



Onondaga County Legislature

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COUNTY FACILITIES COMMITTEE MINUTES - MARCH 12, 2014 JUDITH A. TASSONE, CHAIR

MEMBERS PRESENT: Mrs. Rapp, *Mr. Ryan, Mr. Shepard
MEMBERS ABSENT: Mr. Dougherty
ALSO PRESENT: see attached list

Chair Tassone called the meeting to order at 10:30 a.m. *A motion was made by Mr. Shepard, seconded by Mrs. Rapp to waive the reading of the minutes of the previous committee. A motion was made by Mrs. Rapp, seconded by Mr. Shepard, to approve the minutes of the previous committee. MOTION CARRIED.*

1. TRANSPORTATION: Brian Donnelly, Commissioner a. **Informational - Winter Weather Update**

| OCDOT Fiscal Summary (Jan / Feb - 2014) | | | |
|---|--------------|--------------|--------------|
| Item | 2014 | | Difference |
| | BAM | Estimate | |
| Overtime | \$ 927,406 | \$ 1,043,115 | \$ (115,709) |
| Salt | \$ 2,247,019 | \$ 2,552,867 | \$ (305,848) |
| Fuel | \$ 1,074,058 | \$ 1,181,373 | \$ (107,315) |
| | | | \$ (528,871) |
| Offsets | | | |
| OCDOT Fund Balance | \$ 596,062 | | |
| NYS Severity (at 5%) | \$ 90,551 | | |
| | \$ 686,613 | | |

| OCDOT Winter Comparison | | |
|-------------------------|----------------|------------------|
| | <u>2012/13</u> | <u>2013/14 *</u> |
| Overtime (in hrs) | 29,736 | 36,745 |
| Salt (in Tons) | 54,487 | 64,832 |
| Fuel (in gallons) | 210,106 | 206,998 |
| # of Trips | 7,346 | 7,681 |

* Through 02/28/2014

- Winter 2013/2014 challenging; harsh winter; not over at this point
- 2 months into fiscal year so not over budget, but based on issues, trends and still having the rest of this month, April, Nov and Dec, DOT may need to come back to Legislature to move funding
- Based on actuals for this year, would look at overtime, salt and fuel to be funds where money should be moved
- All county DOT's required to maintain a separate fund balance; general funds but accounted for separately - just shy of \$600,000 in DOT fund balance
- Another item to offset would be NYS severity – county plows 220 - 230 miles of state roads; NYS calculates severity factor based on number of miles they drive on average and how many driven in that season
- Severity factor average over last 7 years has been 17%; last year was 5%; no guarantee of severity factor, but have not had a year that they haven't provided one; estimating will see the same as last year, but odds are it will be more; this will provide an offset for areas in high demand
- OCDOT Winter Comparison above shows comparison to last year; based on snow season not fiscal year
- Up about 7,000 hours of overtime over last year; up 10,000 tons in salt; fuel a little below, but only Jan. and Feb.
- Number of trips: snow totals may show on pace as year before, but challenge is number of inches (2" or 22") is still treated the same way (plow and salt); easier to deal with 5 10" snow falls versus 25 2"; 2014 - light snow consistently
- Out of 120 days (Nov. 1st – Feb. 28th) the plows were on the road 100 days; taking out Nov. it's 90 days and plows were out 82 days; 130x the entire fleet was out

Mr. Donnelly stated for the record: “I am extremely happy and proud of the men and women of County DOT; our drivers, our mechanics, our dispatchers, our supervisors. They have all put in a tremendous number of hours. They have worked hard, and have done a very good job at keeping the roads passable this winter.”

Mr. Donnelly responded to Chair Tassone that they started at 8:30 this morning, there was no early call in, and this will help with forces going into the evening hours.

