

STEBEN COUNTY ADHOC OFFICE SPACE COMMITTEE

Tuesday, May 10, 2016

11:00 a.m.

*Legislative Committee Room
Steuben County Office Building
Bath, New York*

****MINUTES****

COMMITTEE: Robin K. Lattimer, Chair Carol A. Ferratella, Vice Chair Brian C. Schu
Gary D. Swackhamer

STAFF: Jack Wheeler Mitchell Alger Andy Morse
Shawn Corey Amy Dlugos Pat Donnelly
Vicki Olin Eric Rose

LEGISLATORS: John V. Malter

ABSENT: Scott J. Van Etten

OTHERS: Mary Perham

I. CALL TO ORDER

Ms. Lattimer called the meeting to order at 11:00 a.m.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE DECEMBER 8, 2015, AND MARCH 28, 2016, MEETINGS MADE BY MRS. FERRATELLA. SECONDED BY MR. SCHU. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

III. NEW BUSINESS

A. County Manager

1. **Project Update** – Mr. Wheeler stated that everything is going well. We have been working with Labella to get the conceptual designs. They are also working the design of the building for inactive storage. We had a meeting with the Village of Bath to talk about traffic flow and concerns about pedestrian safety in the crosswalk. There was discussion about the potential to have a four-way stop; however, there were concerns about unintended consequences of traffic backups. We are working through that to look at how to make that intersection safer. Issues with pedestrian safety have improved since the bus stop was moved.

Mr. Wheeler stated we likely will need to have a special meeting prior to the May 23rd Legislative Meeting to discuss the orientation of the building. There are two options for the orientation of the building. When Labella took the core samples, they discovered there is a glacier deposit of silt in the management parking lot. The further back in the parking lot, the deeper the silt. This could impact the cost. The first option is to put the building near where the houses currently stand and go straight back from the road. The second option is to have a front facing building with Morris Street as the long side so that the building will be in good soil and the shallowest part of the silt deposit. Labella is working on getting cost estimates for both orientations. The design for the building is a two-story with 10,000 square feet per story.

Mr. Wheeler commented we will need to be more creative with parking. At this point, we are about 10 spaces short, but it will not delay the project. We do have enough spaces for traffic circulation and we need to have

enough room for a 26-30 feet truck to be able to pull in for Elections and Records purposes. Once the committee selects a siting orientation, then Labella will do a detailed design and engineering.

Mrs. Ferratella asked would diagonal parking help? Mr. Wheeler replied that is one of the options that Labella is considering. Mrs. Ferratella asked what is the status of checking to see whether there is any funding available through Rural Development? Mr. Wheeler replied we have not found anything yet, but we will continue to search. Mr. Donnelly stated that the rates offered by Rural Development are not as favorable as those we could obtain on our own. Mrs. Ferratella asked did we ever get a final report on the mental health building? Mr. Wheeler replied yes and the summary was shared with the Legislators. The results were that it is a structurally sound building. Mrs. Ferratella asked for an update on the asbestos removal at the houses. Mr. Wheeler stated that is ongoing and they have been working with Envoy Environmental Service.

2. **Abstracts** – Mr. Donnelly stated they conducted title searches on both the Corning and Hornell Courthouses. The Corning Courthouse was built on land deeded to the County in 1893. The original courthouse was demolished in 1904. According to the 1908 fire map, the new courthouse was constructed on land owned by the City of Corning. The original deed contains a restriction that the property is to be used only for governmental purposes. He commented that he does not really know what we could do with it and we would need to determine if those original restrictions are still binding.

Mr. Wheeler commented this is an unknown at this point. Canfield Park is partially on County owned property and the courthouse is on the City property. There is nothing pressing that we need to do at this point. If you choose, we could talk to the City of Corning about getting the property deeded to us.

Mr. Donnelly stated with regard to the Hornell Courthouse, we are looking for the deeds from the Urban Renewal Agency. There is a 20' x 200' strip that connects the property to Allen Street. Mr. Wheeler commented this situation is a little different. He would like to meet with Mrs. Hunter to discuss the DMV. The State DMV has special requirements for storage, and depending what those are, we could possibly relocate DMV to the North Hornell Office Building. This is also something that he would like to discuss with the City of Hornell. He stated we could also appraise and market the building. Mr. Swackhamer commented it is foolish to continue to keep the courthouse. Ms. Lattimer stated the lack of parking reduces the marketability. Discussion followed.

MOTION: TO ADJOURN REGULAR SESSION AND RECONVENE IN EXECUTIVE SESSION PURSUANT TO PUBLIC OFFICERS' LAW, ARTICLE 7§ 105.1.F. THE MEDICAL, FINANCIAL, CREDIT OR EMPLOYMENT HISTORY OF A PARTICULAR PERSON OR CORPORATION, OR MATTERS LEADING TO THE APPOINTMENT, EMPLOYMENT, PROMOTION, DEMOTION, DISCIPLINE, SUSPENSION, DISMISSAL OR REMOVAL OF A PARTICULAR PERSON OR CORPORATION MADE BY MR. SWACKHAMER. SECONDED BY MR. SCHU. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

MOTION: TO ADJOURN EXECUTIVE SESSION AND RECONVENE IN REGULAR SESSION MADE BY MR. SCHU. SECONDED BY MRS. FERRATELLA. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

MOTION: TO ADJOURN MADE BY MR. SWACKHAMER. SECONDED BY MRS. FERRATELLA. ALL BEING IN FAVOR. MOTION CARRIES 4-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature