

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

Wednesday

6:30p.m

January 22, 2014

The meeting was called to order at 6:30 p.m. by Chairman Albano who requested Legislator Castellano lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Nacerino and Scuccimarra were present.

Item #3) Approval/ Physical Services Meeting Minutes/November 18, 2013

Chair Albano stated that the minutes were approved as submitted.

Item #4) Approval/Bond Resolution/Authorizing the Construction of New Recreational Area Improvements To The Putnam Bikeway IV

Legislator LoBue questioned what this bond was for.

Chair Albano stated that it is the continuation of the Bikepath Project.

Legislator LoBue questioned why is it referred to as recreational improvements.

Chair Albano stated that this is the title it is given, a Bikepath falls under recreational. He stated that there is nothing new, this is approval for the extension of the next phase of the bikepath.

Legislator Castellano stated that the work will begin at the Putnam County Savings Bank on Route 6 to the Village of Brewster, near where the Kobacker's Market is in the Village.

Legislator LoBue stated that she has a statement. Last year there was discussion that a maintenance plan was needed and that an outside company needed to be brought in with a signage program because the County couldn't afford the maintenance. She stated now we are expanding it for another 7 million dollars; she asked where the maintenance plan is.

Chair Albano stated that it was not that the County couldn't afford the maintenance plan. It was a long term review of maintenance costs that were being addressed. He stated that still needs to be addressed.

Legislator Oliverio stated that this is one of the greatest things that the County has done for its residents and visitors. He stated that it is a great recreational resource. Many people use the bikepath. He stated that the maintenance is a concern. However last

year there was discussion of ways to address the maintenance. He stated that he supports this.

Chair Albano stated that in reference to funding the maintenance of the bikepath he is still of the opinion that the County should think out of the box and explore all avenues to see how the County can maintain the path in the most cost effective way. He stated that he would like to look at both public and private partnership.

Legislator Scuccimarra stated that she agrees with Chair Albano. She stated that last year Commissioner Pena reported the expense concern, fiscally, associated with the maintenance of the bikepath. She stated that bikepaths are springing up all over the Country. However she agrees that a maintenance program needs to be established, to avoid the County from getting saddled with a huge expense in one lump sum.

Legislator Gross stated that there are students who volunteer to earn community service time and the County has the Alternatives to Incarceration Program (ATI) which may be able to be utilized to assist in the maintenance.

Legislator Nacerino made a motion to approve the Bond Resolution/Authorizing the Construction of New Recreational Area Improvements To The Putnam Bikeway IV; Seconded by Chair Albano. All in favor.

Item #5) Approval/Budgetary Amendment (14A002)/Bikeway IV/Commissioner Carlin

Chair Albano stated that this Budgetary Amendment is in respect to the bond that was just passed for the Bikepath IV.

Chair Albano made a motion to approve Budgetary Amendment (14A002) Bikeway IV; Seconded by Legislator Scuccimarra. All in favor.

Item #6) Approval/Budgetary Amendment (13A096)/Amend Highways 2013 Road Machinery Budget/Commissioner Carlin

Chair Albano stated that this budgetary addresses money that the County was reimbursed for damage. He stated that the County will use the money to repair the guardrails on the County roads.

Legislator Nacerino made a motion to approve Budgetary Amendment (13A096)/Amend Highways 2013 Road Machinery Budget; Seconded by Chair Albano. All in favor.

Legislator LoBue requested that the roadways be read into the record, since it will affect many different areas.

Legislator Nacerino read the list of roadways: Fishkill Road, Church Road N/PSH, Croton Falls/Stebbins, SproutBrook & Winston (Bridge) and Secor.

Item #7) Approval/Resolution/Law Department Correspondence dated 01/14/2014/ To Approve Sale of Chapter 31 Property

Chair Albano reported that this is a property sale of \$60,000 for the property located on Oscawana Lake Road. He stated that the properties that have been sold have been going at a price very close to the asking price.

Legislator Nacerino made a motion to approve the Sale of Chapter 31, Property; Seconded by legislator Scuccimarra. All in favor.

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

Item #8) Approval/Local Law/Re: Multiple Listing Service/ Amendment to Sections 31-4: "Sale by resolution" and 31-8: "Sale of property acquired by County" of the Putnam County Code

Legislator LoBue requested if she could read Legislator Wright's Memo into the record, which was additional correspondence for this agenda item. In summary Legislator Wright wrote to Chair Albano requesting that this agenda item be sent to the Rules, Enactments & Intergovernmental Relations Committee for further review.

Chair Albano stated that this item had initially been introduced into the Physical Services Committee. He stated that he would like to move this to the February Full. He stated that he did discuss this matter with Legislative Counsel VanRoss. He stated that an additional amendment to what has been proposed would be that the notification of the price change be provided to the Chair of the Physical Services Committee. He stated that the point of this amendment is to keep the negotiation process moving in a real estate deal. He stated that added even a week or two of a delay to a real estate brokers process can break a deal. This amendment will allow the listing price to be changed without having to go to the Full Legislature. However the final sale price will still come to the Legislature for final approval before the deal can be complete.

Legislator Oliverio stated that he understands the time issue. He stated that he believes a "watchdog" needs to be in place. He stated that the Legislature was created many years ago through the charter to provide a balance. He stated that he would prefer that not only the Chair of Physical Services being notified of a price change but have it go to the Physical Committee. He stated he would be agreeable with it not going to the Full, but he would like it to go through the committee process.

Chair Albano stated that again he will state that no sale can be completed without Legislature approval. He stated this is to keep the ball moving. If the Legislature is not happy with the offer for a property that is brought forward for approval, then the Legislature does not approve it, and then the sale cannot go through. He stated he supports keeping the process moving and allowing the realtors the opportunity to negotiate a sale, which is the normal real estate process.

Legislator LoBue stated for her it is philosophy. She stated that she has consistently voted against this process. She stated that she has a problem with the County selling and making a profit on these sales, times are tough.

Legislator Nacerino stated that she would like to clarify that by passing this amendment it will stream line the process. She stated that ultimately the sale will still need to be approved by the Legislature. She requested clarification on that.

Chair Albano stated that is correct.

Legislator Nacerino stated then an offer can be accepted by a relator however a sale cannot be executed by a relator until it is approved by the Legislature.

Chair Albano stated that in reference to making a profit, that is not the focus of this process it is to make the tax payers whole and cover the County's expenses. He stated that if it is sold for a price lower than market value. He stated that it is a very sad situation for the people who have lost the properties, but at this point they will not benefit if the County gets more or less for the property.

Legislator LoBue stated that she would like to see a list of the current inventory that the County has been carrying for the past two years. There has not been an auction of properties. She stated that some of the properties, the "diamonds" are pulled from the inventory and they are sold through the MLS process. She stated that she would like to see the list of the properties that will be put through the auction process.

Legislator Nacerino stated that ultimately these properties become the financial burden on the residents who pay their taxes.

Chair Albano requested that Commissioner Carlin and First Deputy County Attorney Negro please provide their insight.

Commissioner Carlin stated that he has been working with the County for a long time. He stated that he was a part of the process when it was the "Sealed Bid" process worked for a time, but the problem found was that there were multiple bids made by the same person who would put a high, middle and a low. He stated then they ended that

process. Next they moved to the “Public Auction” process. He stated that is great, but it is only to the people in the room. He stated then they switched to the process that is used now, which they call the “Chapter 31” process. In terms of the oversight that Legislator Oliverio referred to. He stated the Legislature approves the price that initially goes into the Multiple Listing. He stated that Multiple Listing is available to all brokers and buyers. He stated as Chair Albano has correctly pointed out the Legislature has the final ratification. He stated that all of the safeguards are there. He stated that Legislator LoBue is right there is an inventory left over. He stated that the properties that are being sold he would like describe as “diamonds”, but the issue that you may make a profit on one but there will be a loss on a lot. He stated that when you look at the Tax Payer as a whole, the County’s fiduciary duty is to try to get as much as the County can to offset the taxes that we all pay and that is incorporated into the budget.

Legislator Nacerino stated again, no contract will be executed prior to Legislature approval. She stated this is only allowing the ability to negotiate a sale and in those cases time is of the essence.