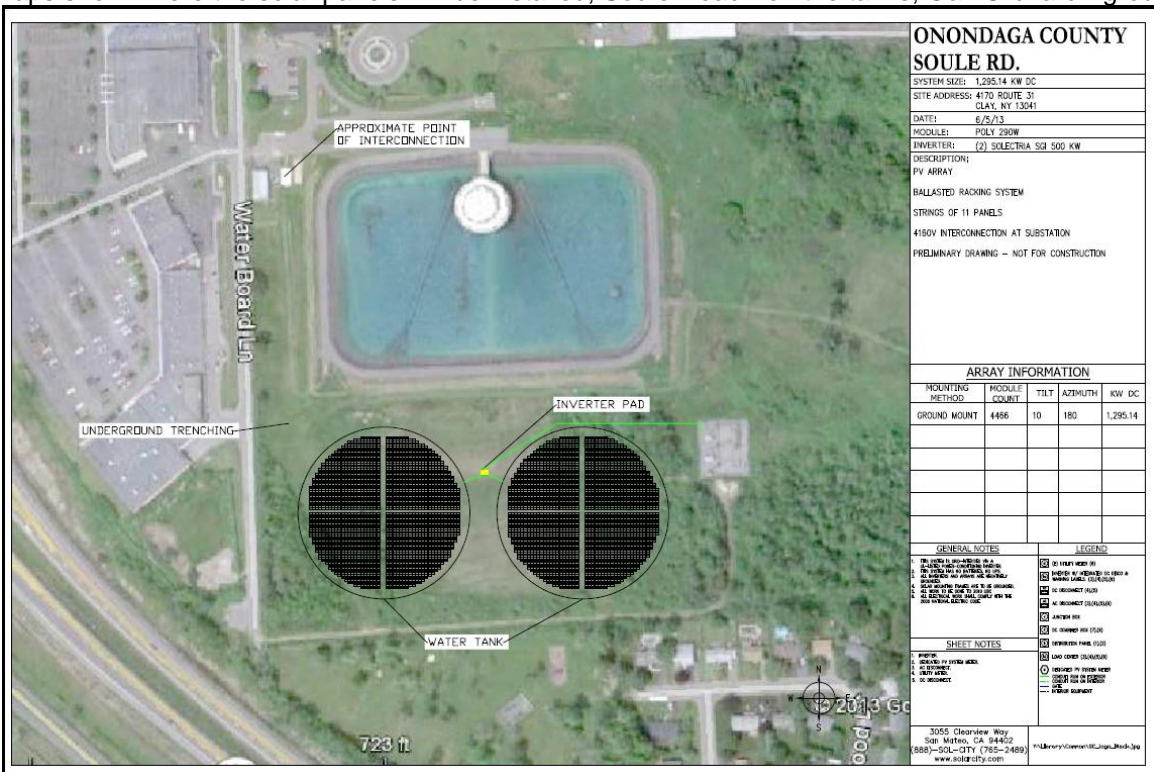
Mr. Shepard thinks there would be a correlation between the number of trips and overtime, but the increase in overtime is a lot more than the increase in trips. Mr. Donnelly replied trips is an interesting tidbit of information, but it does not mean the entire route. It means someone came in and took the truck out; may have only been a touch up of a wind spot, a portion of their route or a night crew. It is not equivalent to a full blown overtime call. There isn't a necessary correlation at this point. The trip data for 2012/2013 is the entire snow season, but 2013/2014 is only partial through February. It has been busy. There have been quite a number of instances with temperatures below the freezing mark which require salt (no real participation).

