

**Auburn City Council
Regular Meeting
Thursday, June 11, 2020 5:00 P.M.
City Council Chambers
Memorial City Hall
24 South St.
Auburn, NY 13021**

Minutes

The meeting of the Auburn City Council was called to order at 5:00PM in the City Council Chambers, 24 South St. Auburn NY by Mayor Quill.

Roll Call – The City Clerk called the roll. Mayor Quill, Councilor Debra McCormick, Councilor Jimmy Giannettino, Councilor Terry Cuddy and Councilor Tim Locastro were all present. Councilor Cuddy was present via teleconference.

The following City Staff was present for the meeting:

- City Manager, Jeff Dygert
- Corporation Counsel, Stacy DeForrest
- City Clerk, Charles Mason
- Police Chief, Shawn Butler
- City Engineer, Bill Lupien
- Interim Fire Chief, Mark Fritz
- Director of Capital Improvement Program and Grants, Christina Selvek
- Civil Engineer, Ken Tanner

Pledge of Allegiance to the Flag – Mayor Quill led the Pledge of Allegiance.

Moment of Silent Prayer or Reflection – Mayor Quill asked for a moment of silent prayer.

Mayor Quill

Thank you. Mr. Clerk, any public announcements?

City Clerk Mason

Thanks, Mayor. Just real quick, the next Zoning Board meeting for the City of Auburn is scheduled for Monday night, June 22 at 7pm. That meeting, the governor's extended the executive order for public meetings being close to the public through July 7. So that meeting will be held via teleconference for the public that chooses to participate in the public hearings for that night. And all that information will be uploaded to the city's website. And that agenda is being posted to the public this weekend in the citizen

newspaper. So that's still a couple weeks away, but just wanted to throw that announcement out there.
Thanks Mayor

Mayor Quill

Flag Day Proclamation, Mr. Clerk

City Clerk Mason

WHEREAS, The Second Continental Congress adopted the American Flag on June 14, 1777; and
WHEREAS, June 14, 2020 marks over 240 years of displaying our American Flag; and
WHEREAS, It is fitting and proper to officially recognize “Old Glory” as a symbol of hope, inspiration and pride for the people of the United States and around the world; and
WHEREAS, In order to commemorate the adoption of our flag, on August 3, 1949, the Congress, by joint resolution, designated June 14 of each year as “Flag Day” and requested that the President issue an annual proclamation designating the week in which June 14 occurs as “National Flag Week” and call upon citizens of the United States to display the flag during that week; and
WHEREAS, The Owasco Chapter, National Society Daughters of the American Revolution, is hereby recognized for its ongoing efforts to honor and support National Flag Day and Week; and
NOW THEREFORE, I, Michael D. Quill, Mayor of the City of Auburn, New York, on behalf of the City Council and the Citizens of Auburn, do hereby proclaim June 14th and June 14th- 20th as National Flag Day & Flag Week
and we encourage our citizens to observe this time with pride and as a time to honor America, and to celebrate our heritage.
In witness whereof I have hereunto set my hand and caused the seal of the City of Auburn to be affixed this Eleventh day of June 2020.

Michael D. Quill, Mayor
City of Auburn, New York

Mayor Quill

Thank you. Thank you. Meeting Minutes from May 28 of this year. Do we have a sponsor, Councilor Giannettino, second by Councilor Locastro. Corrections, deletions? Please call the roll.

City Clerk Mason

- Approval of the May 28, 2020 City Council meeting minutes. Councilor McCormick (aye), Councilor Giannettino (aye), Councilor Cuddy (Yes), Councilor Locastro. (Yes), Mayor Quill (aye). Carried.

Thank you.

Mayor Quill

Mr. Dygert, City Manager's report, please.

