

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

**Tuesday**

**September 19, 2017**

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 Castellano and Scuccimarra were present.

**Item #3 - Approval/ Physical Services Minutes August 21, 2017**

Chairman Albano accepted the minutes as they were submitted.

**Item #4 - Approval/Budgetary Amendment (17A049)/Establish an Operations Budget for Tilly's Table/Mike McCall, Putnam County Golf Course**

Chairman Albano stated that Mr. McCall was unable to attend this meeting. He stated this budgetary amendment amount is based on the financial projection of Mr. McCall's for the operation of Tilly's Table for 2018.

Chairman Albano made a motion to approve Budgetary Amendment (17A049)/Establish - Operations Budget for Tilly's Table; Seconded by Legislator Castellano. All in favor.

**Item #5 - Approval/CP-9 Demolition of the Sheriff's Department Walkway/Facilities Renovation/Use of Capital Reserve/County Facility Renovations/ Highways & Facilities(result of Engineering Design conducted CP-4, Reso 73/2017)**

Chairman Albano stated this walkway is located on the side of the Sheriff's Department. He stated it is deteriorated and it is no longer used. He stated the recommendation has been to remove it, and repair that area.

Mike Cunningham, Asset Manager stated that a preliminary design of the area from Greenman Pedersen Engineers (GPI), who is designing this project for the County, recommended removing the walkway first, as phase I. He stated as stated it is deteriorating and could become a hazardous situation. He stated the hope is to get that work done before winter and before the rooftop units are installed. He stated phase II involves a deteriorating retaining walk, near where the walkway starts. He stated in the Spring the County is looking to remove it. He stated phase III will involve closing three (3) doors that exit out to the walkway and then install some windows and masonry.

Chairman Albano stated he thought the \$75,000 would cover the entire cost associated with the three (3) phases.

Mike Cunningham, Asset Manager stated this is a preliminary amount, the project still needs to go out to bid. He stated that each phase of the project will be put out to bid separately because each phase requires a specific skillset. He stated that GPI offered feedback on the fact that there are (3) three separate jobs, and to have one separate contractor to do all three (3) may not be the best way to approach the work. He stated for instance the retaining wall is a rather complex project.

Legislator Scuccimarra made a motion to approve CP-9 Demolition of the Sheriff's Department Walkway/Facilities Renovation/Use of Capital Reserve/County Facility Renovations; Seconded by Legislator Castellano. All in favor.

**Item #6 - Approval/ Acceptance of Amendment B for 2016-2017 Snow and Ice Agreement with New York State/Highways & Facilities**

Chairman Albano stated that the New York State Department of Transportation (NYSDOT) are giving an additional \$303,458.39 in connection with the County's Snow and Ice Agreement. He stated that the additional funding is in recognition of the severe previous winters.

Chairman Albano made a motion to approve the Acceptance of Amendment B for 2016-1017 Snow and Ice Agreement with New York State; Seconded by Legislator Scuccimarra. All in favor.

**Item #7 - Approval/Budgetary Amendment (17A050)/NYS Additional Funding 2016-2017 Snow and Ice/Deputy Commissioner Highways & Facilities John Tully**

Chairman Albano made a motion to approve Budgetary Amendment (17A050)/NYS Additional Funding 2016-2017 Snow and Ice; Seconded by Legislator Castellano. All in favor.

**Item #8 – Approval/TIGER (*Transportation Investment Generating Economic Recovery*) Grant Application/Deputy Commissioner, Planning Development and Public Transportation**

Chairman Albano stated more information will come forward on this grant. However time is of the essence so Deputy Commissioner, Planning Development and Public Transportation Sandra Fusco will submit the grant by the due date October 16<sup>th</sup> and keep the Legislature updated. He stated the County did submit a TIGER Grant application last year.

Legislator Scuccimarra stated a TIGER Grant application was submitted in 2016, however the County did not receive any funding. She stated hopefully this year the County does get awarded.

Chairman Albano stated it was documented in a memo from Deputy Commissioner, Planning Development and Public Transportation Sandra Fusco that the U.S. Department of Transportation has recently made available nationwide \$500 million dollars available to be awarded through a competitive grant application process. He stated Putnam County needs to put an application in to be eligible to be considered as a recipient.

