

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

Monday **May 13, 2013**
(Immediately Following the Economic Development Meeting at 6:30 P.M.)

The meeting was called to order at 7:05 p.m. by Chairman Albano who requested Legislator Othmer lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Othmer and Scuccimarra were present.

Item #3) Approval/ Physical Services Meeting Minutes/March 19, 2013

Chairman Albano accepted the minutes as submitted.

Item #4) Approval/Budgetary Amendment (13T080)/Highway & Facilities/Overtime-ATI Supervision

Legislator Othmer made a motion to approve the budgetary amendment (13T080); Seconded by Chairman Albano. All in favor.

Item #5) Approval/Budgetary Amendment (13A018)/Highways 7 Facilities/FEMA- Snake Hill Road

Legislator Othmer made a motion to approve budgetary amendment (13A018); Seconded by Legislator Scuccimarra. All in favor.

Item #6) Approval/Proposed Lease Agreement between County of Putnam and Putnam County Economic Development Corporation Premises: Portion of 40 Gleneida Ave. (3rd Floor) and 841 Fair Street

Legislator LoBue asked if there will be any construction required.

Commissioner of Planning and Transportation Anthony Ruggiero stated that there is no construction required currently but there is a conceptual design that is being reviewed.

Legislator LoBue asked if walls would have to be moved to accommodate.

Chairman Albano asked if this will include an expansion or just a fine-tuning.

Commissioner Ruggiero stated that there will be reconfiguration and all walls are removable as it is a warehouse.

Legislator LoBue stated that she would like to see all the costs before moving people. Economic Development Corporation President Meghan Taylor stated that the proposed lease right now is \$1, previously it was \$5.25. She stated that the current building lacks

wireless internet and the conference room is not capable of projector or audio visual presentations. She further stated that the proposed lease states that the EDC would have access to conference rooms at the Planning Department and at the County Executive's Office as their office at 34 Gleneida is not accommodating.

Legislator Oliverio stated that the EDC is an outside agency, not a government agency. He stated that he is concerned that the government is too involved with the EDC, and especially with their proposed use of the County Executive's conference room. He stated that he is not in favor of the EDC being part of the County government and that they should stay in the building at 34 Gleneida Avenue.

President Taylor stated that she was in agreement with Legislator Oliverio that the EDC should remain a separate agency. She also stated that they are currently in a county building. She further stated that her goal is to use money coming in to entice businesses to invest in the EDC. She stated that in regards to using the conference room in the County Executive's Office, President Taylor stated that it would be a satellite conference room and the "home base" would be at Planning, if approved. She stated that the reason for this satellite conference room would be for clients who ask to meet with the County Executive, which is common.

Legislator Oliverio stated that he is concerned with the government getting involved with corporations as it can get messy with the government favoring one business over others.

Chairman Albano stated that he disagreed with Legislator Oliverio as the government and the EDC have common goals, therefore can work as a team.

Legislator LoBue stated that she is hesitant to become involved with an outside agency and due to the close proximity, if one asks to meet with the County Executive, they can walk across the street to the County Building and do so. She stated how the County was just sued by another outside agency and is afraid the County is getting too intertwined and should pull back.

Legislator Scuccimarra stated that she was excited to have President Taylor present. She stated that she thought President Taylor had good ideas and saw nothing wrong with the office space she is asking for.

President Taylor stated that perception is important, and the perception that the EDC needs to put forward is that they are cutting edge and right now, this is not what is happening. She stated again that she is unable to show a PowerPoint presentation to a client.

Legislator Othmer stated that it is time to move into the 21st century.

Legislator Nacerino stated that she felt the County had been short-sighted in their projections for the future. She stated that if we do not fix this, mistakes of the past are bound to repeat.

Legislator Othmer made a motion to move the proposed lease agreement; Seconded by Legislator Scuccimarra. All in favor.

Item #8) Approval/Conveyance of a Strip of Land Adjacent to Southeast TM #68.5-2-22

Chairman Albano stated that the number offered was \$9,000.00.

First Deputy County Attorney Andrew Negro stated that the location is across the street from OTB, on the corner of Argon Road and Route 6.