City Manager Dygert

Thank you, Mayor. The City of Auburn is currently accepting bids for the biosolids processing and drying design construction. administration and construction Inspection Services. Bids are due back on June 26. More details can be found on the city webpage under the tab, "Bids and RFPs". Related to the community development block grant programs specific to COVID-19. Last week by Friday close of business, we had received 13 Human Services program applications and 72 business assistance applications. So currently, CEDA is organizing and reviewing the technical details of those applications and next week, city staff will be reviewing and scoring the applications to try to move those things out as quickly as possible. Our planning departments in communication with HUD. They had a lengthy meeting this earlier this week to discuss the process. We are still awaiting some notification from HUD on how that funding will be distributed. Typically that funding is reimbursement basis. But as we know, a lot of our businesses are hurting and don't have, potentially the upfront cash. So our Planning Department has asked HUD to consider these being upfront grants rather than reimbursement style grants. And we're waiting to hear back on that. Again, this week, city staff continued to work with local restaurant businesses. And as you know, last week, New York State gave restaurants to go ahead to open outdoor dining areas with some relaxation of prior guidelines from the State Liquor Authority. But hand in hand with some of those relaxations. There's more restrictions in other areas. So we've been working with BID some of the downtown businesses related to that and seem to have reached some kind of consensus with those downtown restaurant owners. And we'll hope we're hoping to finalize some of that stuff tomorrow so that those businesses can expand for the weekend and start to do what they need to do to create some revenue. Earlier today, earlier in the week, actually, I think it was yesterday, as a matter of fact, New York State announced that they were going to be lifting the previous restrictions on garage sales. Today it was announced that playgrounds and public pools could reopen. We are still awaiting guidance on those and details on what restrictions may exist with those reopening. We're working on that. We're working with the county and the County Health Department to interpret what those changes are going to be and what we have to do to allow those things to reopen and there's a meeting tomorrow with the YMCA that typically provides lifeguards services for our public pool. So we're moving things along as quickly as we can and trying to remain compliant. On Monday, a few days from now, City Hall will be open for public access with significant restrictions. The public is encouraged to utilize methods that reduce the need for in person interactions, such as email, electronic payments or online applications. We encourage the public to also call ahead to make appointments for business that must be conducted in person. The public can anticipate some changes to access at City Hall, all access will be through the rear door. All visitors will be required to sign in, state their business, what department they need to visit and answer a brief series of questions related to their current condition and also be required to wear a mask. So we are trying to navigate through these changes the best we can again trying to comply with the requirements of the state and recommendations of the CDC, as well as the County Health Department

related to that reopening. So it's going to feel a little bit different. But in some ways, it'll feel the same as some of the other local businesses that are out there. And that's all I have Mayor. Thank you.

Mayor Quill

Thank you. I'm sorry, Councilor.

Councilor Locastro

Do we have any sales tax update yet on how our revenues down?

City Manager Dygert

We don't. We're expecting those anytime, though. That's a daily question from me to the comptroller, but we don't have anything up to date right at the moment. Thank you.

Mayor Quill

Anyone else? Very well. Reports from members of Council, Councilors? Councilor Cuddy, please.

Councilor Cuddy

Yes, I just wanted to briefly just thank the city of Auburn, Auburn Police Department, Social Justice Task Force and various organizations involved with the Enlarged City School District this past Saturday. It was a show of solidarity. And I just wanted to applaud all the people that were there to show support. And, just recognize the members that Council, I saw the Mayor and all the Councilors there. So I just wanted to just reiterate how much of a success it was and a testament to our city.

Mayor Quill

Well, thank you, Councilor.

Councilor Locastro

Any update on the sale the North Street house?

Stacy DeForrest

So we are currently waiting on the survey. We expect that to be to us by the end of next week. I have been in communication with the purchasers. We have given them possession, pre possession of the property so that they can go in and mow the grass and start doing some cleanup of the property which kind of relieves our Code Enforcement crew from doing that. They've in so we hope to close once we get the survey next week, probably within two weeks. Thank you.

Mayor Quill

Councilor Giannettino? Did you, I see that look, like it's on your mind, so all set? Very well. Thank you. Mr. Dygert, would you like to make the introduction or Christina? Or how would you like to, what did you have in mind?

City Manager Dygert

Well, we can introduce Christina as our Director of Capital Projects and she's been running lead on this project for quite a while, obviously, something we've talked about for several years and it's been moving along quite a bit more recently, so... all yours, Christina.

Christina Selvek

Presenting COVID style. All right. Good evening, Mayor and City Council. Tonight city staff is here in consultation with our project consulting team. And we're going to be presenting on the design and project update for our new public safety building. With us tonight to present the project's progress. I have Sean Foran, who's vice president of the Division of Fire Protection Services for Hueber-Breuer Construction Company. Annette Schilling, who's the assistant project manager with Hueber-Breuer. She's not here this evening, but she's definitely kind of the glue behind the scenes that keeps everything moving. And Timothy Bivens, who's the founder and president of Bivens and Associates Architects, he's going to go over the proposed design to date. So since this project is funded, in part by New York State Department of Environmental Conservation, Climate Smart Community Grant Program, and the New York State Department of State Downtown Revitalization Initiative Program, the city is required to have a public participation and comment period. Although the project team had high ambitions of personally engaging the community in design charettes, unfortunately, COVID-19 happens and that form of public engagements not available to us at this time. So therefore, you know, we're going to move ahead with kind of, you know, the start of this this evening, and we're going to go over what we hope to accomplish for our public comment period over the next two weeks. So at this point, I'm gonna kind of hand it off to Sean here. I'll forward it if we need to. Okay. And so but lastly, I would like to thank Chuck Mason. He's been super helpful with setting up our project, website screen on our homepage and making sure that it's there then for the duration of the project going forward so people can get updates on how we're doing and where the project is progressing.

