

**PHYSICAL SERVICES COMMITTEE MEETING**  
**Held In Room #318**  
**PUTNAM COUNTY OFFICE BUILDING**  
**CARMEL, NEW YORK 10512**

**Members:**  
**Chairwoman LoBue & Legislators Albano & Othmer**

**Tuesday**

**June 19, 2012**

The meeting was called to order at 6:30p.m. by Chairwoman LoBue. She led in the Pledge of Allegiance. Upon roll call, Legislators Albano, Othmer & Chairwoman LoBue were present.

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

**Item #3) Approval of Minutes-Physical Svcs Committee Mtg. May 23, 2012**  
Chair LoBue stated that the minutes were accepted as submitted.

**Item #4) Discussion/Proposed Putnam County code Change-Chapter 31 Entitled "County Property"**

Chair LoBue stated that this item was discussed at the May 23<sup>rd</sup> Physical Services Meeting. The Legislature requested that the County Law Department make some changes to the verbiage of the document that would state the oversight of the Legislature in this process.

Legislator Oliverio stated that he reviewed this amended version of the proposed change to the Putnam County Code-Chapter 31 entitled "County Property". He is satisfied with the changes made and would like to have this moved to the July 3, 2012 Full Legislature Meeting.

Chair LoBue stated that she is not in favor of this change in process. She stated that Director of Real Property George Michaud, who has served in that position for 30 years, is not in favor of this either. The current process allows the County to receive payment on the property to become whole. With this new process the County would be getting involved in mortgages and Real Estate Attorneys. Also a lot of these properties are problematic.

Legislator Oliverio stated that he believes that there are properties that the County will benefit from using the proposed Multiple Listing Service (MLS) process. For the tax payers of the County this would be a huge benefit. He stated that he has contacted people in Westchester County who utilize this process, and they support it.

Legislator Albano stated that he also supports using the MLS process. He agrees the County would be benefiting its taxpayers to get the best price possible on a plot of land.

Legislator Tamagna stated that he supports using the MLS process.

Chair LoBue stated that she does not agree with the County benefiting from someone else's misfortune.

Legislator Oliverio stated that the County will get the property regardless of the circumstances involved.

County Executive Odell stated that George Michaud was in her office approximately three (3) weeks ago. She stated that he fully supports the MLS process, as a matter of fact she has a memo from him in support of the MLS process. Mr. Michaud does not believe that the County has measured the full value of listing a property at its possible market price potential. The bidding at the arrears is clearly in the benefit of the purchaser and not at the benefit of the County. She stated that personally she has worked in this process. She has witnessed parcels sold by the County at a much lower price than its value, and then watch the property be sold at an incredible profit. She stated that this is an opportunity for the County to realize the full market value of a property. She stated that all of the conveyances through the MLS process will be done as an "Arms Length Real Estate Transaction". The Lender will have no interest with the County whatsoever. An "Arms Length Real Estate Transaction" meaning the County has severed all obligations. The relationship will be between the Purchaser and the Mortgagor. She stated the opportunity here for revenue for the County is incredible. She stated that the Town of Somers has been doing this for years.

Legislator Othmer made a motion to approve the Putnam County Code Change-Chapter 31 Entitled "County Property"; Seconded by Legislator Albano. All in favor.

**Item#5) Discussion/Tilly Foster-Financial Reports For : 2008, 2009 & 2010**

Chair LoBue stated that the Legislature has recently received a report from Mr. George Whipple. It contained tax returns, marketing material and financials for 2008 and 2009. She stated that she does not believe this is valuable information. She would like to see a detailed accounting of all Revenue generated against all Expenditures. She stated that she had a meeting in January 2012, County Executive Odell was present at that meeting, and she requested at that time a detailed financial report, as previously outlined, be sent to the Legislature. She stated that the package that was recently received from Mr. Whipple, does not meet those requests.

Legislator Othmer stated that he is not clear on the purpose of Chair LoBue's comments. He requested that she explain her comment.

Chair LoBue stated that according to the lease that the County has with the Foundation, there is to be a financial submission quarterly. She stated that nothing was received in 2011 and there has been nothing received to date for 2012. She stated that the Legislature has been requesting this information.

Legislator Oliverio stated that he agrees with Chair LoBue. The County entered into an agreement with Mr. Whipple and there were specific requests made in the contract. We are doing our due diligence.

