

**DPW COMMITTEE**

Tuesday, January 19, 2021 - 9:30 AM

*Clerk's note – This meeting was held virtually.*

Robin DeLoria, Chairperson  
Archie Depo, Vice-Chairperson

Chairman DeLoria called this DPW Meeting to order at 9:30 am with the following Supervisors virtually in attendance: Clayton Barber, Robin DeLoria, Archie Depo, Stephanie DeZalia, Shaun Gilliland (in person), Joseph Giordano, Charlie Harrington, Roy Holzer, Kenneth Hughes, Steve McNally, Jim Monty, Noel Merrihew, Jay Rand, Tom Scozzafava, Jeffrey Subra, Ike Tyler and Joe Pete Wilson. Davina Winemiller was excused.

Department Heads present: Dan Palmer (in person) Laura Carson, Jim Dougan, Judy Garrison, and Michael Mascarenas.

Also virtually present: Sun News, Tim Rowland, Margaret Bartley, Lynn Donaldson and Alice Halloran.

DELORIA: I will call this DPW meeting to order. If we can stand for the pledge I would appreciate it. Thank you everybody for that. Ken Hughes and I were talking this morning and we think that we should mandate Jim Dougan show his face at this meeting because without a camera, we can't really tell that it is him or if he's under duress of some sort.

DOUGAN: I'm under duress that's for sure but it's just normal duress.

DELORIA: Okay, Jimmy do you want to start with your resolutions first?

DOUGAN: Yes. Good morning everyone. My first request is regarding a bridge project in Elizabethtown. It's a Federal aid funded project. We're getting close to being able to put that out to bid hopefully in the next month or two for construction later this year. This resolution is regarding the property that we had to acquire in order to build the bridge. These are for permanent easements so I'm requesting authorization for the County chairman or County Manager to execute any and all easements and rights of way related to the Water Street over the Brand Bridge replacement project in the Town of Elizabethtown and all associated documents necessary to effectuate payment to the property owners in an amount up to \$10,700.00, with funds to come from budgeted funds. The Federal portion of the project is going to pay for that. That \$10,700, is the total, that all four property owners would be receiving.

DELORIA: Okay, if we can have a first and a second then we'll move to discussion.

**RESOLUTION AUTHORIZING THE COUNTY CHAIRMAN OR THE COUNTY MANAGER TO EXECUTE ANY AND ALL EASEMENTS AND RIGHTS OF WAY RELATED TO THE WATER STREET OVER THE BRANCH BRIDGE REPLACEMENT PROJECT IN THE TOWN OF ELIZABETHTOWN AND ALL ASSOCIATED DOCUMENTS NECESSARY TO EFFECTUATE PAYMENT TO THE PROPERTY OWNERS IN AN AMOUNT UP TO \$10,700.00, WITH FUNDS TO COME FROM BUDGETED FUNDS. Depo, DeZalia**

DELORIA: Discussion? Jimmy, what's the total project cost of this? Do you have that off the cuff?

DOUGAN: It's about \$2.4 million dollars right now it's 80% funded through Federal aid. As soon as the DOT approves the plans to go out to bid, which is real close and this right of way is the next step then we'll be applying for the State Marchiselli money which is 15% we normally get that. I don't know how that will work in our current economic situation, with hopefully just a final 5% overall county match.

DELORIA: Any further discussion on this topic? Roll call on this Dan?

PALMER: That's not necessary you can just do a voice vote.

DELORIA: Okay, all in favor, opposed – resolution passes. This next one, for Real Construction Jim?

DOUGAN: Yes, number two, this is cleaning up an old project. This is requesting authorization for a change order with Reale Construction in the amount of \$60,668.12, for additional rock removal, changes to the West concrete abutment and changes to the cofferdam and dewatering after ledge rock shown in geotechnical borings was found to be unstable for bearing of footings of the Trout Brook over Minerva Stream Bridge replacement project with funds to come from Bridge bond and further authorizing the County Chairman or County Manager to execute said change order. This project is a couple years old back when we found the rock was unstable, we notified the board, we proceeded with the contractor doing the work. Honestly, we've been negotiating with the contractor for almost two years now. Their initial proposal came in at \$113,000. We thought they were trying to cover some of their original project costs, and finally got to this agreed amount of \$60,668.

