town's Cost	Incentive	Cost Share
Review process & procedures with SAIC staff	\$0	\$0	\$0
LEED project registration and review	\$2,200	\$0	2,200
Computer modeling (\$5,000 + 50%)	\$7,000	\$6,000	\$1,000
Commissioning (\$5,000 + 50%)	\$15,000	\$10,000	\$5,000
Subtotal	\$24,200	\$16,0000	\$8,200
NYSEERDA bonus incentive upon LEED certification: \$7,500			
NET COST TO TOWN: \$700 Commissioning includes a third-party certification that all green technology systems work.			

Ms. Ratner noted that both Old Forge and Warrensburg have LEED-certified buildings. Over the long run, using green technology might save the Town \$1,100.00 per month in operating costs.

Further review of recommended building materials followed. Ms. Ratner indicated that although Yellow Wood had completed its contracted work for the Town, it would be available to assist the Town and will also assist in the LEED certification process on an hourly basis. YW can assist as a resource for materials, reviewing drafts of RFPs for professional services, identify a clerk of the works, identify an architect, locate "green" materials and vendors and recommend systems to monitor results. She emphasized that the Town would attract attention constructing a LEED-certified building and might encourage other small communities to do the same. She emphasized that LEED certification needs a firm and early commitment from the Town.

1. Supervisor Keith noted the Town has \$140,000.00 already on hand, having saved \$15,000 per year for infrastructure needs.
2. Dave Dekkers supported YW's recommendations, especially in light of the LEED rebates. He stated it would be an investment in the community and that the buildings would be good for 50 years.
3. Coun. Walt Kretser stated the Town Board should investigate funding options, talk to the public and hold informational meetings.
4. Terry Martino of ANCA commented it was good that the Town Board went through this process with Yellow Wood - now it has a blueprint for action. She asked how this would work.
5. Supv. Keith replied the Town Board would always be involved.
6. Brad Merrill commented that \$1.6 million is a lot of money for the Town of Franklin.
7. Terry Martino suggested investigating whether the Petroleum Overcharge Funds are available to the Town.

Those present commented that the work Yellow Wood had done was thorough and well presented. Supervisor Keith, on behalf of the Town Board and the Building Committee thanked Yellow Wood Associates for their hard work and thorough presentation.

ADJOURNMENT

There being no further business to discuss the meeting adjourned at 7:58 pm Motion to adjourn (J.Ordney-G.Goff m/s/p) ALL AYE

Respectfully submitted, Sandra J. Oliver, Town Clerk

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