

**PHYSICAL SERVICES COMMITTEE
HELD IN HISTORIC COURTHOUSE
PUTNAM COUNTY OFFICE BUILDING
CARMEL, NEW YORK 10512**

(Chairman Albano, Legislators Castellano & Scuccimarra)

Tuesday

5:45 P.M.

August 23, 2016

The meeting was called to order at 5:45p.m. by Chairman Albano who requested Legislator Scuccimarra lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Scuccimarra and Castellano were present.

Item #3 - Approval/Physical Services Meeting Minutes/July 19, 2016

The minutes were accepted as submitted.

Item #8 - Approval/Revised-Lease Agreement/Senior Center/County of Putnam with Butterfield Realty LLC/The Lahey Pavilion-Butterfield/Amend Reso#107/2016 (July2016 Lease was Tabled at the Aug. 2 Full Leg. Mtg)

Chairman Albano stated that the Legislators will speak on the Amendments to the Butterfield Lease first, and then the public will have an opportunity to comment. He then introduced First Deputy County Attorney Andrew Negro to explain the four (4) amendments to the existing lease.

First Deputy County Attorney Negro stated that the only change to the lease since last month's Physical Services Meeting is removing the contingency on the funding agreement from ACI Senior Development Corporation. He stated that the amendments provide for the County to spend an additional \$61,000 rental payment during year one of the lease in exchange for the landlord providing additional work services which include: an additional two (2) water lines for domestic water and fire protection, additional HVAC services, additional upgrades to the electrical facilities and prepping for a propane tank. The lease amendment also confirms that the Office for Senior Resources (OSR) will provide bus servicing as part of its program. He explained that this is what makes the lease different from what was previously approved.

Chairman Albano thanked First Deputy County Attorney Negro for his explanation. He then requested the other Legislators comment on the amendments at hand.

Legislator LoBue requested that First Deputy County Attorney Negro come back up to the podium. She questioned if the Commencement date is July 1st.

First Deputy County Attorney Negro stated that it is July 1st or when the landlord completes work on the premises.

Legislator LoBue questioned if that means the County will begin paying the lease on July 1st.

First Deputy County Attorney Negro stated no, the lease commences upon completion of the landlord's work on the premises.

Legislator LoBue stated that she does not see any mention of the charges for the sewer system. She stated that there are costs in the lease that say the County would pay for the hook up to the sewer and any repairs. She questioned if the water and sewer charges are already established.

First Deputy County Attorney Negro stated that there are Common Area Maintenance (CAM) charges. He stated as far as the Lease is concerned, if there are water and sewage charges within the tax bill, they would fall, under the CAM and Tax portion of the lease.

Legislator LoBue stated current taxes for the building, as is, are approximately \$66,000. She stated the lease shows that the County's share of the CAM charges are 14% and the property taxes are 52%.

First Deputy County Attorney Negro stated that 52% of the property tax is the County's responsibility. He stated that this is based upon the County's use of the actual space in the Lahey Pavilion.

Legislator LoBue stated that she does not like the language used in this lease. She stated it is not clear.

First Deputy County Attorney Negro stated that the County is only responsible for 52% of the taxed premises, which is the building.

Chairman Albano stated that he would like for the discussion to remain on the four (4) amendments because the lease has already been approved.

Legislator LoBue stated that she still has questions and since the lease has not been executed, this discussion should be allowed.

Chairman Albano stated that there should be no rehashing because the lease has already been signed. He stated the Committee is keeping the discussion and the vote to the four (4) amendments.

Legislator Wright questioned how a subsequently admitted bond resolution be part and parcel of the lease amendment ratification if it has not been in front of the Physical Services Committee.

Chairman Albano stated that Item #9 on the agenda is a bond resolution for \$1m, which is more than first anticipated, due to losing the \$500,000 donation.

Chairman Albano made a motion to waive the rules and accept the additional from Todd Zwigard Architects, which is a revised estimate of cost; Seconded by Legislator Castellano; All in favor.

Legislator Addonizio requested to amend #23 entitled "Permitted Uses:" in the lease to include a community center for the general public.

Chairman Albano stated that is a great idea. He stated that he would be in favor of that if it did not conflict with any Planning Board requirements. He stated that can be looked into.

Legislator Wright stated that Item #9 is only a memorandum stating that a bond resolution will be presented to the Legislature at a future date. He questioned how the Physical Services Committee can approve a lease without a full consideration of the bonding resolution.

Chairman Albano stated he believes a lease is needed prior to a bond.

Legislator Wright stated that would be contrary to the way he is accustomed to doing business. He stated he would want to know what the potential cost is prior to purchasing something. He stated that he finds a gap in this process. He stated he believes a bonding resolution is needed in order for this Committee to consider a final determination of this lease.