Legislature Castellano made a motion to approve the TIGER Grant Application; Seconded by Legislator Scuccimarra. All in favor.

**Item #9 – Update/Commissioner of Highways and Facilities Fred Pena**

**a. Morningthorpe Avenue Pedestrian Bridge Connection**

**b. Possibility of Connecting County Bike Path to the Wells Park in Village of Brewster**

**(Item #9a.)** Mike Cunningham, Asset Manager Cunningham stated that regarding the Morningthorpe Avenue Pedestrian Bridge Connection, the County is waiting to go out to bid because we need approval from the NYSDOT, who is awaiting approval from the Federal Highway Administration. He stated the hope is that the approval will come through in October. He stated the hope is to get the approval in October and then go out to bid by the end of October. He stated all of the design work is completed. He stated they are very close to the construction phase.

Legislator Castellano stated on behalf of the Village of Brewster he would like to request that updates be communicated to the Village of Brewster board so they in turn can keep the residents of the community updated. It will be a positive for the surrounding area for sure. He stated Village Trustee Tom Boissonnault is present this evening and he would like to offer him an opportunity to speak to this matter.

Village of Brewster Trustee Tom Boissonnault stated there have been correspondence regarding lead agency and specifics such as that. He stated they do not have any information regarding the time table of the project.

Legislator Castellano stated that there will be a pathway that will bring people up to the Village of Brewster area to access the train station.

Village of Brewster Trustee Tom Boissonnault stated it is very much anticipated, as it will bring people into the Village area to visit it and hopefully spend time there.

Mike Cunningham Asset Manager stated he will bring this message of increased updates to the Village of Brewster board on the timeframe of the project. He stated in actuality there was no update to give, but once this approval comes through things will begin happening.

**(Item #9b.)** Mike Cunningham, Asset Manager stated the Maybrook section of the bike path, runs from behind Kobackers Grocery Store out towards Route 6, has been completed. He stated the Village of Brewster requested that a connection be made from the bikeway to Wells Park. He stated the capability is there, however there has not been a finalized plan made with the Village as of yet. He stated it is likely in the near future that the County will look to engage with the Village to move that forward. He elaborated that the spur, connecting the park to the bike path, would not have to meet the same standards as the actual bike path.

Village of Brewster Trustee Tom Boissonnault stated Wells Park is a great location. He stated that he is aware that parking often is a challenge when it comes to those who travel by car to access the bike path. He stated at Wells Park is a large parking lot and there are restrooms as well.

Legislator Castellano stated he appreciates that this matter was put on the agenda for discussion. He stated the Village of Brewster has done a great job with Wells Park. He stated also it would be another way to draw people to the Village of Brewster. He stated that he spoke to Senator Murphy and Assemblyman Byrne and they are both interested in this connection as well. He stated on the weekends there are many people who take the train into the village of Brewster. He stated the connection at Wells Park would provide them an entrance point on to the bike path. He questioned how do we get the engineering work to begin to get preliminary sketches on how to move forward.

Mike Cunningham , Asset Manager stated at this time he believes the discussion is appropriate to make sure that everyone is on board. He stated from there he will see what can be done as far a funding and working on the design.

Legislator LoBue questioned if the Maybrook section of the bike path is completed. She stated that she was told there are title issues there with Metro North.

Mike Cunningham , Asset Manager stated that is in the next phase.

**Item #12 - Other Business**

**c.) Update/Sheriff's Department/Hot Water Heater – Need for Replacement/Asset Manager Cunningham**

Mike Cunningham Asset Manager stated Commissioner Pena requested that he bring to the attention of the Legislature a fast developing situation at the jail. He stated the hot water system at the Sheriff's Facility is in need of replacement. He stated the existing system is comprised of two (2) 1,200 gallon storage tanks. He stated one of the tanks is already experiencing failure and is beyond repair and the other tank is leaking and at the end of its useful life. He stated additionally it is supported by a boiler- water heater that is also experiencing stress. He stated where the tanks were installed is not easily accessible. He stated the unit would need to be brought out in pieces. He stated that they would like to install an instantaneous water heater which is run by gas, so there will be no need for tanks. He stated the gas run systems are so much more efficient. He stated the estimation of cost is approximately \$400,000. He stated they have preliminary information from design engineers the County works with. He stated this is just a "heads up" at this time. He stated there is more research to be done before bringing this forward for approval.

