PUBLIC WORKS COMMITTEE MEETING MINUTES
MARCH 3, 2020

PUBLIC WORKS COMMITTEE MEMBERS PRESENT: Skellie, Campbell, Haff, Hicks, Fedler, Shaw, Wilson
PUBLIC WORKS COMMITTEE MEMBERS ABSENT: Rozell, Ferguson
SUPERVISORS: Hall, Henke, Losaw, O'Brien, Hogan
Debra Prehoda, Clerk
Roger Wickes, County Attorney
Chris DeBolt, County Administrator
Deborah Donohue, Supt. Public Works
Laura Oswald, Economic Development Director
Public

AGENDA AS PRESENTED IN COMMITTEE NOTICE:

1. Call to Order
2. Accept Minutes – January 28, 2020
3. Department Reports/Requests:
    A. Sewer District
        1) Request for Budget Amendment – DASNY Funds from 2019 Budget to 2020 Budget
        2) Request to Establish Capital Project – Sewer District #1 MPR and Sewer Rehab
    B. Department of Public Works
        1) Project Carry Overs
            a) Pedestrian Bridge over Slocum Creek
            b) MS4 Grant
            c) Doc Johnson & Cemetery Bridge Preservation
            d) CR46 Pavement Preservation
        2) Collision Insurance on County Cars
        3) Fuel System Upgrade
        4) Award Various Bids
        5) Miscellaneous
4. Other Business
5. Adjournment

Chairman Skellie called the meeting to order at 10:00 A.M. Vice Chairman Henke making the quorum.

A motion to approve the minutes of the January 28, 2020 meeting was moved by Mr. Henke, seconded by Mr. Wilson and adopted.

PRESENTATION – Laura Oswald, Economic Development Director, presented a power point presentation; Canalside Energy Park – Establishing the Vision, presentation slides attached. She is here today to pose some unanswered questions. What happens from here? The acreage at the site has the potential to be something significant. Her recommendation to the IDA was to do a site specific feasibility study that says let's look at all the infrastructure needs and a regional compost facility. She believes the IDA is going to try to find a way to move forward with a feasibility study. As a County employee she wants to understand does the County think there is sufficient benefit for her to continue to be involved in trying to help to do something with this. Mr. Haff stated the IDA is applying to take the parcel and road over (privately owned by the IDA) and the County is no longer involved. The Economic Development Director stated that is what is a public private partnership is all about and if you look at Industrial Parks across the country it is not at all uncommon where public and private entities get together and map out what something should look like. You are not telling the private owners what they can and cannot do but what you are doing is getting around the table and discussing what your options are and how you might help each other

until there is nothing more to discuss or something has happened. As an Economic Developer, she is looking at does a project have potential impact to the County and also does a project have the potential to impact Warren County and the region as a whole. She does see involvement and she would be one of many that might be involved. Mr. O'Brien, Chairman of the IDA, stated this is not to benefit the IDA, it is to benefit Fort Edward and everyone else in the county. Mr. Hicks would like a clear vision of the steering/workgroup created. He asked if that is the structure that would answer some of the Economic Development Director's questions. Chairman Hall stated that is the purpose of the steering committee, questions the Economic Development Director is posing, and any other questions that may come up. The federal opportunity zone encompasses the entire town of Fort Edward and the village is within the town. There are currently no opportunity zone projects in the county. EPA regulations are coming for major creators of waste regarding disposal of waste like schools, restaurants, etc. It is going to get regulated and therefore looking at how to handle potential regulation; explore joint organic/biosolids composting facility. Mr. Shaw stated he cannot get past the fact that you want to go into an agreement with a private organization that now has total control of the area; getting in and out of property and easements. He stated if we want to invest public money into a venture that a private entity has total control over, we've really lost our mission up here. The Economic Development Director suggested the IDA find a way to fund the feasibility study and it would probably be done by an engineering firm because most of the questions relate to infrastructure. Mr. Hicks feels these are topics for the steering/working group. Mr. Shaw stated he though the steering/working group was to negotiate with the EPA on the road. Chairman Hall stated the group will have more of a broad scope look. The Economic Development Director stated the IDA can apply for funding through the URI for the bridge replacement.

SEWER DISTRICT – In the absence of Joe Brilling, Executive Director, the County Administrator addressed the following items with the committee:

- Budget Amendment DASNY Funds – A motion to move unspent DASNY funds from 2019 to 2020 budget and forward to the Finance Committee was moved by Mr. Campbell, seconded by Mrs. Fedler and adopted.
- Establish Capital Project – Sewer District #1 MPR and Sewer Rehab – A motion to forward budget amendments to move funds within the SD#1 MPR (map plan report) project and create a new capital project (slip lining) to the Finance Committee was moved by Mrs. Fedler, seconded by Mr. Campbell and adopted.
- $1M in borrowing approved for slip lining. The Treasurer and County Administrator have reservations due to significant billing hurdles and payment of the debt service is not readily apparent. Plan to hold off on borrowing for a few months.

