

APPROVED July 10, 2007
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**REGULAR MEETING  
FACILITIES AND INFRASTRUCTURE COMMITTEE  
TUESDAY, MAY 22, 2007  
3:30 P.M. - SCOTT HEYMAN CONFERENCE ROOM**

Present: K. Luz Herrera, Chair; G. Stevenson; P. Mackesey  
Excused: D. Kiefer; D. Randall  
Staff: E. Marx, Commissioner of Planning and Public Works; D. Ellis, Weights and Measures;  
J. Wood, County Attorney; W. Sczesny, Highway Manager; R. Nicholas, Airport; A.  
LeMaro, Facilities Director; K. Fuller, Deputy Clerk  
Guests: J. Morrissey, M. Petranchuck, C&S Engineers

**Call to Order**

Ms. Herrera, Chair, called the meeting to order at 3:30 p.m.

**Agenda Additions or Deletions**

There were no additions to or deletions from the agenda.

**Persons Wishing to Address the Committee**

No one was present to speak.

**Chair's Report**

Ms. Herrera said as a follow-up to conversations regarding recycling of batteries and compact fluorescent bulbs that she has been informed by Ms. Eckstrom, Solid Waste Manager, that Onondaga County currently recycles alkaline batteries due to regulations regarding air quality concerns raised by their incinerator. They collect alkaline batteries at curbside, and pay \$740 per ton to recycle them. In addition, she said that alkaline batteries no longer contain mercury or cadmium and therefore are no longer considered hazardous for landfill disposal. Tompkins County Solid Waste recycles rechargeable batteries through the Household Hazardous Waste program with Interstate Battery.

With regard to compact fluorescent bulbs, the Solid Waste facility accepts them during regular hours at the Public Drop Off area. The bulbs are then moved to the Household Hazardous Waste facility for shipment packaging by our Hazardous Waste Contractor, Safety Kleen.

Ms. Herrera referred to Mr. Joseph's directive to the Committee regarding flow control; she has asked Ms. Eckstrom, Solid Waste Manager, Mr. Wood, County Attorney, and Mr. Squires, Finance Director to take on the assignment and provide legal and financial context to the Committee. In addition, they have been asked to provide information as to the applicability of the Oneida-Herkimer decision regarding flow control, and the implications that flow control would have for Tompkins County and the Solid Waste Program. Ms. Herrera asked members of the Committee having specific questions or aspects of this assignment that they would like more information about, to let her know so that staff can include it when they prepare their reports.

**Report from the Commissioner of Planning and Public Works**

**Right-of-way easement**

Mr. Marx asked Mr. Sczesny and Mr. Wood to provide an update on the request of Mr. Maracle to have the County assist in work on a drainage ditch located on his property. Mr. Sczesny explained that

normally, the County has a total of right-of-way equal to fifty feet, twenty-five feet from the center line on either side of a road, unless a specific drainage easement has been procured. Mr. Sczesny said the County does not desire working outside of the easement area due to a question of liability. Mr. Sczesny has sent Mr. Maracle a letter that offers his assistance to work with Mr. Maracle's contractor to tie in the drainage with the County's drainage system.

Mr. Wood reported that if the County works outside of the right-of-way area it must benefit the specific road or the County. There are times that this occurs because of specific incidents relating to the specific way that water may move, but work is only allowed to be done if it benefits the County.

Mr. Sczesny pointed out that in Mr. Maracle's case, the meandering swale in question had been designed and constructed by the original contractor when the home was built, and there is no easement with the County for the area. He has offered to work with Mr. Maracle's contractor to resolve the issue; however, it is the landowner's responsibility, not the County's, to resolve the drainage problem in this case.

In response to Ms. Herrera's question, it was noted that Mr. Maracle has not responded to the correspondence sent him regarding the matter. Ms. Herrera thanked the staff and noted that she believes the process of reviewing the matter and decisions was adequate and responsive and addresses the question of liability. Mr. Stevenson asked if an easement would be desired and was informed that it was not thought appropriate to obtain.

A brief discussion occurred regarding liability for damage caused by flooding. Mr. Wood explained it is difficult to respond to a general question, noting each situation may be different.

Ms. Herrera noted the situation referenced was different than Mr. Maracle's situation. Mr. Sczesny said that these matters are evaluated on a case-by-case basis, noting that a stream may move several hundred feet under some circumstances.