DELORIA: Jimmy, will this close out the Trout Brook over Minerva Stream Bridge project completely? Is this the final payment?

DOUGAN: Yes, this would be the final payment.

DELORIA: Okay and we have the money I presume?

DOUGAN: Yeah, that project was paid out of the bridge bond, there was still a little bit of funds left in that bridge bond which will cover this particular change order yup.

**RESOLUTION AUTHORIZING THE COUNTY CHAIRMAN OR COUNTY MANAGER TO EXECUTE A CHANGE ORDER WITH REALE CONSTRUCTION, INC. IN THE AMOUNT OF \$60,668.12, FOR ADDITIONAL ROCK REMOVAL, CHANGES TO CONCRETE ABUTMENT AND CHANGES TO COFFERDAM AND DEWATERING FOR THE TROUT BROOK OVER MINERVA STREAM BRIDGE REPLACEMENT PROJECT WITH FUNDS TO COME FROM BRIDGE BOND. Scozzafava, Depo**

DELORIA: Any other discussion or questions on this particular resolution? If not, all in favor, any opposed – this motion carries.

Jimmy, this resolution number three.

DOUGAN: Number three is requesting a contract amendment with CPL Architecture. They are our term contract architectural firm. This is not to exceed \$25,000. This for them to prepare drawings, specs for the courthouse roof replacement project, including assisting us in bidding and construction inspection. The funds would come from budgeted funds and further authorizing the County Manager or County Chair to execute this contract amendment.

DELORIA: Okay, Jim I have a quick question. I think I picked the wrong professional field to be in I think but paying \$25,000 is that a normal cost for preparing this type of, these documents to go to bid?

DOUGAN: Yeah, it's you know I wouldn't tell you that I find it to be the cheapest proposal. This is, we put out to bid a year ago for a new, you know, we have to bid the term contract for architectural services every three years. This time it was a different firm than we've had in the past or a little bit larger firm. This is their cost for the overall project, really soup to nuts. I'm thinking once we get design plans that we will keep their amount of service we need during bidding and construction phase to a minimum so, you'll note that this is a not to exceed price. I'm assuming we'll be able to bring this down, you know, probably under \$20,000 when we're done.

DELORIA: I guess they don't see that not to exceed \$25,000 I mean, but that's the figure you want to put forth in this resolution then?

DOUGAN: Yeah, that's the resolution I got from them or the proposal I got from them. You know, we are changing the style roof on the courthouse it's currently a ballasted roof with it means it's got stone on the top and so the details on how we tie back into rooftop units and things are kind of critical and I want to make sure we get a good thirty-year warranty so that's why I did want an outside firm to help us with the design details.

DELORIA: Okay, alright very good. Can I have that resolution moved?

**RESOLUTION AUTHORIZING THE COUNTY CHAIRMAN OR COUNTY MANAGER TO EXECUTE A CONTRACT AMENDMENT WITH CPL ARCHITECTURE IN AN AMOUNT NOT TO EXCEED \$25,000.00 FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR THE ESSEX COUNTY COURTHOUSE ROOFTOP REPLACEMENT PROJECT, WITH FUNDS TO COME FROM BUDGETED FUNDS. Holzer, Barber**

DELORIA: Discussion? All in favor, any opposed, none – resolution carries. Jimmy, number four Creighton Manning Engineering.

DOUGAN: Numbers four and five are regarding the Halloween Storm event, that is a FEMA declared disaster both four and five are regarding Ensign Pond Road. Ensign Pond Road is a Federally aid eligible road so the FEMA process changes and you have to use DOT ER funding, emergency repair I believe is what ER stands for rather than the normal FEMA process so these two resolutions to move forward are a little behind a couple of the previous sites where we have engineering for the Halloween Storm event but, so this one is regarding the slope failure on Ensign Pond Road, it's in the Town of Moriah. This would authorize Creighton Manning to move forward with preliminary engineering, surveying, subsurface investigation, geotechnical evaluation in an not to exceed amount of \$16,000.