Legislator Albano stated that he agrees that the financial facts need to be documented. This way if there are any questions that come up we have the documentation to support the facts. He stated it would cost the County a lot of money to try to run the farm itself and he does not support doing that, but we need to have the proper documentation.

Legislator Tamagna stated that whatever questions the Legislators have, they should certainly be answered. However he would like to state that when the County was running the farm it

was costing the tax payers of Putnam County a fortune. What the County has now is someone who is benevolent and according to the correspondence received by the Legislature has donated \$389,701.00 for the benefit of Putnam County. He stated in reality it was the City of New York who bought the Tilly Foster Farm Property. The residents of Putnam County did not spend any money towards the purchase of the property. It was an environmental move to protect New York City's Watershed. He stated that for the County to have the benefit of a farm that is being run well at no costs to the residents is really a good thing.

Legislative Counsel VanRoss stated that the Legislature should limit this discussion since there is litigation going on. The Legislature has a right to find out what he is doing and find out about the agreed upon financials.

County Executive Odell stated that she does not understand why this is on the agenda for discussion in light of the fact that there is litigation going on.

Chair LoBue stated that this is on the agenda tonight because under the agreement with the County, Mr. Whipple is supposed to provide financial accountings with us.

Legislator Oliverio stated that Legal Counsel Van Ross raises a valid point. This is a matter currently in litigation; his recommendation is that the Legislature receives the information that should be provided to meet the requirements of the agreement. He stated that it is our obligation to monitor and oversee the farm. He stated that he agrees with Legislator Tamagna in all of the good that has been done at the farm and it is a wonderful addition to the County. However it is our constituent's property. We do not own it. Mr. Whipple does not own it. It is owned by every person in Putnam County. The Legislature's job, according to the lease, is to oversee it. He stated that he recommends that another request be sent to Mr. Whipple asking for the current financials that were agreed to in the Lease.

Chair LoBue questioned Legislative Counsel VanRoss as to whether there is a conflict that the County has signed off on a bid for the Septic Replacement of the rental house, which is located across the street from the Farm. She stated that County money is going to be spent to refurbish that house, and she does not understand why that would be done.

Legislator Conklin stated that in reference to Tilly Foster Farm, it is definitely in a better place. However she agrees that the obligations of the contract need to be met. That is all that needs to be requested.

Legislator Albano stated that we are asking for the financials from Mr. Whipple. He agrees that the Farm looks terrific. He stated that we should evaluate the cost that the County is putting into the farm and make a decision from that as to how we want to move forward.

Chair LoBue stated that she would like to go back to the issue of a bid being signed for the County to spend \$19,000 to replace a septic in at the rental property on Route 312. She stated that there is not financial benefit to the County. Mr. Whipple rents the property as stated in the lease for \$12,000 a year. However the County pays for the maintenance: a new roof, a new boiler, new electrical box, new wiring and now a new Septic, she stated she does not understand this.

Deputy County Executive Walker stated that the County is the owner of the property. The Septic is on the edge of a stream that has been deemed to be in failure. The County cannot just choose to ignore this situation.

Chair LoBue stated that she was informed that the failed Septic was removed and thrown in the dump. So why move forward to replace the Septic?

Deputy County Executive Walker stated that nothing was thrown in the dump.

Commissioner Pena stated that failed Septic System is a major component of the infrastructure. He stated that his understanding of the Lease is that it is Putnam County's responsibility to maintain the infrastructure. He stated that the house is the revenue stream for that property. It made sense to get the revenue stream back up and running.

Legislator Oliverio questioned Commissioner Pena as to what the condition of the building is. Is it habitable? If it is not, then he agrees with Legislator LoBue that it would be a waste of County funding to replace the Septic.

Legislator Othmer requested that Chair LoBue explain her change of heart on the subject of Tilly Foster Farm. He stated that when he and Legislator LoBue were first elected she was promoting the potential for the Farm and its potential positive effects on Tourism in Putnam County. He stated that Ms. Fanizzi, who was present in the audience, called his home twice after he got elected and before he took his oath of office, encouraging him to support this agreement. He stated that he feels that we gave Mr. Whipple our full support and now it seems that there is a push for the County to turn its back on him. He stated as far as the house goes, if the County owns the house, then the County needs to fix it, there is a stream there. He stated that he feels really bad because the money that is being spent now by the County could be going into fixing the property, but he believes that the money will be going into litigation.

Legislative Counsel VanRoss stated again that he believed that the discussion is getting to close to the litigation subject and recommends this discussion be ended.