Legislator Oliverio recommended that in addition to having to notify the Chair of Physical of a price change; add “who will in turn notify fellow Legislators”.

First Deputy County Attorney Negro stated that this recommendation came from the Real Estate Brokers. He stated that in order to keep up with Market trends they would need this flexibility to change listed prices. He stated that the initial price recommendation is based on the Competitive Market Analysis (CMA) which the Legislature approves. He stated and then the final contract is approved by the Legislature. He stated there are two stop gaps in the process to prevent so called shady deals from going through.

Commissioner Carlin stated they are working on the Foreclosures. He stated that once the properties are pulled to go through the “Chapter 31” process then they will develop a plan for all of the properties. It does not pay to do just the properties that are out there now when we are just about to get a new batch in. He stated that some they will try to do an adjacent owner sale. He stated that often when a property is bought through auction and the new owners realizes the restrictions for use on the property the County ends up getting that property back. He stated that the County will accept a lower price in order for a homeowner to merge a parcel with the property they currently own. He explained that sometimes there is issue with the location of the Septic. At times the scenarios become complicated.

Legislator Gross stated that he agrees with the recommendation from Legislator Oliverio that the Chair of Physical who in turn notifies the entire Legislative Body of a price change. He stated that he would also like to point out that it takes a long time to be

foreclosed on. He stated that it is a long process in some cases as long as fifteen (15) years.

Legislator Tartaro questioned if adjacent property owners are notified if an adjacent property is going to go through the County's Auction process.

Commissioner Carlin stated that if they are in an "Adjacent Landowner Sale" then they are notified. He stated in situations of "Chapter 31" an adjacent landowner is notified by the posting of the realtors sign. He stated in all of the years that the County has sold property in his twenty (20) plus years this is the most effective process in terms of not allowing, as Legislator Oliverio put it, having somebody from having a buddy and giving them a good deal. He stated that there are brokers involved, multiple listings, Cost Marketing Analysis (CMA) and the need for Legislature approval on the front end and back end of the process.

Legislator LoBue stated that she is curious as far as the brokers. She stated that in the past, with the Auction Process, it was sight unseen, due to the liability. She questioned what is happening now with the brokers? She questioned if the brokers allowed on the property with the buyers?

First Deputy County Attorney Negro stated yes there are lock boxes on the doors. An appointment must be made with the listing broker. He stated that they are having any potential buyers sign a release not holding the County and the Broker harmless.

Chair Albano made a motion to move the Local Law Local Law/Re: Multiple Listing Service/ Amendment to Sections 31-4: "Sale by resolution" and 31-8: "Sale of property acquired by County" of the Putnam County Code to the February Full Meeting including the agreed amendment discussed this evening: "to have it come to the Physical Services Chair who will then notify the rest of the Legislature"; Seconded by Legislator Scuccimarra. All in favor.

Item #9) Approval/Resolution/Re: Donation Offer of Property-Southeast Tax Map# 56.17-1-9

Chair Albano questioned if a Title Search would be done on this property before the County would accept it.

First Deputy County Attorney Negro stated yes. It is included in the resolution. It will be inspected by the Health Department if and when it is approved, then the Title Search will be conducted.

Chair Albano made a motion to approve Resolution/Re: Donation Offer of Property-Southeast Tax Map# 56.17-1-9; Seconded by Legislator Scuccimarra. All in favor.

Item #10) Approval/Resolution/Approving Lease/ Putnam County Veterans' Residence – Room #3

Legislator Scuccimarra made a motion to approve Resolution/Approving Lease/Putnam County Veterans' Residence –Room #3; Seconded by Chair Albano. All in favor.

Item #11) Approval/Resolution Budgetary Amendment (14A009)/Bureau of Emergency Services/Sub Grant of Hurricane Sandy Funding/Hazard Mitigation Grant

Legislator Scuccimarra made a motion to approve Resolution Budgetary Amendment (14A009)/Bureau of Emergency Services/Sub Grant of Hurricane Sandy Funding/Hazard Mitigation Grant; Seconded by Chair Albano. All in favor.

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

Item #12) Discussion/Tilly Foster Farm Transition Update /Possible Proposal for Approval At February Full

Chair Albano stated that The Society for the Preservation of Putnam County Antiquities and Greenways, Inc. (the "Society") has informed the County that effective January 31, 2014 they intend to leave the property. He stated that based on that the lease would be over. He stated that they have requested that the County Officially release them from the lease, so that they would be leaving in a profession amiable manner. He stated that there has been a review of the property in terms of the improvements that have been made on the property. He stated that has been compared to the monies that are due to the County. He stated that it is apparent that the County will be left with a Farm in much better condition than when the Farm was initially leased to the Society to run it. He stated that he would like to move this to the February Full Meeting to officially release the Society from the lease with the County.

Legislator Oliverio stated that he has no problem moving this to the February Full meeting. It would allow adequate time to study all of the particulars. He stated that personally he is still weighing some of this. He stated that he is appreciative of the information that Chair Albano has provided on this matter.

Legislator LoBue stated that she would like to go on record that because there has been correspondence handed out this evening, there has been no opportunity to review it. She stated she does not understand why the County would be allowing them to walk away without verifying the financials. She stated that the only way to verify their financials, which was a provision in the lease agreement, was that the Society should maintain a separate bank account for Tilly Foster Farm. She stated she does not

understand why the Society has not come forward with the information. She stated maybe a mistake was made. She stated regardless the Legislature needs to do their due diligence. She stated that you cannot use a 990 to verify financial information. She stated that a 990 is prepared by inputting the information that has been provided. She stated that she understands that all capital improvements to the farm are to be left behind.

Chair Albano stated the financials had been supplied to the Legislature several times. He stated that at the end of last year he met with Mr. Whipple as did Legislator Castellano. During that meeting Mr. Whipple stated that if there was any further information that we would like, to please contact him in writing, which both he and Legislator Castellano did. He stated that he requested a more simplified form, as compared to the financial documentation that he had previously provided. He stated that Mr. Whipple did send a more simplified version, which a copy is in the "additional for agenda item #12". He stated that the simple math reflects that the Whipple's and the Society were putting in a lot more money than what they were making. He stated that we have all of the financial information that we need. He stated that Commissioner of Finance Carlin has reviewed the financials from the Society and verified that the documents are at the highest standards. He stated with regards to the sheds and property on the farm the County Law Department has been working with them to decide what will stay and what will leave. He provided an explanation of some wood that was removed. The wood had personal meaning to the Whipple Family. He stated that the wood was hung as a picture would be hung, it did not disturb the structure of the building.

Legislator LoBue stated that Chair Albano stated that the Administration and the County Law Department have come to some sort of an agreement or have gone over everything; can we hear what it is that they agreed to?

Chair Albano stated that there are financial papers in here as far as what improvements have been made to the farm. He stated that the financial input the Society made was substantial. He stated that the electric meters were supposed to show what they were responsible for in terms of fuel and electric related to what the meters showed. Unfortunately the meters still did not segregate what was the County's and what was the Society's. He stated that the Society has put in more financial investment to the County versus what they owe the County

Legislator LoBue stated that she and Chair Albano disagree in the terms the Tax Returns. She stated that Tax Returns are based on the information that is provided. She stated none of the numbers have been verified. She stated Taxes alone cannot be verification.

Legislator Nacerino stated that the inevitable is that operations are going to cease on January 31, 2014. She stated that she sat in on a meeting regarding the Tilly Foster Farm matter. She stated that it was explained that they can cease operations. She stated after the five (5) years they (the Society) had the option to renew the lease or not. They are not going to renew the lease. She stated another part of the Lease Agreement was that the Society would have to provide a one (1) year notice to waive their right to renew the lease. She stated that what the County would like to do is to have an amicable agreement, because the inevitable is the inevitable. She stated that the comprehensive documentation that was provided this evening by the County Attorney, she is aware has not yet been reviewed by her fellow Legislators. However there is a list of capital improvements costing \$242,393, which were not deemed as capital improvements by the Law. She stated that there was approximately \$92,394.19 that was considered capital improvements. She stated that there is approximately \$152,000 that was invested. She stated when that was reviewed it was realized that it was a win/win to have had these improvements done for our County asset. She stated that the walls were put up for an esthetic value. She stated that it is not considered a fixed asset if it can be removed from the property. She stated that what the Legislature is faced with tonight is to go into an agreement, and we have until the February Full meeting to review this termination agreement. She stated that in all actuality the Society is going to cease operations on January 31, 2014. She stated that how amicable we are going to make this, February 1st the County will move forward.