DEPARTMENT OF PUBLIC WORKS – Deborah Donohue, Superintendent of Public Works, addressed the following items with the committee:

- Project Carry Overs – A motion to carry forward unspent funds from 2019 to 2020 for the following projects: Pedestrian Bridge over Slocum Creek, MS4 Grant, Doc Johnson & Cemetery Bridge Preservation and CR 46 Pavement Preservation, and forward to the Finance Committee was moved by Mr. Hicks, seconded by Mrs. Fedler and adopted.
- Collision Insurance on County Cars – The Superintendent asked the committee to consider putting comp and collision on Sheriff's vehicles and DPW pickups. Last year the cost was $43,000 for repairs and this year we are already at $9,500. The cost to put comp and collision on the twenty-one active patrol cars is $8,725.40. The deductible for comp is $500 and collision $1,000. It would be $3,500 more to add the DPW foreman pickups. Claims in 2018 totaled $21,700 and $43,000 last year. Would like the Safety Officer to look at what is happening, do an analysis and come back to committee with results. More data is needed to make a decision. The County Administrator stated he will take a five year look back on the

number of incidents, average cost per incident, outliers, who was at fault, things that were unavoidable, what we were able to get through the recovery of other people's insurance and everything we received from our insurance. The Superintendent stated the pool cars are very low in repair costs.

- Fuel system upgrade needed to be compliant with DEC. This mostly involves information technology needs. This IT upgrade is funded through the capital project. The project in capital plan is not new tanks and pumps but new sensors and computers at the gas boy systems to track the fuel at every location. The County Administrator stated we need these upgrades if we are going to maintain in the bulk storage business because of the liability. He feels we need to keep diesel at every locations. The question is would the committee like to shed gasoline at every location that we can. The DPW Superintendent wants to keep gas at Fort Edward, Putnam and Hebron. There have been no problems with removing the gas at the Jackson station and going to the WEX card. The Superintendent has concerns with the gas being removed from the County complex in the event of a power outage in the area; where would we and the other entities that gas up at our pumps get gas then. From an internet search, the Superintendent stated the probes/sensors that go into the gas tanks costs about $1,000 each. The County Administrator agrees with getting out of the gas business where possible. Mr. Campbell suggested putting diesel pickup trucks in Hebron and Putnam and do away with the gas. He feels we could totally get out of the gas in a reasonable manner. Chairman Skellie summed up the discussion stating do the technology upgrades because we have to be compliant with DEC and from there work WEX cards into the different garages to see how it works. Mr. Campbell stated we need to get out of this gas business before we have a tank failure. A motion to move ahead with doing the technology upgrades to maintain the current system, hold onto the three sites for gas – Fort Edward, Hebron and Putnam and decide on site by site basis getting out of the gas business down the line and forward to the Finance Committee (possibly a sole source vendor) was moved by Mrs. Fedler, seconded by Mr. Wilson and adopted.
- Award Various Bids:
  - (3) Chevrolet Equinox for DSS at $22,297.02 each. A motion to award bid to Webb Smart Chevy for three Chevrolet Equinox at $22,297.02 each was moved by Mrs. Fedler, seconded by Mr. Campbell and adopted.
  - Dump/Plow Trucks – 2 standard transmission at $224,895 each with plow and one automatic $238,644. The Superintendent will have to review the bid to see if they were bid with the extended warranty. A motion to award bid to Navistar for two standard transmission dump/plow trucks with plows and one automatic (has extended warranty) was moved by Mrs. Fedler, seconded by Mr. Campbell and adopted. The Superintendent stated the extended warranty was in automatic bid but problematic to put in standard trucks because manufacturer differed.
  - (2) Chevrolet Sonics for Car Pool at $15,346 each. A motion to award bid to Webb Smart Chevrolet LLC for two Chevrolet Sonics at $15,346 each for Car Pool was moved by Mrs. Fedler, seconded by Mr. Wilson and adopted.
  - Two Foreman Trucks (gas) at $44,399.16 from Robert Green Auto & Trucks for ~~Jackson~~ Fort Ann and Granville Barns – A motion to award bid to Robert Green Auto & Trucks for two foreman trucks at $44,399.16 each was moved by Mrs. Fedler, seconded by Mr. Hicks and adopted.
  - Fort Edward Car Pool Pickup Truck (service truck) $36,981.50 – A motion to award bid to Cappellino Chevrolet for pickup truck for Car Pool in the amount of $36,981.50 was moved by Mr. Hicks, seconded by Mrs. Fedler and adopted.
- $1,159,757 in County Road Machinery budget for equipment and purchased paver for $381,437, two standard trucks and one automatic leaving $89,886. The capital plan also has