Legislator Othmer stated that Legislative Counsel Van Ross is right.

Chair LoBue stated that the only statements she would like to make is that she was in favor of this lease, and she is pro-tourism. However she has been very disappointed with this arrangement.

Legislator Albano stated an evaluation needs to be done on the money that is spent by the County. If it is not draining the County, then he is in favor of continuing. He stated when you drive by the Farm it is beautiful. He stated after we have the facts on what the County has spent, that is when he would recommend requesting the financial information from Mr. Whipple so a factual evaluation can be done.

Betty Aubrey Constituent stated that the Legislature should request an annual report and that would solve this entire issue.

Legislator Tamagna stated that he believes that the County spends under \$100,000 on the farm. He stated that we can get the figures from the Legislature's Auditing Department. He stated that he would like the Chair of Audit & Administration Conklin to request the financials from the Auditing Department and review them at the Audit & Administration Meeting.

Legislator Oliverio stated that he wants the Legislature to do their due diligence on this matter. He does not have concern on what the County is spending. He wants to know how the farm is being run, that is the agreement that was made and those requirements are not being met.

Legislator Albano stated that the County went out of their way to put electric meters on the Tilly Foster Farm Property. He questioned if that had an effect on the agreements of the contract.

Legislator Tamagna stated that the Legislature forced the meter issue. He stated that as Legislator Othmer stated early, when this agreement was made the world was fat and happy, the economy was terrific. He stated however, times have changed and it is a very difficult economy. He stated that if we force him to pay the electrical costs, and that is what will put him at the breaking point then he will no longer be able to afford to run the farm. He believes the County needs to change with the times. The County needs to work to support the people who are partnering with us.

Legislator Othmer stated approximately 3 ½ years ago, he was told that is cost Westchester County \$550,000 to run Muscoot Farm, including all of their donations. He stated that he does not want the County to inherit the Tilly Foster Farm on the tax levy. He stated that if he says he is going to back someone; he will back them. He stated that the Legislature needs to have faith that this will succeed. He stated that he does not want the County to inherit that property into the tax roll. He stated that the County is in a legal contract.

Legislator Oliverio stated that is correct, we are involved in a legal contract and the requirements of that contract are not being met.

**Item #6) Discussion/Putnam National**  
**a) Financial Report**  
**b) Proposed RFP**

Chair LoBue requested that Commissioner of Finance Carlin, before going into Executive Session, please provide a current financial review of where the County is with Putnam National.

Commissioner Carlin stated in 2012 they have paid \$40,000 guaranteed payments to date. He stated that the County is still working through them and the RFP process is not only for the balance but for what will happen to the Club next year.

Chair LoBue stated, for the benefit of the audience, she would like to state that \$40,000 has been paid. She requested the total amount that they owe.

Director Mazzotta stated that the balance from 2010 and 2011 the total amount owed is approximately \$400,000.

Chair LoBue questioned how much are they supposed to pay yearly.

Deputy County Executive Walker stated that amount is \$248,000 per year.

Chair LoBue stated that they are in arrears for 2010 & 2012.

Commissioner Carlin stated that is correct. He stated that they are not collecting a management fee and haven't been for quite some time.

7:00p.m. Chair LoBue made a motion to go into Executive Session to discuss the RFP for Putnam National; Seconded by Legislator Albano. All in favor.

7:30p.m Chair LoBue made a motion to come out of Executive Session; Seconded by Legislator Albano. All in favor.

Chair LoBue stated that no action was taken.

**Item #7) Update/MS4/Deputy County Attorney Harris**

Deputy County Executive Walker stated that the remaining portion of the 8.2 million dollars was transferred to the Corporation. He stated that there was some funding held back for outstanding bills that the Administration did not anticipate, but are now going through the normal process of evaluation. Seven Million Four Hundred Forty-Seven Thousand Eight Hundred Fifteen Dollars and Thirty-Five Cents (\$7,447,815.35) was dispersed to the Corporation.

Chair LoBue stated that the Town of Patterson had written and requested funding from the MS4 fund to purchase a Vac-All Truck.

Deputy County Executive Walker stated that there was an Executive Committee Meeting of the East of Hudson Corporation that represents County Executive Odell at. It was discussed how funding will be distributed in regards to maintenance issues regarding Phosphorous reduction going forward. He stated that it was discussed that possibly capital items such as the Vac-All Truck would be a purchased with the East of Hudson Corporation

Funding and whether it would be allowed based on the agreement with the DEP. He stated that it was decided to hold off on the request from the Town of Patterson until there is clarity on the way to proceed.

