

Facilities and Infrastructure Committee

Regular Meeting Minutes
Friday, April 2, 2010 9:30 AM
Ithaca Tompkins Regional Airport

Approved 5/7/10

Attendee Name	Title	Status
Dooley Kiefer	Chair	Present
Michael Lane	Member	Present
Pamela Mackesey	Member	Present
Leslyn McBean-Clairborne	Member	Present
David McKenna	Member	Present

Present: E. Marx, Commissioner of Planning and Public Works; C. Nelson, Public Works Administrator; W. Sczesny, J. Lampman, Highway Division; J. Wood, County Attorney; D. Squires, Finance Director; N. Jayne, Administration; B. Eckstrom, T. Richardson, L. Riley, Solid Waste Division; R. Nicholas, Airport; K. Fuller, Deputy Clerk

Call to Order

Chair Kiefer called the meeting to order at 9:32 a.m.

Changes to the Agenda

Ms. Kiefer added a recommendation to amend bylaws from the Hillview Road Landfill Citizens Advisory Committee to the agenda.

Chair's Report

Ms. Kiefer reported that as a member of the Environmental Management Council Energy Committee, she was part of a tour of the solar panels on the Tompkins County Public Library roof. It has been ten years since their installation and the production has been less than advertised. It is not certain if it is due to equipment, or an over-estimation of production on the part of the manufacturer. There is one cracked panel and the City has removed the cobbles from their parking structure, reducing the temptation to throw objects at the solar panels. The inspection showed that due to the design, snow and water sit on the panels and, upon evaporation a film remains that may reduce the energy output.

Comments from the Public

No public was present.

Commissioner of Planning and Public Works

Public Works Administrator

Mr. Marx reported that Ms. Nelson, Public Works Administrator, is retiring effective April 10th, following thirty-five years of employment with the County. She will return to work on a part-time basis for the rest of the year to supervise the transition of her duties and complete projects she has undertaken. Mr. Marx said he does not know anyone more involved, dedicated, and knowledgeable about Tompkins County government. He said she has done so much for the community by taking leadership roles for emergency management, sustainability, coordinating operations in Public Works, and many other things. He expressed his appreciation for her work. The Committee agreed with Mr. Marx's statements and thanked Ms. Nelson for her work.

Ms. Nelson has not set a schedule of when she would be in the office for the part-time work and anticipates it would be determined by specific work to be done.

55 Brown Road Construction

It is hoped to have an updated schedule for replacing the floor tiles and an anticipated moving date in the near future.

Biggs B Building

Negotiations are progressing on the disposition of the Biggs B building and information regarding the value should be received within the next several weeks.

Highway Division Budget Modifications

A review is taking place regarding the 2010 budget for snow and ice removal to determine how adjustments could be made to other budget areas to offset the deficit. A contingent fund request would be made only if necessary after the adjustments.

In an effort to bring the equipment lines into balance a new method of billing out the rental for equipment is taking place and now it will only be charged when in actual use.

Handicapped Parking in Courthouse Complex Parking Lot

Mr. Marx clarified that a review of regulations indicated the County would be required to have five designated handicapped spots in the parking lots located within the Courthouse Complex. Since it is not a public lot, the spots will be designated when needed and the signs bagged to indicate the spot is open. Individuals should contact Personnel when the need arises. It was noted there is no public handicap parking within the lot or on the road nearby. Mrs. McBean-Clairborne said the request for clarification was the result of discussions at a Workforce Development and Inclusion Committee meeting. An employee had expressed concern about not having to disclose medical information in order to utilize a handicapped parking area.

55 Brown Road – Defective Tile

Mrs. McBean-Clairborne reported that LaBella Associates, the consultant for the Health Department Building, is also the consultant for the Greater Ithaca Activities Center. As a result of the problems associated with the initial sustainable floor tiles at the new Health Department Building at 55 Brown Road, the Greater Ithaca Activities Center is no longer considering them for their project. Mr. Lane said manufacturers often blame the concrete curing process for the lack of tile adhesion. He was informed the tiles at 55 Brown Road were installed over existing concrete.

In response to questions, Mr. Marx said the County would be removing the tiles that are not adhering, prepare the floor, and install standard vinyl tiling in the building. Upon completion, a complete review of the additional costs associated with the product defect will be determined as well as how to proceed with potential litigation.