Chairman Albano stated that it is County property, but a portion of someone's driveway is on the land and they would like to buy it.

Legislator LoBue stated that the piece of land was half an acre and was concerned that the County was in fact getting the correct amount of money.

Chairman Albano stated that this is just to make the driveway legal.

First Deputy County Attorney Negro stated that the amount of \$9,000.00, came from a certified appraiser.

Legislator Castellano stated that the property has been empty for thirteen years and nothing can be done on it.

Chairman Albano made a motion to move the conveyance of this strip of land; Seconded by Legislator Othmer. All in favor.

**Item #9) Updates/Commissioner Pena
Item #9a) Bike path Signage Program**

Commissioner of Highways & Facilities Fred Pena stated that the labor, material, and equipment cost for the bikeway are estimated to be over \$100,000 per year. He stated that this is why the sponsor proposal came to be. He further stated that both concerns and misconceptions came from this. He stated that these comments have been scrutinized and the selection made was BikePath Country, which is a Putnam based company who offered the highest revenue. He stated that the results of the signage system has a potential of generating close to the operating cost of the bikeway.

Legislator LoBue stated that this issue was raised a year and a half ago when the Legislature was made up of different legislators and it was voted down because of the outcry from the public. She stated that by going through the Tourism Bureau, an

outside agency, the signage company got onto Mahopac National Golf Course. She further stated that since this is the same company, Legislator LoBue questioned how much money had been generated at the golf course and why this was being presented as a done deal as if approval from the Legislature is not needed.

Commissioner Pena stated that this was a service contract that was procured from procurement and the approval of the Legislature is not needed.

Chairman Albano stated that he did not originally support the signage on the bikepath, however, after learning the signs can be aesthetically pleasing, as well as possibly providing more safety all while raising money for the bikepath he now thinks it has potential.

Legislator LoBue questioned who the owners of the company were and how many people make up the corporation.

Commissioner Pena stated that he was not sure.

Legislator Othmer stated that he did not recall a vote about the signs.

Legislative Counsel Clement Van Ross stated that there was no official vote, but there was no support.

Legislator LoBue questioned who the sponsors of the signs would be.

Commissioner Pena stated that he was not sure.

Legislator Oliverio questioned how much the County would get from this program.

Commissioner Pena stated that the hope is to have \$100,000 coming in.

County Executive MaryEllen Odell stated that the Legislature is being asked for their support and input. She stated that if the Legislature decided that this is not a good thing for the taxpayers and the County Government, it would be taken into consideration. She also stated that this process followed the requirements of the procurement policy and will not accept any accusations of wrongdoing.

Legislator Scuccimarra stated that bikeways are a new thing to many counties and they need to be maintained somehow. She stated that the signs that will be put up provide not only advertisement, but information for the bikepath users.

Chairman Albano questioned if these signs will have a bar code that can be scanned by a smartphone, which will allow you to know where you are.

Legislator Nacerino stated that the signs are beautiful. She stated that she thinks the signs will fit into the landscape and will be helpful to the users.

Legislator Oliverio stated that the bikepath is one of the greatest things the County has taken on.

Legislator LoBue questioned what the revenue share was.

Commissioner Pena stated that the revenue share is 50% and would be shared between the Company and the County.

Legislator LoBue asked what other municipalities the Company has worked with.

Commissioner Pena stated that his understanding was that they were in Florida, but would check and get that information back to us.

County Executive Odell stated that this is a Putnam County company; therefore they are taxpayers and contributors to the community. She mentioned a resident having a heart attack on the bikepath, and with these signs an incident such as this will be more easily located and resolved.

President of the Putnam County Chambers of Commerce Bill Nulk stated that this is not a nature walk, but a transit place that ties in recreation.

Legislator Castellano asked how many mile markers there would be.

Commissioner Pena stated that he was unsure of the number, but possibly every half or quarter mile.

Legislator Castellano asked if at every mile marker there would be an advertisement.

Commissioner Pena stated that no, the smaller markers would not have advertisements placed on them.