Chairman Albano stated that there has been a commitment to the lease and it has been signed. He stated the bonding resolution is the next item to be addressed on the agenda. He stated in light of the new cost estimate, he will be requesting a reduction in the bond amount.

Legislator LoBue questioned why the approved lease was not attached.

Chairman Albano stated that the revisions to the lease are what the Committee is voting on.

Legislator Nacerino stated that the lease was approved twice. She stated that the 52% tax rate makes is based on the County's leasing space in the Lahey Pavilion, which is approximately 6,000 square feet.

Legislator Scuccimarra stated in reference to Legislator Addonizio's comments about adding wording to the lease to include use of the space as a "community center". She stated that was part of the initial vision for this project. She stated that there would be plenty of time that the Seniors would not be using the space, permitting it to be available for other purposes. However when that was proposed to the Town of Cold Spring Planning Board they were worried to call it a "community center" due to a concern regarding parking. She stated hopefully once the Seniors are in the space, that would be a matter that could be revisited.

Chairman Albano requested public comment on the matter and introduced Donna Anderson of Garrison.

Donna Anderson, resident, stated that she had a petition with 307 signatures. She read the purpose of the petition. In summary it stated that the people who signed the petition are in support of moving forward with the Senior Center at the Butterfield location.

Philipstown Supervisor Richard Shea stated that he wants to have faith that the Legislature has negotiated the best lease possible. He stated that he knows the lease has been approved, and still has a lot of process to go and proposed amendments that must be addressed. He stated that he believes by negotiating the best lease possible it will give a lot more confidence to the general public. He stated that this project will be built with or without a Senior Center with or without

the participation of Putnam County. He stated this is an opportunity for the Town of Philipstown to realize a project that has been on the books for ten years. He stated he would like to state that a lot of other avenues were reviewed before deciding on this site. He expanded on that statement. He stated that he hopes this matter can get resolved. He stated that he does want to see the best possible lease negotiated. He stated that he thanks the Legislators for their work on this matter.

Lourdes Laifer of Cold Spring stated that she is completely in favor of providing our seniors with a center. She stated, per the lease the proposed Senior Center will cost taxpayers \$4.5 million for 15 year lease. She stated it includes \$30,000 in annual property taxes and the estimated \$1.5 million, which was modified today to \$1.2 million, for renovations. She stated the comparative analysis for the Koehler Senior Center demonstrates the cost for that County Senior Center to be \$5 million for a 15 year lease. She stated that at the end of the 15 years, the County would have nothing to show for the Butterfield Senior Center other than reentering a lease, while the Koehler Center would be paid for. She stated that she believes this lease is good for the developer and bad for the taxpayer. She stated past practice of the County Legislature was to purchase buildings not lease. She then read comments from neighbors John Clemmer of Cold Spring, Jerry Ravnitsky of Mahopac and Shelly Gilbert who are not in support of the current negotiation of this matter.

Mayor of Cold Spring Dave Merandy stated he has been involved in the politics of his community, and believes he has knowledge of what his constituents want. He stated he rearranged his calendar in order to attend this meeting to speak to this agenda item. He stated now he and the other residents present are have been told they can only comment on the four (4) proposed amendments to the lease. He stated the agenda does not state that there are only four (4) items that public will be permitted to speak to. He questioned why nobody can see the signed lease. He stated that this behavior is not transparent. He stated the bottom line of his message is the cost of this project to the taxpayers. He state also to be paying a large amount of money to not own something at the end of the lease, is of great concern to him also.

James Hoch of Garrison cited a petition with over 200 signatures. He stated the petitioners do not support the terms of this lease in its current form. He stated that the lease is poorly defined and it will be a financial liability for 15 years. He stated that it seems the details of the lease are being intentionally withheld from the public. He listed some of the demands of the signers of the petition. He stated that the seniors deserve a wonderful senior center that the County will own at the end of 15 years. He stated he would like for it to be built by Union workers.

Village Trustee of Cold Spring Steve Voloto cited letters from other residents that expressed concern over the County's willingness to overpay for this project. He stated that the lease is a high liability for taxes. He stated that people are concerned because the lease is not available to read. He read letters from other residents.

Dana Bul of Cold Spring read statements from residents that are against the lease agreement.

Dar Williams of Cold Spring expressed her displeasure over being told that the public could only speak on the topic of the four (4) amendments to the lease. She stated that this kind of governing

has opened the eyes of many residents to what is going on. She stated this entire process has been a wake-up call to the residents of the County. She read letters from other residents who are unhappy with the lease.