#### Health Department Building Committee Report

Mr. Marx reported that the Health Department Building Committee is moving forward, reviewing available sites. At this time, the Committee is on target to bring forward a presentation to the Legislature in June and a resolution to determine the site in July. There will be two options for the Legislature to consider and ask questions on prior to making a decision. Ms. Herrera asked at what time it would be appropriate to publicly provide the potential locations. Mr. Marx believes that it is possible that by the next Health Department Building Committee meeting the County will be able to specify which properties are under consideration.

#### County/Cornell Working Group

Mr. Marx spoke of the quarterly meeting of the County and Cornell University representatives to discuss projects and topics of mutual interest to each party. At the last meeting, interest was expressed by Cornell University in collaborating with the County on proposed improvements mentioned in the Cornell University Master Plan, specifically gateways into the university from Pine Tree and Ellis Hollow Roads.

Mr. Marx reported that they are developing an initiative to potentially cost-share the expenses for some of the project. He noted that this would be beneficial as the projects were not included in the TIP and will require full local-share funding. The gateway could include closed drainage and pedestrian/bicycle access. Mr. Joseph will be sending a letter requesting that Cornell University provide funding over the next several years for this work. Mr. Marx said it is beneficial for the County to collaborate on this project; the ability to provide pedestrian/bicycle accommodations without closed drainage would result in an encroachment problem. He said that Cornell University's President Skorton

has expressed a desire to begin work with the community when possible for the benefit of all and that this is a good project for collaboration.

Ms. Mackesey spoke of Yale University's agreement in 2005 to pay the community \$250/per student and staff member/per year. If that were to occur in our community it would mean \$6 million in revenue; at the present time Cornell University provides only \$1 million to the City of Ithaca. Mr. Marx stated that he believes this may be only the first instance of collaborative initiatives of this nature between the County and Cornell University.

#### Public Works Week

Mr. Marx reported that this week was formally declared Public Works Week in Tompkins County. Earlier in the day, an appreciation breakfast was provided to the Public Works employees.

#### Sustainability Team

Mr. Marx reported that the team met in early May and continues to work on projects in the areas of focus. He expects that in the near future a Solid Waste Reduction policy and an Environmentally Preferable Purchasing Program will be coming forward. Following these resolutions the team will look at a green fleet policy that will be a bit more complicated. The fleet policy will assist in determining the type of vehicle purchases the County should make.

#### Neighbor Notification Law

Mr. Ellis, Weights and Measure Director, provided a written report indicating that of the required spot-checks of retail firms this spring, two stores (Home Depot and Tractor Supply, Co.) were not in compliance. A recheck of the stores indicated full compliance. He noted that Home Depot often changes placement of stock and he has suggested that folders be kept with the insecticides at all times; Tractor Supply Co. recently opened its store and may not have been aware of the Local Law; they immediately complied upon notification.

#### Facilities

##### Monthly Status Report

Mr. LeMaro reported that ten projects were completed since his last report. The Committee reviewed the report and noted the following:

- Public Safety Building- three heat pumps are in the process of being replaced – this is especially difficult due to design factors for the building. The ceiling requires dismantling prior to installation. Mr. LeMaro noted that this was MRB's first jail design project. Subsequent designs do not have this difficulty.
- Emergency Response Building – the removal of the fire alarm microwave receiver will provide digital communicators that are compatible with the new communications system. Ms. Mackesey expressed her desire to see these costs included within the Public Safety Communication System capital project budget. Ms. Herrera recalled former Legislator Blanchard having indicated there would be residual expenses as a result of the new technology.
- Biggs B – unit ventilators have been scheduled for replacement in the WIC area of the building.
- K-House – a thermostat was replaced at a cost of \$100. Ms. Mackesey requested additional information on the County cost to maintain the building. *It was suggested that this be discussed in the future.*
- Old Jail – vibration isolators were placed on rooftop condensing units to eliminate excessive noise.

## Minutes Facilities and Infrastructure – May 22, 2007

- Old Library – a study of the roof membrane is underway to determine replacement/repair.
- Public Library – submittals for front entrance improvements are being reviewed by the architects and it is hoped that work will begin by the end of the month. Ms. Mackesey expressed Ms. Kiefer's belief that the work is required due to a design flaw by the original architects. Mr. LeMaro did not agree that this was the case; if it were a major expense that was due to design flaws he would agree that the County should not be responsible.
- *Ms. Mackesey reiterated that a database of contractor/architect project review has been requested and feels it is important.* Ms. Herrera noted there is always a punch list at the end of projects to address problems. She believes this to be a gray area with regard to assessment of contractor/architect performance.
- Mental Health – Quotes for requested maintenance have been forwarded to the department for a determination to proceed.
- Solid Waste – as a result of a water main break, modifications were required to meet the requirements of the City of Ithaca Water Bureau.