Sean Foran

Good evening, thank you for allowing us to come and give the Councilors and the Mayor in the city staff an update on your City of Auburn Public Works project. I'd like to just start this process. We were engaged in December, January. I can't speak enough about the engagement of your city staff and how they've worked with my team at Hueber-Breuer and the design staff professionals that Tim has engaged. This process has been very smooth. The city staff has been very responsive to requests for information, whether it be design questions or on site utility questions, a great testament to the city, the amount of work that they've put in over and above their their typical daily duties. So I wanted to thank everybody in the team. As you can see, we've listed the major committee members on including Mayor Quill, City Manager Dygert, Chief Fritz - has been great with information that's fire medic, Steve Selvek - spending huge help as Ken in planning in the City Engineering Department. And last but not least, obviously, Christine has kind of been the spirit of the effort here from the city's perspective. And again, it's gone quite well. So I'm going to try and give you a brief overview of where we stand today with the

development of the project. And I certainly invite questions and comments afterwards as needed. (Go ahead. Thanks. So if you push sorry, push from Oh, Okay, I'm with you.) I'm sorry. So, as I said, so we started Hueber-Breuer started with the city in early January, we're able to develop a detailed request for proposals for design services. We went through a detailed process with that. And we engaged Bivens and Associates in his team of civil and mechanical engineers, and really started in early March with the development of the design of the project. It started in the early sessions as a bi-weekly process. It has moved since then, to a weekly process. And again, with the challenges of COVID. We've been able to maintain these weekly meetings online, through Zoom or GoTo or conference calls, to keep the process going. One of the key things that we Hueber-Breuer believe in is a creating a critical path, if you will, at the very beginning of the process, and then monitor that critical path on a weekly and monthly basis. Because if you're not making if you're not keeping track in the beginning, you're going to be disappointed in the end, right. So we did create a critical path and I'm happy to say that Tim's design team has been able to maintain that critical path for construction documents progress. His drawings are now approximately 75% complete. One of the key milestones for the design process is a 60% complete set. That's 60% complete set allows Hueber-Breuer and my pre-construction team to take a look at the project from a budgetary standpoint and see where we are at the 60% design phase. We're still able to make changes in the project if needed to make sure we're maintaining the overall brick and mortared budget for the project. So we have completed that 60% budget process. And it reflected that the design is within the budget right now. It's tight. There's not a lot of room, but it's something that we're comfortable with and it gives the design team the focus and the information they need as we continue to pick select finishes, and select exterior components to make sure we're falling within the overall budget for the project. So right now we do have a tentative bid opening on August the 11th. August 11 is an important date for us for a few reasons. Most importantly, in our experience in design and construction of fire stations, we know that if we're in the ground before Labor Day, we can get the new fire station facility of this size, constructed with a roof on it before the winter gets too awfully bad. So if we can accomplish substantial enclosure prior to January 1, we're in a good position and we know if we start in September, or October, that's a very tall task. So the design team and Hueber-Breuer were committed together to maintaining this bid date of August the 11th. And with that bid opening, we should be able to meet that goal. Regarding the construction phase, so after the 11th, we'll open bids publicly, obviously, our target start date for the project is on or about August the 21st. And that's going to require some some concise effort for contract award and receipt of bids, but we think it can be done. And again, our goal is to be in the ground before Labor Day in order to meet that deadline for the substantial enclosure. We know from a GC perspective, if we anticipate winter conditions, then we will bid for winter conditions. We know if we can tell people they're in the ground before Labor Day, they should not anticipate those winter conditions. Right now, as we continue to develop the specifications and the project documents. We're currently working on a construction duration of between 50, I'm sorry, 48 to 56 weeks, and we will narrow in on that. And the contract documents will have a specific timeline. But right now that is the range that we're looking at just some simple things as final selections of exterior materials, and things like that and some long lead items that we might have from inside the building can help drive that a little bit. But that is the expected duration for the project. With a late August start in the duration of

