

STEBEN COUNTY PUBLIC WORKS COMMITTEE

Monday, August 7, 2017

10:00 a.m.

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

****MINUTES****

COMMITTEE:	Gary D. Swackhamer, Chair Aaron I. Mullen	Gary B. Roush, Vice Chair Robert V. Nichols	John V. Malter
STAFF:	Jack K. Wheeler Jennifer Prossick Andy Morse	Mitchell Alger John Emo Doug Rapalee	Vince Spagnoletti Steve Orcutt
LEGISLATORS:	Carol A. Ferratella	Kelly H. Fitzpatrick	Hilda T. Lando
OTHERS:	Mary Perham		

I. CALL TO ORDER

Mr. Swackhamer called the meeting to order and asked Mr. Roush to lead the Pledge of Allegiance.

II. APPROVAL OF MINUTES

MOTION: APPROVING THE MINUTES OF THE JULY 10, 2017, MEETING MADE BY MR. MALTER, SECONDED BY MR. NICHOLS. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

III. HIGHWAYS

A. *Property Transfer* – Mr. Spagnoletti stated last month he had requested authorization to transfer 1.631 acres of property on CR 69 to G. and S. Faucett. They have asked if the County will pay the survey and deed filing costs which will be up to \$1,500 for the survey and \$200 for the deed filing. We did not pay them for the property and the County has had ownership since 1980.

MOTION: AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS TO PAY THE SURVEY AND DEED FILING FEES ASSOCIATED WITH THE TRANSFER OF 1.631 ACRES ON CR 69 TO G. & S. FAUCETT MADE BY MR. ROUSH. SECONDED BY MR. MALTER FOR DISCUSSION.

Mr. Mullen asked how did the County originally acquire the property? Mr. Spagnoletti replied they signed it over to us. Mr. Mullen stated that he does not know if he is in favor of paying the survey and filing fees. The price for doing that seems high. Mr. Malter asked with this property transfer does it enhance their property? Mr. Spagnoletti replied it is connected. He assumes they want to make sure the property lines are correct. Ms. Prossick commented this was a road frontage issue. Mr. Malter stated the addition of this property makes it more sellable. Why are we paying for something that will enhance their ability to sell?

Mr. Mullen asked what were the terms of the deal back in 1980? Mr. Spagnoletti replied he does not know. Ms. Prossick explained we cannot deed back this portion to them without a survey being done. Mr. Mullen stated he does not have an issue deeding to them, but he does not think the land is worth the price of the survey.

VOTE ON PREVIOUS MOTION: MOTION FAILS 1 – 4. (MR. SWACKHAMER, MR. MALTER, MR. MULLEN AND MR. NICHOLS OPPOSED.)

Mr. Nichols stated that he would be willing to split the difference with the property owner. Mr. Malter stated he would be in favor of a motion deeding the property over to them at no cost to the County. Mr. Spagnoletti stated the committee authorized that last month.

B. *Maintenance Jurisdiction from NYSDOT on SR 415 Town of Erwin* – Mr. Spagnoletti stated the Town of Erwin has requested that NYSDOT abandon the maintenance jurisdiction on a portion of SR 415 which is the entrance to the Erwin airport. He stated that NYSDOT rules require them to abandon to the County first. Mr. Spagnoletti requested authorization to accept the maintenance jurisdiction on a 6 acre parcel on SR 415 from NYSDOT and to convey to the Town of Erwin/Town of Erwin IDA. Mr. Mullen added that it is with the understanding that the Town of Erwin will be taking over the maintenance jurisdiction.

MOTION: AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS TO ACCEPT MAINTENANCE JURISDICTION FROM NYSDOT FOR ~6 ACRE PARCEL ON SR 415 AND CONVEYING TO THE TOWN OF ERWIN/TOWN OF ERWIN IDA WITH THE UNDERSTANDING THAT UPON CONVEYANCE, THE TOWN OF ERWIN WILL TAKE OVER THE MAINTENANCE JURISDICTION MADE BY MR. MALTER. SECONDED BY MR. NICHOLS. MOTION CARRIES 4-0-1. (MR. ROUSH ABSTAINED, AS HE IS A MEMBER OF THE ERWIN TOWN BOARD). Resolution Required.