$220,000 for equipment. With the remaining funds would like to purchase a loader with broom attachment at a cost of $180,000 to replace a 1997 loader at Putnam Barn and a shoulder machine at a cost of $117,000 replacing the current 1962 machine. Mr. Hicks is reluctant to use all the funding so early in the year. Mr. Shaw, budget Officer, asked if the excess funding from the paver coming in lower than budgeted cost should go back to the capital project. There are other needs in the capital project that are not funded for this year. A motion to move budget amendment to appropriate funds from capital project to Road Machinery and authorize to go out to bid to the Finance Committee was moved by Mrs. Fedler, seconded by Mr. Wilson and adopted. Mr. Haff opposed.

OTHER BUSINESS:
The County Administrator stated DPW received two water bills for a total of ~~$520~~ $560 from the Village of Granville for properties the County owns adjacent to Church St. bridge. He sent a letter to the Village of Granville requesting waiving the water fees because the water was disconnected upon ownership and the only reason we took ownership of the property was for the Church Street Bridge replacement project. The village might be asking the County for the properties when we finish with the bridge project for a park. He will report out at the Finance Committee on the whether or not the village will waive the water fees.

Executive Session – A motion to enter an executive session to discuss the appointment or history of a particular corporation was moved by Mrs. Fedler, seconded by Mr. Wilson and adopted. A motion to return to regular session was moved by Mrs. Fedler, seconded by Mr. Hicks and adopted. No action taken in the executive session.

A motion to award bid to Town and County Bridge and Rail for Doc Johnson and Cemetery Bridge Preservation project was moved by Mrs. Fedler and seconded by Mr. Hicks. Discussion. The County Attorney stated the basis of the award is that they are the lowest responsible bidder. The motion to award bid to Town and County Bridge and Rail for Doc Johnson and Cemetery Bridge Preservation project was moved by Mrs. Fedler, seconded by Mr. Hicks and adopted.

A motion to adjourn was moved by Mrs. Fedler, unanimously seconded and adopted. The meeting adjourned at 12:24 P.M.

Debra Prehoda, Clerk
Washington County Board of Supervisors

Canalside Energy Park

ESTABLISHING THE VISION

Washington County Planning
February 28, 2020

Where We Are…

- WL Plastics tentatively committed to purchase 30 acres and buildings
- Approximately 50 partially developed acres to be conveyed from Fort Edward LPDC to IDA
- Parcels necessary for contiguous access road to be deeded by WCC to IDA
- Lock 8 Way to be conveyed from EPA to IDA

What Does This Give Us….

- A manufacturer investing appx $18 mil creating 50 jobs, generating $231k and after 5 years $310k in annual PILOT payments
- Outstanding taxes paid, no current tax revenue from IDA owned 50 acres
- Privately (IDA) owned access to the site
- *…So:*

Why We are Here…

- Do we want more?
- What happens with the remaining 50 acres?
- How do the surrounding WCC lands fit in, if at all?
- Is one company and a private road enough or;
- Should cohesive planning for the site as a whole be initiated?
- What are the possibilities and what to we do from here?

Why We are NOT Here….

- Discuss the merits of the current situation or what could/should be different. Let’s move on to long term goals.

Goals and Objectives:

(Why Develop an Industrial Park?)

- Provide employment opportunities
- Provide opportunities to local businesses wherever possible
- Increase local tax base
- Invest in infrastructure as an economic driver
- Enhance Canalside area as community facility/recreation area?

Typical Site Planning Elements

Roads and Transportation

- Site ingress and egress
  - Short term/long term ownership
  - Public or private?
- Interior roads
- Bridges and culverts
- Access to Rail
- Access to Canal/Port of Albany
- Public transportation
- Traffic control measures

Water and Sewer

- Fort Edward could potentially convey 1 mill gallons of water to the site, are water infrastructure upgrades needed?
- Water to site must exit via septic or municipal sewer; site has poor drainage
- WL has requested ability to convey 1,500 to 2,000GPD to WCSD#2
- Wastewater/sewage
  - Extend WCSD#2 to encompass site? RFP for MAP, Plan, Report, will go out May*(ish)* to include expansion in FT Edward and Kingsbury- include site?