Marie Early of Cold Spring read letters from other residents of the County who are not in support of this project.

Shirley Norton who lives in senior housing in Cold Spring stated that she has followed this topic for 3 years. She stated that a senior center is needed. She stated that she trusts that the Legislators have approved the lease for the right reasons. She stated that she would like the Legislature to vote on this matter. She thanked the Legislators for their hard work.

Jim Zottoli of Mahopac stated that he does not know the particulars of the lease but added that the seniors have been paying taxes for a long time and should be treated well.

Director of the Office for Senior Resources Patricia Sheehy, a resident of Carmel stated that she came to speak on behalf of the seniors. She stated that she is in constant contact with many seniors. She stated that this has been a long process. She stated that she believes that the residents need to trust that their elected officials will make the right decisions on their part. She stated that she believes it is the right time and place to finish this project.

Ed Cooke of Mahopac stated that he supports the four (4) amendments. He stated that buildings require maintenance. He stated that there are 10,000 building tradesmen in Putnam County that pay taxes and are strongly in favor of the senior center. He stated it is an important project for the seniors and the west side of the County.

Joseph Ramputi of Mohegan Lake questioned why the public cannot see the contract.

Cathy Croft of Southeast read a letter from Lynne Eckhart. The letter stated that it is the government's job to ensure health and safety of the residents. It stated that quality of life is included in that. However, she questioned at what cost. She submitted a copy of the letter to the Clerk. She added that seniors are an important part of the community. Cathy Croft added that the amendments to the lease were not part of the agenda backup and she would have liked to have seen them.

Deputy Philipstown Supervisor Nancy Montgomery stated that she has many of the same concerns that have been previously listed. She spoke to the lack of documentation that was provided on this agenda item. She stated everyone wants a senior center. She stated that the Town signed a letter of intent to participate in the lease and she questioned why the lease was not made available to the elected officials. She stated that she is tired of being told she does not want the senior center. She stated it has been signed that a lease has been signed. She questioned who has signed the lease. She stated as an elected official she signed a Letter of Intent to participate in this project and she has no idea what this lease is about. She stated the other elected officials, the previous Mayor of Cold Spring, the current Mayor did they receive a copy of this lease, and have they been kept up to date with the negotiations of this project. She stated that this Legislature was prepared to sign a Donation Agreement that would have put the Union

workers out of work. She stated that she believes if everyone does their job, this project can get done. She stated however there needs to be communication. She stated Assemblywoman Galef informed the Full Legislature that there was a possibility, if the Donation Agreement had been signed that the Dormitory Grant Authority money. Assemblywoman Galef is diligently working not to lose the Dormitory Grant Authority money. She stated she understands per discussion at a recent Town Board meeting that the County only needs another \$250,000 to cover the loss of the \$500,000 donation that was taken off the table. She stated she knows the County's Office For Senior Resources received a grant for \$323,000 for At Home Health Care. She stated she is aware that cannot be available to use for a Senior Center, her point is there is money available in all different forms.

Margaret Yonco-Haines from Philipstown stated Chairman Albano keeps stating that tonight's discussion needs to be about the four (4) items that are being changed in the lease. She stated there was not back-up for this item, nor were the four (4) items listed on the agenda. She stated that she did review an earlier version of the lease dated April 14, 2016, thanks to reporter David McKay Wilson. She stated the copy she had was missing a page. She contacted the Legislative Office requesting the missing page. She stated the response she received from the Deputy Clerk of the Legislature was that the item on the agenda is considered part of the negotiation process and is therefore confidential to the public, as is any proposed Lease presented to the Legislature by the County Law Department. However, this evening Chairman Albano stated this Lease has been signed and executed, so tonight's amendments are being negotiated. However the Lease itself is a signed agreement. She stated the four (4) amendments that have been referred to several times, have not been provided to the public. She stated she could not hear the County Attorney who spoke at the beginning of this meeting listing the four (4) amendments to the lease. She stated that she would be happy to have her Town representative Nancy Montgomery stand for her and comment, but she has not even seen it. She stated that she finds this extraordinarily disturbing. She stated the lease says rental payments start 60 days after the commencement date. She stated that is a concern. The taxpayers would be paying for a facility that is not going to be usable. She questioned how long it would it take to complete the project. She stated that Chairman Albano encouraged and stated that he wished the public would attend and participate at the committee meetings. She stated however the information is not provided prior to the meeting preventing the public from coming prepared to speak on the topics. She read comments from residents who could not attend the meeting. The theme of each message was that the residents are frustrated and believe they are not being given all of the information and want a more transparent plan and government. She stated if there is a signed and executed lease agreement, that the County has entered into, why isn't it available to the public.

