

Present:

Town Supervisor: Meg Wood
Councilpersons: Richard Gero, Lynn Donaldson
Town Clerk: Erica Hedden
Also Present: Brian Ritching, Ethan Thompson

Supervisor Wood called the meeting to order at 3:00 P.M. with a salute to the Flag.

Public Participation:

None

REQUEST TO AWARD THE CONCRETE SIDEWALK 2025 BID

RESOLUTION #62-2025

INTRODUCED BY: COUNCILPERSON GERO

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON DONALDSON

WHEREAS, the Town of Schroon seeks to award the Concrete Sidewalk 2025 Bid to Luck Bros Inc.
Per Lineal Ft of Curb \$19.00
Per Square Ft of Sidewalk \$13.00
Per Detectable Warning Pad Installation \$125.00

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby awards the Concrete Sidewalk 2025 Bid to Luck Bros Inc.
Per Lineal Ft of Curb \$19.00
Per Square Ft of Sidewalk \$13.00
Per Detectable Warning Pad Installation \$125.00

DULY ADOPTED MARCH 31, 2025 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0

AYES: Councilpersons Donaldson, Gero, Supervisor Wood

REQUEST TO AWARD THE HVAC MAINTENANCE AND REPAIR BID 2025

RESOLUTION #63-2025

INTRODUCED BY: COUNCILPERSON DONALDSON

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON GERO

WHEREAS, the Town of Schroon seeks to award the HVAC Maintenance and Repair BID 2025 Bid to Mountain Valley Mechanical, with a contract start date of April 7, 2025.

Town Hall, Library, Courthouse	\$4,350.00
Highway Department	\$625.00
Parks Department	\$500.00
Building & Grounds/ Water	\$390.00
Transfer Station	\$125.00
Repairs/Emergency Service:	
Labor rate/ Hour for regular hours (7am to 4pm)	\$140/hour
Labor rate/Hour Outside regular hours (4pm to 7am)	\$200.00/hour
Weekend Labor Rate per hour	\$200.00/hour
Holiday Labor Rate per hour	\$200.00/hour
Milage charge (yes or no)	No
Travel time charged	\$100.00/hour
Equipment, parts and supplies markup	20%

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby awards the HVAC Maintenance and Repair BID 2025 Bid to Mountain Valley Mechanical, with a contract start date of April 7, 2025.

DULY ADOPTED MARCH 31, 2025 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0

AYES: Councilpersons Donaldson, Gero, Supervisor Wood

REQUEST TO AWARD THE AUDIO/VISUAL SURVEILLANCE TRANSFERSTATION BID

RESOLUTION #64-2025

INTRODUCED BY: COUNCILPERSON GERO

WHO MOVED ITS ADOPTION

SECONDED BY: SUPERVISOR WOOD

WHEREAS, the Town of Schroon seeks to award the Audio/Visual Transfer Station Surveillance 2025 Bid to FHG Systems in the amount of \$11,327.00.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby awards the Audio/Visual Transfer Station Surveillance 2025 Bid to FHG Systems in the amount of \$11,327.00.

DULY ADOPTED MARCH 31, 2025 BY THE FOLLOWING VOTES:

AYES: 2 NAYS: 0

AYES: Councilpersons Gero, Supervisor Wood

OPPOSED: Councilperson Donaldson

REQUEST TO AWARD THE HIGHWAY GARAGE ROOF REPLACEMENT BID

RESOLUTION #65-2025

INTRODUCED BY: SUPERVISOR WOOD

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON DONALDSON

WHEREAS, the Town of Schroon seeks to award the Highway Garage Roof Replacement 2025 Bid to S&L Roofing for a bid total of \$96,900.00. S&L Roofing was the third lowest Bid, S&L Roofing offered the most extended warranty as well as the closest proximity to the work site.

WHEREAS, after comparative analysis Macfi Solutions Bid was rejected due to unrealistically low bid, distance from worksite as well as offering a short warranty period for workmanship and materials.

WHEREAS, after comparative analysis Nuvista Designs bid was rejected for not meeting the bid specs and offering materials of lesser quality than was requested in the bid.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby awards the Highway Garage Roof Replacement 2025 Bid to S&L Roofing for a bid total of \$96,900.00.

DULY ADOPTED MARCH 31, 2025 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0

AYES: Councilpersons Donaldson, Gero, Supervisor Wood

Ethan Thompson stated: I have done a comparative analysis of the bids we received for the Highway Garage Roof. The analysis shows all four bids received, the amount they bid, their cost per sheet, any warranties, any deviation from material specifications, their distance from the project and how long the companies have been around for. One of these factors being out of range does not constitute a dismissal but here is an analysis showing each companies variable.

Supervisor Wood stated: This is very helpful. 3 out of the 4 bids are quite a distance away. That is something we need to consider in the event of an issue, or a need for them to return to fix or repair their warranty work.

Ethan Thompson stated; I called S&L to verify their details they provided in the bid specs. I spoke to one of the partners and he said their warranty was incorrectly listed on the bid specs as 40 years and was supposed to be 2-year warranty. He said they do offer a 40-year warranty but in this bid, it should be 2 years. Then I received a call from the other partner, correcting the first partner

and stating that it was indeed the 40-year warranty for the bid, as stated on the bid specs. I think a 40-year warranty is a huge factor in our decision.

Councilperson Donaldson stated: Precision Roofing didn't even list a warranty.