Water and Sewer

- Regional Composting Facility?
  - Warren County seeking site for organic composting facility
  - Washington County biosolids facility surrounded by wetlands, finite footprint- unable to expand. Appx $6mil in improvements now in preliminary design
  - Access to organic composting facility for Washington County would be beneficial
  - Joint organic composting facility or joint organic/biosolids composting facility? Opportunity for shared services project?
- Digester/energy creation?

Environmental

- Stormwater
- 50 acres now stormwater ready
- Wetlands

Energy

- Natural Gas
  - 6” 35psi line located nearby. Should infrastructure on site be developed, and will capacity be enough?
- Electric
  - 34.5KV substation on site. Adequate?
- Alternative energy
  - Solar
  - Geothermal
  - Wind
  - Biomass

Other Considerations

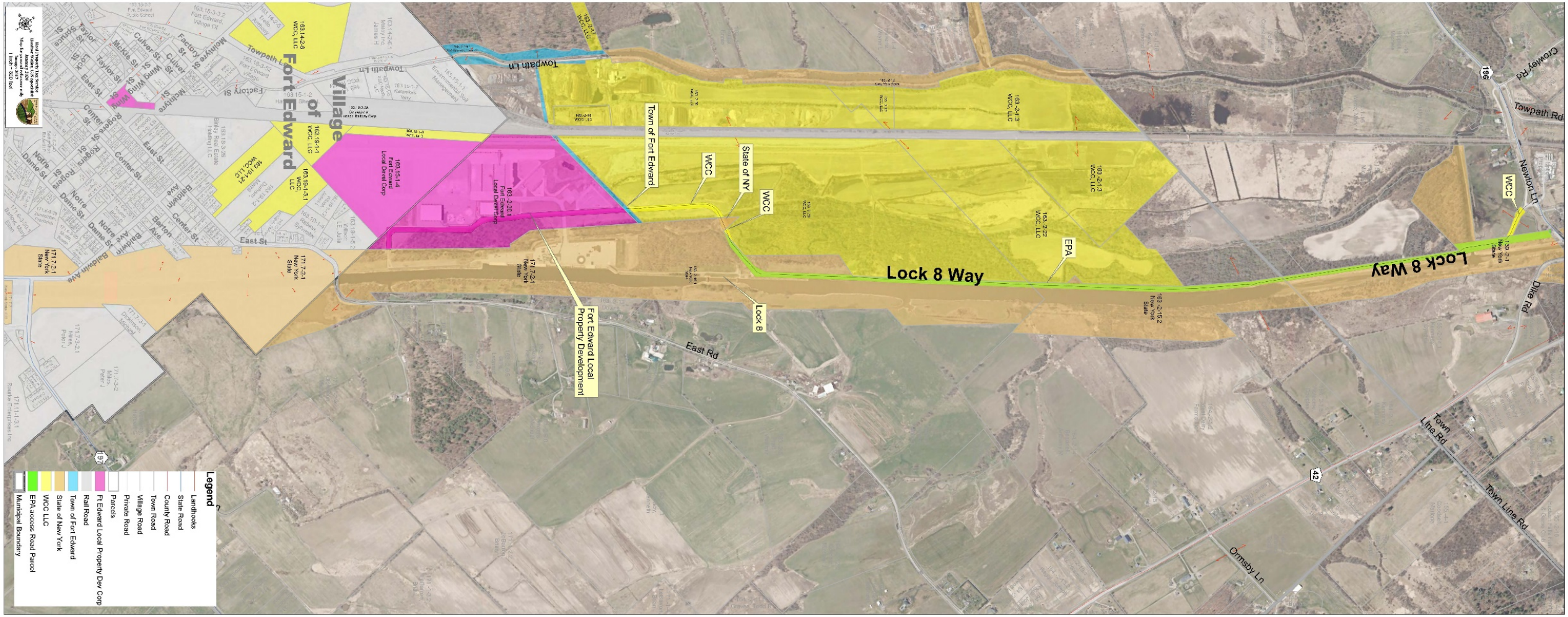
- Signage
- Broadband
- Parking and lighting
- Vertical Limitations
- Ratio of development to open space
- Setbacks from neighboring properties

Operations

Who Operates What?

- Maintenance of assets
- Fees/Revenue
- Business Attraction and Marketing
  - *What* will be marketed?
  - Opportunity Zone
  - Industry targeting/clustering
  - Capitalize on WL Plastics as anchor tenant
  - Define competitive advantage

Next Steps

- Plan, Plan, Plan!!!
- Define Short Term and Long Term priorities
- Identify immediate funding needs and timing

Scope of “The Site”