

**PHYSICAL SERVICES COMMITTEE
HELD IN ROOM 318
PUTNAM COUNTY OFFICE BUILDING
CARMEL, NEW YORK 10512
(Chairman Albano, Legislators Nacerino & Scuccimarra)**

**Wednesday January 17, 2018
(Immediately Following the Personnel Meeting @ 6:30p.m.)**

The meeting was called to order at 6:55 p.m. by Chairman Albano who requested that Legislator Scuccimarra lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Nacerino and Scuccimarra were present.

Item #3 Approval/Budgetary Transfer (18A007)/Deputy Commissioner of Planning/To Charge Temporary Employee to Proper Account

Chairman Albano made a motion to approve and move to the Audit and Administration Meeting Budgetary Transfer (18A007)/Deputy Commissioner of Planning/To Charge Temporary Employee to Proper Account; Seconded by Legislator Scuccimarra. All in favor.

Chairman Albano stated that he will be going out of order from the agenda items. He stated the next item discussed will be agenda item #8.

Item #8- Approval/Inter Municipal Agreement (IMA) - Town of Kent & Putnam County/Town of Kent Highway Superintendent Richard Othmer

Town of Kent Highway Superintendent Richard Othmer stated Governor Cuomo has asked that the Counties in New York State implements IMAs. He stated there was an IMA between the County and the Town of Kent, it was probably close to 30 years old. He stated that he has been working with the County Law Department to update the document. He stated that finalized IMA document will go before the Town of Kent Town Board and the Legislature. He stated the IMA document should be ready in time for the February meetings of the Town and Legislature. He stated that he has discussed this with Legislator Addonizio who represents the Town of Kent.

Chairman Albano stated this is very positive. He stated IMAs result in cost savings and maximize efficiency by sharing equipment and resources.

Legislator Scuccimarra stated historically Highway Departments have always shared equipment.

Highway Superintendent Othmer stated that the Town of Kent works well with the County and the State. He stated all of the Town Highway Superintendents work well together.

Chairman Albano stated once the IMA is received from Deputy County Attorney Anna Diaz it will be placed on the Physical Services Agenda. Highway Superintendent Othmer stated the document should be ready for review by the Town and Legislature in February.

Item #4- Approval/Budgetary Amendment (18A005)/Commissioner of Highways & Facilities/To amend the 2018 Tilly's Table Budget to Reflect the Results of the recent Request for Proposal (RFP) process culminating in an award

Chairman Albano made a motion to approve and move to the Audit and Administration meeting Budgetary Amendment (18A005)/Commissioner of Highways & Facilities/To amend the 2018 Tilly's Table Budget to Reflect the Results of the recent Request for Proposal (RFP) process culminating in an award; Seconded by Legislator Nacerino. All in favor.

Item #5- FYI/ McCall Land Management Group, LLC Agreement – Duly Noted

Item #6- Update Butterfield Senior Center Project Status

Deputy Commissioner Highways and Facilities John Tully stated there has been a session to value engineer the bid to try to get them back in line with the budget of the project. He explained changes have been identified in the HVAC. He stated the target is to have the bid back out by the end of this month. He explained other changes that have occurred since the posting of the original bid, is some work that has been done by County employees. He stated the County Employees have done the demolition and the rough plumbing. He stated it will be a much different walk through by the contractors interested in the project. He stated there was a question of how does the County plan to pay for the construction. He stated to date, the County has expended approximately \$7,500 in the work they have done at the site. He stated the target for the project to be completed is the beginning of the 2018 4th quarter.

Chairman Albano stated the County did the analysis to validate the Project Labor Agreement in relation to the Butterfield Senior Center Project.

Deputy Commissioner Highways and Facilities John Tully stated that there was a question as to whether the grants are in jeopardy of being lost, from Assemblywoman Galef and Senator Serino. He stated for the record that is not the case whatsoever. He stated that concludes the updates that he has. He stated if there are additional questions he will try to answer them.

Phyllis Hoenig, Resident questioned if the County's Highway and Maintenance employees are working on the Butterfield Senior Center project.

Deputy Commissioner Highways and Facilities John Tully stated currently the County's workforce was used to help do some of the value engineering changes, the demolition and the rough plumbing. He stated that was what he referenced earlier as far as costing approximately \$7,500 to date. He stated it will be a third party contract to be awarded project.