Item #9b) Federally Aided Projects

Commissioner Pena stated that at the meeting on March 19, 2013, it was stated that \$730,000 would go toward three federally aided projects, while \$70,000 would be used to pay off previous debts, design services, and start investigation. He stated that the remainder of the money would be used to update sales reports and complete final design. He further stated that follow up meetings were held on April 19, 2013, and May 3, 2013, which revealed uncertainties of potential costs to the County. He stated that it is likely that the money coming from the Federal Government will need to be paid back. He recommended an expenditure allowance of 20% of the \$730,000 and to have a defined plan.

Legislator Oliverio stated his concern about the bridge on Peekskill Hollow Road. He questioned how much it can hold.

Commissioner Pena stated if the Federal Highway Administration (FHWA) accepts the proposal to reduce the scope on the northern end and incorporate the rehabilitation of the bridge, they would do that. He stated that the FHWA could say no and the rehabilitation would then be on the County.

County Executive Odell stated that they are speaking with State Commissioner Joan McDonald about the de-obligated projects, asking for her understanding regarding the aging infrastructure.

Item #9c) Vegetation Management Plan – Lake Gleneida

Chairman Albano stated that the next draft incorporating Department of Environmental Protection (DEP) comments are ready to go back.

Legislator Othmer questioned if getting Lake Gleneida back is being looked at.

Chairman Albano stated he would love to get the lake back.

County Executive Odell stated that this would be great combined with the bikepath.

President Nulk stated that in 2015 the Watershed Agreement is up for re-negotiation.

Jean Marie Noel, speaking as a citizen, stated that the 2015 Watershed Agreement will never be re-negotiated. She stated that segments may be up for discussion, but the original 1997 Watershed Agreement will never be re-negotiated and did not want anyone to have a false sense of optimism regarding this issue.

Item #12) Other Business

Legislator LoBue stated that from Still Water to Baldwin Place Road is littered with garbage.

Item #10) Update/Senator Gipson’s attendance at the Putnam Valley Town Board Meeting Re: Taconic State Parkway & Pudding Street Intersection

Legislator Oliverio stated that State Senator Gipson was able to get \$1.5 million, however the project is estimated to be \$23 million. He stated that there is not much hope, but we will keep moving forward.

Item #7) Update/34 Gleneida Property /SCORE- Leased Office Space in 34 Gleneida County Office Building

First Deputy County Attorney Negro stated that they have drafted proposed leases for some tenants to relocate them from 34 Gleneida to the Donald B. Smith campus to

Building #3, the old Purchasing space. He stated that he was open to recommendations from the Legislature about what the rental amount should be.

Legislator LoBue questioned what the plan was for 34 Gleneida.

Deputy County Executive Bruce Walker stated that a CMA had been done on the building and there are many options that are being looked at.

Chairman Albano stated that as long as we are not expanding, it can sit while decisions are being made.

Legislator LoBue stated that she would like to see a set plan before relocating agencies.

Chairman Albano stated that the building is going to be empty, and it is then that a logical decision can be made.

Legislator LoBue stated that she felt this was the opposite of what should be done.

Deputy County Executive Walker stated there is no reason to run a building without 100% occupancy. He stated that the reason for emptying 34 Gleneida is to fill up the other buildings, to bring them to 100% occupancy. He stated that he and Chairman Albano are in conversation about what the best route would be.

Legislator Othmer stated that he cannot follow Legislator LoBue's thinking. He stated that in the Economic Development meeting prior to this Physical Services meeting, Legislator LoBue had great ideas about saving energy. He further stated that by consolidating the buildings, energy will be saved. He stated that the outcome of 34 Gleneida is not yet decided; however he is not opposed to knocking it down.

Legislator Oliverio questioned what SCORE's feelings are on being moved.

