

Work Session  
Mayor and Council  
August 8, 2013

A Work Session of the Mayor and Council was called to order at 7:35 p.m. by Mayor Barra who announced that the requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following individuals answered roll call: Council members LaMonica, Strauch, White and Mayor Barra. Mr. Bernstein, Mrs. McSwiggan and Mrs. Wilczynski were absent. Mrs. McCarthy and Mr. Bole were also present.

*Public Comments*

Mayor Barra opened the meeting to the public for comments.

There were none.

*Administration*

**Mr. John Keenan, Superintendent of Northern Highlands High School** was present to talk to the Mayor and Council about the Special Election scheduled for September 24, 2013 to approve a referendum for the school roof.

This project will include a complete removal and installation of the roof which covers the portion of the school that was built in 1965 and the addition put on the school in 1974. Mr. Keenan said the school has been struggling with leaks and repairs for the past several years. The areas in need of repair both inside and outside are significant. The floor of the auditorium and the auditorium itself have sustained damage due to leaks and constant repairs. Some of the wood paneling is cracking from water having run slowly down the wall from the second floor.

Mr. Keenan said the roof has a significant depth because it consists of a series of patches and replacements. The Board proposes to rip off the entire roof over two summers and have a 35 year membrane roof installed in its place. The total size of the roof measures nearly four acres on the two buildings that were built in 1965 and 1974. The roof is flat and is stone covered because that was the technology at the time. Some sections of the 1974 building roof are original and have not been touched since it was built. It is assumed the roof will not last another two years. Mr. Keenan showed photographs of damage to the building.

Mr. Keenan said the total cost of the project, including all hard and soft costs will be \$2,760,000. This amount will be offset by 40% state debt service aid that will total \$1.1 million of assistance. The cost to the taxpayer on the average home of \$619,000 will be \$25 per year with a total cost of \$241.00 per household over ten years. The Boroughs of Ho-Ho-Kus and Upper Saddle River are contractually obligated to participate in debt service payments. Those towns' contributions to debt service will amount to \$600,000. The calculations Mr. Keenan presented to the Council include the contributions to debt service that will be made by these towns.

The building contains over one hundred skylights which are original to 1965 and 1974. They will be replaced as well.

Mr. Keenan said they did not begin talking to the public until state aid was tentatively approved. The Town Journal has reported on this issue and there is a marketing campaign and flyers to help inform the public. Publicity will continue until the September 24<sup>th</sup> election.

*Mayor's Report*

Mr. Barra stated that the formal signing of the contract with United Water was done on August 1, 2013. Operations were transferred over to them on that date.

Mayor Barra said he continues to be impressed with United Water and their staff.

Mrs. McCarthy read the following resolution into the record:

**Whereas**, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

**Whereas**, this public body is of the opinion that such circumstances presently exist; and

**Whereas**, the governing body wishes to discuss:

Potential Contract Negotiations

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

**Now, Therefore, Be It Resolved** that the public be excluded from this meeting.

Respectfully submitted,

Gwen McCarthy  
Municipal Clerk