Legislator Scuccimarra stated that she is well versed on the project. She explained that Ms. Hoenig is welcomed to contact her if she has any questions.

Chairman Albano stated the County has a great workforce. He stated there is a lot that they need to get done, but they do what they can. He stated there are certain instances that the work needs to go to an outside source to get completed.

Item #7- Correspondence/Deputy Commissioner Highways & Facilities John Tully

Chairman Albano made a motion to waive the rules and accept the additional;
Seconded by Legislator Scuccimarra. All in favor.

- 1) Update "Tilly's Table" – Mike McCall**
- 2) Tilly Foster Event – "Tilly's Tea with Alice"**
- 3) Budgetary Amendment – GM Tilly Foster Farm (18A005, separate agenda item)**
- 4) Capital Project Update - Butterfield**

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated he has been asked to give a brief preliminary 2017 year review for the Putnam Golf Course and Tilly Foster Farm properties. He explained the financials have not been finalized yet. He stated there has been tremendous progress made. He stated that he did present in July of 2017 to the Legislature and reported that the rainy days particularly on the weekends put a negative impact on the revenue at that Putnam Golf Course. He stated on the average the course will make twice the amount on a weekend day versus a week day. He stated after July, the golf business went in line with the historical trends. He stated year end 2017 is a couple thousand rounds shorter than the previous years. He stated the good news is that it is all weather related. He stated it had nothing to do with playing conditions. He stated the condition of the course was phenomenal in 2017. He stated not all of the improvement funding has been spent. He stated there were some improvements done this year and they will continue, through the County's Capital Planning process, to make progress with the renovations to the

facility. He stated that the golf revenue was behind approximately \$80,000 and food and beverage was ahead \$40,000. He stated that is the advantage of having diversified business. He stated when it is not golf season the Putnam Golf Course facility hosts many events. He stated that there is a dart league that is scheduled to begin. He stated the plan is to make some small improvements over the winter to the bar area that will prepare for the dart league. He stated there were approximately 260 events held at the location. He stated prior to coming to this meeting he was at Tilly Foster Farm. He stated there was a Murder Mystery Event being held at Tilly's Table. He stated there were approximately 40 people in attendance when he left to come to this meeting. He stated the scheduling of events at these two (2) County sites will be done carefully so they do not compete with each other. He reviewed some projects that were completed in 2017 at the Putnam County Golf Course: a ramp installed in the Ladies' Locker Room, ADA compliant door to the back entrance of the Golf Shop, new commercial hardware was installed on the doors, including the emergency exit doors. He stated there are a couple of projects that still need to be completed. He explained the front area sidewalk leading to the main entrance still need to be addressed. He explained the facility is used by many seniors. He stated to accommodate them there are some changes that need to be made. He stated there is a week scheduled in April of 2018 to get that work done. He stated one of the biggest challenges with some 260 events is to find a full week available to get the work done. He stated there is work that needs to be done in the Men's restroom to make it ADA compliant. He stated that there was a lot of work done on the 10th hole to address some drainage issues. He stated that some grant funding was used to improve the drainage on that hole. He stated that some of the Legislators will remember the retention pond that was built, about three (3) or four (4) years ago. He stated now the entire golf course drains into the retention pond. He showed a slide which displayed three (3) photos of different incidents that an ATV was driven on the golf course. He stated it has been reported to the Carmel Police and the Sheriff's Department. He stated at this time of the year it is not possible to measure the damage that has been done, especially to the greens. He stated damage to a green equates to a revenue loss. He stated golfers do not want to have to play on temporary greens.

County Executive MaryEllen Odell stated the County is pursuing this matter and will make sure that full restitution is received to cover the repairs that will be needed. She stated Golf Course Superintendent John Garger has taken the Putnam County Golf Course to a premium level. She stated the Administration is not sitting by idly, this matter will be resolved.

Deputy Commissioner of Highways & Facilities John Tully stated employees of the Highways & Facilities Department will be working closely with Mike McCall on this

matter of assessing the damage as soon as the weather allows. He stated currently the golfers are very happy with the Putnam County Golf Course, but if they cannot play their 18 holes, they will go somewhere else. He agreed with Mr. McCall's statement that depending on the degree of damage this could translate to a revenue loss. He stated that the goal will be to keep the patrons happy and coming to enjoy the services and activities this County facility has to offer.