C. *Reagan Gravel Pit Lease* – Mr. Spagnoletti requested authorization to enter into a lease with the Reagan Gravel Pit. The lease is for a term of five years, effective September 17, 2017, at a rate of \$1.55 per cubic yard. The price has increased \$.10 from the previous agreement.

MOTION: AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS TO ENTER INTO A LEASE AGREEMENT WITH REAGAN GRAVEL PIT IN RATHBONE FOR FIVE YEARS, AT A RATE OF \$1.55 PER CUBIC YARD MADE BY MR. MULLEN. SECONDED BY MR. ROUSH. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

D. *Seneca Road Bridge* – Mr. Spagnoletti requested authorization to close the Seneca Road Bridge Capital Project and transfer the remaining funds of \$103,183.80 into the Future Bridge Projects Capital Project.

MOTION: AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS TO CLOSE THE SENECA ROAD BRIDGE PROJECT CAPITAL PROJECT AND TRANSFER THE REMAINING FUNDS OF \$103,183.80 INTO THE FUTURE BRIDGE PROJECTS CAPITAL PROJECT MADE BY MR. MALTER. SECONDED BY MR. MULLEN. ALL BEING IN FAVOR. MOTION CARRIES 5-0. Resolution Required.

E. *Budget Transfer to New Caton Shop Capital Project* – Mr. Spagnoletti informed the committee that the Caton Shop was originally built in 1926 and was demolished. He stated he has \$350,000 in a capital project for the construction of a new building. He requested authorization to transfer \$158,839.11 from various projects into the Capital Project entitled “Caton Shop Replacement”. Additionally it is anticipated that they will budget \$250,000 for this project in 2018. Mr. Spagnoletti stated the proposal from Hunt Engineers to build a 150’ x 90’ building will be in the range of \$800,000 to \$1,100,000. We have asked Hunt to design a six-bay building, but when we bid it, it will be for a four-bay building with the option to add two additional bays. The \$759,000 we will have in the capital project should cover the cost of a four-bay building. We will also see if we can do some of the site work with our bridge crew.

MOTION: AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS TO TRANSFER A TOTAL OF \$158,839.11 FROM VARIOUS PROJECT ACCOUNTS INTO THE CAPITAL PROJECT ENTITLED “CATON SHOP REPLACEMENT” MADE BY MR. MALTER. SECONDED BY MR. NICHOLS FOR DISCUSSION.

Mr. Mullen asked do you currently have a shop or are you working with the Town of Caton? Mr. Spagnoletti replied no, we have an office trailer that the crew works out of. There is one building across the street with two bays that we store some things in. Additionally, we have a salt storage shed. Mr. Nichols asked do we have the land? Mr. Spagnoletti replied the Town of Caton is transferring 1 acre to allow us to extend the property to the north.

Mr. Nichols asked will this be a pre-engineered building? Mr. Spagnoletti replied yes, but we would still have to hire an engineer for the site prep and other related work. Ideally we would like to do a prefabricated building and we could do the site work with our crews.

Mr. Mullen stated that he would like to discuss the plan more and put out an RFP for the design work. Mr. Wheeler asked is the price estimate based on construction costs? Mr. Spagnoletti replied this building will be 9,000 square feet and the proposal is between \$800,000 to \$1,100,000. That would be for a six-bay building. Mr. Wheeler asked are you having them design a four-bay with the potential to build a six-bay? Mr. Spagnoletti replied the design is for a six-bay building and we will bid it as a four-bay building with the option to include two additional bays. Mr. Mullen asked why does it need to be engineered? Mr. Spagnoletti replied it has to be engineered even though it is prefabricated. Mr. Mullen stated he would like to see what other proposals would be. This proposal seems a little high. Mr. Spagnoletti stated Hunt Engineers has already been approved as the engineer for the County. Mr. Mullen commented we use other engineers such as Barton & Loguidice and LaBella.

Ms. Prossick stated you would have to go out for an RFP specific to this project as the proposal from Hunt was a countywide RFP. Mr. Wheeler explained the RFP for Hunt was mainly for the courthouse work and to enable us to piggyback for other projects. He does not disagree with Mr. Mullen as the proposal is 7.5 percent construction cost. We are paying Labella 7 percent for the complex new office building. The price seems pretty high.