Legislator Tamagna stated that he wanted to publicly commend Deputy County Attorney Harris on the unbelievable amount of work she has done with this project. As a new Attorney to the County she was assigned this issue, she learned her subject matter and represented herself and Putnam County in a constant professional demeanor. He stated that he also would like to add that this is not the end of it. This is just one piece of a very complicated MS4 burden. He stated that he believes this corporation will go a long way into the future to assisting us in dealing with the issues at hand.

Chair LoBue stated that she too would like to recognize Deputy County Attorney Harris on her diligent work. She was supposed to be here tonight, but unfortunately had a family emergency.

Deputy County Executive Walker stated that they will be back. Deputy County Attorney Harris will be coming back to this Committee to provide an update and to bring everyone up to speed on the areas that need to be addressed.

**Item #8) Discussion/Bond (\$1,100,000)/Highways & Facilities/Purchase Snow Trucks**

Chair LoBue stated that there is a request to purchase five (5) snow trucks to replace (6) snow trucks.

Chair of the Legislature Conklin questioned how many snow trucks are currently in the County's Fleet.

Commissioner Pena stated that he has been looking at the snow removal operations for Putnam County. He stated that the equipment and personnel have been ignored for some time now. He stated that through attrition there have been many employees lost. He stated that is another matter. Tonight the discussion is the equipment. He stated that the life expectancy of snow removal trucks is fifteen years, the front loader trucks are projected to last up to 20 years. He stated that some of the Putnam County's trucks are over 30 years old and two loaders that are over 22 years old. He stated that what happens now with these aging vehicles there are more costs incurred to repair the trucks. He stated with the limited resources in the staffing of mechanics in the County they do not have the ability to refurbish the trucks. He stated that the plan is to scavenge parts from the trucks that they are looking to take out of service.

Legislator Othmer questioned if these are multi use trucks that are being discussed. They are not going to be solely used for snow removal, is that correct? He requested also that Commissioner Pena confirm that the County will be purchasing the same manufactured trucks, so the trucks that will be taken off the road can be cannibalized for parts to benefit the new trucks.

Commissioner Pena stated that is correct.

Deputy Commissioner Tully stated that if the County were to replace every truck in the County's Fleet that is over 20 years old it would cost 3.7million dollars. He stated what is being requested this evening, is as Commissioner Pena stated, the most critical items that they need to meet the functions of the operation. He stated at the time that this request was submitted the Loader Trucks were working. Now they are not. He stated that they still want the 5 Trucks, but now also would like to request 2 Loader Trucks. He stated that they could try to get by with only 4 new Trucks and 2 Loader Trucks. The ideal is to buy 5 new Trucks and 2 new Loaders.

Legislator Oliverio stated that he does not have a problem with the Trucks and the need. However he has a problem with the idea of Bonding for the funding. He stated that this year the forecast is to bond 6 million dollars. He stated that there was a great deal of financing Bonded in 2011. He stated that he does not like debt. He supports debt in infrastructure or to be put towards property that will not depreciated quickly. However to buy cars on a Bond, he does not support their existence is very short. He stated he would much rather pay cash.

Chair LoBue stated for the record that last month, June, 3million dollars of Bonding was moved out of this committee, she stated tonight the committee is looking to move 1.1million.

Legislator Othmer stated that the dump trucks will be useless without the loader trucks.

Legislator Tamagna stated that in terms of the long time investment in this large equipment it does make sense to bond.

Chair LoBue questioned how the trucks are maintained.

Commissioner Pena stated that it is done in house. He stated that frankly the maintenance is not getting done, because the staff is inundated with all of the aging vehicles that are requiring service. He stated that they are currently researching structures that could be used to store the Trucks and get them out of the elements. Also not cleaning the trucks after they have been used has a negative impact on the longevity of the life of the truck. So they are also looking into cleaning bays.

County Executive Odell stated that there was a round table in May with the Towns Highway Superintendents. They were asked to bring their equipment list and their wish list of equipment. This is all part of the mission to create a Inter Municipal Agreement (IMA) so all of the Towns and County can transparently do work for each other and share equipment. The IMA is being created presently by the County Law Department. The Towns and Villages that agree to sign the IMA will be part of the partnering arrangement. She stated that the discussion of Truck Wash has been a discussion item for years. The DEC is the agency that would potentially require the washing be done. She stated that there is a company in Bridgeport that will design a Truck Wash for \$50,000 so that the salt can be captured.