Legislator Sullivan questioned what will be worked on in terms of capital projects at the county facility.

County Executive Odell stated the plan is to renovate the upstairs Men's Room, that serves the banquet facility. She stated and the Men's Locker Room down stairs is being scoped out. She stated that Lauren Brady-Krupnick of LBR Design Collaborative who worked with the County on the layout and design work of the Ladies' Locker Room, renovation will again be involved with the renovation of the Men's Locker Room.

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated that he will now move on to Tilly's Table. He stated the events are coming. He stated there was a Farmers Market that was very well attended. He stated there will be more of those. He stated that families are coming to the location to walk around and see the animals. He stated the signage for the facility came out really great. He stated there have been several big events hosted at the facility by different agencies and for a variety of purposes. Such as, the Bar Association, Putnam Hospital, a Bridal Shower and a Baby Shower. He stated that people continue to come in to see the facility as a potential spot to host an event. He stated a rough budget was projected for 2017. He stated \$120,000 was the projection for revenue. He stated at the end of 2017 the actual revenue was \$165,000. He stated the revenue projection for 2018 is \$250,000. He stated that he believes the community and visitors to the area are very excited about this location. He stated there will be an event held at the Farm, "Tilly's Tea with Alice". He stated it will be a terrific family event. He stated that Ms. Ally Mueller, who is a local resident, approached he and the Administration about bringing this event to the farm. He stated that Ms. Mueller is present this evening and will provide an overview of her community based event. He stated the BOCES Programs are wonderful. He stated the culinary is great and there is a trades program also. He stated that masonry and carpentry is done. He stated in fact the participants of the trades program have done some work at the Farm which has been great.

Deputy Commissioner of Highways & Facilities John Tully stated the County hired a mechanic who was in the BOCES program. He stated the trades that are being taught through the BOCES programs are critical skills that are hard to find today.

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated there will be a sign added to the entrance of the Tilly Foster Farm property which will advertise the presence of the Putnam/Northern Westchester BOCES at Tilly Foster Farm. He stated every day there are continued improvements being made. He stated the upstairs bar area is now completed. He stated there are some events planned such as Seasonal Food and Wine Pairings, Farmers Market, Fall Harvest Festival, Valentine's Day Dinner, Blaze Type Event, Shakespeare Theatre, Monthly Concerts-Summer and Alice in Wonderland. He stated he is looking at putting up a tent on the property, to compliment the space and to provide backup for events if bad weather is an issue. He stated that he is working with the Watershed Agricultural Council to get approval to put a tent on the property. He introduced Ally Mueller and explained that she will be speaking to a very exciting event that will be coming to the Tilly Foster Farm.

County Executive Odell stated before Ms. Mueller begins, she wanted to acknowledge the fine work done by Mike McCall. She stated that Mr. McCall was hired and contracted with the County to run the Putnam County Golf Course. She stated for the past 18 months as the vision of the Tilly Foster Farm has been developing, Mr. McCall has been a real team player. She stated without any extra compensation he has been working side by side with the Administration to get this gateway destination to where it is today. She stated if not for Mike McCall the Tilly Foster Farm would not be where it is today.

Ally Mueller, resident, stated she will be bringing an event to the Farm "Tilly's Tea with Alice". She stated there will be sets that can be climbed on. She stated it will be a very interactive experience for children. She stated it targets boys and girls ages 12 and under. She explained the children will travel along with their parents, through the story of Alice. She stated that there will be some literature components. She stated they are working to make the sets ADA accessible. She stated there will be approximately six (6) big scene sets.

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated the sets will be on the upper field, where the gravel parking lot is. He stated there will be one set put on a lower field so people will be able to see it as they drive by the farm, spiking interest. He stated one of the bigger problems is parking for big events. He stated that there will be different times that people will sign up for.

Ally Mueller, resident, stated that there will be time ticket pre-sale tickets that will help make sure that tickets are not over sold and overcrowded. She explained that there will be about six (6) scenes and end with an actual tea party. She elaborated on the details

of the event. She stated that this is an experience for the entire family to experience together. She stated as a mother of three (3) younger children she knows it is difficult to find such activities.