that range, we believe that the city could have beneficial occupancy sometime late September, early October of 2021. So real quick, some quick overview of the game. Give me one second, I'm sorry, let me see if I can you grab that. You can you could minimize Terry. Sorry, I just I couldn't see the numbers. Thank you. So I broke the budget down into three main components. The first being the design and management of the project and you can see our budget right now of the total \$10 million project budget. Our design and management budget is \$1,225,000. Our construction costs including contingencies, and FF&E, FF&E is fixtures furnishings and equipment. And there's a there's a good portion of that in project we have developed a project deliverable process for fire stations that includes a lot of the fixtures and furnishings being bought or procured directly by the city and by Hueber-Breuer. And with that, we're able to there's a savings involved with it and there's also gives you a better control of the products that you're purchasing. So our construction contingency in FF&E is a total budget of \$7,652,000 and then we have site related expenses, including the property acquisition, and other minor site related expenses. And that budget currently is \$1,123,000. Again, that totals for the project total of \$10 million. Regarding funding as Christina touched on in her introduction right now, the funding for the project consists of your 2020 bond ordinance number one and a value of \$6,800,000. It includes a New York State DEC Climate Smart Grant of \$2 million dollars. And it includes the New York State Department of State DRI program grant of \$1.2 million. So of the \$10 million total budget, the city was able to procure 3.2 million in funding for the project and that's excellent. So our project timeline overview very quickly, as we stated, we're looking to have project drawings out to bid July 20th/21st. we're looking for bid opening of August the 11th, starting construction late August, and again with a substantial completing late September, early October 2021. And as we manage this process on your behalf, one of the things is we will look at each one of these milestones. And we create detailed critical paths between each one of these. And then once that milestone is achieved, we focus on the next milestone. So right now today, our focus, our milestone, our critical path that we are talking about on a daily basis with Tim and his group is having those bid documents ready to be on the street on July the 20th. I'm gonna turn it over to Tim, who is the lead architect and head of the design team. Thank you.

Tim Bivens

Thank you, Sean. It's been an exciting project. We've been through I think 10 or 11 program meetings with the city, very detailed. going through all the information and your needs or requirements. And through that process, we have developed floor plans and elevations to meet those needs. We probably should have started with the Floor Plan first, but yeah, we can, we'll skip one, one slide ahead. And through that process, this is the new floor plan. If you see there's one big box in the upper left in a bigger box in the bottom right, the red area and that bigger box is the majority of that is the new building edition. There is a red area that is in the existing building. There's three apparatus bays that we've created within the existing building and there's nine in the new building addition. So that's a pretty good size. addition, the value thing is 12,500 square feet that we're adding to the existing facility. So all of the red area that you see is basically the fire medic apparatus bay Area. The blue area above that has basically the staff living quarters. And at the very top above that there's a very light green color doesn't show up well on the monitor, but that green color is like the kitchen and day room services they use

during the day period. To the left, you'll see the pink room. We've built in an emergency operation center, which is a nice large room, you can probably have 20 to 30 people in that room even more depending on how you setup furniture, but that will be your Rapid Response Center. There's an emergency generator on the building so the building will have power at all times. In the upper left hand corner is mechanical and the other green area that's right next to that that is going to be IT offices and servers. So I think your housing a large portion of your network services for the city will actually be housed in this facility and backed up. So there's support for that and it's right next to the generator and the mechanical services. Back down towards the bottom you'll see a tan areas and that's going to be all of the offices and general services. So your fire inspector, chief's office, secretarial services and meeting rooms are all in that area located towards the front of the building, close to public if they do come in the front entrance. So we'll go back to the elevation sheet. Well, there is a command center right there in the front right work Christina is shown with her mouse that's we call it a radio room or the command center. That's at the front of the building just to the left of that is the main entrance so that that radio room is manned at all times, or pretty much 24 hours. So all the calls services are right there at the front of the building. They have windows to look out of the front of the building and observe that front entrance, if somebody should actually walk up to the facility. There's also going to be security cameras around the building. So even though we have apparatuses and in the back and doors in the back of the building, they'll have cameras and monitors within that room that they'll be able to see around the building and observe activities.

Councilor Locastro

Looking to the future, can the building be added on to down the road? Is it modified to do that or?

Tim Bivens

It's always possible. It depends on what property you have what you decide to do with it. You know, if you ended up getting the adjacent property and you want to expand that way, certainly that's an option. The new addition you see here you'll see the large the green and Nelson Street to the side. So we're pretty much right to the property line. So you won't build any further that way to Nelson Street. But there certainly could always be revisions where you built behind it, in that back parking lot, and added more features to the building. So there is always the possibility of that.

