

MINUTES
SPECIAL MEETING
BOLTON TOWN BOARD

September 10, 2015

Special Meeting:

Supervisor: Ronald Conover
Councilmember: Cheryl Bolton
Councilmember: Susan Wilson
Town Clerk: Jodi Connally
Counsel: Michael Muller

Call to Order: 6:00pm.

Pledge: Susan Wilson

Public in Attendance:

Tim Larson of the LA Group stated the following:

- They have received a comment letter from Nace Engineering regarding the stormwater.
- There were 4 comments, 3 of them are very benign.
- Three constraints when putting together the plan were that there were no storm drainage systems close by to tie into, bedrock and a high water table.
- This plan relies heavily on rain gardens and bio retention basins.
- He detailed them on the plans to the Board.
- They are using a drywell to catch the drainage from the roof and another one for the Museum Project.
- To comply with the Town's permit and DEC, they need to manage all the stormwater on the site.
- He detailed on the plan how they would be doing this.
- Mr. Nace had concerns with ice and salt usage in the winter.
- He detailed how they will rectify these concerns.

Supervisor Conover expressed an idea that he thought may be a way to rectify one of these concerns. Mr. Larson explained that it would not be efficient and may not be cost effective. Tenee Casaccio inquired if the Town could maintain the drainage. Supervisor Conover stated that they were the consultants and he is sure they can figure it out.

- Motion to declare the Bolton Town Board as Lead Agency for this Type II Site Plan Review for a major stormwater project to remove more than 15,000 sq. ft. of vegetation. 30,400 sq. ft. is proposed, Sections 171.19, Block 2, Lot 12, GB5000. Property Location: 4928 Lakeshore Drive. Seconded by Cheryl Bolton. All in favor. Motion carried.

RESOLUTION #198

Councilmember Wilson moved, seconded by Councilmember Bolton to declare the Bolton Town Board as Lead Agency for this Type II Site Plan Review for a major stormwater project to remove more than 15,000 sq. ft. of vegetation. 30,400 sq. ft. is proposed, Sections 171.19, Block 2, Lot 12, GB5000. Property Location: 4928 Lakeshore Drive. All in Favor. Motion Carried.

Susan Wilson said:

- (1) There is a consensus to approve this major stormwater project and
- (2) Based upon the materials submitted and accepted as part of the record, the findings are as follows;
 1. The project meets the design requirements and performance standards set forth in the code.
 2. The project will not have an undue adverse impact regarding the criteria set forth in the code.
 3. The stormwater control measures proposed will function as designed and constitutes the best possible methods feasible and practicable for the project site.
 4. Adequate and sufficient provisions are presented as part of the plan to assure future function or responsibility in the event of failure.
 5. The project will not contribute to flooding, siltation, or stream bank erosion and will not pollute Lake George, its tributaries or streams with run-off.

RESOLUTION #199

Councilmember Wilson moved, seconded by Councilmember Bolton to accept the application as complete, having held a Public Hearing, and having received from Tom Nace, Bolton Town Engineer a list of minor concerns, my motion is to approve this application with the condition that the Town Engineer’s concerns be addressed and final approval received from Tom Nace prior to the start of this Stormwater Project. All in favor. Motion Carried.

Tenee Casaccio of JMZ Associates stated the following:

- The Town received bids on September 1, 2015 for the Rogers Park Visitor’s Center Project.
- The bids were within the Town’s budget.
- Their target was 1.2 million dollars.
- The total for the low bid before field order allowances came in at \$1,185,966.
- The Town received 6 bids for General Construction. Hoosick Valley Contractors were the lowest bidder.
- The Town only received 1 bid for each HVAC and plumbing from Jack Hall Plumbing & Heating, Inc.
- Both of these estimates were below the target estimate.
- 8 bids were selected for electrical, the low bidder was CDE Electric, Inc.