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated It will be held on six (6) weekends.

Ally Mueller, resident, stated that they will have separate session offerings for children with autism or special needs. She stated also the goal is to include some non-profit agencies. She stated the plan is to identify a local non-profit agency to donate the proceeds to.

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated that Ally Mueller lives in Mahopac.

Legislator Sullivan questioned what the hours are at Tilly's Table.

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated they are Thursday, Friday and Saturday 5:00 PM to approximately 10:00 PM, Sunday Brunch 12:00 – 2:30 PM and then an early dinner seating begins at 3:00PM which goes to 6:00PM.

Armanda Famiglietti, resident, questioned if there are any discounts being offered to not-for-profit organizations that may want to host an event at Tilly's Table.

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated past practice at the Putnam County Golf Course facility has been to be generous to the not-for-profits who have contacted them to host events. He stated so the answer is yes.

Phyllis Hoenig, resident, questioned if the BOCES Culinary program at Tilly's Table has dates for people to come and eat the food they prepare. She stated that they do that at the Yorktown BOCES facility.

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated not yet. He stated they have begun discussing possibly doing that for lunch seatings. He stated but at this time there is nothing implemented.

County Executive Odell stated that they will be teaching Adult Education Culinary Classes at Tilly's Table.

General Manager Putnam Golf Course/Tilly Foster Farm properties Mike McCall stated that is correct. He stated tentatively the classes are projected to begin in the beginning of April 2018.

Legislative Counsel Robert Firriolo stated he does not believe an update on Tilly Foster Farm would be complete without noting that the windmill on the farm is up and running thanks to the efforts of the members of the Patterson Boy Scout Troop 440.

County Executive Odell stated that is correct. She stated it was a tremendous project. She explained that the restoration was done in a manner that it visibly is a replica of the windmill that was there, and it is fully functional. She stated it was Michael O'Brien's Eagle Scout project. She stated he did a phenomenal job in obtaining community support as well. She stated another tremendous Eagle Scout project at the farm was the construction of the chicken "condominium" on wheels.

Item #9 – Approval/Physical Services Committee Meeting Minutes/ Oct. 12 & Nov. 21, 2017

The minutes were approved as submitted.

Item #10 - Other Business

a. Discussion/County use of Road Salt/Chair Albano

Chairman Albano stated with all of the bad weather he has noticed the use of the salt on the roads. He questioned if there are concerns about the use of salt and the condition of the roads.

Deputy Commissioner Tully stated Commissioner Pena is very sensitive about the use of salt in terms of the cost and its effects on the roads and environment. He stated the use of the brine has helped a great deal in keeping the roads de-iced. He stated that he and Commissioner Pena would be happy to address the committee at another meeting regarding this matter.

Chairman Albano stated that is not necessary, he wanted to make sure that you were aware of it, and you clearly are.

Phyllis Hoeing, resident, questioned if there are other products that can be used to treat the snowy roads that would be more environmentally safe.

Deputy Commissioner Tully stated that the County is paying close attention to other Counties that are experimenting with the substitute products. He stated so far there are pros and cons to them as well.

Eric Gross, resident/local reporter, questioned if there is a pothole patrol.

Chairman Albano stated that he has been working with Senator Murphy, who has been very helpful to address the State Roadways throughout Putnam County. He stated that he has been working on this matter for a while. He stated that he has taken pictures of the dire conditions of the State Roads and the huge potholes and sent them to the NYS DOT. He stated again, Senator Murphy has been so helpful. Senator Murphy recently sent the Legislature correspondence stating the NYS DOT will be working on the roadway from the intersection of Route 6 and Route 52 to Tilly Foster Farm Route 312. He stated that is good news. He stated that he continues to request that work on the section of roads through the Towns, especially along Lake Gleneida into Mahopac be done. He stated he just sent another picture of a pothole. He stated the County Highways and Facilities Department is very responsive County road issues. He stated that he will continue to work with Senator Murphy in an effort to get the NYS DOT to maintain their roads that go throughout Putnam County.

Item #11- Adjournment

There being no further business, at 7:40pm, Chairman Albano made a motion to adjourn; Seconded by Legislator Scuccimarra. All in favor.

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