Minutes Approval

It was MOVED by Mr. Lane, seconded by Mrs. McBean-Clairborne, and unanimously adopted by voice vote, to approve the minutes of March 05, 2010, as corrected.

Airport

Resolution (DOC ID: 1910): Authorizing Acceptance of Supplemental Grant Agreement (No. 2 - Schedules A-4, A-5 & A-6) to the Master Agreement from the New York State Department of Transportation (NYSDOT) for Project Identification Numbers (PIN) 3902.15, 3902.16, and 3902.17 (K006848) - Ithaca Tompkins Regional Airport (Pending Committee Action 4/2/10)

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Pamela Mackesey, Member
SECONDER:	Leslyn McBean-Clairborne, Member
AYES:	Kiefer, Lane, Mackesey, McBean-Clairborne, McKenna

WHEREAS, the County has received a grant offer from the New York State Department of Transportation (NYSDOT) in the amount of \$31,794.00 being fifty percent (50.0%) of the non-Federal share for the following projects:

- Purchase Snow Removal Equipment (24 ft. Snow Plow)
- Perform (Green) Airport Master Plan Update
- Perform On-Airport Obstruction Removal (Approx. 14 Acres +/-); Purchase Snow Removal Equipment (Multi-Purpose Vehicle-Snowplow/Blower/Loader); Perform Engineering Design for a Sand Storage Building; Purchase De-Icing Equipment

, and

WHEREAS, said grant may be increased by up to fifteen percent (15.0%) to \$36,563.10 in the event of there being increases in eligible costs, and

WHEREAS, the County has already accepted Federal Administration Aviation (FAA) grants that cover ninety-five percent (95.0%) of the above-named equipment and projects' costs, and

WHEREAS, the equivalent local share of \$31,794.00 has been factored into the 2010 airport budget and will be paid for through airlines fees, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That the NYSDOT Supplemental Grant Agreement (No. 2 - Schedules A-4, A-5 & A-6) be and hereby is accepted and that the County Administrator is authorized to execute the required documents.

SEQR ACTION: TYPE II-2

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Appointment: Air Service Board (DOC ID: 1885)

Executive Session

It was MOVED by Mr. Lane, seconded by Ms. Mackesey, and unanimously adopted by voice vote, to enter into an executive session to discuss personnel matters.

An executive session was held at 9:50 a.m. and returned to open session at 9:55 a.m.

RESULT:	RECOMMENDED [UNANIMOUS]
MOVER:	Leslyn McBean-Clairborne, Member
SECONDER:	Pamela Mackesey, Member
AYES:	Kiefer, Lane, Mackesey, McBean-Clairborne, McKenna

Anthony W. Hopson - At-large representative; term expires December 11, 2011

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Appointment: Air Service Board - At-Large Seat (DOC ID: 1891)

RESULT: NO ACTION TAKEN

Two applications were provided to the Committee; however, there is only one open seat. The second application was submitted after the other individual was recommended by the Air Service Board. Following a discussion, it was determined to keep the application on file for future openings.

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Hillview Road Landfill Citizens Advisory Committee

Ms. Kiefer said the Committee presently consists of three homeowners who have their wells tested on a regular basis to determine contamination from the former landfill plus one Legislator appointed annually (at present, herself). Each homeowner holds an office as outlined by the bylaws for a two-year term. Brian Eden is currently the Chair of the Committee, but it was discovered to be outside of the bylaws which state, "No officer shall hold office for more than two successive terms, nor shall she/he hold more than one office simultaneously." Mr. Eden is now on his third successive term. Since the Committee is comprised of the homeowners specifically involved with the testing, the Committee is recommending to amend the bylaws to eliminate the language relating to successive terms.

Mr. Lane asked if it is necessary to continue the Committee and was informed by Ms. Kiefer that due to the procedures for well testing and mitigation, she strongly recommends it continue. The Solid Waste Division oversees the monitoring of the landfills; if a test of a well is above a certain percentage of allowable chemicals the wells will be retested immediately.

The Committee agreed to take this issue up at the next meeting.

Highway Division

Capital Payment Summary

The Committee was provided a written report. Mr. Sczesny reported the Warren Road construction has begun.

Hanshaw Road Project

Mr. Lane asked if there is any additional information on the Hanshaw Road Project since the Public Hearing at the March 16th Legislature Meeting. Ms. Kiefer said Legislators have asked why the maps did not have the most recent design information.