### Renewable Energy Certificate

Mr. LeMaro reported the purchase of 390,000 kilowatt hours of wind energy in the first year of the five-year contract with Community Energy.

### Resignation

Mr. LeMaro announced that Ms. Kissinger, Assistant Facilities Manager, has resigned from her position to accept a position at Cornell University.

### HVAC Position

Mr. LeMaro reported that following the interview process that included ten staff members, the vacant HVAC position has been offered to an individual. He is awaiting acceptance at this time.

### Airport

**RESOLUTION NO. - AUTHORIZING A CONSULTANT AGREEMENT WITH C&S ENGINEERS, INC., TO DESIGN THE REHABILITATION OF THE TERMINAL PARKING LOTS AND ENTRANCE/EXIT ROADWAYS – ITHACA TOMPKINS REGIONAL AIRPORT**

Ms. Herrera spoke of previous discussions including the possible expansion of a portion of the parking lot. Mr. Nicholas explained that when the language was modified to indicate "possible" expansion the Department of Transportation took exception to the change. He said that the \$375,000 would probably not be enough to do the expansion due to increased costs of materials. Mr. Nicholas explained that anything over the initial grant award would become a local share expense.

It as MOVED by Mr. Stevenson, seconded by Ms. Mackesey, and unanimously adopted by voice vote by members present, to recommend adoption of the following resolution to the full Legislature.  
RESOLUTION ADOPTED.

Ms. Mackesey said she believed that trees are important in a parking area, however, she believes the trees are so closely planted that removal of some would be appropriate.

WHEREAS, the entrances and exit of the airport's public parking lots, are in need of rehabilitation, and

WHEREAS, the parking lots themselves also have areas that need rehabilitation, including crack filling and sealing, and

WHEREAS, the airport's engineering consultants, C&S Engineers of Syracuse, New York, have proposed designing said rehabilitation project for an amount not to exceed \$39,761, and

WHEREAS, the airport has secured a grant from the New York State Department of Transportation (NYSDOT) through the "AIR 99" program to help pay for the rehabilitation project, and

WHEREAS, the budget for said rehabilitation project is as follows:

NYSDOT (80.0%)	\$300,000
Local Share (20.0%)	<u>\$ 75,000</u>
Total	\$375,000

, and

WHEREAS, the local share of \$75,000 will come from the airport's operational budget, and

WHEREAS, on the 17<sup>th</sup> of April 2007, through Resolution No. 61, the Legislature did accept the NYSDOT "AIR 99" grant for \$ 300,000, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That C&S Engineers, Inc., be awarded the contract to design the rehabilitation project for an amount not to exceed \$39,761.00,

RESOLVED, further, That the County Administrator be and hereby is authorized to execute the required contract documents.

**SEQR ACTION: TYPE II - 2**

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Note: The terminal parking lots were first constructed in 1994. Constant use for over 13 years has caused major rutting and large potholes at the entrances and exit, requiring replacement with concrete pads. The parking lots themselves have general cracking that needs to be properly taken care of. Both lots need to be re-sealed.

**RESOLUTION NO. - AUTHORIZING A CONSULTANT AGREEMENT WITH C&S ENGINEERS, INC., FOR DESIGN AND CONSTRUCTION ADMINISTRATION TO REPLACE THE TERMINAL FIRE ALARM SYSTEM AT THE ITHACA TOMPKINS REGIONAL AIRPORT**

It was MOVED by Mr. Stevenson, seconded by Ms. Mackesey, and unanimously adopted by voice vote by members present, to recommend adoption of the following resolution to the full Legislature. RESOLUTION ADOPTED. It was noted the system was installed in 1993.

WHEREAS, the Fire Alarm System in the airport terminal building has become increasingly difficult to maintain due to a scarcity of spare parts, and

WHEREAS, the airport's engineering consultants, C&S Engineers of Syracuse, New York, have proposed designing and overseeing construction of said replacement system for an amount not to exceed \$9,684.00, and

WHEREAS, the airport has secured a grant from the New York State Department of Transportation (NYSDOT) through the "AIR 99" program to help pay for the replacement fire alarm system, and

WHEREAS, the budget for said replacement system is as follows:

NYSDOT (80.0%)	\$ 80,000
Local Share (20.0%)	<u>\$ 20,000</u>
Total	\$100,000

, and

WHEREAS, the local share of \$20,000 will come from the airport's operational budget, and

WHEREAS, on December 19, 2006, through Resolution No. 226, the Legislature did accept the NYSDOT "AIR 99" grant for \$ 80,000, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That C&S Engineers, Inc., be awarded the contract to design and oversee the construction of the replacement fire alarm system for an amount not to exceed \$9,684.00,

RESOLVED, further, that the County Administrator be and hereby is authorized to execute the required contract documents.