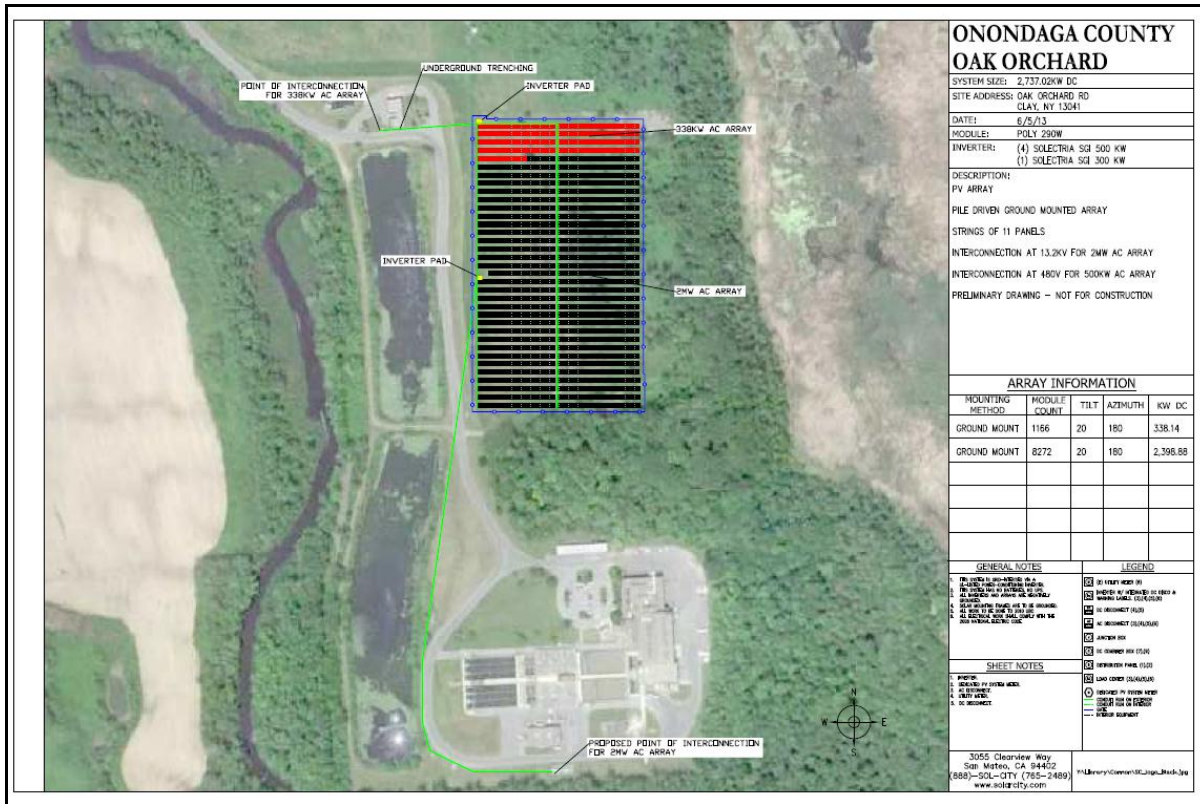
Mr. Donnelly responded to Mrs. Rapp that the fuel number is still missing a number of invoices so it is not exact.

Mr. Donnelly stated from a time point perspective, the state notifies the County in the middle or end of May concerning the severity factor. At that time they will come back to the Legislature, because they will be receiving the money from the state. DOT also will have to ask to take money from contingency to pass the money to the towns and villages.

- 2. FACILITIES MANAGEMENT:** Lee Klosowski, Director, Energy & Sustainability
- a. **A Local Law Authorizing the Installation of a Solar System and Lease to Solar City of County Property Located in the Town of Clay at the Soule Road Water Storage Tank Site**
 - b. **A Local Law Authorizing the Installation of a Solar System and Lease to Solar City of County Property Located in the Town of Clay at the Oak Orchard Waste Water Treatment Plant**

- County property to be leased to Solar City Corporation of San Mateo, CA for solar panels, converters and electrical equipment being constructed/owned/operated/removed by Solar City Corp.
- Leasing 9 acres at Oak Orchard WWT, and 3 acres made up of rooftops of the newly covered reservoir storage tanks at Metro Water Board Soule Road site
- Below maps show where the solar panels will be installed; Soule Road - on the tanks; Oak Orchard - ground mounted





- SEQRA completed for both sides; lease and projects will not result in any adverse environmental impacts
- Term is 20 years with option of 2 5 yr extensions; lease agreements part of 20 year purchase power agreement between County and Solar City Corp. – County will purchase electricity output from Solar City systems
- Electricity produced and purchased will cover 25% of MWB usage and 80% of OO usage
- Total county wide is about 4%; PPAs below forecast; electricity prices below average prices in the most recent 12 months; huge run-up in prices in first two months of 2014
- Price in contract to escalate 2% per year; est. savings in first year conservative at \$27,000/yr based on prices from last summer; average of last 12 months including run-ups, savings would be \$74,000/yr
- Electricity produced will reduce County greenhouse emissions by 2.5%
- Price is \$.05/kw hr at MWB; \$.06/kw hr at OO; contracts processed and contingent on lease agreements being signed

Mr. Millea stated the County is not paying for the solar panels. The County is paying for the electricity, so they are replacing the electricity bought from National Grid with the electricity produced by the solar panels. All of the other costs are on Solar City. Mr. Klosowski responded to Chair Tassone that Solar City Corp. is leasing the property, and in return of the lease, they are selling the County electricity at a price at or below the National Grid price. Mr. Millea commented the lease is a legal requirement. The County is allowing Solar City to put their property on the County's property. The County is taking on no capital risk for this investment. It is one-hundred percent capital for Solar City, the County buys their electricity, and the state is subsidizing the cost for Solar City.