Mr. Lampman indicated the maps were not updated as much as they could have been; it is acceptable to change the maps at a later time. The hearing process allows people to provide their view and the project proceeds from there and adjustments are made accordingly. The County has been waiting for the State to comment on the drawings that were submitted last July. He will update the drawings and resubmit them to the State. The purpose of the eminent domain hearing is to allow the project to continue moving forward. Mr. Lampman believed the public hearing was viewed as somewhat of a threat; if people did not speak they would have no future recourse available.

Mrs. McBean-Clairborne said Mr. Hutchins has been consistent in expressing his concerns and what he believes to be errors in the project. Mr. Lampman and Ms. Jayne said that over the last few days there have been at least five Freedom of Information Requests for material associated with the process of obtaining a right-of-way.

Mr. Lane said a property owner's lawyer had questions regarding a particular strip of land between the road and right-of-way and asked what was the County's position. Mr. Lampman said he spoke with the County Attorney and consultants and the position is if the County cannot prove a solid claim to that land, the County would have to apply the Coddington Road decision to that land as well. The deed for the property in question does not include boundary lines indicating it includes what the County considers the right-of-way for the road (25 feet from center of road). Therefore, the County's position is that the property owner does not have ownership of the road. However, without documentation clearly showing County ownership of the road it would be treated as though the property owner has ownership of the road.

Mr. Lane suggested developing a project that would define County Rights-of-Way for future projects. Mr. Marx said there is a tool within the Comprehensive Plan that allows the County to adopt an official County map showing County ownership and could include all intended future needs for public facilities, etc.

Mr. Squires asked what happens if more property is needed and exceeds the budgeted amount. Mr. Lampman said most projects do not have a fixed budget and allows adjustments as needed. In the event the rights-of-way cost more than what is within the budget, there may be reluctance on the part of the State to increase costs mid-way.

Ms. Mackesey was excused at this time (10:15 p.m.).

2010 Construction Projects

Mr. Sczesny provided members with an updated 2010 Construction Plan, as modified from last month. As of April 1st there is a \$2 per ton increase in the cost for road material. He will be adjusting the construction schedule accordingly due to the increased costs. This plan includes projects started last year as well.

Mr. Marx said the new schedule does not include the erosion work on Taughannock Creek by South Street Extension. Since other projects of this nature had a complete assessment to determine how mitigation of erosion in one area may affect other areas it is being postponed to complete an assessment that provides specific suggestions. The County is attempting to hire the same consultant and is looking for funding available to support the project. He also said the increase in asphalt pricing is causing concern. As the refineries are upgrading and becoming more efficient there is less material for asphalt available; it is going to create a long-term supply issue with regard to prices and availability. Mr. Sczesny noted in the past 2.5 weeks oil has gone up from \$80-81 to \$85 per barrel; asphalt is around \$75/ton and it is anticipated to increase to \$100/ton. Although Mr. Sczesny attempted, he could not purchase the material at the present prices for later use.

Mr. Lane asked if there would be an opportunity to approach State Emergency Management Office (SEMO) or Federal Emergency Management Administration (FEMA) for grants relating to the erosion mitigation. Mr. Marx said the County is looking into that option. Mr. Doyle of the Planning Department will be attending a meeting and will ask about what projects may be eligible, including Red Mill Road Bridge.

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Mr. Sczesny said with regard to the Banks Road Bridge erosion, Soil and Water Conservation District (SWCD) was providing a grant for materials and the County was providing labor and equipment. In response to Ms. Kiefer's question of whether SWCD would still have the grant funds available at a later date, Mr. Sczesny said they have not had the opportunity to discuss the matter with them. Mr. Marx said SWCD is over-committed to projects this summer and the delay may alleviate some pressure.

Mr. Lane spoke of the newspaper stating SuitKote has laid-off workers due to the lack of funding and if it could cause the price of asphalt to decline. Mr. Sczesny does not believe the escalation in product pricing is due to demand. He then said the County has \$1.683 million in New York State Consolidated Highway Improvement Program (CHIP) funding; he is reluctant to move forward with a complete construction plan without the State budget in place. As of April 1st the State will not move forward on any project unless it is a Federal stimulus project.

Red Mill Road Bridge

Mr. Sczesny reported the State would not accept the completed scoping report as a final document for the project. A final design report would require a great deal of work, however, the State said a simplified design report would be acceptable.