Chairman Albano stated that all legal documents are confidential until they are executed. He stated the Legislature has approved the lease.

Margaret Yonco-Haines from Philipstown stated Chairman Albano stated that the lease was signed and executed.

Chairman Albano stated tonight the Physical Services Committee is here to review amendments to the lease, per public comment. He facilitated further discussion with Ms. Yonco-Haines.

Legislator Scuccimarra stated this lease has been discussed for the past three (3) years. She stated just about every Physical Services Meeting has had the topic of the proposed Senior Center at Butterfield on the agenda for three (3) years. She stated that the Seniors have attended many of the meetings over the three (3) years to be a part of the process and to have their voices heard.

Margaret Yonco-Haines from Philipstown requested that the process or the Legislature change so that when there is a signed agreement, at least at that point, prior to the amendment process allow the citizens to see the document. She stated prior to the meeting at which it will be signed, it should be made available to the public. She stated it is the money of the residents that is being spent. She stated that as a voter in Putnam County she is asking that the current procedure be changed.

Tom Obrien, representative from Local 21 Steamfitters, stated over 130 of their members live in Putnam County. He stated that he is not from this area. He stated that he came to state that if the project does go forward, Putnam County will be getting the best workers that New York has. He stated the job will be completed on time and on budget. He stated Putnam County has no industry. He stated that this project will bring some people work and it is a needed facility. He stated as long as it is built with Union workers, it will be done with a fair wage for the work that is done.

Lithgow Osborne, Cold Spring, stated he believes there is only one person on the Legislature that is doing their job. He stated Legislator LoBue works very hard, and he stated that he really appreciates that.

Stephanie Hawkins, Cold Spring, stated that she finds it ridiculous that the residents of this County need to plead with their representatives for follow through. She stated that on the agenda that was published it stated that this matter was an approval of a revised lease. She stated that it did refer to amendments. She stated that the agenda further states that the revisions are being made to the July 2016 lease that was tabled at the August 2, 2016 Full Legislature Meeting. She stated but we have heard tonight that the lease was signed. She stated that she is present to express her concern with the terms of the lease. She stated that this Legislature is considering approving a lease that would commit the County to paying an above market based rent on a triple net lease, pay a very high common area maintenance charge with no upfront definition of inclusion or exclusion or any right to review or contest the charges and pay four (4) times the fair share of property tax. She stated that Legislator Nacerino stated that the County will be paying property tax on the Lahey Building only, that is not how the Lease currently reads, that needs to be corrected by the County Law Department. She stated she believes the amendments to this lease should include netting out the investments made by the County if the County chooses to purchase this facility. She stated in her opinion the terms of this lease are not competitive or good for the tax payers of Putnam County. She continued to express her concerns with the lease and how it will impact the residents of the County.

Kathleen Foley, Cold Spring, stated that she has a copy of this draft lease, thanks to LoHud and the Poughkeepsie Journal. She stated that the draft lease has been reviewed by a number of professionals in the Real Estate field, in the Development field and in the Law field. She stated

that none of them agree with what was stated by the County Attorney or by what Legislator Nacerino stated. She stated the lease in its current format commits that the County will be paying 52% for taxes, common area maintenance and insurance. She stated that she wants to know if this draft lease is correct. She stated that she is not convinced that the Legislators know what they are putting forward. She read statements sent in from three (3) of her neighbors who are not in support of this lease: Paul Bonner, Real Estate Professional, Garrison, Christopher Daly, Village of Cold Spring and Jennifer Swareg, Village of Cold Spring. She stated during the SEQR (State Environmental Quality Review) process the members of the Public were led to believe this project would be tax positive. She stated this is not a tax positive project. She stated that she questions the integrity of every professional who had a hand in this SEQR process. She continued to express her objection to the lease in its current state.

Chairman Albano stated in response to the start time of the meeting. He stated in the six (6) years he has been a Legislator there has been one (1) person who stated they would like the start time to be later. He stated there have been Seniors who have requested that the meetings be kept early because it is easier for them to get here. He stated if enough people requested that the start time be pushed later, he would do so. He stated there is no secrecy with this project or process. He stated the lease is a legal document and is being handled as every legal document. He stated this is the process. He stated he understands the concern people have. However some of statements made tonight reflect the mis-information that is in the community. He stated the 52% property tax reflects the 52% of the Lahey Building that the County will occupy. He stated in regards to the 15 year lease. He stated that in his opinion, it would make no sense to do all of this work and have a five (5) year lease. He stated that he would be in favor of purchasing a building rather than lease space. However, that was never an option. He stated that purchasing is not as valuable to the County as it is to an individual. He stated that you do not get the appreciation. He stated the structures depreciate and there is a lot of expenses associated with them, new roofs, parking lots etc. He stated again, there was never an option to purchase available to the County. He stated that the County welcomes the professional and expertise of the Union contractors. He stated that this project, Butterfield, is moving forward regardless of the County's involvement. He stated that there is a tremendous need to provide services to the Seniors on the Western side of the County. He stated that unfortunately the \$500,000 donation was removed from the project. He stated fortunately the bond rates are low right now. He stated the County is proposing a bond to make up for the costs. He stated that this project and lease has been being discussed for years. He stated regarding the ability for the members of the Public to speak to this project the discussions have been going on at committee meetings for years. He stated the point comes after all of the discussion and public comment that a legal document is created. He stated at that point the legal document is confidential until it is fully executed.