Chair LoBue questioned if funding from the East of Hudson could be used for the Truck Wash.

Deputy County Executive Walker stated that a right of objection would need to be filed.

County Executive Odell stated that the IMA would serve as an efficiency model that would allow the County to opt into the Local Efficiency Grants Dollars (LEG), if there are any still available. Maintenance is critical. She stated that the Trucks need to be purchased and she wishes the County could pay cash for them, but we cannot. The trucks provide maintenance for our roads which is critical in saving cost dollars on the roads.

Legislator Conklin asked again, what is the total number of Trucks in the County's fleet.

Commissioner stated that they were focused on the snow vehicles.

Legislator Conklin requested a rough number.

Deputy Commissioner Tully stated that there at twenty-six (26) that are used for the snow operation. He stated then there are other vehicles classified as trucks.

Legislator Gross stated that there is a "Military Auction" website that he is aware of. There is an assortment of vehicles available. He stated that there is a person who is very skilled with this process and he would be happy to ask him for his assistance.

Commissioner Pena stated that he believes that there are some restrictions in the County that may prevent them from taking advantage of the military auction website. He stated that if the County Law Department gives the approval to utilize these websites, they will do it.

Legislator Othmer asked what is the time frame associated with the need for the Trucks that are being discussed.

Deputy Commissioner Tully stated that if the Bond is approved at the July 2012 Full Meeting, the best case scenario is the 2<sup>nd</sup> Half of the Snow Season.

Legislator Othmer made a motion to amend the Bond Proposal to a Purchase of 5 Trucks and 2 Loaders (cost of each Truck: \$220,000 cost of each Loader: \$130,000); Seconded by Legislator Albano. All in favor.

#### **Item #9) Discussion/Funding First Floor Renovation**

County Clerk Sant stated that he has a serious matter to address this evening. He stated that this year the 200<sup>th</sup> year of Putnam County is being celebrated. It is also the 200<sup>th</sup> year of the County Clerk. He stated that recently after the June 9<sup>th</sup> Bicentennial Parade and Fireworks over Lake Gleneida, one of the Court Judges came into the County Clerk's Office. This Judge stated that the County Clerk's Office was "horrible". He stated that there have been files removed from his office. There are walls that have not been seen in in fifty-seven (57) years. They are not even painted. He has been looking at that since March. He stated that six years ago the County paid for a Space Study. In that Space Study it stated that the highest priority was to bring the two County Clerk Offices together. It was costing the County money having them separated. It is not an efficient use of time to have employees walking from one location to another all day long. County Clerk Sant continued with his convicted appeal for the Legislature to pass the funding for the First Floor Renovation. He stated that he has sent correspondence to the Legislature notifying them as of September 2011 the County Clerk's Office in non-compliance with the Law. He stated that the County has been paying for new equipment since January 2012 that should be utilized by the County Clerk Staff; however there is no adequate space to bring the new equipment to be used.

Chair LoBue stated that there are many moving components that needed to be coordinated and completed to move onto the County Clerk's move. She stated that a concern that she has is the cost of the air-conditioning for the First Floor. She stated that later on this agenda there will be discussion about possible rebates and funding that may help to offset the cost of the air-conditioners. She questioned if these estimates were based on the First Floor Plan.

Commissioner Pena stated that the estimates were based on the Frist Floor Plan. Legislator Albano stated that he is in favor of the renovation to the First Floor of the County Building. He stated that he supports doing the air-conditioning unit proposed. When you are going to do a project like this you need to do it right. He questioned the charge of \$30,000 to cut a doorway. He admits there is probably much more to the project than meets the eye. With that said he would like to see more estimates and see some out of the box thinking. For

example there are many air-conditioner systems today. He stated that he would like to see several estimates; he believes that the County could get better prices on some of these items.

Commissioner Pena stated that he is pretty confident that they have received the best estimate on the air-conditioning. If they can use a "Split System" that is a cost effective unit. However it does have its limitations. He stated that they are looking into receiving reimbursement from NYSEG for the units that have already been put in and the ones they are looking to put in.

Legislator Albano asked how many bid proposals were received for the air-conditioner units.

Commissioner Pena stated that it is being done in-house. So the County's HVAC person has been researching the most efficient systems.