Mr. Lane attended a Dryden Town Board meeting and said he was informed they had not yet contacted residents in the Red Mill Bridge or Malloryville Road bridge area.

Highway Projects – General Discussion

Ms. Kiefer asked how the Governor's freeze on construction could affect the County's Capital projects. Mr. Sczesny said he has \$300,000-\$500,000 for projects, however, he does not want to start a full construction plan without assurance of funding from the State. The Highway Division is working on designs and determining which project to start. When the blacktop plants open in 15 days he will determine what projects to move forward.

Mr. Lane suggested the Budget and Capital Committee could be involved and consider looking at revenue anticipation notes. If the State budget is not in place until July or August and the County faces the possibility of not getting State reimbursement and possibly the loss of a construction season. Mr. McKenna said if a revenue anticipation note were considered the difference between increased costs to wait and the interest costs should be taken into account. Mr. Squires said it could be assumed there would be at least \$1 million in CHIPS projects available.

Ms. Jayne will discuss the concerns with Mr. Dennis, Chair, of the Budget and Capital Committee.

Vehicular Accident with Bear

Mr. Sczesny said a County Highway vehicle struck a bear on Hillview Road last week; the vehicle and the bear did not receive any damage.

Airport

Overview of Operations

Mr. Nicholas provided a Powerpoint presentation on the history of the airport as well as current operations.

The airport is approximately 530 acres, with Cornell University having two dump sites outside of the airport: one for chemical and one for radioactive material, with monitoring wells on the airport site. Due to the location of the airport very few noise complaints are made. There are three airlines with hubs to LaGuardia, Newark, Philadelphia, and Detroit. The Air Service Board has assisted the airport to become successful through networking with the community.

The revenue provided by the Federal Aviation Administration (FAA) is approximately \$1.1 to 1.2 million per year. Some airports do not accept the FAA grants, which then provide additional funding for discretionary projects at other airports.

Mr. Nicholas said the cost to fly from Ithaca is very comparable to other airports in the area and people are pleased to not have the lengthy boarding delays as experienced at the larger airports such as Syracuse.

The Green Master Plan will factor in sustainability in addition to safety at the airport. Although the Airport administration would not make as much difference as the airlines, cooperative efforts are being made to have them join in and support the efforts.

Mrs. McBean-Clairborne spoke of the amount and quality of marketing efforts that have taken place to showcase the local airport. Mr. Lane asked about revenue from advertising within the terminal and the snack bar sales. Mr. Nicholas said it was never anticipated to have a great deal of revenue from these areas and that the airport snack bar is almost at a break-even point. Regarding the advertising within the airport he said it generates some revenue.

Mr. Lane asked if the runway would be extended at a future date. Mr. Nicholas said there is not enough room without a major project to change either Route 13 or Warren Road. He did note there is a new product called "E Mass" that allows a rapid stop of an aircraft without damage should a plane not be able to come to a proper stop. E Mass, made of Styrofoam and cement, costs approximately \$10 million to install.

Solid Waste Division

Shredding Day

Ms. Eckstrom, Director, announced partnering with Tompkins Trust Company for Earth Day, April 24th, and will hold a "Shredding Day" at the East Hill Plaza.

Solid Waste Proposals

Ms. Eckstrom provided a written description summarizing the request for proposal document and responses by the various companies. At this time the additional information requested is being collected and reviewed in a manner to provide a comparable analysis. She explained the two options were utilizing the present facility as a single-stream facility or to send the product to an outside single-stream facility. Items to be reviewed are cost savings, reduction of greenhouse gases, etc. The single-stream process will greatly expand the amount of material that would be accepted. The national average has indicated there is an increase in material between 10-40 percent.

Ms. Eckstrom said by May 2010 more information on the proposals will be available, including a cost analysis and review of criteria to assist in an understanding of the recommendation going forward. In June 2010 the award of bid recommendation will take place.

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Mr. Squires asked if the alternate proposal to send product elsewhere would result in the abandonment of equipment at the Solid Waste Facility. Ms. Eckstrom said if the equipment is abandoned it would be evaluated to determine a proper figure.

It was MOVED by Mr. Lane, seconded by Mrs. McBean-Clairborne, and unanimously adopted by voice vote by members present, to enter into an executive session to discuss contract negotiations. An executive session was held at 11:20 a.m. and returned to open session at 11:46 a.m.

Adjournment

On motion the meeting adjourned at 11:46 a.m.