

Town Board Meeting Minutes
Monday, August 3, 2015 at the Rockland Town Hall
Called to order by Chairman Cashman at 7:30 p.m.
Adjourned at 8:40 p.m.

The Clerk, Treasurer, and all Board members were present along with Bob Gerbers, Mike Liebman (Ayres Associates), Tim Ambrosius (CQM, Inc.), Dan Ariens, John & Kathy Schumacher, and other members of the public. Clerk Charette verified that the meeting was properly noticed; the agenda was presented after the pledge of allegiance was recited.

Minutes from July 20, 2015, Town Board meeting

M/M by Chairman Cashman to approve the minutes from the July 20, 2015, Town Board meeting as presented; seconded by Supervisor Lasee. Motion carried.

Minutes from July 22, 2015, Special Town Board meeting

M/M by Supervisor Lasee to approve the minutes from the July 22, 2015, Special Town Board meeting as presented; seconded by Chairman Cashman. Motion carried.

Minutes from July 27, 2015, Comprehensive Plan Public Hearing

M/M by Chairman Cashman to approve the minutes from the July 27, 2015, Comprehensive Plan Public Hearing as presented; seconded by Supervisor Van Vonderen. Motion carried.

The Board considered the following two agenda items together:

Discussion of Cashman Drive Improvement Bids & Developer's Agreement - Schumachers, Lewis' & Ariens' & Cashman Drive Improvement Bids- Possible Award of Project

Sealed Bids were received from Express Excavating, Duame Sand and Gravel, Express Excavating and RelyCo Inc. on July 20, 2015 as follows:

	Express Excavating 5431 Church Road New Franken, WI 54229	RC Excavating 2633 Quail Lane Suamico, WI 54173	Duame Sand & Gravel 5870 Duame Road Lena, WI 54139	RelyCo, Inc 1195 Scheuring Road De Pere, WI 54115
Cashman Drive Reconstruction, Culvert & Cul-De- Sac	\$ 98,902.75	\$104,170.70	\$104,982.52	\$108,568.15
Cashman Drive Reconstruction & Culvert		\$ 74,170.70	\$ 70,338.29	\$ 78,568.15
Deduction	\$0.00	\$ 30,000.00	\$34,644.23	\$ 30,000.00

Clerk Charette provided a summary of the bids and a breakdown of the costs from the lowest bidder, Express Excavating to Dan Ariens & John & Kathy Schumacher that were compiled by CQM, Inc. Chairman Cashman proposed to have the Town pay for the full cost of Item Number A-1 mobilization/demobilization costs and Item Number A-2 erosion control, maintenance, signage and dust control costs. Based upon this proposal, the total cost to the three landowners would be \$49,722.02 or \$16,574.01 per landowner.

Dan Ariens and Kathy and John Schumacher stated that they are in agreement with the \$16,574.01 cost share. Chairman Cashman noted that Holly Lewis stated via e-mail that she was in agreement with whatever the Town and the Ariens and Schumachers agreed upon.

Discussion was had on whether to waive the bid bond requirement. Clerk Charette provided an e-mail from the Town's attorney noting the options to the Board. The Town's notice did provide for the Town to waive informalities in the bidding. The Town's attorney recommended that the Town waive the requirement of submitting the bid bond along with the bid, accept the bid, and make the acceptance conditional upon the lowest bidder submitting a bid bond within 48 hours of the award.

M/M by Chairman Cashman to waive the requirement that the bid bond be submitted with the bids by July 20, 2015; seconded by Supervisor Lasee. Motion carried.

M/M by Chairman Cashman to award the Cashman Drive Improvement project to Express Excavating contingent upon Express Excavating providing a bid bond for \$4,945.14 within 48 hours of the award; seconded by Supervisor Van Vonderen. Motion carried.

M/M by Chairman Cashman to have the Town cover the full amount of mobilization/demobilization and erosion control, maintenance, signage, and dust control costs of the project and to \$2,226.00 and \$1,378.00 from the share of costs allocated to the three landowners; seconded by Supervisor Van Vonderen. Motion carried.

Item #9 Sealed Bids for (Old Military Plat and Old Military 1st Addition Plat) Drainage Improvements- Hickory Ridge Area was moved to the end of the meeting to allow time for Mike Liebman, Ayres Associates to appear.

Conditional Use Permit Renewal- D & T Leick Properties, LLC, Dan & Tracy Leick, Owners, Parcel R-100-3, 4033 State Highway 57

Chairman Cashman explained that a two year conditional use permit was granted to D & T Leick Properties, LLC. in August 2013 to allow the owners, Dan and Tracy Leick to utilize the property for outdoor trailer sales and rentals. The applicant, D & T Leick, LLC. is proposing to use the front lot of the property for trailer sales and the office for possible inside sales.

Bob Gerbers, Zoning Administrator, noted that there have been no complaints over the past two years and the property has met the requirements set forth in the original permit.

M/M by Chairman Cashman to extend the Conditional Use Permit for Parcel R-100-3, 4033 State Highway 57, for two years; seconded by Supervisor Lasee. Motion carried.

Ordinance #2015-5 Adopting the 2015 Town of Rockland Comprehensive Plan Update

Chairman Cashman informed the public that there was an open house and public hearing on July 27, 2015. During those sessions, members of the public provided valuable comments. He explained that the updated plan has been worked on for over the past year and a half and that the updated plan that can be amended earlier than the 10 year statutory requirement.

Supervisor Lasee stated that he intended to vote against approving the updated plan tonight but after further thought he noted that many people had put a lot of time and work into the plan. He believes that voting no would come back to hurt the Board.