Councilor Giannettino

To piggyback off of Councilor Locastro, his question, the design that you're showing us now, does it have the ability within it, traditional expansion of equipment, or is it just enough space that we need now?

Sean Foran

So, during the design process, one of the key components is the overhead doors, obviously. So this projects overhead doors are 14 feet wide, 14 feet tall, which is bridge height in New York State. So while there has been an evolution of apparatus over the last 30-40 years and why your fire station now is

so tight, going in and out. We're confident, design teams are confident that 14 by 14 foot overhead door and the spacing that is between each door will always allow vehicles, no matter what, however they may evolve over the next 50 years, unless they raise all the bridges. It'll be an ample apparatus bay to hold whatever equipment. We're putting a heavy duty structural slab in and that will carry weights that are far more than could ever be driven down the road. And just to build on the expansion topic a little bit, while the area to the East towards the street is certainly limited. The area to the West of the new fire base certainly could take another bay or two, if needed, it would obviously involve the remodeling of the front entry of the building. But we always do have a little bit of room to the West to expand on that new structure if needed. One of the challenges of this site and it doesn't appear it as you drive by but there's actually quite a bit of slope from the existing building to Seminary Street. So as we move the building forward, the more steep the slope to the road gets and that becomes problematic for the apparatus. So we put we had to be very careful how we set this piece up. So, it'd be difficult to come forward with more, but we could move to the West.

Councilor Giannettino

Thank you.

Sean Foran

Oh, yeah. So some other key site components. I'll start with the parking lot area to the North, that comes off side street. That parking lot is dedicated for fire department personnel, for staffing. And that is enough, what's important there is that there is enough space to handle the shift change, because you have people coming in and people going out right. So that parking in the back will alleviate any staff from having to park out in the front. And that helped us with the part of the agreement you have with the adjacent property, is to have some shared parking spaces. And we've achieved that shared parking space area along the western perimeter of the property as Christina showing you there. And then we obviously have handicapped parking spaces, or physically challenged parking spaces, along the front of the building as well. Also we do have two entrances for the project coming off of Seminary, and that will allow for apparatus to come in and make a sweeping move and back into the station. This station is what we call a double dump. So you'll have vehicles coming out the front and out the back. They don't drive through necessarily, not that they couldn't in the future. But right now it's not set up as a drive thru. It's up as a double dump. But to say we are improving the water quality on the site. So we're going from a site that right now is almost 100%, impervious, all pavement. We're adding rain collection on the roofs, we're adding green areas, we're improving the water quality on site. That's an important key for the DEC. It's just good civil design. We're working very closely with Christina and her group in regards to the Willard Chapel. We know they're doing some renovation and repair work as well. And we're going to be working with them with these elevations and these materials to make that adjoining property line between your property and their property, something that that they're proud of and you're proud of, and Shippo as well. So once we've had community input and council input tonight on the elevations, and the materials that Tim has presented, we'll be presenting those to Shippo and for their input as well.

Mayor Quill

Christina, could you pull Terry up, Chuck? Hey, Terry, I don't know if you can hear us or not, hopefully you can. We don't see it here. So we want to weigh in at any point. Just jump in, please.

Councilor Cuddy

I am enjoying the presentation, very excited about the project. So by all means, keep going.

Mayor Quill

Thank you. .

Sean Foran

No, I don't think. Do you want to?

Christina Selvek

And lastly, one of the main reasons for here tonight is to kick off our public information and public comment period. Like I said earlier, because we have public funds into this project, we do need to let it out for public review and comments. So part of that we're trying to take a three prong approach at this point. So tonight's council meeting, live streamed and will be recorded and the public can, our funders can review that for information on the project. Chuck has been nice enough to set up the city website for people to be able to view history on the project. All the history of the resolutions and where we're at with the project progress. And then, they could provide comments on the boards that are here tonight. Those images are on the website. And then we will also have these available in the storefront at 31 Seminary. So those that are in and around the building want to see the site, they can actually physically see what it's going to look like, hopefully in just a little over a year's time, and provide some comments back on that as well. Lastly, what I didn't reference though, is we will do strategic stakeholder reach out to Willard Chapel we've been in touch with their architect and others in around the neighborhoods. We'll make sure that they're seeing everything and make sure they have an opportunity to comment. So there's the webpage for the project. It's going to be live as of this evening or tomorrow. And we look forward to hearing from the public on our progress so far