Legislator LoBue stated that she would like it reflected in the minutes that she made a request to Chairman Albano to move the time of this meeting later in the evening. She stated however her request was overridden. She stated to the Union workers that there are tons of projects in Putnam County. She stated this project, in her opinion, is a bad project for the residents of the County. She stated, in her opinion, this agreement is pro the developer.

Legislator Wright questioned what the date is of the Fully Executed Lease. He stated when this matter was addressed at the August 2, 2016 Full Legislature meeting he was unaware that there

was a Fully Executed Lease. He questioned again what the date is of the Fully Executed Lease that is being considered for amendment at this meeting.

Chairman Albano requested that First Deputy County Attorney Negro address this matter.

First Deputy County Attorney Negro stated the Lease itself has not been executed by the County Executive. He stated that it has been approved by the Legislature pursuant to the last resolution. He stated it has not been executed by the County Executive pending the approval of the Resolution before the Legislature tonight including the revisions.

Legislator Wright stated to correct the record there is no Fully Executed Lease. He stated, a point of order, in his examination of Agenda Item #9 *Approval/Proposed \$1 million Bond Resolution/Senior Center/The Lahey Pavilion Butterflied*, he does not see a requesting bond resolution. He stated that respectfully he submits that there is a proposal to approve a bonding resolution that is not before the Committee this evening, and certainly should be. Lastly, for any resident who came this evening intending to speak on this matter to then be told the matter at hand deals with four (4) undisclosed items which were revealed to them as they arrived to the meeting flies in the face of any kind of fundamental fairness and due process that he has ever been associated with, in four and a half decades of practicing law. He stated that he believes it is harsh to tell people when they arrive to speak their hearts that they are confined to address certain items that have been preordained by the Committee, but undisclosed to the public.

Chairman Albano stated for the purpose of productivity, he wanted to stick to the issues that needed to be addressed this evening. He stated he wanted the discussion to be relevant to the items of the agenda.

Chairman Albano made a motion to approve and move the Revised-Lease Agreement/Senior Center/County of Putnam with Butterfield Realty LLC/The Lahey Pavilion-Butterfield/Amending Reso#107/2016; Seconded by Legislator Scuccimarra. All in favor.

Item #4 - Approval/ Budgetary Amendment (16A049)/Closeout Completed Capital Projects and adjust for Ongoing Capital Projects to reflect actual costs/Commissioner of Finance

Chairman Albano made a motion to approve Budgetary Amendment (16A049); Seconded by Legislator Scuccimarra. All in favor.

Item #5 - Approval/ Budgetary Amendment (16A050)/Additional Funding for the Bureau of Emergency Services & Sheriff's Department Storage Garage-Capital Project (Reso#112-2016)Highways & Facilities Department

Chairman Albano stated that there were some issues that came up with the foundation for this structure that warrants the additional funding.

Legislator Scuccimarra made a motion to approve Budgetary Amendment (16A050); Seconded by Chairman Albano. All in favor.

Item #6 - Approval/ Budgetary Amendment (16A051)/Account for NYS Accelerated Grant Award-Bikeway Road Intersection Signage (Reso#117-2016)/Planning Department

Deputy Commissioner Tully stated this funding will be used to create consistent signage on the bikeway intersections throughout the County's corridor.

Legislator LoBue requested confirmation that the County is doing this project.

Deputy Commissioner Tully stated that is correct. He stated the signage will be bid out independently or purchased off an authorized New York State contract.

Legislator LoBue questioned when the County will know if they are bidding it out or purchasing off the authorized New York State contract.

Deputy Commissioner Tully stated very shortly, the goal is to have the work completed by the end of October 2016. He stated the work will be done in-house. He stated but some of the materials that will be needed will be bought, that is the purpose of this budgetary amendment.

Legislator LoBue questioned where is the County buying the material from.