Legislator Oliverio stated that when this lease was originated he was one of three “NO” votes on this for this reason. He stated at that time the lease agreement seemed very complicated and convoluted. He stated that it is tough to give an outside organization control over a County Property, unless there is an iron clad contract. He stated that Legislator Nacerino is correct the Society has a right to break this lease, after five (5) years and they are choosing to do that. He stated that there is nothing that can be done about that. He stated that he has read the lease many times and it is their legal right to break the lease after five (5) years. He stated that he agrees with Legislator Nacerino in that the County should make to make this as clean and as lack of venom as possible. He stated that the documents we have now can be reviewed and we can express ourselves at the February Full meeting.

Chair Albano stated that we are getting the farm back in better condition than when we began this lease. He stated that he looks at this as a foundation has been created for something maybe bigger and better for the future.

Chair Albano made a motion to move the Proposed “Termination Agreement” for the Tilly Foster Farm to the February Full Meeting; Seconded by Legislator Scuccimarra. All in favor.

Art Singer, resident, requested a copy of the “additional” that was provided to the Legislature at this meeting by the County Attorney. He stated that the material provided at these meetings should be made available to the public at the time of the meeting.

County Attorney Bumgarner stated that one (1) of the documents can be distributed because it is a tabulation of data. She stated the two (2) other documents are unexecuted agreements that are still be negotiated and covered under “Attorney Client Privilege”, they cannot be distributed.

Legislator Nacerino stated that she would like to say something that has been remiss in being stated, Meredith and George Whipple have been good philanthropists and have really given much to this County. She stated that there has been a negative connotation with this farm. She stated that she would like to give them the credit that is due to them for stepping up to the plate trying to help the people to ensure a better quality of life here in Putnam County.

Chair Albano stated that he agrees with that.

Legislator Scuccimarra stated that she agrees with that as well. She stated that their vision by having the different breeds of animals at the farm was something that she really enjoyed. She stated that she believes that the public really enjoyed visiting the farm and seeing the heritage breeds. She stated that she feels sad that they will be leaving.

Legislator Gross stated that he visited the farm the other day with Chair Albano. He stated that they met with Ms. Whipple, who pointed out numerous things that they are leaving behind. He stated that they did way more work on that farm than was anticipated. He stated that the Farm is in much better shape than when this agreement began. He stated that his hope is that we can get some livestock back on the farm. He stated that there are wild Mustang Horses that can be picked up in Nevada through the Bureau of Land Management. He stated that there are other options in getting different breeds of animals. He stated that he hopes that will be done.

Legislator Nacerino stated that the sheds are being donated.

**Item #13) Discussion/Tilly Foster Farm /Correspondence: Constituents
Recommendation/Review the feasibility of Tilly Foster Farm to House
Horses to be Retired from the New York City Carriage Business**

Chair Albano stated this is similar to the suggestion that Legislator Gross made. There are many options to look into and determine the feasibility.

Legislator Oliverio stated that he is not aware of the status of the Mayor's efforts to discontinue the Carriage Businesses in New York City, nor is he aware of what plans have been made for the Carriage Horses. He stated possibly Chair Albano could send a correspondence to Mayor de Blasio stating that Putnam County has a farm and we would be interested in meeting and discussing the Tilly Foster Farm as a location for them to send the horses if no other plans have been made for them. He stated that he would like the letter to include the fact that the County would provide the care, but that there will be a cost to house and maintain them at the farm.

Legislator Scuccimarra stated that she agrees. She stated that she has done some research on this and has learned that there is a foundation that has been formed to receive funds for the retired horses. She stated that the Mayor definitely is in favor of getting rid of the Carriage Horses, but the owners of the Carriage Horse businesses stated that they will fight. She stated regardless of that situation, there is the reality that there is an age when a horse is retired as a Carriage Horse and unfortunately there are options of slaughter, which she hates to see. She stated that she would like to see other uses for the Tilly Foster Farm as well, not just for the animals. She stated that she does like the idea of providing a place for the retired carriage horses. How nice it would be to have people come to the farm and visit those beautiful animals as they live out their last years on a beautiful property.

Legislator Nacerino questioned if the City has the ability to negotiate on behalf of the Carriage Horses, owners.

Legislator Oliverio stated that the City has the ability to direct where the horses will go. He stated that there will be litigation in this matter, however at the end if the businesses are dissolved, he would like the Mayor to think about our Tilly Foster Farm as a viable option.

Chair Albano stated at this time he believes that we should let the dust settle. He stated that he would allow time so the County can review the ideas that come from the public.

- Item #14) Update/Planning/Putnam County Transportation**
- 14a. Update of the 26 Recommendations from the Transportation Advisory Council (TAC)**
- 14b. Update on Veterans Shuttle**
- 14c. Update on Emergency Commuter Shuttles Services**
- 14d. Introduction of Transportation Consultant Jack Reilly**
- 14e. Update on RFP/First Transit Extension**

Transportation Manager Tamagna stated that he would like to **start** by introducing Jack Reilly the Transportation Consultant. He stated that there were twenty-six (26) recommendations that were presented to the Legislature in June of 2013 from the TAC. Through the efforts of the TAC, Administration and the Legislature a lot has been accomplished in six (6) months. He stated that he will go over the chart that he presented the committee this evening. He stated that #2 addressing advertising marketing and branding that is ongoing. He stated that they are shooting to have a plan to present to the Legislature in six (6) to eight (8) weeks. The Resource Coordination

with all Regional Lines is being worked on. He stated that there will not be a lot of changes to the existing line, there will be more enhancements. They are working on new routes also. The improvements through shorter and more efficient routes is being addressed by Transportation Consultant Jack Reilly. He stated the Croton Falls Shuttle which was a money maker and a supported subsidy of the Department of Transportation Putnam County has been advised to wait and try to negotiate it for 2015 for the Putnam County Transit System to operate it. He stated so that will be readdressed in the Fall of 2014. He stated that #6, the Redesign and eliminate the duplication of routes all falls into the overall plan. He stated that a "Pilot" program for the Hudson River Turnpike Shuttle that connects the Western and Eastern sides of the County they are waiting for Tourism on this. He stated that they are looking to create shuttles that will provide service to Thunder Ridge as others. The decrease in full fare from \$2.50 to \$2.00 modifications will be done to the routes, including the Trolley Routes in 2014. He stated that has to be done through a Public Hearing process. He stated that when they are ready to present their recommendation it will follow the Public Process. The new Request for Proposal (RFP) is done. He stated that he would like to go into an Executive Session at the end of his presentation to discuss a contractual matter. He stated that half of the deadhead miles have been eliminated by redesigning two of the routes to begin at 841 Fair Street. He stated that Consultant Reilly has been a tremendous asset in working through the RFP process, looking through the recommendations and looking into the future. He stated that #12 the modification of the hours and the schedule for the Trolley, he has touched upon earlier. He stated that #13 as they work to relieve the Trolley of some of its Federal Ties, they will come back to the Legislature to look for some more flexible vehicles that do not have all of the regulations that the County was faced with when the Trolley was initially purchased with FTA and or Federal dollars. Pertaining to item #14 he stated that Mr. Bill Nulk President of the Putnam County Chambers of Commerce has agreed to help come up with petitions to change some of the antiquated FTA regulations. He stated that they may ask for a memorializing resolution and get it out to some of the other Counties that are dealing with the same things. He stated that #15 refers to the "Routing" items that they will have to come back to the Legislature and address it through a Public Hearing. He stated that he would like to see the new Routes in place in April of 2014. Therefore he will have correspondence to the Legislature in the next four (4) to six (6) weeks. He stated that the Veterans Transportation Service has been going great. The Veterans are so appreciative of the Service. He stated that there are going to be some issues. There is nowhere near enough money in the 2014 budget to support this. He stated that he is not just looking for dollars he is also looking for efficiency. He has contacted Castle Point and they are in communication with the Veterans Administration. He stated that this is just addressing medical appointments for Veterans at this point. He explained that the medical Transports for the Veterans to Castle Point, Montrose and Dutchess County they needed to expand for some of the Veterans. Some needed to go down to Kings Bridge in the Bronx and they had to go to 23rd Street in Manhattan to get the particular care that they needed. He stated that is a much different cost for that transport. He stated they have contacted Castle Point and Montrose and they are working to coordinate the VA facility so that Putnam will transport to Montrose and they will provide the next leg of the transportation to get the Veterans to the facilities that they need. He stated that is just one example of how he and the TAC are working to meet the needs of the community while exploring innovative partnership and solutions