DELORIA: Jimmy, Federal age eligibility does that mean we're going to get that if the money is available?

DOUGAN: Yeah, we've spoken with the people of DOT. The Halloween Storm has been, made eligible in the ER program as well. Unfortunately, they may be moving some money from our normal Federal aid funds that typically funds things like the Water Street Bridge we talked about before so it may push a couple of other projects that would normally be on our Federal aid list out by a year or so in order to do these next two.

DELORIA: Okay but these are absolutely relevant that they get repaired then?

DOUGAN: Yeah, I think it's a good opportunity. FEMA has done the preliminary investigation and has what I would call a draft project worksheet through FEMA that's gone onto the DOT and the ER program and they've said that they are eligible.

DELORIA: Okay, can I have a motion to move that resolution?

**RESOLUTION AUTHORIZING THE COUNTY CHAIRMAN OR COUNTY MANAGER TO EXECUTE A CONTRACT AMENDMENT WITH CREIGHTON MANNING ENGINEERING, LLP IN AN AMOUNT NOT TO EXCEED \$16,000.00 FOR PRELIMINARY ENGINEERING, SURVEY, SUBSURFACE INVESTIGATION AND GEOTECHNICAL EVALUATION SERVICES FOR THE ENSIGN POND ROAD SLOPE FAILURE PROJECT IN THE TOWN OF MORIAH WITH FUNDS TO COME FROM BUDGETED FUNDS. Scozzafava, Barber**

DELORIA: Any discussion? All in favor, so moved. This resolution number five, Jim basically explained this. It's still going to be Federal aid eligible road. Can I have a motion to move that as well?

**RESOLUTION AUTHORIZING THE COUNTY CHAIRMAN OR COUNTY MANAGER TO EXECUTE A CONTRACT AMENDMENT WITH CREIGHTON MANNING ENGINEERING, LLP IN AN AMOUNT NOT TO EXCEED \$42,000.00 FOR PRELIMINARY ENGINEERING, SURVEY, SUBSURFACE INVESTIGATION, GEOTECHNICAL EVALUATION, HYDRAULIC EVALUATION, ENVIRONMENTAL DOCUMENTATION AND PERMITTING SERVICES FOR THE ENSIGN POND ROAD TWIN CULVERT REPLACEMENT PROJECT IN THE TOWN OF MORIAH WITH FUNDS TO COME FROM BUDGETED FUNDS. Scozzafava, Depo**

DELORIA: Any further discussion on this resolution? All in favor, opposed – carried. Okay, resolution number six.

DOUGAN: Number six is regarding transportation. This is, we're asking to apply for and accept additional Federal transit operating assistance in the amount of \$162,000.00 and SES operating assistance in the amount of \$285,000. I'm not sure what the S and S stand for but the E is for employment and it's basically monies to try promote people utilizing the public transportation to get back and forth to work. This is a little bit new, this isn't our typical State operating assistance. This is in addition to what we normally see.

DELORIA: Interesting. Have we applied to anything like this before with the Transportation Department?

DOUGAN: Not since Transportation has been under DPW, to my knowledge. Again, I think this is a little different than it's a direct Federal, rather than a State pass through.

DELORIA: Okay, I'm all for applying and see where it goes from there. Can I have a motion to move this resolution?

**RESOLUTION AUTHORIZING THE TRANSPORTATION DEPARTMENT APPLY FOR AND ACCEPT FEDERAL TRANSIT OPERATING ASSISTANCE IN THE AMOUNT OF \$162,000.00 AND SES OPERATING ASSISTANCE IN THE AMOUNT OF \$285,000.00 AND FURTHER AUTHORIZING A BUDGET AMENDMENT FOR THE SAME. Barber, Holzer**

DELORIA: All in favor, any opposed – carried. Did you want to brief us on the report or did you want to go to the Cornell Cooperative Extension facilities update?

DOUGAN: If anybody has any questions on my report I'd be glad to answer them otherwise we can spend our time on the Agricultural Center building.

DELORIA: Let's move right into that Jim, I think we're good to hear what you've got to report.