**SEQR ACTION: TYPE II - 2**

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Note: The terminal fire alarm system, installed in 1993/1994, has become increasingly difficult to maintain due to problems finding spare parts.

**RESOLUTION NO. - AUTHORIZING A CONSULTANT AGREEMENT WITH C&S ENGINEERS, INC., FOR DESIGN OF THE TERMINAL ROAD SYSTEM REHABILITATION - ITHACA TOMPKINS REGIONAL AIRPORT**

Mr. Nicholas and Mr. Morrissey explained the expense associated with this project is due to the precise nature of survey work required to complete the job that will rehabilitate approximately 660 feet of roadway and pedestrian crosswalks. This project will include a survey by T.G. Miller at a cost of approximately \$17,000.

It was **MOVED** by Mr. Stevenson, seconded by Ms. Mackesey, and unanimously adopted by voice vote by members present, to recommend adoption of the following resolution to the full Legislature. **RESOLUTION ADOPTED.**

WHEREAS, the airport's terminal road system with five concrete walkways is thirteen years-old and is in need of significant rehabilitation, and

WHEREAS, the airport's engineering consultants, C&S Engineers of Syracuse, New York. have proposed designing said rehabilitation project for an amount not to exceed \$49,220.00, and

WHEREAS, the budget for the terminal road rehabilitation is as follows:

Federal Aviation Administration (FAA)	(95.0%)	\$475,000
New York Department of Transportation (NYSDOT)	( 2.5%)	\$ 12,500
Local	( 2.5%)	<u>\$ 12,500</u>
	Total	\$500,000

, and

WHEREAS, the local share of \$12,500 will come from the airport's operational budget, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That C&S Engineers, Inc., be awarded the contract to design the terminal roadway rehabilitation project, subject to the FAA and NYSDOT grants being approved,

RESOLVED, further, that the County Administrator be and hereby is authorized to execute the required contract documents.

**SEQR ACTION: TYPE II - 2**

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Note: The terminal road system was constructed in 1993/1994 and has had no major maintenance since that time. Over time, wear and tear caused by usage and winter weather have resulted in structural failure in several areas. In addition, the concrete walkways between the parking lots and the terminal have heaved and cracked causing unsafe conditions for people crossing on foot.

**RESOLUTION NO. - AUTHORIZING A CONSULTANT AGREEMENT WITH C&S ENGINEERS, INC., FOR DESIGN OF RUNWAY SAFETY AREA**

**IMPROVEMENTS – ITHACA TOMPKINS REGIONAL AIRPORT**

Mr. Nicholas explained that this project would bring the runway safety area up to the mandated length required by the Federal Aviation Administration (FAA). This will be done by extending the areas and will also entail a survey by T.G. Miller. Mr. Morrissey said the project would require coordination with tenants, airlines, airport staff, etc., as well as with the FAA requirements.

It was MOVED by Ms. Mackesey, seconded by Mr. Stevenson, and unanimously adopted by voice vote by members present, to recommend adoption of the following resolution to the full Legislature. RESOLUTION ADOPTED. It was noted this is a priority for the FAA and it is not anticipated to have any funding restrictions.

WHEREAS, the Federal Aviation Administration (FAA) has determined that the Runway Safety Area (RSA) at the departure end of Runway 14 does not meet safety standards requiring a minimum RSA length of one-thousand feet, and must be modified accordingly, and

WHEREAS, in order to avoid a loss of operational runway, a section of pavement measuring three-hundred and ninety-two feet must be added to the arrival end of Runway 14, and

WHEREAS, the airport's engineering consultant, C&S Engineers, Inc., of Syracuse, New York, has proposed designing the RSA improvements for a fee not to exceed \$249,955, and

WHEREAS, the budget for said runway safety improvement construction project, scheduled for 2008, is expected to be approximately \$3,000,000, and

WHEREAS, the budget for the RSA design project is as follows:

FAA Share (95.0%)	\$237,457
New York State Department of Transportation (NYSDOT) Share (2.5%)	\$ 6,249
Local Share (2.5%)	<u>\$ 6,249</u>
Total	\$249,955

, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That the agreement with C&S Engineers, Inc., for \$249,955 be and hereby is approved, subject to FAA and NYSDOT grants being approved, and subject to an Independent Fee Estimate (IFE) confirming the fee is fair,

RESOLVED, further, That the local share of \$6,249 will come from the airport's operational budget,

RESOLVED, further, That the County Administrator is authorized to execute the required documents and the Finance Director is authorized to advance payment for these services until reimbursement is received from the FAA and NYSDOT.