Mr. Millea agreed with Mr. Ryan that the County is not charging rent, and the cost savings for Solar City is selling the power back to the County. Mr. Millea commented Solar City is the biggest player, and the committee may hear the name more in the future. Mr. Millea does not know the economics of this deal, but Solar City may be losing on it. It is more important for Solar City to demonstrate a municipal partnership. Mr. Millea commented that Mr. Klosowski is the expert on all things dealing with electricity, and these are very advantageous prices for the County to lock in. Mr. Ryan asked if the agreement is \$.05 per kilowatt hour for twenty years. Mr. Klosowski responded there is a two percent escalation regardless of market price. Natural gas prices in ten years are escalating about thirty percent, which would be three percent a year. Four percent of the County need will be in a price that the County is certain of, and there is a possibility of market prices going higher or lower. Five years ago, Mr. Klosowski would not have thought electricity prices would drop the way they did, but fracking and the availability of natural gas drove prices down. Mr. Klosowski believes the County is through those drops in prices.

NYSERDA will be paying \$.24 per kilowatt hour to Solar City for the first three years. Mr. Klosowski replied to Mrs. Rapp that NYSERDA is not taking any electricity. The payment is the incentive payment to help Solar City. NYSERDA is paying \$3.5 million for Solar City to do this project. The incentive for private companies is a thirty percent federal tax credit which the County cannot take, but Solar City can take it or sell it. The County is blind to all of that. The County is looking at the price being paid for electricity, and the reduction of greenhouse gases. Mr. Millea added if the County were to hire engineers, design a solar system, build it and incur capital costs, then the County would not be in an advantageous position. The County cannot capture the federal tax benefit. Mr. Millea commented that these facilities are the two most energy intensive facilities in the system. All of the water from Lake Ontario goes through the MWB system and is pumped. Skaneateles water that goes to Syracuse comes in for free due to gravity. The water from Lake Ontario has to be pumped which is very costly in the energy portfolio. Oak Orchard is a small facility but a high oxygenating system that uses a lot of electricity. If the solar panels were in place now, and the County was paying \$.05 per kilowatt hour, then there would have been a lot of savings in January. Mr. Klosowski stated the current prices are about \$.12 to \$.15 per kilowatt hour. Mr. Ryan asked where the next two are going. Mr. Klosowski responded these sites were the most cost competitive. It becomes a mix of energy use and land that is available.

Mrs. Rapp asked how this company out of California was selected. Mr. Klosowski answered that they were the low bidder. The County solicited bids from fifteen companies, and nine bid. There were only two companies that bid at or below the current price rate, and if none were close to the current prices, then they would not have awarded the bid. Solar City was the lowest bidder.

A motion was made by Mrs. Rapp, seconded by Mr. Ryan, to approve item 2a. Passed unanimously; MOTION CARRIED.

A motion was made by Mr. Ryan, seconded by Mrs. Rapp, to approve item 2b. Passed unanimously; MOTION CARRIED.

**3. ONONDAGA LAKE: Dave Coburn, Director
a. **Informational - Onondaga Lake Management Advisory Committee****

- Did contract with Focus for report – Focus looked at old reports to see ideas people had for Onondaga Lake, and proposed a process forward to make decisions about the lake
- Focus report showed how distinct and unique several locations in OLP are, and yet very cohesive
- Focus recommendation to take hard look at ecological and physical aspects of the sites, current uses, and adjacent sites, so the County could have a better appreciation of what sites are suitable for, what they can support ecologically, and what opportunities they can provide; also to help to avoid undertaking projects not suitable in those areas
- Proposed to establish Advisory Committee comprised of stake holders and people with experience to look at ecological and physical characteristics, and to develop a plan for use of sites (consistent with features) to guide as projects come forward so they can make decisions
- Committee co-chaired by Chairman of County Facilities committee and the Parks Commissioner
- Time frame - ongoing process; not sure how long it would take for the group to look at the sites, but reasonable within this year to generate a report for consideration; will be a living document - circumstances and situations change
- Focus provided numbers, looked back at past years, did inventories and interviews; overriding message was to keep in public ownership and to protect ecological balance
- Focus identified projects but didn't say which to do; report is for the committee to look at and take into account

Mr. Coburn responded to Mrs. Rapp that he would not presuppose that the committee will not look at developing. The group will take a hard look at it, decide on what they see, and will determine what might be appropriate. The overriding theme was that this should be kept in public ownership. Mrs. Rapp replied to Mr. Coburn that the development she was referring to were condos and restaurants, which at one time had been discussed for portions of the lake. Mr. Coburn commented that people found there are certain types of amenities that would support a park; restroom facilities, food and drink facilities, and disposal. This would support what was going on in the park.