Ethan Thompson stated; They also deviated from what the bid specs specified for a leak barrier. The bid specs stated a specific brand OR EQUAL, so they are free to pick a different brand but it must be of the same quality. They picked the same brand GAF but they picked a lower quality leak barrier. Nuvista also made a change, on the leak barrier and the underlayment, same brand but lesser quality. Also, regarding the ridge vent, they selected shingles for that when I was asking for a ridge VENT material.

Supervisor Wood stated; so that will make an impact on our decision.

Ethan Thompson stated; well Precision Roofing was the highest bid, plus they deviated the most from our bid specs, and Nuvista Designs only had a 1-year warranty and they deviated from the bid specs as well. The bid did allow for some deviation but the materials must be equal and both of them listed items of a lesser quality, so that does constitute as a deviation. Based on those deviations we are left with Macfi Solutions and S&L Roofing. I called S&L, again to clarify the warranty and they stated that they actually did the original Highway Garage roof years ago. So, we have worked with them in the past, and at that time they were only in business for a couple years and they are still around. Recently they also did the Town of Bolton Highway Garage, their superintendent was overall pleased with their service.

Councilperson Donaldson stated; did any of these firms indicate their time frame?

Ethan Thompson stated; no but in the bid specs I did specify a "Complete by date" of June 30 2025.

Councilperson Gero stated; did you have conversations with all four of these companies?

Ethan Thompson stated: no, I only called S&L to verify their proposal was correct, and it was. I do have some concerns with Macfi Solutions. They are a new company, which that factor alone is not an issue but, that with their distance from us as well as their curiously low bid. We had discussed with a local contractor a few years ago, and he had given us a price of \$34,400. That price was for half of the roof, and this contractor has all the advantages of being very close to us, very little travel time. Also, back in 2022 we did the old Fire house roof. That roof is a rubber roof, which is not an equal comparison but that price was \$61,000. My biggest concern with Macfi Solutions is that they come, and do a tare off, and start on the roof and if something is wrong, or I see something wrong.... what do I do? What can I do? Do I need to be there to watch them for the entire project? We do not know anything about this company and they are the farthest away from us. Can they come back up to fix anything, will they? The other odd thing is their price per sheet of \$55. I called Home Depot and got a price per sheet of \$33. They state that for \$55 they can pay labor to remove the existing sheet, replace the sheet and nails and the labor for the replacement for only \$55. It does not seem like a realistic price. I understand its low but I am not sure they have done their homework in regards to their offer. S&L's website is impressive. They have worked for many municipalities, private entities and schools.

Councilperson Gero stated; I have concerns, I understand a new business is trying to drum up business, I completely understand that. This just seems like a really far stretch for them they are over 230 miles from us.

Councilperson Donaldson stated; and this includes all the disposal, correct?

Supervisor Wood stated; yes, it does, the weight of all that C&D would be costly.

REQUEST TO ACCEPT WITH REGRET THE RESIGNATION OF ROBERT YOECKEL FROM TOWN OF SCHROON ZONING BOARD OF APPEALS

RESOLUTION #66-2025

INTRODUCED BY: COUNCILPERSON DONALDSON

WHO MOVED ITS ADOPTION

SECONDED BY: UNANIMOUSLY SECONDED

WHEREAS, the Town of Schroon seeks to accept with regret the resignation of Robert Yoeckel from the Town of Schroon Zoning Board of Appeals.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby accepts with regret the resignation of Robert Yoeckel from the Town of Schroon Zoning Board of Appeals.

DULY ADOPTED MARCH 31, 2025 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0

AYES: Councilpersons Donaldson, Gero, Supervisor Wood

REQUEST TO APPROVE DIANE TYRRELL AS PART TIME CLERK TO THE SUPERVISOR

RESOLUTION #67 -2025

INTRODUCED BY: COUNCILPERSON DONALDSON

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON GERO

WHEREAS, the Town of Schroon seeks to approve the hiring of Diane Tyrrell as Part Time clerk to the Supervisor, grade 4 at \$20.98/ hour, 24 hours a week to start on 4/15/25

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves the hiring of Diane Tyrrell as Part Time clerk to the Supervisor, grade 4 at \$20.98/ hour, 24 hours a week to start on 4/15/25

DULY ADOPTED MARCH 31, 2025 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0

AYES: Councilpersons Donaldson, Gero, Supervisor Wood

REQUEST TO APPROVE SURVEYS

RESOLUTION # 68-2025

INTRODUCED BY: COUNCILPERSON DONALDSON

WHO MOVED ITS ADOPTION

SECONDED BY: COUNCILPERSON GERO

WHEREAS, the Town of Schroon seeks to approve survey contract with Mr.Palowski for \$2,900 to survey the. Mr. Palowski is in a contract with the Essex County.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Schroon hereby approves survey contract with Palowski for \$2,900.

DULY ADOPTED MARCH 31, 2025 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0

AYES: Councilpersons Donaldson, Gero, Supervisor Wood

DISCUSSION: COURT AIDE

Supervisor Wood stated; Mr. Granger forwarded to us the response from the Ethics Opinions.

Councilperson Donaldson stated; yes, and they did not come right out and say what they thought.

Supervisor Wood stated; correct, they said ethically it is fine but legally, they cannot comment to its legality. With that I emailed Mark to ask him “is this legal” he is a lawyer. We will discuss this further at the April 14th meeting.

ADJOURN MEETING AT 10:55 AM

INTRODUCED BY: Supervisor Gero

SECONDED BY: Councilperson Donaldson

With no further business, this meeting was adjourned at 10:55AM, carried unanimously

Erica Hedden
Town Clerk