Deputy Commissioner Tully stated that will be known once the vendor is selected. He stated most of the material is in the County's inventory, but there are some solar components for solar signage that will be bid out or purchased from the New York State contract.

Legislator LoBue questioned if there are any graphics that would provide a visual of what the signs will look like.

Deputy Commissioner Tully stated there are photos and he will send them to the Legislative Office. He stated that these signs are part of the safety improvement program for all bikeway intersections.

Legislator LoBue clarified that this sign project has no connection with the former company that approached the County to put signs on the bikepath.

Deputy Commissioner Tully stated that is correct.

Chairman Albano stated the majority of the expense will be paid for with grant funds.

Legislator LoBue questioned how much is the matching amount that the County is responsible for.

Deputy Commissioner Tully stated \$2,800.

Legislator LoBue questioned how many signs will be put up.

Deputy Commissioner Tully stated he does not know the amount off hand. He stated that he will include that information with the photos of the signs. He stated that Mike Cunningham, from the Highways & Facilities Department presented this to the Legislature a few months back that information was included in the back-up. *(correction: request to apply for the Grant came to May 2016 Phys. Svcs. Per Sandra Fusco, Deputy Commissioner of Planning, not M. Cunningham)*

Chairman Albano made a motion to approve Budgetary Amendment (16A051)/Account for NYS Accelerated Grant Award-Bikeway Road Intersection Signage (Reso#117-2016); Seconded by Legislator Castellano. All in favor.

Item #7- Approval/Budgetary Transfer (16T180)/Anticipated ATI Overtime Costs Incurred Through Year End/Highways & Facilities

Legislator LoBue stated that she had requested a break down to support this request. She stated the information has not been supplied to the Legislature to date.

Deputy Commissioner Tully stated he will supply that information.

Chairman Albano made a motion to approve Budgetary Transfer (16T180), pending receipt of the requested documentation; Seconded by Legislator Scuccimarra. All in favor. *(documentation was received dated Aug 26, 2016 Fr: J. Tully To: C. Albano)*

Item #9 - Approval/ Proposed \$1 million Bond Resolution/Senior Center/ The Lahey Pavilion-Butterfield

Chairman Albano made a motion to approve amending the amount of the proposed Bond Resolution from \$1 million to \$800,000 based on additional documentation received this evening of cost estimates for the project; Seconded by Legislator Castellano. All in favor.

Chairman Albano made a motion to approve the amended Bond Resolution; Seconded by Legislator Scuccimarra. All in favor.

Legislator Wright requested that Chairman Albano identify the Bond Resolution that was just passed by the committee.

Chairman Albano requested Legislative Counsel VanRoss provide his input to Legislator Wright's question.

Legislative Counsel VanRoss stated the need for a Bond Resolution should be approved and moved to the August 29, 2016 Audit & Administration meeting, and there should be a proposed bond resolution provided at the Audit & Administration meeting.

Chairman Albano made a motion to approve and move the need for a Bond Resolution to the Audit & Administration Meeting; Seconded by Legislator Castellano. All in favor.

Legislator Wright stated again his question, "what resolution was just approved and moved to the Audit & Administration Committee."

Chairman Albano requested Legislative Counsel VanRoss address this.

Legislative Counsel VanRoss stated the Administration should have presented to this Committee a proposed Bond Resolution, however he stated he believes they will have one sent to the Audit & Administration Committee meeting.

Legislator Wright repeated his question, “How can a resolution that has not been seen be approved?”

Chairman Albano stated the basic substance of it is an approval for a bond in the amount of \$800,000.

Legislator LoBue stated the bond amount listed before this committee is \$1 million.

Chairman Albano stated that he amended it to \$800,000 based on information provided from the Administration this evening.

Legislator Wright stated it is his opinion that the Legislative Committee that approves a project should approve the funding for the project.

Item #10- Discussion/Transportation for Seniors/Proposal-Cold Spring Shopping Shuttle

Legislator Scuccimarra stated in response to Seniors in her Legislative District, she has brought this proposal forward. She stated that Seniors in her District have told her that it is very difficult for them when it comes to traveling. She stated she met with Transportation Manager Tamagna to discuss the feasibility of having a once a week shuttle that would run from Continental Village, travel to Cold Spring, with a stop at Main Street have a stop at the Senior Center, then travel through Garrison, stop at the Library, continue North on Route 9, have a pick up at Brookside Trail Park, go to Glasbury Court and stop at the shops along Route 9 and end at the Walmart Shopping Center. She stated that a preliminary cost estimate to run such shuttle once a week would be \$480/weekly. She stated an advantage to the end stop being at the Walmart shopping Center is that there is a Dutchess County Bus line that goes to many different areas. It would permit the Seniors the opportunity to get out of their Town and explore areas that they otherwise would not be able to get to. She stated she has spoken to the Dutchess County Transportation Director and received confirmation that they are excited about this proposal. She stated also she has discussed the proposal with Senator Serino. Senator Serino has committed to trying to secure funding to support this proposal. She stated even if funding can be secured for only one (1) year it would allow a trial period to see if there is real interest and participation in the service.