to help with costs. He stated that the County needs to think out of the box. He stated that there is not an endless reserve of money. He stated that there will be a recommendation and proposed criteria for a Countywide Paratransit. He stated that cost will be looked and parameters defined. He stated in relation to #18. The County did negotiate with Medical Answering Service (MAS) for the full fare, but based on what happened in Westchester with the Taxi Transports instead of using the system it became very complicated. He stated that they decided to wait to see what happens with Putnam's Taxi Commission or get some kind of guidance for how we operate our Taxis in Putnam County. He stated that the cost for transportation of children through the Pre- Kindergarten Early Intervention Program is basically difficult to schedule. He stated that in Putnam County there is like a revolving door of School Superintendents. He stated that serves as a huge obstacle in working with the School Districts. He stated that the approximate cost per child for transportation in this program is \$27,000 plus. He stated that they need to get to the programs, however the County needs to review the costs and again think out of the box; is there another option to provide this needed service in a more cost effective manner. He stated it is similar to the situation the County is faced with in getting the Veterans to the facilities they need to get to in order for them to receive the care they need. He stated that the Increase Ridership, #22, campaign is a three (3) part approach. He stated that they will be working with the Economic Development Corporation and the local Chamber of Commerce. He stated that he will be back with a proposal addressing the Increase Ridership campaign which will need complete support from the Legislature and then it will require a memorializing resolution from the State. He stated everyday they look at how to improve operations. He stated that it is clear to see that much has been done since the beginning of June 2013 to date.

Legislator Nacerino stated that the Town of Patterson does have regulation for Taxi & Limousine Services so there is a fee that is incurred. She questioned if the County would ultimately have oversight or is there going to be a duplication of fees for perspective Town and County.

Transportation Manager Tamagna stated that it is something that they need to address. He stated that the TAC has agreed to begin with the Towns. He stated that it will begin with a Resolution, because we need to have the commitment from the Towns to move forward. He stated that he did visit with each Town Board when he began this project, and is planning a second visit. He stated that he will be working and communicating with the Towns on the topic of the Taxi and Limousine Businesses in their Towns. The Director of Consumer Affairs Jean Noel will be a part of these meetings, as the County's representative bringing her view point from the Consumer Affairs viewpoint.

Legislator Nacerino stated that it should be the same across the board. It should not be a situation where some Towns have it and some do not. She stated that she supports it be streamlined.

Legislator Oliverio stated that he would like to compliment Transportation Manager Tamagna. He stated that he has been doing a great job with this. He stated that he is really looking forward to the redistribution of the Transport Lines. He requested an estimate time frame that they would be announced.

Consultant Jack Reilly stated that his expectations are to get a proposal to Transportation Manager Tamagna within a month.

Transportation Manager Tamagna stated that he would like to finish by stating that in response to the awful tragedy on Metro North- the Hudson Line that occurred on Sunday, December 1, 2013, the County within hours on a Sunday, a shuttle service plan was put together. He stated that eighty (80) people were transported from the Western side of the County to the Eastern side of the County. He stated that it worked out really well. He stated that, again, he would like to request a brief Executive Session to discuss a contractual matter. However before doing that he would like to allow Consultant Jack Reilly an opportunity to say a few words.

Transportation Consultant Jack Reilly stated that he has been working primarily with Transportation Manager Tamagna. He stated that he is working on plans to make a recommendation for the future of the program consistent with the recommendations of the Task Force. He stated that his recommendations will be given to Transportation Manager Tamagna because he is his client, and then he will take it from there. He stated that he has always been transparent, and he is sure that he will continue to be. He stated that he has been conducting a bit of financial forecasting and preparing the County for the review by the Federal Transit Administration, which occurs every three (3) years, it has been scheduled for some time in 2014. He stated that is an overview of the scope of his work.

Chair Albano stated that he did receive a lot of positive feedback on the shuttle service that the County provided in response to the December 1, 2013 tragedy.

Art Singer, resident, stated that it sounds as though great strides are being made by Transportation Manager Tamagna in terms of additional services. He stated that he is getting nervous about the bottom line, where will all of this money come from. He questioned how much more money will be spent next year than what was spent in 2013. He questioned where Transportation Manager Tamagna's salary come from.

Transportation Manager Tamagna stated some things he cannot discuss, due to the fact that it is based on the new five (5) year contractual agreement that will be coming forward. He stated however, through efficiencies and through being smart he will assure Mr. Singer that he does not want to spend a penny more than what the County is spending today. He stated that his salary is part of the Public Budget; you can find it within the Planning Department.

7:40p.m.

Chair Albano made a motion to go into Executive Session to discuss a contractual matter; Seconded by Legislator Scuccimarra. All in favor.

7:55p.m.

Chair Albano made a motion to come out of Executive Session; Seconded by Legislator Nacerino. All in favor.

Chair Albano stated that no action was taken.

Chair Albano stated that next they will address agenda items #15 and 16.

Item #15) Discussion/Putnam Golf Course Financials/County's Financial and Labor contribution in 2013

Item #16) Discussion/Putnam Golf Course Financials/October 2013 Financials from Putnam County Golf Manager M. McCall

- **Discuss/County Executive Request/Schedule Quarterly Report Presentations by Putnam County Golf Manager Mike McCall to the Legislature (ref: in Memo dated: 12/19/2013- Cnty Exec Odell)**
- **County Executive will Provide Legislature with a copy of the Monthly Financial Reports her office receives from Putnam County Golf Manager Mike McCall (ref: in Memo dated: 12/19/2013- Cnty Exec Odell)**

Commissioner Pena stated that they were requested to provide a financial and project status pertaining to the Putnam Golf Course. He stated in 2003 Putnam National Golf Course was purchased. At that time the course had significant environmental restrictions and financial obligations. He stated that the property was purchased with East of Hudson funds which resulted in environmental restrictions. He stated that partially due to the environmental restrictions, licensing issues and bond laws by 2012 the golf course lacked a direction, leadership and oversight. He stated at the beginning of 2013 and after several Physical Services Committee Meetings it was agreed by this Legislature that the "do nothing option" really was not an option. At that time plans were made to move forward to develop the golf course. He stated that the Legislature was advised of the business model and the oversight structure. He stated that there was a Request for Proposal (RFP) process followed to select the appropriate Golf Course Manager and Catering Manager. He stated that Mike McCall, General Manager at Putnam County Golf Course has recently presented to the Legislature through the Audit and Administration Committee, an overview of the operations going on at the course. He stated that the immediate focus of the Golf Course was to increase revenues. He stated that the approach to do that was to improve the catering facility and golf play. He continued to articulate the Administration's commitment and actions taken to achieve their goals. The Administration's foremost objective was to take action and use grant funding in such a way that it would minimize the expense to the County Tax Payer. He stated that there were key resolutions that were presented and approved by the Legislature, in their support of the golf course plan. He stated that the resolutions to purchase new equipment, the reconstruction and improvement to the facility and the use of East of Hudson and New York State DEC funds to install two Retention Basins (one above ground and one below ground). He stated that it was a collaborative effort to get the County to where we are today. He stated that the Putnam Golf Course today is a more viable catering and golf facility than it was at the end of 2012. He stated that the facility is producing more revenue, there are more satisfied customers and is poised to be in the best position to help offset the bonding and operating cost incurred when the golf course was originally purchased in 2003. He stated that the golf course and catering are expected to generate over 1.68 million

dollars in revenue as compared to barely 1.3 million in 2012, which was considered a good year at the time. He stated that the current projected revenues for 2014 are 2.1 million dollars, which is largely contributed to the growth in the catering and banquets business. He stated that the majority of feedback from the customers of the golf and catering facility is very positive. He continued to provide a review of the facility, via his powerpoint presentation in terms of dollars spent, in terms of labor and equipment.

