

SPECIAL TOWN BOARD MEETING
AUGUST 20, 2008

The Clermont Town Board held a special meeting on Wednesday, August 20, 2008 at 7:00 P.M. at the Town Hall. Those present were Supervisor Staats, Councilwoman O'Neal, Councilman Jones, Councilwoman Lent and Councilman Nolan. Also present were Andrew Howard, Town Attorney, Dan Wheeler, Bob Desmond, Alberta Staats and Anita Broast.

Supervisor Staats opened the meeting with a salute to the flag.

Supervisor Staats introduced proposed Local Law #3-2008 adopting a Real Property Tax Exemption for Volunteer Firefighters and Volunteer Ambulance Workers. This local law would exempt volunteer fire fighters or voluntary ambulance workers with at least five years of active service up to 10% of the assessed value of real property for town tax purposes. Councilman Jones asked if this local law could be posted on the website, building and a copy sent to the Fire Commissioners. The public hearing will be held in October at the regular meeting.

Supervisor Staats met with C. T. Male and they gave him a list of what is needed to proceed.

1. Resolution authorizing the Supervisor to sign documents, etc.
2. Letter from the town in which they request an amendment to SAC in order to complete the investigation phase.
3. Municipal resolution committing to remediating the whole site in accordance with the Record of Decision, pending funding.
4. Remediation application – C. T. Male is doing this.
5. Letter from Town requesting a change in use for the 3.75 acres, from vacant land to construction and use as a new highway garage. This was done by Andy Howard.
MOTION: A motion was made by Councilman Nolan, seconded by Councilwoman Lent to sign the letter requesting a change in use on the 3.75 acres. Councilwoman O'Neal recused herself. Motion carried.
6. Updated survey for the whole site, ALTA (American Land Title Association) standards showing the remedy area, 3.75 acres to be subdivided, metes and bounds descriptions on it of each area.
Councilman Jones suggested getting a regular survey from Mr. Ihlenburg of the twenty acres rather than an ALTA survey. Mr. Ihlenburg did the original survey.
7. Once surveyed, an environmental easement will be developed by the DEC and executed by the town. DEC does not have to wait until the survey is finalized to start.
8. Development of a site management plan to be attached to the easement.

C. T. Male estimated that there are approximately \$22,500 remaining in our first State Assistance Contract amendment. Though DEC is out of the large amount of funding, they still have funds to finish up some of this work. C.T. Male has prepared a 2nd amendment to the State Assistance Contract for funding of this additional work in the amount of \$43,000.00 of which the Town is responsible for \$4,300.00 (10%)

MOTION: A motion was made to accept this as a projected budget by Councilman Jones, seconded by Councilwoman Lent. Councilwoman O'Neal recused herself as she is an adjoining landowner to the Brownsfield project. Motion carried.

Bob Desmond asked if all this work allows the material for future remediation to be stockpiled, once they sign off on all and we have the referendum. Councilman Nolan answered no, this is more the administrative portion. Other steps are required before moving the soil.

DAN WHEELERS PLANNING COST ESTIMATE REPORT: Dan noted that these are planning numbers, which may change.

- Building Shell - For a pre-engineered insulated metal building, 6800 square feet, 4 working bays, 1 office bay, concrete floors, radiant heat tubing, five garage doors, regular door, two or three windows. This estimate does not include finishing on inside, no breakout for offices, and no interior finish. Estimate: \$526,000.00
- Interior finish – Eight foot walls, no load-bearing ceiling, no stairway to second floor. Mr. Potts would like to do this himself. Councilwoman Lent asked if electric could be run on inside of metal interior walls. Yes was the reply. Estimate: \$10,425.00.
- Mechanical Equipment – Plumbing, electrical, HVAC. Councilman Nolan pointed out that mechanicals should be considered as conventional system. Estimate: \$138,179
- Paving – based on the sketch provided. \$95.00 per ton, Cost of asphalt should be in place cost at \$120.00 per ton. Suggested tightening up on paved area to reduce costs. Estimate: \$101,815.00
- Paving apron - \$120.00 per ton Estimate: \$4,802.00
- Shale was shown at no cost because it will be coming from excavated area, however Councilman Nolan would like the cost of gas for moving shale shown in budget.
- Crushed Item #4 for Road - \$11.75 yard - Estimated at \$2,630.00
- Modified Item #4 for Road - \$11.75 yard – Estimated at \$1,060.00
- Stormwater – Lump sum - \$20,000.00

Building – averages out to \$98.00 square foot for building inclusive of everything.

Road - \$130,000.00

Councilman Jones pointed out that some paving that was shown on proposal could be shale to reduce costs.

Dan Wheeler prepared a timeline for construction from Planning meeting to start of construction in the spring of 2009 and conclusion of construction at six months.

- Soils report – basis of design for foundation – we have to order a soils report for capacity.
- Prepare design documents – structural foundation. It was thought that a contract for civil engineering must go to bid, but it does not. At minimum we need a proposal of

costs, funding source in budget to pay for engineering work. Traditionally the cost is rolled into the referendum.

Councilman Jones asked if we can establish the line item for engineering and attorney fees once Dan and Andy have submitted their proposal.

Councilman Nolan would like the outline added to with additional steps.

Dan has begun filling in the spreadsheet provided by Councilman Nolan, which didn't take into account the salt shed or driveway. The quote on the salt shed is \$125,000.

Councilwoman Lent does not want to be under when we go to referendum.

Supervisor Staats would like to see the numbers tuned up to a more realistic amount. Councilwoman Lent stated that we have to pay prevailing wage and that makes a big difference but there are ways to reduce this. We can buy materials for less than contractors will bill us for.

Dan Wheeler said that if paving is not in the Highway work agreement with the Superintendent, then he should not do it. It is a prevailing wage project.

Supervisor Staats in anticipating of higher numbers got the price for a 15 yr. bond \$500,000, would be \$45,000 for the year one, same as \$350,000 for 10 years, at 4 ½% for 1st year. Use \$400,00 out of the reserve.

Dan will revise the spreadsheet and email it to everyone and submit his costs.

Supervisor Staats introduced a resolution proposed by the Town of Germantown and the Village of Tivoli requesting The Town of Clermont to enjoin for a grant from the Greenway Conservancy for a project entitled Two County, Three Municipality Bridging Bike Path. It is anticipated that there might be objections from landowners along the river to a bike path through their properties. Red Hook should be included because they are situated between Clermont and Tivoli. Supervisor Staats will talk to Supervisor Brown to get more information on this project.

A motion was made to adjourn by Councilwoman Lent, seconded by Councilman Jones at 8:15 P.M.

Respectfully submitted,

Mary Helen Shannon, RMC
Town Clerk