Putnam County SCORE Vice Chairman George Joiner stated that he was Chairman and is now Vice Chairman. He stated that SCORE came into Putnam County in 2001, through the joint efforts of a few local banks, the EDC, volunteers, and the County. He stated that there was a handshake agreement between SCORE and EDC that EDC would host the SCORE office, which was shared until the end of 2011. He stated that at that time, it was strongly suggested that they move in order to give EDC more space. He stated that SCORE did move and the rent was \$1.00 per year. He stated that this year, SCORE worked with five new businesses while working with existing businesses as well. He stated that their budget is \$1,600 a year, but this lack of money is okay, as they are not required to spend much money. He stated that they were concerned they were going to be thrown out since hearing that 34 Gleneida would be closed and paying rent could then be an issue for them. He stated that if they are going to be moved to the Donald B. Smith Campus, they are asking for a break on the rent. He stated that if 34 Gleneida is not going to be closed, he asked if it would be possible that they stay there until a decision is made. Vice Chairman Joiner also stated that they had not had

communication since December 2012 about possible space elsewhere. He also added that the County had received \$90,000 in RSVP, a grant based by senior citizen and volunteer hours, which goes to the Office of the Aging.

Ms. Ann-Marie Baisley, also of SCORE, stated that in order to keep running, each volunteer made a donation.

Vice Chairman Joiner stated they were able to attend the Business Expo due to Park Ford paying for their table.

Legislator LoBue stated that their value in the community is understood and they will make sure they have a place in the County. The reason she likes 34 Gleneida is because EDC, IDA, and SCORE are close together and can work as a team. She stated that now they are going to be separated.

Ms. Baisley stated that they help small businesses get loans and go through the many steps.

Legislator Oliverio questioned what the size they are looking to store at the old Purchasing Office.

Deputy County Executive Walker stated that it was the entire Purchasing area. He stated that they have recognized what SCORE does and clarified that phone lines and Wi-Fi are already there and there should be no extra costs. He stated that at 34 Gleneida these are extra costs.

Ms. Baisley asked how much time they have.

Chairman Albano stated that it would make sense to make the move prior to the need of heating the building.

Legislator Oliverio stated that he would like the Administration to come forward with their plan for 34 Gleneida by July.

Deputy County Executive Walker stated that he spoke with Chairman Albano to find what information would be most useful.

Legislator LoBue stated that she made a request to put it on the agenda to have a conversation of what is being done.

Chairman Albano stated that the building is a separate issue. He stated that what is being discussed is filling up the other buildings.

Legislator Nacerino stated that she would like to commend SCORE for the valuable service they provide to the County. She also stated that their physical space does not matter as they can still provide their service.

Ms. Baisley stated that the parking at the Donald B. Smith campus is confusing.

Legislator Nacerino stated that she did not think that would impact the service provided. She stated that it was smart for the County to occupy the space they have, rather than occupy many buildings at a lower capacity. She stated that as a new Legislator (along with Legislators Scuccimarra and Castellano) they are open-minded when it comes to the decision made on 34 Gleneida.

Ms. Ann Fanizzi, resident of Putnam County, stated that the Donald B. Smith Campus is not well configured and she found it rather confusing.

Legislator Nacerino stated her disagreement with Ms. Fanizzi's comment as there are Civil Service tests happening often and people going in and out of Personnel.

Ms. Fanizzi stated that those coming to the County see Gleneida as the County core center and the Donald B. Smith Campus as more of a social service campus.

Mr. Vinny Favalle stated that he would just like to know what will happen. He stated that he reports to a board of advisors that are constantly asking. He stated that CCR, a micro lender, boasts about Putnam SCORE because 75% of the people they send get accepted and have not experienced any defaults in the past few years. He mentioned that over 90% of the volunteers at SCORE have an MBA and do it simply to help the community.

Legislator Othmer stated that he is impressed by what SCORE does, however, the overall picture must be looked at. He stated that PARC was funded \$150,000, the bikeway signage can bring in \$100,000 and reminded everyone that the County is under a 2% tax cap.

Legislator LoBue suggested that Deputy County Executive Bruce Walker take SCORE over to see the space.

Item #11) Correspondence

Item #11a) Date: May 1, 2013 To: Chairman Othmer From: Deputy County Executive Walker Re: EOC Project

Deputy County Executive Bruce Walker stated that they had learned a lesson from Hurricane Sandy and stepped back and became more efficient. He stated that this was a cost of \$5,320 and 532 man hours.

There being no further business, at 8:35 P.M., Chairman Albano made a motion to adjourn; Seconded by Legislator Othmer. All in favor.

Respectfully submitted by Beth Green, Administrative Assistant.