**SEQR ACTION: TYPE II - 7**

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Note: FAA standards require a 1,000-ft safety area at each end of the runway, in the event an aircraft runs off at take-off or lands short. The departure end of our Runway 14 is about 392-ft. short of the required 1,000-ft. In an effort to increase overall safety the FAA is requiring most airports to bring their safety areas up to standard. Since we will be losing 392 feet of effective length at one end of the runway, we will need to add 392 feet of pavement at the other end so we can maintain an operational length of 6,601 feet.

**RESOLUTION NO. - AUTHORIZING A CONSULTANT AGREEMENT WITH C&S ENGINEERS, INC., FOR DESIGN OF SECURITY IMPROVEMENTS - ITHACA TOMPKINS REGIONAL AIRPORT**

Mr. Nicholas indicated that the present equipment would be updated to meet Transportation Security Administration (TSA) recommendations. In addition, closed-circuit televisions will be installed

to improve airport security. In response to Ms. Mackesey’s question, he noted that the type of security devices are recommended by TSA and could be either thumbprint or iris scanners. Ms. Herrera said she is pleased to see that the funding will include a standby generator system.

It was MOVED by Mr. Stevenson, seconded by Ms. Mackesey, and unanimously adopted by voice vote by members present, to recommend adoption of the following resolution to the full Legislature. RESOLUTION ADOPTED.

WHEREAS, the airport's identification (ID) access control card system needs to be upgraded to bring it in line with today's security needs, and

WHEREAS, there is also a need for a series of closed circuit television (CCTV) cameras to improve airport surveillance, and

WHEREAS, there is a desire to include all security equipment on a standby generator system in the event of a power failure, and

WHEREAS, the cost of the Security Improvement project, including the standby generator is expected to be approximately \$ 550,000, and

WHEREAS, the airport's engineering consultant, C&S Engineers, Inc., of Syracuse, New York, has proposed designing the replacement security system for a fee not to exceed \$54,345, with the funding for said design project being as follows:

FAA Share (95.0%)	\$51,627
New York State Department of Transportation (NYSDOT) Share (2.5%)	\$ 1,359
Local Share (2.5%)	<u>\$ 1,359</u>
Total	\$54,345

, now therefore be it

RESOLVED, on recommendation of the Facilities and Infrastructure Committee, That the agreement with C&S Engineers, Inc., for \$54,345 be and hereby is approved, subject to FAA and NYSDOT grants being approved,

RESOLVED, further, That the local share of \$1,359 will come from the airport's operational budget,

RESOLVED, further, That the County Administrator is authorized to execute the required documents and the Finance Director is authorized to advance payment for these services until reimbursement is received from the FAA and NYSDOT.

**SEQR ACTION:** TYPE II - 2

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Note: The airport's Access Control Identification (ID) Card System is now 13 years old. Parts of the system are failing and need to be replaced. Security standards have also been upgraded since 1994 and the airport will shortly be required to include a biometric checking feature in its badge system. In addition, the airport needs to improve its surveillance capabilities with a closed circuit TV system. Finally, all security systems, including those belonging to the TSA, need to be added to a new standby generator so they continue to work during a power failure.

**Minutes of February 27, March 20, and April 10, 24, 2007**

It was MOVED by Mr. Stevenson, seconded by Ms. Mackesey to approve the minutes of February 27, 2007, as presented.

A discussion occurred regarding amendments to the minutes. Ayes – 3 (Legislators Herrera, Mackesey, and Stevenson); Noes – 0; Excused – 2 (Legislators Kiefer and Randall). MINUTES APPROVED.

## Minutes Facilities and Infrastructure – May 22, 2007

It was MOVED by Ms. Herrera, seconded by Ms. Mackesey, and unanimously approved by voice vote by members present, to approve the minutes of March 20, 2007, as presented. MINUTES APPROVED.

It was MOVED by Ms. Mackesey seconded by Mr. Stevenson, and unanimously approved by voice vote by members present, to approve the minutes of April 10, 2007, as presented. MINUTES APPROVED.

It was MOVED by Mr. Stevenson, seconded by Ms. Mackesey, and unanimously approved by voice vote by members present, to approve the minutes of April 24, 2007, as presented. MINUTES APPROVED.

### **Adjournment**

On motion, the meeting adjourned at 4:55 p.m.