Mayor Quill

Councilor Giannettino please

Councilor Giannettino

Thank you, Mayor. I want to start by saying thank you to Mr. Foran and Mr. Bivens, for the presentation tonight. I know that when staff came to us to award the contract to Hueber-Breuer, they were very excited about it. There were several specific reasons why they favored your proposal and I see why. The idea to bring the fire department on site to other existing fire departments to get their input to show them that hands on approach, I think was a very good idea. The fact that you're taking into consideration that there's a historic structure next door, and that you're involving them in the project is important as well. I

do have a question. It comes from actually members of the public about the street layout. And we've been told that there'll be modifications to the street layout to accommodate the fire trucks. Can we talk a little bit about that?

Sean Foran

Yeah, so right now, the overall, I think we're going to be improving the vehicular traffic flow is especially at the corner Seminary and (sorry, I keep forgetting) and Nelson Street because we are doing defined entrances and want it will be emergency apparatus only. So we are looking at adding some sidewalks for pedestrian access along. (Why? Why can't I remember the name? Yeah, okay gotta do a word association for that or something.) So along Nelson Street, so we'll have some safer pedestrian access up and down Nelson Street on our side of the property. So we think it will enhance the neighborhood. One of the things right now notice just being on site. It's kind of a dangerous place, a lot of cars cut through and go through at a fast rate of speed. And obviously that's going to end. So we think overall, it will be an improvement to both both vehicular and pedestrian traffic in the area.

Tim Bivens

Just a little bit. If you look along Nelson Street, if you think about Nelson Street right now. There's two entrances into the property now. One is towards the back of the building up at the top. And the other one is roughly right about where that mouse is. So there's a lot of traffic through that one. And at the bottom, there's where our new entrance is to the front of the apparatus bays. There's a service entrance right there. So there's a lot of traffic through that whole area. That won't happen anymore. The only people that go in and out of there are staff. So and we've pushed the only public access further down to the left. So I think it's gonna help that circulation to the property in those conditions.

Councilor Giannettino

Staying on the traffic topic, on Nelson Street is where the New York State Department of Motor Vehicles has the road tests. Is that still going to occur?

Christina Selvek

We still have to work that out with them. We'll get back to you on that.

Councilor McCormick

It was there when I got my license.

Councilor Giannettino

When we started this, Sav-A-Lot was still thing. Now we know that it's not. Has there been any discussion with Mr. Hucko about that building and his future plans for that building? The in my opinion, we should keep up all vacant properties. But because we're investing \$10 million into the property next door, the need to make sure that that building, you know, appears to be nice even though it's empty.

Christina Selvek

We are working with him throughout this process, particularly related to utility upgrades and signage and other things. He has mentioned he is trying to actively market the property and has presented you know, his ideas for improvements. At the moment, he has not disclosed if there is a future tenant, but that's something that we can inquire in and get to more information.

Councilor Giannettino

My next question has to do with funding. As we know, a significant portion of it is through the DRI in the DEC grant. Do we know the status of those? Have we had any updates from New York State?

Christina Selvek

So we have the grant agreement executed from DEC, and we have been providing quarterly reports and already started submitting reimbursement requests. So they're completely on board. I'm actually hoping they're watching tonight. Julie Sweet, from Department of State, who's been our DRI contact throughout this process. She was hopefully going to be watching tonight as well. We have executed that agreement on our end, I am still waiting on division of budget from the state for those funds. Those funds were earmarked for construction face only. So we still have a little bit of time, but I would feel better with paper in hand.

Councilor Giannettino

Okay, so but we're actively working with them.

Christina Selvek

Yes, absolutely.

Councilor Giannettino

And I guess my last question, and I know this is all conceptual, but there's been talked from the governor, the need for massive infrastructure spending on the federal level, to get us out of this recession that we're in and possibly depression. We don't know where we're going. By his course, he spoke to the President about that. Has there been any contact from the state or the federal government regarding infrastructure projects, and would this potentially fall into that?

City Manager Dygert

Yes, we have been communicating with the state on a variety of projects, both public sector and private sector projects. So approximately two weeks ago, I'll say, we actually submitted a list to New York State, they were looking for, you know, the old term "shovel ready" projects and things like that. So this project was included on that list, as well as some of our water projects, sewer projects and (highway infrastructure) quite a few of our private sector projects that we know we've got local businesses looking to do expansion. So we tried to, along with CEDA, create a comprehensive list, and that was sent along to the state. So I'm glad you mentioned that. I was going to mention that, that it's something we're

keeping a good eye on. If there's any opportunity for us to offset some costs. That way, too, would be potentially a great opportunity for us.