Legislator Albano stated that he would urge the County to get some proposals from outside Companies.

Commissioner Pena stated that from the carpentry perspective the load bearing wall is being looked to be opened to improve the flow through for the County Clerk's Office. He stated the space is being looked at in terms of bringing the office space into reasonable standards, nothing extravagant. There was further discussion on the \$30,000 that Legislator Albano referenced earlier to open up a doorway. Broad details and the fact that the \$30,000 included other things other than just one doorway were discussed.

Legislator Othmer stated that this County Office Building was built in 1911 for \$30,000, the first addition was done in 1925 and the second addition to this building was done in 1936. He stated that other than Band-Aids, there have been no improvements made to this building since before World War II. He stated that this is our County Seat. He stated that the infrastructure needs to be made sound. He stated that a new building cannot be afforded, so let's make the improvements and do it right. He stated that he supports this proposal. If the County can get grant funding from NYSEG by the work of Chair LoBue and Commissioner Pena he is in full support of that. County Clerk Sant has just stated that he is out of compliance, we need to move forward.

Deputy County Executive Walker stated that he would like to bring focus to the non-compliance of the ADA entry in the front of the County Office Building. Currently people with disabilities must enter through the back of the building through the basement. He stated that as the County Seat he does not believe that is right. He believes that issue should be addressed at the same time as the rest of the First Floor Renovation is being reviewed.

County Executive Odell stated that possibly there would be funding available through the ADA Organization that could assist with funding to get front door access for people with disabilities. She stated that possibly Legislator Oliverio as Chair of the Health Committee could work with Commissioner Pena to see if it is possible.

Chair Conklin stated that the Legislative Office still has the window unit air conditioners, so if all of this money is being spent on new air condition systems, then she would like the Legislative Offices to get them as well.

Legislator Othmer stated that an employee, who works in Real Property, approximately three (3) weeks ago, had her hand smashed in one of the big old windows on the first floor. He stated that he agrees with Chair Conklin's recommendation to get the new air conditioning units in the Legislative Offices.

Legislator Tamagna stated that what is being looked at to be done here is really not a cost, but a savings. He stated that he would like to thank County Clerk Sant for his patience over the years. He stated that while doing this renovation it is absolutely the time to put in these air conditioning units. He stated that in respects to ADA requirements he believes that Congresswoman Hayworth may be able to assist in securing funding to help offset the cost of constructing a front entry.

Chair LoBue stated that as far as wasting money, she has sent correspondence to the County Executive requesting that while the air conditioning is running in the County Office Building, please have the windows in the hallways shut.

Commissioner Pena stated that he can get that done.

County Executive Odell requested that each Legislator when entering the doors of the County Building, please look up. She stated that these are financially tough times, but it does not mean that the facility needs to look like shanty town. She stated that the Public who pay the taxes they pay, have the right to have pride in their public buildings. She stated that was the mission of the Historic Courthouse. She stated that is the Center Piece of the County Seat of Putnam County. It represents democracy, liberty; it represents everything we believe in. To have that building represented as a dilapidated structure was, in her opinion, an insult to every tax payer in the County. She stated that she has received all positive feedback on the minor improvements that were made to the Historic Courthouse. She stated that it did not cost a lot of money. Smart and innovative work was done. It restored the dignity to the building. She stated that our Public should not have to come into the County Clerk's Office on a 90 degree summer day and have to sweat.

Legislator Oliverio stated that he is in support of Infrastructure Bonding.

Chair Conklin questioned if this estimate includes all of the finish work as well.

Commissioner Pena stated that it only includes the interior of the first floor. It excludes the lobby, the improved ADA access, the grounds around the building, the windows; this price is strictly the first floor renovations.

Deputy Commissioner Tully stated that it will allow the County Clerk's Office to be worked on.

Legislator Tamagna stated that is what is important.

Legislator Albano stated that he agrees with County Executive Odell that the aesthetics of the building are very important. He stated also in reference to the fact that the air conditioning is being done in-house. He stated that he is sure that there are some very qualified people. He stated that there are so many new options in that field that if the County's people contacted some contractors they may learn of some options that would bring the cost down.

Commissioner Pena stated that the County's HVAC person has been doing a great deal of research and has been looking for the highest energy efficient systems and matching them against the initial costs.

Legislator Othmer stated that he would like to re-state that this excludes the exterior of the building and the lobby.