VOTE ON PREVIOUS MOTION: ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Mr. Malter asked if we are going to bid this, he assumes this will give us more time to compare to a prefabricated building with engineering included? Mr. Wheeler replied we cannot do a design build. The presumption is that a company comes in with a blank foundation and here is the building. Ms. Prossick commented you could do an alternative. Mr. Morse stated with the Wick's Law, anything over \$500,000 has to be bid.

Mr. Rapalee stated that he likes the idea of having Hunt do this as our Caton Shop crew has been without a shop for five years and our equipment is outside. If you award today, we can get a set of design documents by January, start construction by April or May and be ready to move in October. Another advantage is that it gives us the potential for future design and we will have documents that we own. Mr. Mullen stated we would have the documents regardless. He does not have a problem with the work that Hunt does. This is a large layout and he does agree that there is some urgency in getting it done.

Mr. Malter asked if we bid the engineering, how much of a delay would that be? Mr. Wheeler replied it would be two months. He would wait until you get the budget. It depends on the additional money coming into the 2018 budget. You could still put it out in January. Assuming the budget goes through, you will know by November what you have to work with. He stated that he likes Hunt and they do a fine job. This is a high construction cost, but again by bidding, you will know what competitive prices are. He would recommend bidding it. Mr. Malter commented if we do a new RFP, it will hold the process up two months, but you would not be doing anything until January anyway.

MOTION: AUTHORIZING THE COMMISSIONER OF PUBLIC WORKS, IN CONJUNCTION WITH THE PURCHASING DIRECTOR, TO PUT OUT A REQUEST FOR PROPOSAL FOR DESIGN AND ENGINEERING SERVICES FOR THE CONSTRUCTION OF THE NEW CATON SHOP MADE BY MR. MULLEN. SECONDED BY MR. NICHOLS. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

IV. BIDS

A. *Fiber Optic Cable Location Services* – Mr. Mullen commented that he thinks it is a great idea to do this.

MOTION: AWARDING THE REQUEST FOR PROPOSAL FOR FIBER OPTIC CABLE LOCATION SERVICES TO THE LOW BIDDER, USIC LOCATION SERVICES, LLC FOR \$26.67 PER TICKET FOR ONE CALL TICKET LOCATE RATE, \$13.00 PER QUARTER HOUR (AFTER FIRST 30 MINUTES) PROJECT RATE, \$52.00 PER HOUR STANDBY RATE AND \$53.00 FLAT FEE FOR AFTER HOUR EMERGENCY MADE BY MR. MULLEN. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

B. *Request for Piping Inspection – CR 122* - Mr. Spagnoletti stated they have estimated 24 hours, which would be approximately \$10,000.

MOTION: AWARDING THE BID FOR PIPING INSPECTION ON CR 122 TO THE LOW BIDDER, JAMKO TECHNICAL SOLUTIONS, INC. AT A RATE OF \$415.00 PER HOUR MADE BY MR. NICHOLS. SECONDED BY MR. ROUSH. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

V. OTHER BUSINESS

A. *Changing Date of September Meeting –* Due to the Labor Day holiday, it was recommended to change the date of the September meeting to Monday, September 11, 2017, at 10:00 a.m.

MOTION: CHANGING THE DATE OF THE SEPTEMBER MEETING TO MONDAY, SEPTEMBER 11, 2017, AT 10:00 A.M. MADE BY MR. MULLEN. SECONDED BY MR. MALTER. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

MOTION: TO ADJOURN MADE BY MR. ROUSH. SECONDED BY MR. MULLEN. ALL BEING IN FAVOR. MOTION CARRIES 5-0.

Respectfully Submitted by

Amanda L. Chapman
Deputy Clerk
Steuben County Legislature

****NEXT MEETING SCHEDULED FOR****

****PLEASE NOTE CHANGE** Monday, September 11, 2017 **PLEASE NOTE CHANGE**
10:00 a.m.**

**PLEASE PROVIDE AGENDA ITEMS
NO LATER THAN NOON
Monday, August 28, 2017.**