Legislator Oliverio stated that the backup that was received on this agenda item was excellent. He stated that he understands that the County Executive is planning to do monthly updates, which he believes is really important. He stated that he wishes that it had been done a lot sooner. He stated that is what he was looking for, what is the County spending and what is it that we are spending it on. He stated that we all represent our constituents, and when we are asked a question we need to have this information in order to provide them with answers.

Mike McCall, General Manager at Putnam County Golf Course stated that it is in his contract that he provide a monthly report. He stated that they are provided to the Administration, which he stated will be shared with the Legislature. He stated that he has not finished November of 2013, but it is close to being completed. He stated that he is planning to give a full presentation in February of 2014, similar to the presentation that he gave in August 2013. He stated to provide a simple summary based on what he has seen so far is that the Bond and the Waste Water will not be paid back this year. He stated that what they did incur of the renovations of the Clubhouse \$90,000, that has been paid.

Legislator Oliverio stated that he and his colleagues just want to be kept informed.

Mike McCall, General Manager at Putnam County Golf Course stated that they just booked their first two weddings to take place in the summer.

Legislator LoBue stated that her comments are not directed to Mr. McCall, they are directed to Commissioner Pena and the Administration. She stated that she is disappointed because she requested a breakdown of the labor costs back in September 2013. She stated that we just received a breakdown for the in-County Services for the Highway and Parks Department. She stated that she would like to see a breakdown in terms of hours per personnel like it was done for the labor on the County's Bikepath. She stated that she is a bit upset because the Legislature has never been shown a business model and she has reported her complaints with reporters. She stated that most of the work done at the Putnam Golf Course has been done without the knowledge of the Legislature. She stated that the work has been done the financial investments made and now we cannot turn back. She stated this full report comes after the fact. She stated that she finds the following troubling, Commissioner Pena requested either in 2013 or 2012 that a Junior Engineer be hired into the Highways and Facilities Department. She stated, tonight we understand that an architect has been hired in that slot.

Commissioner Pena stated that the Junior Engineer position has been filled with a Junior Engineer who is also a trained architect. He stated that when the right person is hired it is valuable to building a strong team.

Legislator LoBue requested to see the resume of the person who was hired into the Junior Engineer position.

Commissioner Pena stated that he would send the Legislature a copy.

Legislator LoBue stated that there were plans that must have been drawn up that were followed. They were never presented to the Legislature. She stated also in reference to the Parking Lot project at the golf course. The lighting is not included in the EOH funding, that is for \$91,000 plus the striping and the labor. For full disclosure for the Public that is present tonight, the equipment was purchased, she would like to congratulate Chris Ruthven of the Parks Department who compiled the spreadsheet and conducted the analysis on all of the equipment at the course. She stated that now in the Capital Projects there is a request for another \$300,000 for a shed to store the new equipment, plus \$37,000 for prefabricated bathroom. These are all costs on top of the financial investment the County has already made. She stated in her opinion we are backing into this project. She stated that in the beginning if it was the equipment that was identified as a priority to run the course, then the equipment should have been purchased and then purchased the shed. She stated then there should have been the determination made of the rest of the list of priorities. She stated that she is currently going over the bonds and looking for clarification on what exactly has been invested in terms of bonding from the general fund, from the sales tax. She stated that it began with a request to bond to purchase the equipment and then last year money was taken from the Sales Tax surplus. She stated that based on General Manager McCall's figure he is showing an increase of roughly \$400,000 in revenue to justify an over \$2 million investment. She stated and the County will continue to spend money without being able to recover this money.

Commissioner Pena stated that each year before the County proceeds in future years and what should be invested in the facility would come before the Legislature for approval. He stated that the two projects that were the priority, the golf and the catering were the main focus. He stated that both the golf play and the catering have been brought to a level where they can generate revenue. He stated that 2013 was considered a transition year. He stated as you work on a project you need to make decisions as you go along. He stated as they complete what they set out to do this year which was the facility renovations, which was approved, and the equipment purchase, which was approved and the East of Hudson project, which was approved. They are scheduled to be completed by early 2014. He stated then a decision will have to be made of what to do next.

Legislator LoBue stated that in her opinion she believes that this is being done in reverse. She stated that this is a huge investment. She requested clarification from General Manager McCall that he stated earlier that the "debt service in 2013" was covered.

General Manager McCall stated no, nor did they plan to.

Legislator LoBue stated that there is a big financial gap here. She stated her family had a construction company. She stated that based on her experience you take a total plan of a construction of new or renovated you look at the cost and the benefit analysis to the investment. She stated she believes this is being done in reverse. She stated that possibly they had it all written down and had a plan, but it never was sent to us, nor presented to the Legislature. She stated that it is nice that now General Manager McCall is going to come to the Legislature to present the financials each month. However the money has been spent. She stated that she is not questioning Mr. McCall's ability; she knows he is doing a great job and the catering is doing a great job. She stated she would also like to review the financial books. She stated that the Administration has hosted parties at the golf course, and she understands that there is a 70 -30 split. She stated that she is interested in seeing who is being charged for the parties at the golf course, hosted by the Administration.

General Manager McCall stated that every dollar goes through the point of sale system. He requested that Legislator LoBue state a recent event that she would be interested in.

Legislator LoBue questioned who paid for the food and the "Sybil Ludington- rider and horse" demonstration at the Grand Opening of the Putnam Golf Course in 2013.

General Manager McCall stated that the food was donated by the caterer; they wanted to capitalize on the event to showcase their business. The woman who rode the horse, was doing a documentary, and was promoting that. There was no charge.

Legislator LoBue stated that there is a list of parties that she would like to review the books on.

General Manager McCall stated that would be no problem, he asked when she would like to do that.

Legislator LoBue stated that she would schedule a meeting with him and bring the Legislative Auditor with her.

Chair Albano stated that personally he sees that when you are moving forward with a project, such as rebuilding a business time is of the essence. He stated that unfortunately you don't always have everything right in front of you, but there is a direction that you have to take, and the Legislature was aware of this. He stated since 2012 the revenue has been increased roughly by 50% during a financial difficult time.

Legislator LoBue stated that lets base our statements on actual numbers, it is not 50%.

Chair Albano stated that his point is that the results were better than anticipated and in a time when the world is struggling financially.

Legislator LoBue stated that the Legislature's focus is to be on the financials. She agrees that the Manager, the Caterer and the Groundskeepers are doing a fantastic job.

She stated that we need to watch the taxpayers' pocketbooks to the cent. She stated to leap and dive into a big renovation like this without having firm numbers. She stated that she has a print out of purchases made for material. She stated that they were purchased ad hoc. She stated in her opinion this was the wrong way to do it. She stated that this goes back to the farm. She stated decisions are being made in the dark. She stated this is not personal this is business. It is the responsibility of the Legislature to make sure that decisions and projects are being done in a cost effective manner.

Chair Albano stated that the matter of the Sewer Plant and the Parking Lot were projects that the Legislature was aware of. He stated that there is no question that this is a County asset that we need to pay tremendous attention to. He stated that the parking lot had to be completed and the roof of the building had to be repaired. He stated that he would like to remain focused on the positive and move forward with this County asset.

Legislator LoBue stated that in her capacity of a Legislator she requested back in September the County Labor costs associated with the Golf Course and has still not received it. She stated that now the money has been spent. She stated that in terms of the Parking Lot, there were other options. She stated, but it is too late now. The decisions have been made without the input of the Legislature, and we are the other Branch of Government.

Chair Albano stated that there was discussion in the Committee process pertaining to the Parking Lot.