DOUGAN: Okay, so what I tried to put together is just a little bit of a timeline of some of the milestones or some of the things that we've done since 2017. Hopefully most of the supervisors will recall that in 2017, we put together a report on the conditions of the agricultural center building also known as Cornell. We put together some cost estimates. We gave a bit of history on the structure, you know, we summarized some previous reports on the structure, we highlighted issues being asbestos, the foundation, the roof, the fact that it was built to be a three season building rather than what it was being used for at the time as a four season building. Overall, total cost in that report we had estimates of \$2.3 million. Again, we went to a four season building. There was no elevator included and those costs were based upon the layout of the building footprint as done in a 2005 report that the Cornell Cooperative Extension staff that were in the building at the time had lead as far as what the program of that building would be. The report recommended that we apply for some SHIPO grants concentrating on saving the structure, to save the structure we were talking about foundation repairs, foundation upgrades and roof repairs first so we applied, really, specifically Community Resources applied with some assistance from DPW in 2017, for CFA in the amount of \$503,000. That application had \$80,000 towards the Bell tower, trying to take two listed historical facilities and see if that gave us better competitiveness in the application process. That application failed and then in 2019 we applied again, specifically just for the Agricultural center building in an amount of \$673,000 that also that grant also was not awarded. Any questions before I move further through the report?

SCOZZAFAVA: So, at this point we're betting zero for grant dollars? It sounds like?

GILLILLAND: No.

SCOZZAFAVA: No?

GILLILLAND: No, that's not true. There are two grants. There was a \$500,000 grant that Betty got us, through DASNY which is still a good grant and then there was a \$50,000 grant through Dan Stec that originally was going to go to asbestos removal, couldn't be asbestos removal has to go through construction so those two are still out there to be drawn from. Now, how long it takes to get the money? That's a separate question.

SCOZZAFAVA: That's \$600,000 then? If I'm adding up here correctly.

GILLILLAND: \$550,000.

SCOZZAFAVA: Five-fifty? Okay. Thank you.

DOUGAN: Yeah, Shaun has jumped ahead on my report, and yes we do have those two other grant applications. The one it was for originally thirty, now it's up to fifty through DASNY and the other one was the \$500,000 through the State Municipal Facilities Grant program.

I received a call this morning just an update and it's not in my report but I received a call from Community Resources that at the end of last week they did receive correspondence regarding the \$50,000 grant and that it is, it has moved through the Comptroller's Office and is now, the Community Resources needs to submit some more documentation to prepare the actual contract with the State so that's some good news again, that the \$50,000 grant application and we did receive an official award letter for the \$500,000 grant and what Community Resources is being told is that Covid-19 just bogged everything down.

DELORIA: Okay and Jimmy are both of those grants absolutely earmarked for this Cornell Building?

DOUGAN: Yeah they were specifically applied for the agricultural center building.

DELORIA: Okay now I guess my question is then if that's what you have and I think the reason this topic is on the agenda today because Mr. Tyler brought it up at our last meeting and you were kind enough to present this to us. If we have five-fifty what's it going to take to do what we have to do to that building? Do we have any idea?

DELORIA: Well, if we go back to the Save the Structure concept, the foundation and the roof were what we were discussing in order to save the structure first. If we have limited funds and not enough funds to do the entire project let's at least make sure we have something worth saving. As discussed previously, you know it was built as a three season building. What are some of the issues that came in for the building was when it was transformed to a four season building, where the foundation system which really sits up on piers well that was fully enclosed without any vapor barrier or proper installation or ventilation both underneath that wood floor deck the moisture from down below was basically rotting out the floor structure from within. Then you have a roof structure that really wasn't ever ventilated properly or insulated properly and that roof system is failing rather quickly. So, the \$550,000 I mean, we can go back into the details of the report that have been prepared in the estimates but you know, it seems like an amount that would get us an awful long way to fixing the foundation and the roof. That answer your question Robin?

DELORIA: It did. I mean, it's an incomplete project. This facilities committee I can recall getting the report that they gave us, I think it was December of '19, when we received it.