County Executive Odell stated that they are aware of that. However there is a puzzle here, similar to the rubix cube. She stated that the Administration is aware of what needs to be done and are working on it. She stated that she has been working with County Clerk Sant since November 2011. There has been lots of hours dedicated to the discussion and planning. At this point they are ready to move forward.

Legislator Othmer made a motion to approve the \$168,432 funding for the First Floor Renovation; Seconded by Legislator Albano. All in favor.

**Item #10) Update/NYSEG-Rebates/Meeting June 14, 2012**

Chair LoBue stated that she had a meeting with a representative from NYSEG. Also in attendance was Commissioner Pena, Deputy Commissioner Tully, a representative from the Jail, Electrical and HVAC person from Highway, and a representative from Planning. She stated that there is funding available for work that the County will be doing. She stated that also there is opportunity to receive funding for work that has been done in the past year. She stated that air conditioners are covered. She stated also there is a program available for you if you switch from oil to gas, it is a program that is run through Mid-Hudson Gas.

Commissioner Pena stated that they would look to the energy providers to see what types of grants are available. He stated that it was brought to the surface that while doing these renovations the County should be looking to their energy providers to see what grant funding is available.

Chair LoBue stated that there is funding available for windows.

Commissioner Pena stated that windows are considered to be part of the energy efficiency of the heating system. So that would be related to electric. He stated therefore they will look to Central Hudson to see if the County changes windows will there be grant funding available.

Legislator Albano complimented Legislator LoBue for her research and finding a source of potential grant funding. He questioned Deputy County Executive Walker if this was the kind of work that the person in the proposed Grant Writing position for the Planning Department would do.

Deputy County Executive Walker stated that yes the responsibility of a Grant Writing position is to research, work through the application process, and to bring the funding through to the implementation phase.

Chair LoBue stated that the NYSEG Representative stated that they would review the lighting in the parking lots to evaluate the opportunities for cost savings there.

Commissioner Pena stated that he believes that the proposed Grant Writing position is critical. There needs to be a person on staff who will focus on finding the Grants that are available. He stated that person will fill out the applications and follow through with the process.

**Item #11) Discussion/Funding From Contingency for Automotive Shop Equipment/Hwy & Facilities**

Commissioner Pena stated that a lift had to be installed in February of 2012. He stated that \$25,000 was requested to purchase and install a lift in the Highway Garage. He stated that there was a balance of \$8,000 left from the \$25,000. He stated that they want to utilize the \$8,000 and transfer from Contingency \$14,700 to purchase an Air Compressor, Tire Changer, Floor Scrubber and A/C Recycler .

Legislator Othmer made a motion to approve \$14,700 to be transferred from the Contingency Fund for the purchase of the Automotive Shop Equipment; Seconded by Legislator Albano. All in favor.

**Item #12) Verbal Update/Highways & Facilities Updates/Commissioner Pena**

- a) **Carmel Landfill/Estimated Completion Date-** Commissioner Pena stated that the project is on target financially. He stated that they are a little behind the projected completion date due to the very rainy period in May and June. He stated that they have been in touch with the DEP and are meeting all of their requirements. He stated that substantial completion is targeted for 2-3 weeks.

Deputy Commissioner Tully stated that the project should be completed by the July Physical Services Meeting.

- b) **Carmel Sidewalk Project/Estimated Completion Date-** Commissioner Pena stated that they are within budget. He stated that most of the change orders have been settled since the last discussion. He stated that the project is about 55% completed. He stated that they project the project to be completed by July 31, 2012. The original completion date was June 30<sup>th</sup>, however there have been some utility interferences and driveway interference that have prevented that.

Chair LoBue stated that on June 9<sup>th</sup> the day of the Bicentennial Parade there was a deep drop on Seminary Hill that she felt was a hazardous situation. Also there have been complaints about the metal plates that have been put in place to create a bridge over the gullies into driveways. She stated that people have also reported to her that there are stones in the concrete.

Legislator Albano stated that the areas that he has seen look appropriate. So whoever is reporting this, should point out the area so that it can be looked at. He stated that he does not think that the phone pole at the junction of Seminary and Church Street looks aesthetically good.

Commissioner Pena stated that he agrees however there is a detail in the contract that it was DOT approved. .

Legislator Albano questioned how far up the sidewalk project will go to from Route 6. He questioned if it will meet the junction of Route 52. He stated that there is a section of sidewalk on Route 6 that leads up to Route 52, (from Church Street to Route 52) that is in pretty good shape. He stated that it may be an area that we could save on, by not replacing it.