Legislator LoBue questioned where the Walmart Shopping Center is.

Legislator Scuccimarra stated it is in Fishkill, Dutchess County.

Legislator LoBue stated so the proposal is for Putnam County to provide Transportation to the Seniors to shop outside of Putnam County, generating sales tax not in Putnam County.

Legislator Scuccimarra stated that there will be other opportunities for shopping in Putnam County along the proposed route. She stated personally she sees nothing wrong with providing the Seniors an opportunity to get out of their Town. She stated many on them have spent a large majority of their lives paying taxes in Putnam County.

Legislator LoBue stated that this proposal would be another action that would result in growing government.

Legislator Scuccimarra stated she does not agree with that.

Legislator LoBue stated that she would like to get feedback on the ridership of the Beacon Shuttle that Legislator Tamagna brought forward. She stated that she would like the Legislature to get the information on that shuttle before giving any consideration to enacting another shuttle. She questioned if there is going to be a shuttle for the Town of Southeast, Patterson and Kent.

Legislator Scuccimarra stated that there is public transportation in those areas of the County.

Legislator Nacerino stated that she agrees in having Transportation Manager Tamagna attend the next Physical Services Meeting to provide a report on the ridership of the Beacon Shuttle. She stated she sees this as a quality of life matter. She stated there is transportation provided for the Seniors to the Elmsford Dinner Theatre every winter.

Chairman Albano stated this item was requested to be on the agenda as a discussion item. He stated that he will send a request to the Administration to have Transportation Manager Tamagna attend the September Physical Services Meeting.

Item #11 - Verbal Update/Cell Tower- Putnam Valley/Proposed Site

Chairman Albano stated in reference to the Putnam Valley site for the Cell Tower a second site has been recommended, Granite Hill. He stated Putnam Valley Supervisor Oliverio is supposed to be meeting with Commissioner Sutton to discuss the feasibility of the Granite Hill site for the Cell Tower. He stated regarding the Hill Street proposed location on the Golf Course property, the Administration is looking at different areas on the property that would accomplish the same thing in a more suitable location in regards to the residents. He stated as soon as there is new information the matter will be back on the agenda.

Legislator LoBue questioned if Chairman Albano will be walking the airport property in Mahopac (Golf Course property). She stated there is approximately 300 acres of property.

Chairman Albano stated that he has and will again. He stated that he is hopeful that a new location will be found that will work out better.

Legislator LoBue stated that she sent a correspondence dated August 5, 2016 to the County Executive and Deputy County Executive in reference to a letter that was signed by the Deputy County Executive dated July 14, 2016 regarding the Cell Tower Projects. She stated in her memo she requested a copy of the "Comprehensive Plan" that was reference in his memo. She stated to date, she has not received any response back from the Administration. She stated that she is hoping that Chairman Albano would assist in securing the requested Comprehensive Plan.

Item #12 - Update/Signage -Hill Agor Farm House

Legislator LoBue stated she requested that Alan Warnecke provide an update on this matter.

Alan Warnecke stated that he is the Chairman of the Red Mills Historic District Committee. He stated that there have been signs completed for the Red Mills Historic Park. He stated that they would like to put similar signs at the Hill Agor Farm House site. He presented copies of photos that he had of the Red Mills Historic Park sign. He stated that he has the site plan for Hill Agor Historic Farm House entrance, which is where the sign would go. He stated that he could leave his documentation, however he would need it back it is his only copy.

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

Chairman Albano stated after the Legislators all had a chance to view the documentation, he would be returning to Mr. Warnecke the documentation. He requested that a copy be provided to the Legislature. He questioned when Mr. Warnecke anticipates getting the sign posted at the Hill Agor Farm House. He thanked him for all of the work he has done and continues to do on this project.

Alan Warnecke stated as the Legislators are aware, he has been requesting that the Hill Agor Farm House site be placed on the National Registry. He stated in his opinion that would be a great start. He stated it does not take that long to put the sign up.

Chairman Albano stated what is needed and was requested was to put a sign up that would identify that the house. He stated that a construction sign is not what is being looked for right now. He stated to Legislator LoBue that the main concern was to identify the site. He stated the Town of Carmel stated that they would put the sign up. He suggested that Legislator LoBue work with the Town of Carmel to get this done.