DOUGAN: Why don't I just step down and I'll just finish what I put in the memo and that may answer a couple of those questions. Yeah, in January of 2019, Chairman Gilliland created the Building and Facilities Task Force and this was one of the buildings that was looked at throughout that process. Then in December of 2019 the taskforce submitted to the full board a needs assessment report and specifically regarding the agricultural center building. They recommended asbestos abatement which we were at that time planning on using the DASNY \$50,000 grant which has changed some. They wanted to move forward with the design of the foundation repairs anticipating that SAM grant, that \$500,000 grant and they also wanted just so that they made sure

that we looked under every rock, we discussed every possibility they wanted a cost estimate from an architectural or engineering firm to replace the Ag Center Building with one that looked the same but met all current codes, had an elevator and was a four season building. What we have done since then is we did move forward with the asbestos abatement assuming that DASNY grant was going to cover it before they changed it to go to other things and we did abate a majority of all asbestos earlier this year. We did not remove the roof from one of the porches that the coating on the roof was hot with asbestos because that would have caused more deterioration without a clear way to fix that roof if the roof was removed and we did move forward with plans for the foundation repairs. I've got an engineer's estimate of \$137,400, for that, that estimate was prepared before Covid hit. I'm feeling like that number might be a little bit light right now and we did receive an independent architectural estimate for building a new building. So, overall in general, that's the steps that we've been taking on that building, on that structure over the last few years. Again, the facilities committee looked at a lot more than just the Agricultural Center building and that's how we moved forward with things like the roof top units on the courthouse and the roof that we're getting started on the courthouse, all those things.

DELORIA: If I can, Shaun, you're with us still. Can I refer back to you as maybe a recommendation for where we go with this? I mean, we've got \$500,000 of a \$2.8 million-dollar project and you know, is this going to be piecemeal over the next five years, is the building being used now? I live outside the capital, so I don't really know what's going on there.

GILLILLAND: In my opinion I think we need to make the decision; this board needs to make the decision. I think if everybody agrees we need to do something with the building. That would be the first question or do we just drop it? But assuming that we're going to maintain the facility there for the building I think the decision needs to be made as to whether it's more cost effective to fix an aging, flawed building or to replace it with one that we know will have less life cycle cost requirements into the next 20 years. I think Jim has got those numbers or they can put together. I was also going to ask personally that the facilities committee go back again, meet again fairly soon and ask the Chairman to move forward with that because the other thing we need to take a look at is based on recommendations of the facilities task force we've got to change basically in the framework or the groundwork particularly concerning the possible move with the Elizabethtown school and that needs to be taking a look at.

So, if it's okay we can have the facilities task force do those two things with the first priority of what's the recommendation, what are we going to do with that building? Are we going to fix it as is? To put it back in so the structure is saved and it be a four season building or replace it?

DELORIA: Okay, alright I think that's probably the wise thing to do. Mr. Tyler you've got your hand up.

TYLER: I'm not on the committee but I'd like to make a point here I guess you know we've been talking about this for years and depending on how aggressive this board wants to be I think whatever recommendation is to repair or replace I think we should be a little more aggressive and my feeling is we should bond or BAN and go out and look for other grant money as we do this and go through this process instead of waiting around you know, I would hate to come back from Hawaii in ten years and see the board still talk about this building.

DELORIA: Are you for repairing or replacing Ike? I mean where are you?

TYLER: Either one, whatever the recommendation is going to be.

DELORIA: Right, well if we reactivate the buildings facility task force they are going to come back I presume to this committee with some form of recommendation that we can kick around. Are you acceptable to that Mr. Tyler?

TYLER: Yeah, and just to put it on the board, I would really like to see that just after what I saw here with our building to recapture the glory days of this building and the maintenance is very low on it now but I guess I would prefer it to stay what it is but economically and maintenance wise throughout the years it would be better to replace it I guess, I would go along with that also but my point is I just hope we're not here five to ten years from now talking still talking about it.

DELORIA: Okay Mr. Monty you have a question?

MONTY: I don't disagree with what Ike is saying but I think we also have some other things that the facilities group needs to look at. We still have the old jail that we've got to do something with too. We've got some aging buildings and stuff. The public safety building is what fifteen, sixteen years old? I don't know what's going on down there but I guess my question is should everything be included when they look at stuff?