Chair Tassone asked if they are only talking about the west side. Mr. Coburn responded it is for the entire perimeter of the lake. The committee may say there are areas that should remain natural and undisturbed, and other areas more intensively used (amphitheater). There is a gateway to the State Fair that is connecting

the west side initiative. What is appropriate in a natural area might not be appropriate in a gateway to the State Fair. This will help to make good decisions on whether certain uses are appropriate or if it will disrupt things, and also to make sure it stays cohesive and balanced.

b. Informational - Loop the Lake West Shore Bridge / CSX Update

Mr. Millea wanted to make sure the committee is informed and invited on May 18th to a formal opening of the west shore trail with a community run/walk and golf carts. Mr. Millea stated the County Executive will be doing a ribbon cutting along with Chair Tassone, as it is in her district, which will kick off the use of the addition to the Loop the Lake system. Mr. Millea continued:

- Been to addition a few times – views spectacular; Mr. Coburn has worked on this about 7-8 years to get this point
- Working with Honeywell to connect the new extension through their property, to run along the southern shore near 690, and hopefully getting over CSX rail line
- 2012 – Legislature appropriated \$750,000 to begin environmental review and design to get over the rail lines
- Within week or two there will be a public meeting to begin dialogue for best approach to get around
- Next phase is how get through Honeywell and connect to Creekwalk; have community discussion about either staying by water and go along the shoreline, or down State Fair Blvd to lake district and connect Inner Harbor
- CHA is consultant (have worked w/parks) who will propose 6 or 7 scenarios to pursue; one public meeting with options, and narrow down after that; figure out a preliminary design
- Since moving forward with design and review, they secured \$1.5mil with state to build whatever facility is decided; suggest in 3 or 4 years will see new extension connected to an extension in Honeywell property, then to Creekwalk

Mr. Millea responded to Mr. Ryan that CSX has federal supremacy, so they cannot be told what to do by a sub government. Mr. Ryan asked what CSX's feeling about this is. Tying this whole component into CSX, down to the waterfront, the harbor and the Creekwalk would be awesome. Mr. Millea responded that it was critically important that they received the funding they did, because this is a conversation that they need to have now versus four years from now. The sooner they can agree on which alternative is preferred by the community, the sooner they can begin the discussion with CSX. Honeywell still has another year to two in their dredging program, but when that is finished, they can move quickly to get the trail done. Mr. Millea said they would like to be able to start construction as soon as Honeywell has the link built. It will be a challenge, and will take time to get through CSX. Hopefully the state senators will be helpful with that. Mr. Millea was given a tip to approach some of CSX's customers, and see if they can help. The County needs a permit from CSX to span their tracks, and there are also certain requirements. This will be the preliminary engineering; ADA compliant approach and keeping with the span (two times the height of a train car). In Minoa there is a structure built before the ADA was in place with two towers and stairs. This new structure will have to slope up gradually. The opening of the new segment will get people excited to keep moving in the process.

Mrs. Rapp asked if the water was still an option. Mr. Millea replied they have not ruled anything out at this time. Mr. Millea was skeptical of the water option, and assumed DEC would have ruled it out. They would have to look into it, and it may be more costly to build piers in the water. Nothing has been ruled out at this point. Mr. Millea will inform the committee when the discussion will be scheduled. Mr. Millea responded to Mrs. Rapp that Honeywell is working on wetland restoration.

4. Informational: Individual Access Pass - Mr. Dougherty - PULLED

The meeting was adjourned at 10:58 a.m.

Respectfully submitted,



JAMIE M. MCNAMARA, Assistant Clerk
Onondaga County Legislature

ATTENDANCE

COMMITTEE: County Facilities

DATE: 3/12/14

| NAME (Please Print) | DEPARTMENT/AGENCY |
|---------------------|-------------------|
| Tom Gattler | DOT |
| Brian Doumely | DOT |
| Bruce Lanscott | Parks |
| Darcie Lesniak | Leg |
| David Coburn | Env. |
| Bill Kinne | LEG |
| MARTHA CHRISTIANO | SMB |
| Mayor Mundy | DMB |
| Chris Kosowski | OCEM |
| William | EM |
| John Smith | DAER |
| | |