Commissioner Pena stated that he will have to look into it.

County Executive Odell stated that she knows exactly the area where Legislator Albano mentioned, and agrees. She stated that it will be reviewed.

**c) Veterans Park/Walkway-Gold Mothers Statue-Projected Estimate-**Commissioner Pena stated that through the efforts of the Putnam County's Highways & Facilities staff a temporary fix has been completed. However it is only a matter of time before the same thing happens due to the lack of drainage issue on the walkway. He stated that the Highway Department will be adding additional drainage to the area.

**d) Tilly Foster/Rental House**

Chair LoBue questioned if the sludge from the septic at the rental house was brought over to the Carmel Landfill.

Commissioner Pena stated that it was.

Deputy Commissioner Tully stated that the DEC stated that there was no appropriate place to discard the sludge on that limited parcel. He stated that it was not so much the sludge as it was the soil around the septic.

**Item #13) Discussion/American Legion Post #275 Lease Agreement-Cold Spring Friendship Center**

Chair LoBue stated that she thought that there would be a Lease to review on this item.

County Executive Odell stated that a Lease was sent, however Director Sheehy, who was to bring the Lease on behalf of the Administration, had the wrong date for this meeting on her calendar; she thought the meeting was tomorrow. She stated that the County has been maintaining the American Legion Post for quite some time. The County has been paying the electric bills and repairs. She stated that also the County has been paying them \$1,000 a month, they are requesting a \$200 a month increase. They are also looking for a capital project improvement to blacktop the driveway this year. She stated that there is no other

facility over on that side of the County for our Seniors. She stated that she has a concern about the blacktopping cost however she is more concerned about safety of our Seniors. She stated that all that she has mentioned is in the proposed lease. She stated that she will make sure to bring it to the June Audit and Administration Meeting for review. She stated that is a quick overview what is being requested. She stated that the current lease does not expire until the end of July 2012, so there is some time.

Chair Conklin questioned in the County's Highway Department would be able to do the blacktopping of the driveway.

County Executive Odell stated that would be a decision to be made. She stated that estimates would need to be obtained. She stated that she will get the Draft Lease down to the Legislature tomorrow.

Chair Conklin stated that the amount of additional backup that is being received for items on the Committee agendas is cumbersome. Receiving backup on the day of the meeting is not fair to the Committee Members. She stated that she requests that the Administration have complete information to the Legislature in time for the agendas going out.

County Executive Odell stated that most of the additional material is from the Highway & Facilities Department. She stated that she knows that Commissioner Pena is doing his very best to get the information here and he has been spread thin with addressing the Bicentennial Events. She stated that she will convey your request to Commissioner Pena.

Legislator Tamagna stated that he looks around this room right now. There is no more representation from the Media and Legislator Oliverio has left. The items on this agenda are all important. He stated that he would recommend that if there is a large Physical Services agenda that it be split into two meetings a month. He stated that when he was Chair of this Committee, he did that.

Chair LoBue stated that part of the problem is that most of the items that have been requested to be addressed by this Committee have come as "High Priority" items.

Legislator Tamagna suggested having a night dedicated to the Commissioner Pena's items. Because there are a lot of planning items and MS4 items that need to be given the proper attention to.

Chair LoBue stated that she will take the suggestion into consideration.

Legislator Othmer stated that he wished that Chair LoBue had Commissioner Carlin provide an overview on the financial impact of the Bonds and what they would do to our tax levy. He

stated that he believes that information would have made the decisions easier. He stated that you do have a tendency of pushing items off to the next month and it log jams the agenda.

Chair LoBue stated that is not correct. She stated as far as Commissioner Carlin's overview of the Bond Financing, he provided a correspondence at the request of Chair Conklin, which she met with him about. There is a full and complete explanation attached as an "Additional Item" to this Agenda.

**Item #14) FYI/Corresp: Commissioner of Health Allen Beal/Resignation from County Boards: Soil & Water & Agricultural & Farmland Protection Boards – Duly Noted**

**Item #15) Other Business – None**

**Item #16) Adjournment**

There being no further business, at 9:15 P.M., Legislator Albano made a motion to adjourn; Seconded by Legislator Othmer. All in favor.

Respectfully submitted, Deputy Clerk of the Legislature- *Diane E. Trabulsky*