



Minutes

Town of Cairo

Tuesday January 21, 2025

Special Board Meeting @ 6:00PM

Location: Town Hall Meeting Room

The Town Board of the Town of Cairo met for a Special Board Meeting on Tuesday January 21st, 2025, at the Town Hall, Main Street, Cairo, New York. The meeting was called to order @ 6:02PM and asked the attendees to Pledge Allegiance to the Flag.

Attendance: Supervisor Watts, Council Member Bogins, Council Member Cords.

Absent: Council Member Flaherty, Council Member Murphy.

10 People in Attendance

Old Business:

- Cairo Public Library – Mold Remediation
 - Mold Assessment can be found on Town of Cairo Website
 - Quote for SERVPRO came in @ \$53,827.18
 - Once they receive approval to begin, they would post the required notices in the work area per NYS Guidelines. This is a mandated 10 day posting prior to work beginning (this includes weekends.)

On day 11 they can begin the mold remediation process. Anticipate 3 days of mold remediation services and 1 day of duct cleaning services. The space will have to sit for 24 hours undisturbed per mold remediation guidelines. 15 people a day for the first 3 days and then about 5-6 for the last day.

An industrial hygienist (QUEST) will come in and perform a clearance testing of the space. This should take approx. 24-48 hours for the test results to come back.

Once it is cleared by the third-party assessor (IH), SERVPRO will remove the equipment onsite as well as take down any containments that was set up. The space will then be ready for reconstruction services.
 - On the quote, each room has a breakdown of cleaning all equipment, ceilings, walls, floors and misc. It includes disposal/removal of all items that have been exposed to the mold. This quote does not include putting sheetrock or insulation back, just the remediation. The bathrooms will require the ceiling tiles to come out. Everything will be HEPA VAC, carpets steamed, hard surface disinfected, everything will be cleaned with anti-microbial.
 - The guideline is to locate the mold and then cut about 1 foot around the affected area. Any extra work/costs that may be needed will need to be approved by board and billed from SERVPRO.

- Any books that will need to be discarded need to be set aside for the library staff to log/catalog and notify the Mid-Hudson Library System so they can take them out of the system. Books would be HEPA VAC and cleaned as much as possible unless noted otherwise. Mold is physically on the outside and can be seen with the naked eye. There is a freeze-drying option for these. There are some documents/books that cannot be thrown out, many are the local history collections.
 - This branch of SERVPRO has done remediation in multiple schools and town buildings.
 - The labor rate for anything over the quoted price would be about 103/hr. per employee and would need a change order and approval. This does not include nights, weekends or after hours. They could start as early as Thursday.
- Quote for Carr and Daughters LLC came in @ \$45,180.00
 - Mike Carr, owner comes to discuss with the board. After going over the report from QUEST, he agrees with most of it. He states that the mold seems to be coming from the actual HVAC system, before any cleaning is to start the HVAC system would need to be addressed or else the mold will come back and the cleaning would be done for nothing.
 - He would like to make a suggestion to QUEST on fogging the whole building, which can be done with an aerosol antimicrobial that would go throughout the whole system. Once the system is then blown out they can get started on the cleaning.
 - This quote includes the removal, disposal and replacement of all sheetrock, insulation or anything else. He then discusses the cleaning of the books and depending on the fabric/material of the books and how clean the books could actually get or if it would be worth it. Says that if the books need to be checked one by one that can be done.
 - It is now being taught to treat mold remediation similar to lead or asbestos removal and that's how they would treat this job. Addresses that the mold is not dangerous according to the assessment, there are all types of mold and it is still something that should still be taken care of with caution. The filters he has can stop anything .5 microns or bigger, your average mold spore is 3-5 microns.
 - The Town will not get hit with any extra charges. He could do it in 4 days if necessary, but he states a 2 week period is the best timeline to get all rooms addressed, he states he can start on Monday.

Public Comment:

- Supervisor Watts addresses that when the filters came out of the HVAC system the filters were black and he says there was definitely some neglect. We want this done correctly by either company and do not want to have to come back to this issue in 6 months from now. Would also like to avoid extra bills.
- Deb, the old library director addressed M. Carr and had a discussion.
- One of the gentlemen who came and represented SERVPRO, mentioned that he lives here and has brought his kids to the library many times and was disappointed with how long this has taken since the library approached him in the summer. He also addresses the costs and how long each company is going to take with the remediation, wants to make sure that the Town makes sure everything is in order not just choosing someone dependent on the price.

Resolution No. 2025-049 “Approve to Hire Contractor – Cairo Public Library Mold Remediation”

Offered by Council Member Bogins and seconded by Supervisor Watts.

WHEREAS, the Town of Cairo is in an emergency need to hire a local contractor for mold remediation in the Cairo Public Library; and,

WHEREAS, the Town of Cairo received estimates from **SERVPRO** and **Carr and Daughters LLC** which does not include any repair work; therefore,

BE IT RESOLVED, that Cairo Town Board does hereby approve **Carr and Daughters LLC** for the emergency mold remediation in the Cairo Public Library as per the services estimate provided in the amount of \$ **45,180.00** .

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Absent, Council Member Murphy – Absent. Motion Carried.

Adjourn Town Board Meeting @ 6:51 PM

Offered by Council Member Bogins and seconded by Supervisor Watts.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Absent, Council Member Murphy – Absent. Motion Carried.

Respectfully Submitted

Kayla L. McAlister
Cairo Town Clerk