Legislator LoBue stated it is County property.

Chairman Albano stated he would like to see the sign put up. He suggested that Mr. Warnecke get a cost proposal to put up a sign that would specify that the house is there.

Legislator LoBue questioned where did the Red Mills Park signage get made.

Mr. Warnecke stated he believes it was Fossil Graphics.

Legislator LoBue suggested that he contact Fossil Graphics as well as other businesses in that field to get an estimate.

Chairman Albano requested that Mr. Warnecke get a price on an appropriate sign for the Hill Agor House and bring the information back to the Legislature.

Legislator Wright stated that he would request that any preliminarily proposed signage be consistent graphically with the finished product of the Red Mills Park sign.

Mr. Warnecke stated that it took a lot of time and effort to get this done.

Chairman Albano requested that Mr. Warnecke bring the final drawings and financial costs back to this Committee and he believes the County would be able to assist in the process and get the sign posted. He agrees with the focus of continuity in the signage.

Legislator LoBue stated that she will assist Mr. Warnecke.

Item #13- Approval/Grant Application–Bridges and Culverts/Highways & Facilities Dept.

Deputy Commissioner Highways & Facilities Tully stated New York State Legislature has made available \$200 million over the next two (2) years to conduct work on bridges and culverts. He stated that bridges and culverts have been identified throughout Putnam County that need work. He stated if the approval is given by the Legislature to apply for this grant funding, he believes there is reasonable assurance that the County will be awarded some amount. He stated through the efforts of the summer's P.I.L.O.T. Interns all of the bridges and culverts were assessed. He stated the ones most in need of repair were identified. He stated that he is aware that the matching component of a grant application is a point of concern. He stated the Administration believes the match component can be handled with the previous funding the Legislature has provided for bridges and culverts. He stated he could go through the list of bridges and culverts that have been identified.

Chairman Albano stated that he did not believe that was necessary.

Legislator LoBue requested that the list be provided, in writing to the Legislature.

Deputy Commissioner Highway & Facilities Tully stated he will send them in a memorandum format. *(Rec'd Memo dated 08/26/16 Fr: Deputy Tully: **Bridges:** (1)Drewville Road over West Branch Croton Reservoir, (2) Sprout Brook Road over Canopus Creek near Winston Lane **Culverts:** (1) Snake Hill Rod 11-3, (2) Peekskill hollow Road 21-6, (3) Peekskill Hollow Road 21-9, (4) Fairfield Drive 66-1, (5) Croton Falls Road 34-3)*

Chairman Albano made a motion to approve the Grant Application–Bridges and Culverts by the Highways & Facilities Department; Seconded by Legislator Scuccimarra. All in favor.

Item #14 - Update/Monthly-Capital Projects Report

Deputy Commissioner Highway & Facilities Tully stated the changes to the report from last month are the projects that have been added for budget purposes. He stated the Capital Projects

Committee met last month. He stated the Capital Projects will be reviewed again through the Legislative Budget Review process. He stated a couple of projects were moved up on the list, however at this time they do not require funding.

Legislator LoBue questioned what projects he is referring to.

Deputy Commissioner Highway & Facilities Tully stated there was one related to the Sheriff's Correctional Facility "the catwalk". He stated the other ones added for the Capital Projects purposes are on page 3. He stated they are the projects typically funded by the Legislature on an annual basis for the Highways Department: roads, bridges, culverts and equipment. He stated that he will send a revised Capital Projects Report.

Chairman Albano stated before addressing agenda item 15a., which will require an Executive Session, he opened the meeting up to public comment.

Ann Fanizzi, resident, stated she would like an explanation of the bonding request.

Chairman Albano stated the revised bonding amount of \$800,000 is based on a firm that provided a more tightened estimate of the cost.

Ann Fanizzi, resident, requested that the estimate be posted for viewing, and confirmed that the Bond will be addressed again at the August 29th Audit & Administration Meeting.

Legislator Castellano stated that is correct.

Item #15 - Other Business

a) Letter of Necessity for Inclusion on Physical Services Committee

Agenda/Potential Settlement of Claim – Partenza-Mahoney v. County of Putnam

8:21p.m.

Chairman Albano made a motion to go into Executive Session to discuss with County Attorney possible settlement of claim Partenza –Mahoney v. County of Putnam; Seconded by Legislator Scuccimarra. All in favor.

8:37p.m.

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

Chairman Albano stated no action was taken in Executive Session.

Item #16- Adjournment

There being no further business, at 8:38p.m. Chairman Albano made a motion to adjourn; Seconded by Legislator Scuccimarra. All in favor.

Respectfully submitted by Deputy Clerk of the Legislature Diane Trabulsy.