

SPECIAL MEETING

DELAWARE COUNTY BOARD OF SUPERVISORS SEPTEMBER 27, 2017

A special meeting of the Delaware County Board of Supervisors was held Wednesday, September 27, 2017 at 1:00 p.m. in the Supervisors' Room of the Senator Charles D. Cook County Office Building, 111 Main Street, Delhi, New York, Chairman Tina B. Molé presiding.

The Clerk called the roll and all Supervisors were present except Mr. Axtell. Mr. Hynes arrived after roll call.

Chairman Molé led the Board in the Pledge of Allegiance to the Flag.

The Clerk read the Notice of Special Meeting.

In accordance with County Law Section 152 (2) and Board Rule 3, a Special Meeting of the Board of Supervisors has been called by the Chairman of the Board to be held on Wednesday, September 27, 2017 at 1:00 p.m. in the Board Room of the County Office Building. The Special Meeting is being held to discuss the Department of Public Works Building Project.

Chairman Molé announced that this Special Meeting is to present to the Board of Supervisors the narrowed down siting options for the Department of Public Works (DPW) facility. She noted that Supervisors may ask questions and discuss options amongst themselves, however, no questions or input would be taken from the audience, as this is normal meeting protocol.

Chairman Molé granted privilege of the floor to Chairman of the Public Works Committee Sam Rowe. Mr. Rowe thanked the Chairman for the time to focus fully on the DPW siting process. He introduced Wendel Engineering Executive Vice President Gerald Summe, Design Principal Scott Neal, and Commissioner of Public Works Wayne Reynolds to provide an update on the DPW Siting Process.

The presentation focused on Site 3, County Highway 18, Delhi at a cost of roughly \$26.35 million, Site 7, Page Avenue, Delhi at roughly \$32.36 million, Site 9, Back River Road, Hamden at roughly \$27.8 million, and Site 11, State Highway 10, Hamden at roughly \$26.51 million. In addition, a hybrid option was presented consisting of Sites 7, 11 and 13 at a cost of roughly \$31.13 million. Mr. Neal noted that with the exception of the hybrid option, the estimates were inclusive of all associated costs. Mr. Rowe added that the property owner of Site 13 just now let the Committee know that he is desirous of a 50-year, long-term lease with a monthly payment of \$10,000. The County would own the property at the end of the lease.

Mr. Neal presented the positive and negative attributes of the sites. The challenges included but were not limited to access, acquisition, road reconstruction and bridge requirement, possible archeological concerns and travel distance to the County Office Building. Mr. Summe, referencing travel distance from the County Office Building advised that an initial estimate of increased operational costs for vehicle maintenance could be as much as \$94,000 per year based on a distance of eight miles from the County Office Building, two employees and two county cars.

Mr. Summe, Mr. Neal and Commissioner Reynolds answered a variety of questions, concerns and suggestions related to the various sites. Most notable was discussion around Site 7 and the issues relating to rebuilding in a known floodplain.

Commissioner Reynolds referencing Site 7 summarized Mr. Neal's points noting that Wendel's design includes raising the property out of the floodplain area which will impact flood water surface elevations for about 1 mile of river upstream from the site and include building an 11-foot tall retaining wall with 3.5 feet of guiderail that will run along Page Avenue. The design takes over the Social Services properties and the laundromat located on Main Street and relocates the Board of Elections, Office of Employment and Training and the Veterans Service Agency. The existing salt shed and laydown storage buildings would be removed from the floodway. The area between Page Avenue and the river would be regraded to floodplain elevation.

Mr. Neal explained that additional land acquisition would be necessary to accommodate access and egress once the retaining wall is in as access to the DPW facility will not be the same open access as exists today. The turning radius will be most difficult for tractor-trailers and semis. Other concerns noted were that the fully built out site utilizes the majority of the property leaving no place to put snow. The snow would have to be bucketed and removed from the site via trucks. Commissioner Reynolds added that retaining walls are a maintenance issue and it is easier to build a new retaining wall than to repair a bulging retaining wall.

Mr. Neal pointed out that Site 7 has the highest mitigation costs making it the most expensive option and although the design works on the computer, it is not optimal. The truck turning movements are extremely tight and the safety of employees working around a facility with such tight turning is a real concern. The site is still in a known floodplain limiting options for grant funding and there is a significant anticipated increase in operational expenses, such as, retaining wall maintenance, county vehicle maintenance and snow removal.

The presentation, once verified and updated, will be placed on the County website at www.co.delaware.ny.us.

Chairman Molé thanked Mr. Summe, Mr. Neal and Commissioner Reynolds for an informative presentation.

Chairman Molé invited everyone in attendance to enjoy locally grown and prepared foods by members of Cornell Cooperative Extension.

Upon a motion, the meeting adjourned at 3:15 p.m.