**Item #10 - FYI/Photos - Before & After of two (2) County Properties sold through MLS – Duly Noted**

**Item #11 - FYI/Monthly Capital Projects Report –Duly Noted**

Made a motion to Waive the Rules and accept the following additional items; Seconded by Legislator Castellano. All in favor.

**Item #12 - Other Business**

**a.) Update-Approval/Lease to Relocated Planning Department Offices to Hudson Valley Trust Building (Tabled at the 8/21/2017 Phys. Svcs Mtg)- Move to September Audit & Administration Meeting/Deputy Commissioner Planning Development and Public Transportation Fusco**

Chairman Albano stated he met with Deputy Commissioner Planning Development and Public Transportation Fusco. He stated she did send a letter to the Legislature dated September 18th also confirming that by having only Transportation in the building it will make the County eligible for much more funding. He stated the building is in need of repairs, in excess of \$1 million. He stated it will not all get done right away. He stated Deputy Commissioner Fusco did not get a letter confirming these facts, however she did get a phone call saying a letter would be coming shortly. He stated he went to her office and listened to the phone call, which verified the information is correct and how the process works. He stated in light of that he would like to make a motion to move this matter to the Audit and Administration Meeting to keep this matter moving forward.

Chairman Albano made a motion to approve moving the consideration for approval of the Lease to Relocate the Putnam County Planning Department Offices to the Hudson Valley Trust Building; Seconded by Legislator Castellano. All in favor.

Legislator Castellano questioned if Deputy Commissioner Fusco will be in attendance at the September Audit and Administration Meeting.

Chairman Albano stated that she will and should have additional information at that time.

Legislator LoBue questioned if the letter will verify the savings.

Chairman Albano stated that is correct, that is what Deputy Commissioner Fusco is waiting for.

**b.) Approval/NYSEG Utility Easements Sheriff's Department Garage 25 Old Route 6, Carmel, NY/First Deputy County Attorney Negro**

Chairman Albano stated this will allow the utility company to put a pole to the new building the County put up behind the Board of Elections.

Chairman Albano made a motion to move and approve the NYSEG Utility Easements Sheriff's Department Garage 25 Old Route 6, Carmel, NY; Seconded by Legislator Castellano. All in favor.

Legislator LoBue questioned what will be the cost associated with this and who will be responsible for the payment. She questioned if the financial responsibility would be the Sheriff's Department.

Chairman Albano stated this approval is just approval to allow the utility company to put up a pole so electricity can be brought to the garage.

Mike Cunningham, Asset Manager, stated there will be a cost.

Legislator LoBue stated she believes this is being done backwards. She stated this committee is voting to allow the easement, without any knowledge of what the financial responsibility will be to the County.

Mike Cunningham, Asset Manager, stated he believes the cost will be approximately \$9,200 for the pole, pad and electrical supply. He stated he is not aware of what budget line will be paying for this. He stated once the specifics are received they will come before this committee again. He stated it will help to get this approval done.

Chairman Albano stated the power lines will go over County property that is why they need an easement approval.

**d.) Update/LED Lighting Project-County Jail/Physical Chairman Albano**

Mike Cunningham, Asset Manager, stated the County has approximately 40 plus buildings that are 50 plus years old. He stated some of them have the original boilers, hvac and original windows. He stated that is a lot that will need to be done. He said the County will be hard pressed to take care of all of that on their own and also with the limited bond capacity. He stated this is not unique to Putnam County. He stated in the 1990s the Federal Government put forward a program and strongly encouraged federal buildings to improve their efficiency. He stated it is titled "Energy Savings Performance Contracts". He stated if an energy audit were done and changes were made and cost savings resulted in terms of energy costs the savings could go toward the cost of capital projects. He stated that is the incentive that has been created for municipalities. He stated the idea is by getting a comprehensive energy audit the County could identify savings that would reduce the energy costs. The money saved would pay for the projects that need to get done throughout the County. He stated there are identified energy savings companies such as Con Ed Solutions, Siemens, GE and Johnson Controls. He stated the County would contract with one of the identified energy savings companies, do a comprehensive energy audit and then develop a program to result in efficient use of energy as well as cost savings, and then use the savings to pay for the jobs. He stated in fact they will guarantee the energy savings. He stated the County is looking to identify an onus representative to work with. He stated their fee would be paid by the ESCO (Energy Savings Company).