Legislator LoBue stated that the esthetics of the parking lot were not discussed. She stated that in her opinion there is an architectural disconnect between the façade of the building and the block that has been used in the Parking Lot. She stated she has received a lot of comments on the parking lot. She stated that people are happy that it has been paved, but they do not like the block. She stated it does not look like a County Municipal Golf Course. She stated that she has heard the style of the golf course as being described as a Federalist Style. She stated she does not believe that is an accurate description of the design there.

Chair Albano stated that he does not believe that decisions of esthetics need to come to the Legislature.

Legislator Gross stated that in his opinion, where the golf course was two years ago compared to where the golf course is today is magnificent. He stated that the current Administration and Legislature have been left with the responsibility of the Golf Course and the Tilly Foster Farm. He stated that he has knowledge regarding construction. He stated for example at the Tilly Foster Farm there is a water problem there. It needs to be addressed and it is going to cost money, but something has got to be done to rectify that problem. He stated that the initiative has been taken at the golf course. He stated that he gives Mike McCall a lot of recognition for getting this project off the ground. In his opinion this was the hardest part taking the project from ground zero and moving it forward. He stated now, he believes decisions can be a little more definitive; such as where the canopies are going to go, etc.

Chair Albano stated that he agrees with Legislator Gross and believes he hit on some important points. He stated that he believes this project is moving in the right direction and now we look at the entire picture and decide where we go from here.

General Manager McCall stated that he is working on the long term plan for the course. He stated for example the “maintenance facility” that was brought up, it is an issue and a decision that needs to be made. However the decision cannot be made quickly. He stated that personally, if it were up to him, he would bring in the company, Golf Structure Alternatives, to give their professional recommendation. However it would cost a couple thousand dollars to obtain a recommendation like that. However it is a big decision, the location, the size, there is pervious and impervious considerations, should it be one story or two story, should golf carts be kept in there; these are just some of the factors to be considered and the questions that need to be asked before a decision is made to throw up a shed for \$40,000, which is what was originally allocated. He stated there are some plans that are being eliminated, because fiscally it is just not feasible. However he will present in his proposal, what in his profession opinion, needs to actually be done and this is how we can get by.

Legislator Nacerino stated that the Legislature remain cognizant that this was a facility that was purchased in 2003. She stated now it is the responsibility of the current Administration and the Legislature. She stated she personally sees that the objective here is to utilize this County Asset to the max. She stated that will serve our taxpayers of this community. She stated to have a facility that is in full operation and that provides recreation to the taxpayers enhances our quality of life. She stated it was a big undertaking and it is now a very viable and friendly place to go. She stated that this is still a work in progress. She stated there are times when you need to spend money to make money. She stated the barbeques that began this past summer went from an attendance of some 40 people to over 400 people. She stated and we learned tonight that weddings have been booked and a lot of County banquets have been held there. She stated that the facility is gaining momentum. She stated she applauds all on the collaborative efforts.

Commissioner Pena stated that when they were reviewing the history of the golf course, they looked back at past minutes of the Legislature’s Physical Services Meetings. He stated that the topic of the golf course was discussed in some detail. He stated that the three things that stood out in his mind was the Legislature’s support by giving the equipment funds, the facility renovation funds and by approving the East of Hudson (EOH) project. He stated that the EOH designs were done outside of his office. He stated however they were able to input some strong points in the design, such as leveling out parts of the parking lot, including the very steep slope and getting the paving done. The fact that the parking lot was not paved was often referred to having a negative impact on the success of the facility as a whole; the golf course side and the catering side of the facility. He stated that his understanding is that all of this was reviewed and debated with the Legislature. He stated that he only looks to execute the direction given to him through the Legislature and the Administration. He stated he does not take any of these steps on his own. He stated that he gets the orders and the direction and the funding from the Legislature and does his best to execute it.

Legislator LoBue stated that she does not agree with that. She questioned who gave the authority to use the block that was used.

Commissioner Pena stated that was done through the design process of the EOH Corporation.

Legislator LoBue stated that she spoke to Rahul Verma, of the EOH Corporation, and inquired as to who gave the design specifications on the block used in the Parking Lot of the Putnam Golf Course; he responded that he had nothing to do with it. Mr. Verma stated that the approval came from Commissioner Pena and Acting Planning Commissioner Tully gave the approval. She stated she does not like the feeling that the Legislature is not being told the truth.

Chair Albano stated that at any time during this project any Legislator could have requested to take a look at the project. They proceeded based on what needed to be done. He stated that there were many issues that needed to be addressed in the Parking Lot project such as decreasing the slope. He stated that a retaining wall was needed, and then the next decision is what kind of wall will it be.

Legislator LoBue stated that the Legislature was never shown the plans. She stated that she was not aware that they were going to elevate a portion of it and it would require retaining blocks. She stated it is not her responsibility to go to them. They are to come to the Legislature through the Committee Process, which in turn is how the public is notified.

Chair Albano stated that in terms of design, that is not for the Legislature to approve.

Deputy County Executive Walker stated that he represents the County Executive at the East of Hudson Corporation meetings. He stated as a reminder many years ago, Putnam County, along with nineteen other municipalities within the East of Hudson region agreed to form this Corporation. He stated the main mission of the East of Hudson Corporation (EOH) is to provide funding towards projects that will reduce Phosphorous. He went into some specific details of the parameters involved in the selection and approval process of proposed projects. He stated that a project that is accepted by the EOH will have certain restrictions and parameters that must be adhered to in order to achieve a reduction in the existing Phosphorous levels. He stated that once the Putnam Golf Course Parking Lot Project was accepted by the EOH, then the County and EOH had to work with the New York Department of Conservation and the New York Department of Environmental Protection, to meet design specifications consistent with promulgated guidelines and best management practices. He stated that the final material used and design of the Putnam Golf Course Parking Lot Project resulted in achieving the goal of a Phosphorous reduction. He stated that this was a partnership that benefited the County and the nineteen (19) municipalities involved with our "Bubble" Compliance regarding Phosphorus Reduction. He stated that in addition to the environmental benefits it will also facilitate in the potential future success of the catering side of the Putnam Golf Course business.

Commissioner Pena continued going through his presentation that contained some photos they had taken through the renovation project of the Putnam Golf Course. He stated that this was done, to a great extent, on a shoe string budget. He stated that what has been accomplished is quite significant. He stated that there was a great deal of money saving creative ideas and profession skills that were displayed by everyone involved in this project. He stated that the state of the art Waste Water Treatment Plant, is a project that was started before this Administration, really does protect the surrounding environment. He stated that there was soil stabilization. The Department of Environmental Protection paid towards this project. He stated that he is very proud to say that the Putnam Golf Course is one of the County's facilities. He stated that with the EOH project that the Waste Water Treatment Plant there is very little pollutants leaving the facility. He stated they did have to sum up the labor and the cost, he stated that this is a very time consuming process. Unfortunately currently there is no computer system in the County that can accurately track all of the labor hours and where they were spent. He stated in his opinion that is something that the County should address. He went over the Financial & Project Status Report that he provided. He stated that they received assistance from the Alternatives to Incarceration program. He stated that \$36,000 went toward drainage, bunkers and tree trimming. He stated that money was recouped from the Sandy Storm. He stated that he applied on behalf of the County to receive funding based on the damage that occurred when the Sandy Storm hit this area. He continued with his report. He then stated that there is an issue of no lighting in the Parking Lot. He stated that they did approach the EOH Corporation to requesting funding, however that request was denied, due to the fact that it had nothing to do with Phosphorous removal. He stated that it was \$91,000 to get the lighting in there. He stated that they hope to reduce that price down to an approximate \$65,000 with in-kind services.

Legislator LoBue requested an explanation of what Commissioner Pena means by "in-kind services".

Commissioner Pena stated that at the entrance of the driveway of the golf course there was a swell that the County rehabilitated. He stated that those were hours and materials that the County provided, he stated that those are in-kind services. He stated that they would be able to deduct that from their final bill.

General Manager McCall stated he believes Legislator LoBue is inquiring as to how did you reduce the price for the Parking Lot Lighting from a starting cost of \$91,000 down to \$65,000. He continued by explaining that work was done with in-house resources (material and labor) that could have been done by EOH.