- They have prepared a recommendation for award of contract.
- The total amount for the contract awards include a field order allowance.
- These amounts are built into the total contract.
- The Contractors cannot use these field order allowances without the Town's approval.
- With the contingencies the total cost of the bids is 1,251,966.00.
- They have done due diligence on all of the bidders.
- The Town needs to send a notice of intent to award contract to the contractors.
- JMZ has already started to draw up the contracts.
- They are looking to start construction on September 21, 2015.
- The first order of business will be asbestos abatement in the Chamber building.
- This will be under the general trades contract.
- The Town however, must hire an air monitoring firm.
- She has a proposal for the Board from Alpine Environmental.
- The timeline for the project is for the building to be closed by November of this year and to reach substantial completion by March 14, 2016.
- The site timeline is to be substantially completed by June 14, 2016 and final completion for the entire project is June 25, 2016.
- She needs an action on an amendment to JMZ's contract.
- The fee was not included on the design contract for construction administration.
- They have now assigned a fee to this.

Supervisor Conover thanked Ms. Casaccio for her thorough presentation.

- Resolution Regarding Bid Awards for Rogers Park Improvement Project to: Contract 1 General Construction- Hoosick Valley Contractors, Inc., for \$1,093,200; Contract 2: Plumbing Contract and Heating to Jack Hall Plumbing and Heating for \$52,388; Contract 3 HVAC Construction to Jack Hall Plumbing and Heating for \$28,678; and Contract 4: Electrical Construction to CDE Electric, Inc. for \$77,700.

RESOLUTION #200

Councilmember Wilson moved, seconded by Councilmember Bolton to authorize Bid Awards for Rogers Park Improvement Project to:

Contract 1: General Construction- Hoosick Valley Contractors, Inc., for \$1,093,200;
 Contract 2: Plumbing Contract and Heating to Jack Hall Plumbing and Heating for \$52,388;
 Contract 3: HVAC Construction to Jack Hall Plumbing and Heating for \$28,678; and
 Contract 4: Electrical Construction to CDE Electric, Inc. for \$77,700. All in Favor. Motion Carried.

- Resolution authorizing the Supervisor to enter into a contract with Alpine Environmental Services of not to exceed the amount \$1,370.00.

RESOLUTION #201

Councilmember Bolton moved, seconded by Councilmember Wilson to authorize the Supervisor to enter into a contract with Alpine Environmental Services not to exceed the amount of \$1,370.00. All in Favor. Motion Carried.

- Resolution to approve amendment #2 to the contract between the Town of Bolton and JMZ for professional services not to exceed the amount of \$58,640.00.

Supervisor Conover stated this was an amendment to a professional service contract with JMZ, which would also include the LA Group. He stated that this will include all architectural, engineering, landscape and professional services within this contract.

RESOLUTION #202

Councilmember Bolton moved, seconded by Councilmember Wilson to approve amendment #2 to the contract between the Town of Bolton and JMZ for professional services not to exceed the amount of \$58,640.00. All in Favor. Motion Carried.

- Resolution accepting 2014 Financial Review of Records Audit Report for Supervisor, Town Clerk, Tax Collector and Justice Court (for audits completed January, 2015).

Supervisor Conover stated that this was discussed at the February meeting but it was never a resolution and it needs to be addressed.

RESOLUTION #203

Councilmember Wilson moved, seconded by Councilmember Bolton to accept 2014 Financial Review of Records Audit Report for Supervisor, Town Clerk, Tax Collector and Justice Court (for audits completed January, 2015). All in Favor. Motion Carried.

Additional Transfers for September, 2015

- Resolution authorizing transfer of \$1,251,966 funding to be transferred from checking account ending in 8848 to Rogers Park Capital Projects Account ending in 0623

Supervisor Conover stated these transfers were for the construction work only. He stated he wanted to make sure they had the total amount on hand.

RESOLUTION #204

Councilmember Bolton moved, seconded by Councilmember Wilson to authorize transfer of \$1,251,966 funding to be transferred from checking account ending in 8848 to Rogers Park Capital Projects Account ending in 0623. All in Favor. Motion Carried.

Executive Session: Matter involving employment history of a particular Town employee.

RESOLUTION #205

Councilmember Wilson moved, seconded by Councilmember Bolton to enter into executive session to discuss matters involving employment history of a particular Town employee. All in Favor. Motion Carried.

No Action Taken.

Adjourn:

Minutes respectfully submitted by:

Jodi Connally
Town Clerk

Katie Persons
Minute Taker