The County would not be under any commitment to pay for this until a contract were signed several months down the road. He stated so there is plenty of time to review and get more comfortable with the process. He stated a number of municipalities in this area have done this: Mahopac Schools, Carmel Schools, Brewster Schools, Haldane Schools, Kingston, Beacon and a number of municipalities in Westchester and other Counties in upstate New York. He stated so the program has been proven and tested. He stated entering into an arrangement with a firm to be the County's rep and help with the process of going out to bid through an RFP for an energy savings company would be very beneficial. He stated the hope is to get that out in the next week or so.

Chairman Albano questioned if that is the Article 9.

Mike Cunningham, Asset Manager, stated in New York State it is called Article 9. He stated to be specific Article 9 is a section of the New York State Energy Law. He stated it simplifies the bidding process.

Legislator Gouldman questioned if all of the County facilities will be included in the energy audit.

Mike Cunningham, Asset Manager, stated the County would identify the buildings to be evaluated. He stated they will do a very thorough examination, down to the motors that drive the hvac units. He stated an energy audit done with the experts in this field goes way beyond just LED lights. He stated a comprehensive energy audit will benefit the County in terms of the most return. He stated the County will have to pay for the service. He stated there will be a cost of a contractor and engineering firm. He stated the idea is that you pay for the service while gaining in terms of the energy savings. He stated the County does not have the bonding capacity to do all of these projects. He stated the County has many other projects and priorities. He stated the idea is to continue to plateau and keep the Counties energy cost payments down. He stated of course they cannot guarantee the price of oil, but they will guarantee the gallons of oil to be used or the kilowatts of electricity that would be used. He stated the County's energy consumption will not increase.

Chairman Albano stated he would like to allow the company that approached the County to do the LED Lighting at the jail to bid on this.

Mike Cunningham Asset Manager stated the County can identify companies that we want to participate in the bidding activity.

Chairman Albano stated that Mike Cunningham has done a great job in his role as Asset Manager. He questioned in light of the recent announcement that he is taking the position of the Putnam County Director of Office of Senior Resources effective November, who will be stepping in to take over and continue the work he has begun as Asset Manager.

Mike Cunningham Asset Manager stated that is a work in progress.

Chairman Albano stated he will continue to request updates on this matter, because it is a way he sees that the County can save money, especially with the LED Lighting.

Legislator Gouldman stated he wanted to thank the highway department for the great work that has been done in Putnam Valley. He stated he knows there is still more to be done, but the work that has been done is very much appreciated.

**e.) Update Requested/by Legislator LoBue:**

**a. Butterfield Senior Center**

**b. Grant Application/Sewer District**

Legislator LoBue questioned the status of the Butterfield Senior Center.

Legislator Scuccimarra stated she believes they are waiting for bids to come in.

Legislator LoBue stated she heard they were going in front of the Planning Board, she questioned if that is true.

Legislator Scuccimarra stated that she has not heard anything about that.

Legislator LoBue questioned if the County knows what the final plans are.

Legislator Scuccimarra stated yes.

Legislator LoBue stated she would like to see a copy of the plans.

Legislator Scuccimarra stated she will get a copy for the Legislature.

**b.)** Legislator LoBue questioned if Chairman Albano has a status on the grant application for the sewer districts for Danbury and Mahopac.

Chairman Albano stated he has not received an update on that. He stated that process is very lengthy.

**Item #13 – Adjournment**

There being no further business, at 8:45pm, Chairman Albano made a motion to adjourn; Seconded by Legislator Castellano. All in favor.

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