

**Physical Services Committee Meeting
Held in Room #318
Putnam County Office Building
Members: Chairman Albano & Legislators Castellano and Wright**

Tuesday

February 17, 2015

The meeting was called to order at 9:25 p.m. by Chairman Albano who requested that Legislator Wright lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Castellano and Wright were present.

Item #3) Approval/Physical Services Meeting Minutes/December 15, 2014

The minutes were approved as submitted.

Item #4) Approval/Authorize County Executive to Enter Into an Intermunicipal Agreement for Shared Highway/Other Services With New York State Agencies and Other Municipalities/Political Subdivisions (*Per memo of 2/11/2015*)

Chair Albano made a motion to approve the Executive to Enter Into an Intermunicipal Agreement for Shared Highway/Other Services With New York State Agencies and Other Municipalities/Political Subdivisions; Seconded by Legislator Castellano. All in favor.

Item #5) Verbal Update/Tilly Foster Farm Renovations/Commissioner Pena (*Per memo of 2/11/2015*)

Commissioner Pena stated that the renovations at the lodge are continuing. He stated that they have found some structural issues. He stated a decision has been made in terms of the wood beams that hold up the majority of the structure, which are unsound; it would be prudent to replace. He stated that they are currently researching for the replacement and will get a price and then continue the work. He stated also they are looking to put in installation in the lodge. He stated that there was very little or no insulation at all. He stated that they are looking at both the open cell and closed cell foam insulation to be used throughout the lodge. He stated that it will allow the County to receive the R-value which is required by code and hopefully not have to do a lot of additional furring out of the frame. He stated that the County's new Code Officer is helping with the interpretation of the codes and what needs to be accomplished. He stated that the County's Safety Officer also is on site and assisting. He stated that, as mentioned in previous meetings, they are going into a design build. He stated that the individuals in the Engineering Department are working closely with the individuals in the Trades with the Facilities Division to identify the problems and to come up with the best solutions.

Chair Albano stated that he would like to commend Commissioner Pena on the work that has been done thus far. He stated that he is aware that there have been a number of hurdles. However, he and his team have gotten over them and continue forward with the project. He stated that to the regular person looking at the facility from the outside, it appeared to be fine. However, the cosmetic appearance hid a great deal of structural and electrical flaws and potential hazards. He stated that he believes the County is doing the right thing in terms of this facility. He stated that it is a major job and is requiring a ton of coordination.

Item #6) Verbal Update/Snow Operations to Date-Overtime and Salt Usage/Commissioner Pena (Per memo of 2/11/2015)

Commissioner Pena stated to date the 2014-2015 Winter Season the County has had 23 call-in events and 30 plus total events (*also referred to as over-all*). He stated that the non-call in events is not really tracked, as much as he thought they would be. He stated that the typical average is about 19 storm events. He stated currently they are over the average and are dealing with ice conditions and very cold temperatures. He stated that fortunately in the beginning of the 2014-2015 Winter Season the County had a full inventory at all of the stockpiles, which was about 10,000 tons and to date the County has purchased approximately 14,000 tons to date. He stated to date the County has used about 14,000 tons of salt. He stated that there is approximately 10,000 tons in reserve to date. He stated that the County is tracking about average, compared to previous years in terms of salt usage per storm. He stated that the County is adding some sand to the salt. He stated that with the icing conditions and extremely cold temperatures, a bit of grit works well. He stated that there is a fine balance of the amount of sand that is added because it can cause clean up and debris issues in the Spring time. Adding the sand also helps to extend the salt supply. He stated that they budgeted approximately \$65,000 less based on the three (3) average and noted that there is a 40% increase in material costs. He stated last year the County paid \$53.59 and this year is paying \$76.51 per ton = \$22.92 per ton increase.

Legislator Wright questioned what is the major contributor for the increase.

Commissioner Pena stated that the State submitted a bid. He stated that this region did not have any bidders. He stated that Putnam County is being supplied by Morgan Salt, the company that won the contract for this region and they are out of Chicago. He stated that they have no explanation as to why the bid process was so poorly attended.

Legislator Wright stated that is a staggering increase. He questioned if the County and the Towns buy the salt together.

Commissioner Pena stated that the Towns are working under the same State contract. He stated that there is the option to bid out on your own. However Putnam County normally takes the State contract.

Legislator Gouldman questioned even though the use per storm is tracking with 2014, is the County using more salt because there have been more storms in 2015.

Commissioner Pena stated the County is tracking very closely to the usage of 2014. He stated if Mother Nature gives us a break and Spring arrives the County will be in good shape and will have even enough storage to get through the second half of 2015. He stated that time will tell, if we keep getting hit with storms it will deplete our reserves.

Commissioner Pena stated that he budgeted \$332,000 for overtime. He stated to date he has spent \$196,000, which is approximately 60% of the total overtime budget. He stated that many of the storms occurred over the weekends and holidays and Sundays, additionally the duration of the storms have been quite long. He stated in the past two (2) weeks 50% of the total amount

spent occurred. He stated of the \$196,000 spent, they spent close to \$100,000 of that in the past two (2) weeks. He stated that is a concern. He stated that he is confident that he is managing the work force efficiently. He stated that the timing the storms have added a factor that cannot be controlled.

Item #7) Discussion/Bonding; Roads, Bridges & Culverts/Commissioner Pena (Per memo of 2/11/2015)

Commissioner Pena stated that he wanted to provide visibility to this Committee. He stated that he will be giving a more detailed presentation, as it has been done in the past. He stated that traditionally the County has been bonding \$1.5 to \$2 million on road surfaces alone. He stated that there are other areas that need attention, such as bridges, culverts and highway equipment. He stated he would like to normalize the demand and financing. He stated that it would be an aggressive approach that he is recommending: he would like to keep a \$1.5million per year to cover highway equipment, road surfaces and bridges and culverts.

