

**Town Board Meeting Minutes**  
**Tuesday, April 28, 2015 at the Rockland Town Hall**  
**Called to order by Chairman Cashman at 7:36 p.m.**  
**Adjourned at p.m.**

The Clerk, and all Board members were present along with Tim Ambrosius, Kathy and John Schumacher and Steven Zeitler. Dan Ariens arrived at 7:55 p.m. Clerk Charette verified that the meeting was properly noticed. Chairman Cashman read the agenda.

**Estimates for construction costs- Cashman Drive**

Tim Ambrosius, CQM, INC., provided a copy of the Estimated Construction Cost for Cashman Drive and Cul-De-Sac along with a preliminary design drawing, incorporated herein by reference, to everyone. Ambrosius explained that the estimates represent the Town's share as any work done south of the existing 15-inch diameter culvert and the three Landowners-- Lewis', Schumachers' and Ariens' (identified as "Residents" on the Estimate) share as any work done north of the said culvert. The Mobilization/Demobilization and the purchase and installation of a 36" culvert were split evenly between the Town and the three Landowners. Ambrosius then explained what each item included and how he reached the unit amount required and estimated cost. Ambrosius explained that the excavation/fill estimate may be able to be adjusted depending upon the final design of the cul-de-sac and minimizing the needed fill. The design depth of rip rap, crushed aggregate, shoulder aggregate and asphalt are set by town standards and cannot be adjusted. Ambrosius stated that ditching is necessary for both sides of the road and the northeastern section of the cul-de-sac, for water will get trapped on the Ariens property. Currently, there is a 15" culvert that is 40' long which crosses Cashman Drive. Ambrosius is recommending that a new 36" culvert be placed to improve drainage coming from the southeast side of Soderlund property and north side of Soderlund property. The 15" culvert would be removed and relocated in the road ditch, which serves the Soderlund property. Ambrosius also explained that the plan is to take advantage of the swale that is part of Schumacher easement. The goal would be to shed the culvert as far as southwest as possible to have proper drainage. The larger culvert will also take the dip out of the existing driveway.

Ambrosius stated that the gravel aggregate and rip rap estimates are per ton. Ulmen Quarry quoted \$6.75/ton loaded at the quarry.

Ambrosius further explained that the provided cul-de-sac design has a shortage of about 3000 cubic yards of fill. There are approximately 200 cubic yards needed to be excavated from Cashman Drive and can be used to fill in the southwest side of the cul-de-sac. Ambrosius explained that there is almost 9 feet of fill required in some places. Discussion was had on whether the pitch could be revised. Ambrosius stated the possibly the southwest side could be dropped about a foot to the west but advised the need to be careful in not to revise the pitch too drastically.

Construction cost estimates were as follows: Town's share = \$42,423.00; Ariens, Lewis & Schumachers share = \$46,360.65.

**Estimates for engineering costs-Cashman Drive**

Ambrosius provided a copy of the Engineer's Estimate to Provide Surveying, Engineering, and the Engineering Construction Estimate, incorporated herein by reference, to everyone. Ambrosius viewed the project as a whole, including the reconstruction of Cashman Drive and the construction of the cul-de-sac and broke the project into four areas: 1) Task 1- Existing Conditions Surveying which included tonight's meeting and preparation of materials; 2) Task 2- Design, Drawings, and Bid Documents; Task 3- Project Management; and Task 4- Construction Inspection/Documentation. The total estimated cost for completing these four tasks is \$18,880.00.

Discussion was had on how these engineering costs should be split. Ambrosius believed a 50/50 share was fair. Ariens asked whether the split on the engineering costs should be 50%. Cashman stated yes.

Ariens inquired whether the cul-de-sac needs to be made of asphalt. Supervisor Van Vonderen stated that all new roads need to meet the Town's road standards and are required to be black topped.

Cashman clarified that the Landowners can obtain their own private vendor or join with the Town on this project. Either way, the project needs to get done and will be required to meet the Town's road standards. As far as the bidding process, the Town is required to take the lowest responsible bid and cannot get a bid until the three Landowners reach an agreement as to how to proceed.

Supervisor Lasee asked whether the Town is obligated to do anything. He was informed that an occupancy permit for the Schumacher residence is on hold until an agreement is reached.

Dan Ariens stated that Landowners (speaking on behalf of himself and the Schumachers) agree that the Town and the Landowners should complete this project (Cashman Drive reconstruction, cul-de-sac and culvert work) as one project; that the engineering work should proceed such that the project can be competitively bid; and that the Landowners should cover half of the costs of doing so; and that the Town should investigate the possibility of obtaining a loan for the landowners, the terms of which are yet to be determined.

Cashman explained that the Developer's Agreement would need to be amended to include the loan but would need to be signed after the exact amounts become available.

M/M by Supervisor Lasee to explore the option of obtaining information regarding a potential loan for the Landowners' portion of the project; seconded by Supervisor Van Vonderen. Motion carried by voice vote.

M/M by Chairman Cashman to proceed with having CQM put the project out to bid contingent upon Gary and Holly Lewis approving their one-third of the share of the Landowner costs; seconded by Supervisor Lasee. Motion carried by voice vote.

#### **Developer's Agreement- Cashman Drive**

No action taken.

#### **Public comment-**

None

#### **Adjournment**

M/M by Supervisor Lasee to adjourn the meeting at 9:07 p.m.; seconded by Chairman Cashman. 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,  
Town Clerk

Minutes approved as written / with corrections (**strike one**) by the Town Board on Monday, May 4, 2015.

Dennis J. Cashman  
Town Chairman