Councilor Giannettino

Thank you.

Mayor Quill

Councillor Locastro, please go ahead.

Councilor Locastro

Just roughly, how much additional money are we talking if winter protection is needed to build the building?

Sean Foran

The cost implications of winter protection are really a matter of time. So for every month that you incur the extra protection is what your level of exposure is. On a project of this size, it would not be unreasonable that you could expend 20,30, \$40,000 in winter protection cost. One of the key designs design components that we've been working on is the selection of this high R block. And what while there was a slight upfront cost increase to select that block is also what we would call a single set system. So in other words, you set your masonry plane, reset your masonry scaffolding once you set the block, and once you've set it, you don't come back to it. Most other fire stations that you might see have a CMU block, backup lock. And then you come back a second time after you do your waterproofing and your installation and you will apply a veneer like you see here. This is one block and what that does is significantly reduces the timeframe from when the foundations are complete till we get to the roof is significantly shorter and we believe when you factor in the duration of construction for the higher block and understanding we're starting late summer that will bring better value to the project overall. So if we maintain our critical path and we maintain our bid schedule, then we will avoid winter construction costs on this project. Yes, and this product is not proprietary, but there are local vendors that supply it. So the supply will be there. The bid package will be designed in such a way that any winter construction costs that would be incurred would be part of the bid of the project, there would be no change orders for it. The key is to prepare the bid documents and the building shell in such a way that when GC's look at it, they're comfortable, they can complete the work within the timeframe before winter gets here. So that's what we're working with Tim and his group on now.

Councilor Locastro

So your opinion, not to wait till the following spring.

Sean Foran

Definitely not. Definitely not. There is. And one of the things is fine Christina and I had a discussion today about it. When you look at this project specifically in effect that we have approximately 15,000 of

new construction and 15,000 of renovation call it. When we're successful getting substantial and closure by January 1. A year over your major hurdle, if you will, the fit out of the existing space can continue through the winter quite easily. And to be honest with you, if we have substantial enclosure by January 1, call it, I don't believe it's going to be another eight months to outfit those spaces. I think it'll be something less than that. And that's what we're looking at right now is once we have substantial completion, how many weeks do we need to complete the project? I can tell you from past experience, if you tell contractors 52 weeks, they will take 52 weeks, and if you tell them 48 weeks, they will, they will take 48 weeks, we want to make sure that we have a duration that's appropriate. That doesn't, encourage people to factor in overtime. But we also want to make sure it's not too long, because everybody knows general conditions on a project of this size for a typical GC will run you 25-\$30,000 a month. So it's important that we define the correct duration for the project. And we're developing that now.

Councilor Locastro

Thank you. Yeah.

Mayor Quill

Councilor Cuddy

Councilor Cuddy

Yes, I just wanted to again reiterate how seeing the drawings and how impressive they are. I like the idea of rendering the bays in front of the current building. It's very exciting. I look forward to seeing this process move forward and to help you move this forward faster, the timeline is very important to Cayuga County. And holding on to it, so thank you. Again, I want to just how excited i felt

Mayor Quill

Thank you. In regards to the to the stonework, like I don't have the correct term. Is it applied with an adhesive or is it a masonry type? such as a block and I'm sorry? it but is it adhered to the to the structure with a masonry types substance or adhesive? Okay. Okay, all right. Okay.

Tim Bivens

Standard block has different properties for insulation, but it's still a 12 inch thick block 16 inches long, eight inches tall gets installed very similar to a stack. Okay.

Mayor Quill

Okay, so that'd be what I would call a tool joint. Yeah, it will be tool, okay. Okay. All right. Thank you. Thank you, Councilor

Councilor McCormick

Just want to say it's been a long time, eight years maybe, maybe longer. It's about eight years of getting here and this is very exciting and it's going to be - I can't believe it's only gonna take a year that's exciting even more. No, it just I know how much work is put into the behind the scenes in the build up to this. The team, the fire department, people on the fire department. I think Councilor Cuddy was on one of the planning teams. I don't know I just wanted to acknowledge that because, if you just turn on the TV tonight, you'll think we came up with this yesterday, but not really. It's very exciting, especially for that neighborhood. I grew up there. And I know where the slopes in the parking lot are because I rode my bike there. It is exciting for the Willard Chapel. And the people that own property there. I think it's gonna be a great asset plus improvement for the neighborhood. Thanks.