DELORIA: I believe that would happen if we reactivate that committee. They are going to go back through their bullet list certainly focus on the Cornell building because that's coming out of this committee back to them but I would assume yes, Jimmy they would do that whole package.

SCOZZAFAVA: What's our future plan for use for that building? I mean, are we doing this just because the building is in rough shape and it's in the Town of Westport? Do we have a plan for it? Are we planning on putting a department in there? What's our use plan? Because I went through this with the Republic Steel building in the Town of Moriah and county did nothing with that building and we ended up with it and it actually ended up selling at a tax sale. So, I want to know what's our plan for use of this building?

GILLILLAND: Robin, as you are aware that particular building and piece of property has got a covenant on it about being used for youth development when it was originally deeded over to the county. When I asked in the past Mr. Manning about it he stated that that is still in effect. So, if you kind of guide yourself in that's what it's supposed to be used for so that's the fact that Cornell Cooperative Extension was the primary tenant all those years was because of their youth and 4H programs. So, with that in mind and this is just me speaking and in talking to Mike Mascarenas about the fact that in particularly in the wintertime the county doesn't really have any facilities to do any sort of programming, indoor facilities those kinds of things. When it was up and running with Cornell any kind of winter activities, cold weather activities that were going on in the fairgrounds whether they be art shows, whether they be the antique snowmobile races, those kind of programs utilized the meeting space on the ground floor of the Cornell building. We don't have that right now. So I guess I'm just saying that, if we're going to rebuild that whole building like that and without cutting costs by not putting an elevator to a second floor with no office spaces on the second floor, kind of like my vision of it is to make it a building with the same façade, you know that makes it look like the historical building but also its primary focus would be for activities, programs and use by you know for particularly open for youth development which would include 4H and any other major programs.

DELORIA: So, we're looking at reactivating the Building Facilities Task Force to do specifically a needs assessment report on the Cornell building as well as touch base on some of these other items that were in the report? And if the committee is in favor of that, I'd like to put that in form of

a motion to reactivate that committee and then we'll send it to ways and means from there. Do I have a motion to move that?

**RESOLUTION REQUESTING THE BUILDINGS AND FACILITIES TASK FORCE COMMITTEE PROVIDE A NEEDS ASSESSMENT REPORT AS IT RELATES TO THE CORNELL COOPERATIVE EXTENSION BUILDING LOCATED IN THE TOWN OF WESTPORT. DeZalia, Holzer**

DELORIA: Any other discussion or questions on this? I think we need to look at it as the playing field has changed, but there appears to be some sort of a need going forward. Who is the Chair of the Buildings & Facilities Committee?

McNALLY: This is Steve McNally, I am.

DELORIA: Okay, alright I think that's what we're going to do guys and it'll take it off our table for now and we'll kick it back to them and they can bring it back to us. Okay, everyone in favor of that say aye, any opposed – and carried. Jimmy, what else do you have for us today? Anything?

DOUGAN: That's all I have.

DELORIA: Okay, any other business to come before the committee?

PALMER: You've got Soil and Water.

DELORIA: Soil and Water. Your turn.

HALLORAN: Hi. Does anybody have any questions on my report? No questions, alright.

HUGHES: I have a question. I'm not on this committee but I was just curious, what the climate resilient farming, CRF3 Boquet Mountain – Is that in the Town of Essex?

HALLORAN: Yes.

HUGHES: And could you explain it to me a little bit maybe I missed it.

HALLORAN: It's just work on a farm with drainage and being able to hold some water on the landscape.

HUGHES: Oh, that's up in Whallonsburg. Okay, I know what you're talking about now.

HALLORAN: During times of drought they have water irrigation.

HUGHES: Okay, I think I know what you're talking about now. Thanks Alice.

DELORIA: Any other questions for Ms. Halloran? None. Any of the other department heads do you have a report for us that you want to share? Being none, we stand adjourned. Thank you.

As there was no further discussion to come before this Department of Public Works Committee it was adjourned at 10:05 a.m.

Respectfully submitted,

Judith Garrison, Clerk  
Board of Supervisors