Acting Planning Commissioner Tully stated that it is important to remember, as Commissioner Pena and Deputy County Executive Walker have mentioned multiple times, that the original scope of this project included the retention basin and the parking lot. He stated the scope of which was limited to a certain area. He stated that there is work that could be done on the property to increase the amount of Phosphorous run off and improve the drainage systems throughout the property that the County took on that further enhances that. He stated that the hope is that they can work with and convince

EOH that the County's efforts are going to lead to a greater Phosphorous reduction and thus result in a credit to the County in relation to the Parking Lot.

Legislator LoBue questioned if they do not agree to this proposal where will the \$91,000 come from.

Commissioner Pena stated that it would come from the 2014 Operating Budget. He stated that we are working with the Operating Budget of the Golf Course. He stated that the County's ultimate goal is to have the golf course become a standalone business and the County will not have to continue to invest into it.

Legislator LoBue stated that essentially we are paying for it. She stated that so now after the project is done and completed maybe the County will be able to renegotiate with the EOH Corporation, if we are lucky and get the credit; if we don't then the County is paying for the full amount.

Commissioner Pena continued with his PowerPoint presentation. He shared photos that displayed the efforts and talents of the County's employees. He stated the matter of improving drainage on the golf course to improve the golf play was included in the master plan and that has been achieved. He stated the projected cost associated with that was \$400,000. He reported that it was achieved at a cost of \$91,000. He stated that the expected Golf and Catering earnings for 2013 are expected to be \$1.68 million in revenue; compared to the \$1.3 million in 2012. He stated that we are moving in the right direction.

Legislator Tartaro questioned how much of the \$1.68 million is profit.

General Manager McCall stated that he will present an explanation of the revenue and profit when he comes before this Committee with the 2013 financial presentation.

Acting Planning Commissioner Tully stated that one of the reasons that all of these investments were made during this fiscal year, and what they discussed with the Legislature, particularly during the presentation given by Deputy County Executive Walker back in February of 2012, the best dollars spent there were the dollars that would generate revenue that would allow the County to continue to improve, enhance and offset the ongoing costs of the operation. He stated that he believes what you see here today is indicative to that effort. He stated that hopefully with these resources the business will continue to improve, and make it a place that we can all be proud of, as stated at that meeting by Legislator Oliverio.

General Manager McCall stated that he will do his best to show apples to apples when he comes back with his presentation.

Legislator Scuccimarra stated that she recognizes that these improvements have cost a lot of money. However historically golf courses are environmental nightmares. She stated with these improvements this is an environmental plus. She stated that she likes to see that this golf course is going in that direction.

General Manager McCall stated that he is working on getting certified by the Audubon Certification in February, however he has been pulled away to address other matters. He stated that one component of that maintenance facility is environmental; oils, pesticides etc. He stated that is an area that still needs to be looked into, and he plans to.

Legislator Nacerino stated that this is an investment that we are putting forth today and will pay off tomorrow. The hope is that it will gain in revenues and be enjoyed by the people of Putnam County. She stated that in her opinion the big picture needs to be looked at. She stated, in her opinion, the facility looks beautiful and we are complying with the environmental standards and we have reduced Phosphorous. She stated that is has been turned around.

Legislator Oliverio stated that the place looks gorgeous and he has referenced that many times. He stated that the major concern is the County needs to be transparent on this huge project. He stated that it is a matter on the constituents' minds. He spoke of inquiries that he has had in reference to the costs of the renovations.

General Manager McCall stated that a big question in relation to total cost is whether the labor of County Employees is included.

Legislator Oliverio stated that in his opinion it needs to be included.

General Manager McCall stated that everything that was put into the renovation aesthetically was not high end material. He stated that the purchases that he made, he made very frugally.

Legislator Oliverio stated he believes that, however perception is reality, and we, government agency need to address that, because we represent our constituency. He stated that the job of the Legislature is to ask these questions. He stated that the report that was presented tonight is a report that he knows Legislator LoBue has requested. He stated that he has requested it since the summer of 2013. He stated the information has finally arrived. He stated that he would like to keep getting this information. It is very valuable. He stated that the majority of residents, who see that parking lot, do not know that underneath it there is drainage, they do not know the environmental side and the requirements placed on the project by the EOH that is all valuable knowledge. He stated that is what the Legislature needs to know.

Legislator LoBue questioned what is the process if minor repairs are needed at the golf course, such as a lock falls off a door, what steps are taken to repair that.

General Manager McCall stated currently if it is nothing that he can personally handle, then he would call Commissioner Pena, Mr. Tully or put in a work order. He stated the material is charged to the golf course's budget line, but the labor is not.

Legislator LoBue stated that is what she has a problem with because that is an expense. She stated that it is a question that the Legislature needs to address. She stated that the County Employees were hired to do County work.

General Manager McCall stated that is a philosophical discussion that needs to be had “is that building one of the County’s that needs to be maintained”. He stated that you can look at it as an advantage and as utilizing the resources the County has or you can look at it as an increased expense. That is a decision that the County needs to make.

Item #17) FYI/Morningthorpe Bridge

Legislator Castellano stated that there has been a lot of discussion about this bridge in the Village of Brewster, approximately a mile from where he lives. He stated that the bridge has been closed since 2007. He stated that his constituents and neighbors have expressed their desire to have the bridge cleaned up. He stated that on May 22, 2013 Commission Pena came to the Physical Services Committee and presented the correspondence that the State closed the bridge even to pedestrian traffic due to their safety concerns of the structure. He stated that Commissioner Pena continued to keep the Legislature updated on this matter. He stated that same night, May 22nd, he learned of the added concerns of the gas lines that run through it. He stated that immediately he believed this was a number one priority to get this fixed. He stated that this matter was addressed on June 12, 2013 at the Physical Services Committee meeting and then again on August 15, 2013 about a federal grant that the County may wish to apply to. He stated that he would like Commissioner Pena to speak to that when he is finished. He stated that on August 16th he and Legislator Gross wrote a letter of support of the application for that grant. He stated that on August 19th a further update was provided by Commissioner Pena. He stated that on September 5, 2013 the Full Legislature voted in favor of the application for the grant, it was a 7ayes 1 nay vote. He stated that it has been recently announced that the County did receive grant funding from that application. He stated that he knows that there were a lot of people involved in this and this is Federal money. He stated that Congressman Maloney and State Senator Ball had something to do with it. He stated without Commissioner Pena and his team there would not even be this discussion tonight about the \$2 million dollar funding that has been approved for the Morningthorpe Bridge. He stated that he would like to express his appreciation and asks that Commissioner Pena explain what comes next.

Commissioner Pena stated that when the bridge was closed to pedestrian traffic, that certainly raised the level of concern. He stated that they received the comments from the community and listened to the comments from Legislator Castellano that he brought forward from his constituents. He stated that they worked with the Department of Transportation (DOT) in regards to opening the bridge to pedestrian traffic. He stated that they did come to an agreement with the DOT on what needs to be done to re-open the bridge. He stated that they have that agreement now. He stated that in the Spring of 2014 if the bridge is not removed they may be able to open a section to pedestrian traffic. He stated that initially the thought was to replace the bridge with another vehicle bridge however the projected cost of that was 4 million dollars. He stated that TEP, Transportation Enhancement Program, does provide grant opportunities for enhancements to bikeways, walkways, beautification, landscaping etc. He stated that the County did apply for the TEP Grant. He stated that a project budget was put together. He stated in addition to providing their structure improvement to the bridge, they needed to provide connectivity to the Business District and to other systems. He stated that in the application they showed that this project would enhance the economic

development, pedestrian movements, making connections to Metro North, making connections to the Business District and hopefully make a connection to the bikeway. He stated in essence the proposal was to remove the existing bridge and replace it with a Pedestrian Bridge, provide Pedestrian connectivity with Brewster Business District, Veterans Park, the River Walk, which is very popular, and hopefully the bikepath.

Chair Albano stated that there were a lot of moving parts to getting this grant. He stated that the attention of Commissioner Pena and his department to find a grant source that would match up with the needs the County had with this project absolutely has paid off. He stated that he understands that there is a matching dollar amount associated with this grant. He stated since there is a gas line and some electric at the site, would it be possible to have them contribute financially, and have their contribution cover the County's portion.