Mayor Quill

I think Councilor McCormick when you and Councilor Cuddy come on board? I think it was when it started. Councilor Cuddy, I think was at the ground floor. Very well. council ready.

Councilor Cuddy

When we brought back the idea, because there's been a few times, years ago, I was on the first committee that almost 7-8 years ago, eight years ago. So I was on that first committee. But yeah, it's just great to see where it's come from there. As she said, Councilor McCormick very, very exciting.

Mayor Quill

Very well. Christina, thank you very much for your presentation. Do you have any questions for us? Gonna turn the tables on you, give you a free shot?

Tim Bivens

No, I don't I think like I said, everybody from the city has been very responsive. We have lots of questions every day between Jeff and everybody else on his team. They've been very responsive. We're going to continue I'm going over to fire station tonight to take some photos of existing equipment so that we can get that incorporated into the design. I think the last comment that I'd make that I think is important to the city is, is every you know, every once in a while a little luck is good, and maybe things that appear bad aren't all that bad. This recent, economical challenge that we've all been facing. If history repeats itself as it did in 2008, when the stock market crashed, you're about to become the recipient of a very, very competitive bond rates. The bond rates currently. So in 2008, the bond rates dropped for public work down to almost zero percent. People were getting money at a half a percent. I can tell you previous recent projects that I've been involved with the bond rate is hanging in between 3.2 - 3.4 assuming you have good credit, right. We believe that that bond rate will Drop again, down to a point, point and a half. The interesting thing about it, if you talk with grant writers and lobbyists, they'll tell you that there is going to be a big push to fund public Work Project. And but once that funding has been used up or exhausted and they've kick started the economy again, that bond rates going to go back up, right. So you want to be sitting at the table when the bond rates are at their lowest. Christina and I have been working with your financial team here. We had a meeting last week about bond rates and

bonds versus bands. We've provided a cash flow analysis for the project that shows the city just how much money you'll need on a monthly basis over the next 16 months, so that they can better analyze internally, what's the best economical approach for you? But I think it's a as you know, when you buy a car, it's a big difference if you buy a car at 6% or 4%, right? You imagine obviously on a 5-6-7 million dollar bond note what that what that costs implication in the savings to the City of Auburn will be over the next 30 years that that number is tremendous. So, that is that is one benefit of this current challenge. And thank you for having us.

Mayor Quill

Thank you. Great presentation. Thank you. Thank you, Christina. Mr. Dygert, did you want to add anything?

Christina Selvek

Any reason we should leave any of the product samples for staff or council review?

Mayor Quill

Okay. Are they actually going to be at the display? No, I don't think it'd be a bad idea if we could do that. It maybe it may be labeled appropriately set as some people will say "I want to red" Police Chief set me up on that already tonight. So, but if we could just say this is whatever this is used for so

Tim Bivens

We'll be out there Monday we'll probably set down Monday.

Mayor Quill

Very good. Thank you. Thank you. Okay.

Christina Selvek

I don't want to lose Terry.

Mayor Quill

Councilors, the next item we have is other business from the Council anyone? I have one I would like to bring up. July has five Thursdays. And normally we take the fifths Thursday of the month off. I would suggest that we take off July 3, to give us a long weekend but that's entirely. I know one of you has a possible conflict so but whatever the majority, July 2 is Thursday, excuse me, so it was my son's birthday thats why I was thinking of that. It works for you? Okay. Okay. So if we could have resolution for next week whatever, changing that. Anything else from a Council? Do we have a request or executive session?

City Manager Dygert

Yes Mayor I have a matter made confidential under attorney client privilege.

Mayor Quill

Anyone else for, anyone else for Executive Session? At this time we request an executive session for the reason, Mr. Clerk, please.

Chuck Mason

Executive Session at 6:03 pm for one matter pertaining to a matter made confidential due to attorney client privilege

Executive Session. Councilor McCormick made a motion to enter Executive Session, seconded by Councilor LoCastro. Council voted unanimously to enter an executive session at 6:03 p.m. regarding the following matters:

- One matter made confidential by Federal or State law. (Section 4503 of the Civil Practice Law and Rules which establishes that a confidential communication between attorney and client shall be privileged. Pursuant to this section, Council will be receiving legal advice from its attorney which fulfills the requirement provided in Section 108(3) of the Public Officers Law allowing this exemption.)

Executive session adjourned at 6:46 p.m.

Adjournment: By unanimous vote the Council adjourned the meeting. The meeting was adjourned at 6:47 p.m.

Minutes submitted to the City Council on June 25, 2020 by Charles Mason, City Clerk