Chair Albano stated that he believes in order to do that there will need to be grants and other dollars that may be available to help offset the costs.

Commissioner Pena stated that the culverts are a concern. He stated that there are four (4) culverts that are in collapse mode. He stated that means that they have deteriorated to the point of showing surface deterioration. He stated some bulk heads are pulling away and some are collapsing underneath. He stated that they are plated and coned off. He stated that the County will continue to try to move forward with a systematic program of inspection and repairs. He stated that the County is looking for other possible financial resources, ex: East of Hudson (EOH) funding.

Chair Albano stated that he recalls that the P.I.L.O.T. interns were a great help to the Highway Department in identifying the issues with the culverts.

Commissioner Pena stated they now have a complete inventory of the County's larger bridges and culverts. He stated that they are being inventoried. He stated that the college interns of 2014 were a great help in this effort.

Legislator Scuccimarra questioned if the County applied for a Countywide Culvert Grant.

Commissioner Pena stated under the "Hazardous Mitigation Plan" the County did submit. He provided the theory and need that they submitted on behalf of the County. He stated that they did submit under the "Hazardous Mitigation Plan", but have not received any grants.

Item #8) Verbal Update/County Office Building Exterior/Commissioner Pena (Per memo of 2/11/2015)

Commissioner Pena stated the County is looking at a variety of solutions. He stated that the engineering company, GPI, is the company that did a general investigation of this building in 2009. He stated that they found the building to be in good condition; however the exterior had some things that need to be addressed. He stated that the County asked GPI for a proposal to give a detail evaluation of the masonry of the exterior. He stated their proposal to do such work

came back at approximately \$66,000, which was very high. He stated that the County is working with GPI to specifically design the scope of the request. He stated the initial proposal was based on GPI expecting that the County was asking that they sketch out every brick that needs to be replaced. He stated that he would rather have the condition of the brick itself evaluated. He stated that they will continue to try and work that out.

Legislator Wright questioned if the County should be looking at a safety perimeter.

Commissioner Pena stated in 2014, early Fall, the County did quite a bit of removal of loose material on the County Building. He stated that the water infiltration will be a problem and they will keep a close track of that. He stated not to say that it is not a concern, it is. He stated that they will continue to keep an eye on the situation.

Chair Albano stated he spoke to Commissioner Pena about considering encapsulating the building, to the shelf line. He stated it could match the green roof of the new Courthouse. He stated that all of the options need to be looked at because this matter is not going away.

Commissioner Pena stated although the windows are not well insulated, it has been decided that, where needed the window glasses will be replaced. He stated that the cost to replace the entire window would be very costly.

Item #9) Update/Butterfield Project/Legislator Scuccimarra

Legislator Scuccimarra stated at the next Planning Board meeting for the Village of Cold Spring, (Village) which is tomorrow, February 18, 2015. She stated that the next step the Village will take is to schedule a Public Hearing. She stated that the projection is that the Developer (Paul Guillaro) will have all of the approvals by the second week in March 2015.

Chairman Albano stated that there are a couple of available spaces at the site. He stated that there is \$65,000 in sub-contingency for this project. He stated that the next step for the County is to put together an agreement with the Developer. He stated the County needs to select the space. He stated one option is on the second floor that walks out to level ground. He stated that there is another space offered to the County, in the same building, that is located on the first floor, with some outside area. He stated he believes some type of commitment needs to be made by the County so a direction can be decided. He stated before Commissioner Pena actually begins to draw plans, and put things together.

Legislator Scuccimarra stated that she has sat down with Commissioner Pena and the Architect in his department, Benjamin Harrison, and has looked at some of the preliminary sketches. However they do not want to spend any more time on it until a commitment is made. She stated a formal commitment to the Developer would be fair.

Legislator Wright questioned if the Developer is still committed to the condo concept.

Legislator Scuccimarra stated Deputy County Executive Walker is working with the Developer on that and also is working to have an option to buy after 15 years.

Chairman Albano stated that he believes that some kind of an agreement needs to be put in place and put verbiage in such as “to be determined in the future”, but he believes a direction that the County agrees to go in needs to be solidified.

Legislator Nacerino stated that the first floor option with the outdoor area sounds more conducive for a Senior Center.

Legislator Scuccimarra stated that it could be more money per square foot, because it is a ground floor location.

Legislator Nacerino questioned if the logistics of the triple net lease have been worked out.

Legislator Scuccimarra stated the County Executive’s Office is negotiating with Mr. Guillaro on that matter.

Chairman Albano stated that he would like for the Legislature to put this in some type of frame work with the parameters. He stated also he would like to make a correction to a statement he made earlier, there is \$64,000 in contingency not \$65,000. He stated he believes that the consideration for the Sheriff’s Department to have space there is no longer being looked at. He stated that the space is too limited. He stated in his own personal opinion there would be room in the space to share with other departments in the future. He stated that he would like to see the space utilized as a multipurpose space.

Legislator Scuccimarra stated that is what has been preliminarily sketched out.

Commissioner Pena stated that he met with the Office for Senior Resources Director Patricia Sheehy and based on her needs for her office they did a rough diagram. He stated that one floor came out to approximately 6,000 square feet and the other came out to approximately 5,300 square feet. He stated that all of the needs could be met in either of the locations and it would significantly improve the conditions for the Seniors.

Item #10) Other Business -None

Item #11) Adjournment

There being no further business, at 9:50P.M., Chair Albano made a motion to adjourn; Seconded by Legislator Castellano. All in favor.

Respectfully submitted by Diane Trabulsy, Deputy Clerk of the Legislature.