M/M by Supervisor Van Vonderen to adopt Ordinance #2015-5 Adopting the 2015 Town of Rockland Comprehensive Plan Update; seconded by Chairman Cashman. Roll Call Vote: Chairman Cashman: Aye; Supervisor Van Vonderen: Aye; Supervisor Lasee: Aye. Motion carried 3-0.

Rockland Craft Sale- request to use Town Hall on 10/09/15 & 10/10/15

Chairman Cashman stated that Rockland crafters have been hosting a craft sale each year in the town hall. Proceeds from the rental of space and the sale of baked goods from the 4H help offset the costs of the Town's newsletter. The crafters are requesting to use the Town Hall in October to host their sale again.

M/M by Supervisor Lasee to approve the Rockland crafters to use the town hall on October 9-10, 2015; seconded by Supervisor Van Vonderen. Motion carried.

Building Inspector/Zoning Administrator Report

Bob Gerbers reported that 10 permits were issued in July. One of the permits was for a new single family home. Permit fees collected totaled \$3,090.00 of which \$525.00 was from Wisconsin Public Service for new gas and electric connections. Gerbers received \$2,075.00 of these fees for inspections.

Chairman's Report

Chairman Cashman reported that Carter Trucking and Excavating will be filling potholes this week. A stop sign on Meadow Ledge requires replacement but it is the responsibility of the County to do so.

Chairman Cashman is meeting with Carter Trucking and Excavating to determine a delivery date and time for the 154 tons of salt being purchased from the state. The purchase form needs to be submitted to the vendor by August 14, 2015.

Planning Commission Report

Supervisor Van Vonderen reported that there was only one item on the agenda for the Planning Commission meeting scheduled for Wednesday, August 12, 2015 meeting. The meeting is being canceled. The next meeting is scheduled for Wednesday, September 16, 2015 at 7:00 p.m.

Treasurer's Report

Treasurer Van Dyck reported the following balances: \$254,455.09 in Savings; Capital Improvement=\$56,703.53; Cashman Drive Escrow= \$1351.00

Van Dyck also reported that the recycling fee will stay the same for next month but that the Town should budget for costs of \$15-20/ton in 2016.

Announcements and Distribution of Correspondence-

Clerk Charette distributed 1) Brown County Farm Bureau August issue; 2) NEW Water R2E2 groundbreaking ceremony invitation; 3) On the Farm Twilight Meeting invitation;

Items for future meetings- Brown County Municipal Recycling Agreement, Cashman Drive contract; Hickory Ridge Contract; Budget Meetings

Public comment-

Bob Gerbers asked if Chairman Cashman spoke Brown County regarding the many potholes located on County Highway W near Old Ledge Road.

Treasurer Van Dyck stated that the sign on Highway 57 at Old Martin Road is missing.
 Bob Gerbers stated that the signs on Morrison Road at Shirley Road and Morrison at Ledgeview Road

Attorney Deron Andre appeared on behalf of Kevin Derenne. Attorney Andre provided a copy of a letter to the Board dated August 3, 2015, from Robert A. Mach, of Mach IV Engineering & Surveying, LLC. Attorney Andre pointed out two problems with the Hickory Ridge drainage improvement proposal: 1) the proposed culvert running across Seven Oaks Drive is going to be where the ditch will extend into his client's private property for which there is no easement; 2) the depth of the proposed ditch is so deep that it cannot be maintained and may cause a health hazard. Attorney Andre asked the Board to review the letter and reconsider the proposed plan.

Voucher in Payment of Bills

Clerk Charette provided the Voucher in Payment of bills to the Board.

M/M by Chairman Cashman to approve the voucher for \$42,880.33 for checks #9084-9105 with no voided checks and no online payments; seconded by Supervisor Lasee. Motion carried unanimously by voice vote.

M/M by Chairman Cashman to authorize the Clerk to pay the August mid-month bills with final approval of the voucher to occur at the September 8, 2015, Town Board meeting; seconded by Supervisor Van Vonderen. Motion carried.

Sealed Bids for (Old Military Plat and Old Military 1st Addition Plat) Drainage Improvements- Hickory Ridge Area

The Town received sealed bids from Highway Landscapers, Inc., RC Excavating, Advance Construction, Inc., and RelyCo, Inc. Chairman Cashman opened each bid and read the amount of the project out loud. The following bids were received:

	RC Excavating 2633 Quail Lane Suamico, WI 54173	RelyCo, Inc 1195 Scheuring Road De Pere, WI 54115	Highway Landscapers, Inc. 1900 Bohm Drive Little Chute, WI 54140	Advance Construction, Inc. 2141 Wooddale Avenue, Green Bay, WI 54313
Hickory Ridge Drainage Improvements Items 1-23	\$229,881.00	\$310,176.00	\$ 334,318.00	\$337,637.30
Alternate Bid	\$19,125.00	\$14,000.00	\$ 35,000.00	\$41,000.00

CQM, Inc. and Ayres Associates will review the bids for accuracy and compile a bid tab for the Board.

The Board set a Special Town Board meeting for Thursday, August 6, 2015 at 7:00 p.m. to review these bids in more detail.

Adjournment

M/M by Chairman Cashman to adjourn the meeting at 8:40 p.m.; seconded by Supervisor Van Vonderen. Motion carried by voice vote.

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.

Jann B. Charette, Clerk

Minutes approved as written / with corrections (**strike one**) by the Town Board on Thursday, August 6, 2015.

Dennis J. Cashman, Chairman