Commissioner Pena stated that they are looking that as an option.

Legislator LoBue stated that in her opinion all revitalization takes place around the Arts. She stated that there are plans for a theatre; there was a referendum and it got shot down. She stated that she believes that they are short 1 or 2 million dollars. She stated that she believes the money that is going to be spent on this Pedestrian Walkway should be allocated to the theatre. She stated that there are two issues facing the Village of Brewster. She stated for the record this is not her district. She stated that there is a lack of vehicular parking in the Village of Brewster. She stated that she believes 2 million dollars would be much better appropriated for a parking garage or something of that nature. She stated that she is sorry that this is after the fact. She stated that she was shocked when she saw this in the newspapers. She stated that she applauds the efforts of Commissioner Pena and the Planning Department.

Chair Albano stated that the discussions about a need for a Grant Writer are validated again in this discussion. He stated that the projects Legislator LoBue just mentioned would be projects a Grant Writer could research funding for. He stated that this grant was suited for this particular type of project.

Legislator LoBue stated the Commissioner Pena read some of the requirements needed to be considered for this grant such as Economic Development, increase foot traffic; be careful this is the same logic that got the County the sidewalks that go down along Route 6 to Carmel. She stated that originally the basis of the grant was to bring people to the bikeway. She stated that nobody walks to the bikeway. She stated that people drive their car to the bikeway. She stated that she believes this is misplaced. She stated that she does not believe that having a pedestrian foot bridge there is going to increase economic development. She stated aesthetically it will be nice. However she believes it would have been worth going for the \$4 million dollars and construct a vehicular bridge.

Legislator Nacerino stated that she would like to applaud Commissioner Pena. She stated that she recognizes that this took a collaborative effort, however it was Commissioner Pena who took the initiative. She stated that she believes this is a win-win for the Village of Brewster. She stated that with the proposed revitalization for the

downtown of Brewster we would be speculating to say whether this would improve economic development or not.

Legislator Castellano stated that first and foremost; this is a County Bridge that is falling down. That was the main focus to take action to address this. However, he does believe that the Pedestrian Bridge will be spectacular. He stated if we just wanted to remove the bridge, assuming that there was not the issue of the gas line, it would have cost more than \$400,000.

Commissioner Pena stated that they were estimating closer to \$600,000 to take the bridge down.

Legislator Castellano stated here we have a great deal, and this is what we should be doing as a government. He stated that he agrees this is a win-win. The bridge runs along the river, it will lead people into the Village, it is in close proximity to the train, it's next to the ball fields, the Veterans Park and the County is going to fix a bridge that is falling down for zero dollars. He stated that he commends Commissioner Pena.

Legislator Gross stated that he agrees with Legislator Castellano completely. He believes this is an asset for the Village of Brewster. It will encourage positive traffic into the Village of Brewster, it is right near the ball field and that river is beautiful. He stated that he sees this as a positive and action being taken to address a safety matter. He stated as far as a parking garage in the Village of Brewster, there are talks going on with the MTA the Town and the Village on that matter.

Commissioner Pena stated that he would like to improve the process and work towards transparency. The presentation that they did tonight and the compiling of the data and numbers takes a lot of time. Unfortunately pulling the numbers together is not as easy as they would like for it to be. He stated that the architectural features and design features that he mentioned at the golf course, he encourages the Legislators to participate in this design process early on. He stated that when grant funding is distributed please get involved and communicate what it is that your constituents are requesting.

Item #18) FYI/Fund Transfer (13T399)/Planning Department/Cover Shortage on Dec. 2013 Maintenance Invoice –Duly Noted

Item #19) FYI/Fund Transfer (14T003)/Highways & Facilities/Reclassify Budget Entry–Duly Noted

Item #20) Other Business

20a) Update on Flooding in New Courthouse

Commissioner Pena stated due to a period of severe winter temperatures numerous reports of freezing water supply systems and plumbing were recorded in the region. He stated that some County facilities experienced freezing of water supplies and plumbing, they have all been taken care of. He stated that the worst occurrence was in the New

Courthouse. He stated as a preventive measure currently during extreme cold temperatures County forces will be deployed during the night hours to take proactive measure and to check County Facilities and correct any issues that may arise before they become emergencies. He stated that this practice has been productive, thus far two issues have been averted: Boilers 1 & 2 at the Smith Campus oil lines were frozen and the boiler shut off, the appropriate action was taken to prevent that from escalating into serious problems. Also at the Koehler Center the low water sensor froze, that could have been problematic, but again thanks to the practice of surveying the County facilities this was addressed, avoiding a bigger problem. He provided an update on the incident at the New Courthouse and the action that has been taken, completed and is still in progress. He concluded by stating that Court Operations has be 90% restored. He stated that full restoration is expected in approximately four (4) weeks. At the March Physical Services Meeting he would like to provide a full recommendation based on the continuing analysis that they will have. He stated that the current estimated cost is \$350,000 to \$400,000. He stated that the Risk Manager is currently working to see what is covered under the County's Insurance.

20b) Public Comment

Denis Castelli, Putnam County Historian, stated that he believes that the business of horses is very expensive. He stated that he suggests that the farm be turned over to Commissioner Pena and General Manager McCall they seem to know how to turn a business around. He stated also the Humane Society may be a consideration as an organization that may want to occupy space at the farm. He stated in regard to Morningthorpe Bridge, in his political role he represents the Village of Brewster, he has worked in the Village of Brewster since 2003 he is very familiar with the proposal of the matter of the Morningthorpe Bridge. He stated that the first person that he is aware of who brought up the idea of a Pedestrian Walkway and Bridge was John Folchetti the Village of Brewster Engineer in 2006. He stated that there are plans from 2006 that describe an actual proposed route. He shared the route that is documented. He stated that the Village is in the process of implementing many projects. He supports the conversion of the bridge to a Pedestrian Bridge. He stated that there are events in the Village such as Founders Day, Art Exhibits etc., they take the train into the Village, this will be more reason for them to get on the train and come and visit the Village of Brewster.

Ann Fanizzi, Constituent, stated that she would, again, like to compliment Mr. McCall on his presentation. It is exemplary of the kind of accountability that she has requested so often. She stated that it is very important that questions are asked of the vast properties that are under stewardship. She expressed that she was very surprised to learn that there were items being sold on Craig's List as part of the "Society" ceasing to run the farm. She continued to express her communication that she had with the County through her Attorney. She stated she does not understand why Mr. Whipple and the

“Society” do not need to be accountable. She stated in her opinion there needs to be full disclosure.

Art Singer, Constituent questioned where is the County going from this point, what is the responsibility of this Board in this process and when will we receive information back on who will be involved with the future of the Farm.

Chair Albano stated the entire County is involved in this matter. He stated that there is a Transition Committee that has been formed. The Deputy County Executive, County Attorney, Meredith Whipple and he are members of the committee. He stated that this will be a collaborative effort between the Legislature and the Administration. He stated that all avenues will be explored. He stated that there will be public meetings that will be advertised.

Chris Moran, Constituent from Brewster, stated that he gave a letter to the Legislature from himself and a group of individuals who care deeply about the farm. He stated that they requested a point person to contact on the matter of the future of the Tilly Foster Farm. He stated that they are putting together a proposal for the farm to present to the County. He questioned when the County would be receiving proposals and also what is the time frame in which the Farm will be reopened.

Legislator Nacerino stated that there is a process to put a proposal forward to it would be an RFP, and that has not been decided yet.

Chris Moran, Constituent from Brewster, requested that he be allowed to submit a correspondence to the committee tonight.

Art Singer, Constituent stated that there is a mission statement for the Tilly Foster Farm. He questioned is that going to be changed.

Legislator LoBue stated that everyone needs to be aware that once the lease is terminated there will be no legal binding requirement for the “Society” to fill our request for information.

Legislator Nacerino stated that the “Society” could also cease operation and the impact would be the same.

Item #21) Adjournment

There being no further business, at 10:05P.M., Legislator Nacerino made a motion to adjourn; Seconded by Legislator Scuccimarra. All in favor.

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