

November 9, 2010

McKean County Commissioners in regular session assembled on Tuesday, November 9, 2010 at 10:00 AM in the Commissioners meeting room. Present were Commissioners Joseph DeMott, Al Pingie, and Judy Church, Chief Clerk, Audrey Irons, Solicitor, Dan Hartle. Also present was Martha Knight.

The meeting was called to order by Mr. DeMott, followed by the Pledge of Allegiance and a moment of silence.

Moved by Mr. Pingie, seconded by Mrs. Church, to approve the minutes of the October 26, 2010 meeting.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Mr. DeMott – Opened the meeting for public comment.

No public comment.

Moved by Mr. Pingie, seconded by Mrs. Church, to approve payment of the following invoices:

1. Office of Human Services - \$6,250.00 – representing a portion of their budget allotment for 2010-11.
2. YWCA - \$3,667.00 – representing the November payment for the Homeless Assistance Program they administer for the county – Grants Public Welfare Fund.
3. Alcohol & Drug Abuse Services, Inc. - \$9,808.00 – representing a portion of their budget allotment for the period ending September 30, 2010.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to approve the following county aid applications for the year 2010.

1. Eldred Township - \$6,854.00
2. Sergeant Township - \$1,150.00

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to enter into a maintenance agreement with Karpinski's Office Systems (KOS) for a copy machine for the McKean County Conservation District Office. The cost is \$290.00 per year.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to enter into a contract with the Pennsylvania Department of Community and Economic Development for the Community Development Block Grant for McKean County and Kane Borough. The amount of the grant is \$377,994.00 which was previously allocated at the Commissioner's May 11, 2010 meeting.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to accept a change in services proposal from R. W. Larson and Associates in the amount of \$17,250.00 for the Domestic Relations Office Project.

Mr. DeMott – Commented that the proposal is for additional services for some enhanced services on the interior design of the building. This includes writing specs and bidding equipment, furniture, wall finishing, and carpeting, etc.

Ms. Knight – Some of it could be probably found under state bid.

Mr. DeMott – Yes, it might be.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to accept a change in services proposal from R. W. Larson and Associates in the amount of \$2,300.00 for the Domestic Relations Office Project.

Mr. DeMott – Commented that the proposal reflects some additional engineering that needs to be done to tie that building into Smethport's sewer system.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Martha Knight – Originally you had an agreement with them having to do with the shell construction?

Mr. DeMott – Yes.

Ms. Knight – And it didn't include the interior work?

Mr. DeMott – No, this is in addition to that.

Ms. Knight – So you can actually use the building?

Mr. DeMott – Yes.

Moved by Mr. Pingie, seconded by Mrs. Church, to enter into an agreement between the Bradford Regional Airport Authority and the Counties of Cameron, Elk, McKean, and Warren and the City of Bradford.

Mr. Pingie – Did we hear from Elk County?

Mr. DeMott – Yes, Elk County is fine with it. Their original objection didn't turn out to be a sticking point so they have agreed to the document as presented. Commented that back in 1967 the airport was owned by the City of Bradford and at that time the City donated the airport property to the Bradford Regional Airport Authority which was formed by the counties of McKean, Warren, Elk, and Cameron. The original agreement with the City said that the land would revert to the City, if one of the following 3 things happened – that the Airport ceases to have interstate commercial airline service – this was a sticking point because it didn't say how long an interruption in commercial service would trigger this event and a couple of years ago there was a situation in another Pennsylvania Airport where the EAS contract was awarded to someone else so the provider at the time quit early and there was a gap in service and would that be significant enough to trigger that; that the Airport Authority restricts the number of commercial airlines that can operate at the Airport ; and that the word or name "Bradford" is not retained as the first word in the title of the Airport. There is no intention of ever changing the name – it would literally take an act of congress to change the name of the airport because of the FAA and the funding, etc. so that is something that would not change. We wanted to clear up that language and draw up a new operating agreement between the counties that reflected the situation as it is.

What has happened in recent years is that McKean County has supplied 85% of the funding for the airport and the other counties have expressed a desire to stop contributing. Warren County actually stopped contributing 10 years ago, Elk continued through 2007 and Cameron continued until 2009. The concern that we had in McKean County was that we were provided the financial backing for the airport, but we did not have the authority to appoint the majority of the board members. The previous break down was that McKean County appointed 4 members, Warren and Elk appointed 2 members, and Cameron appointed 1 member. Another issue that has arisen between the counties was the original authority agreement never identified any percentage of ownership or liability between the counties and so this became an issue, if the airport were ever sold or closed in some manner – how much each county would receive from the proceeds of a sale. Another issue now is there are 32 oil and gas wells on that property and the airport may be viewed as a revenue source regardless of air traffic – so to resolve these issues we have been negotiating with the other counties and this new operating agreement recognizes that the other 3 counties will no longer be financially contributing to the airport – it shifts the power of appointment to McKean County so that McKean County will appoint 1 resident of Cameron, Elk, and Warren counties to be on the board. It

would be our choice after consulting with the Commissioners of those counties and the other six members would be appointed by the McKean County Commissioners.

Ms. Knight – So they are guaranteed to have 1 resident on the board and you pick that resident?

Mr. DeMott – Yes, we would pick that person in consultation with them – for example, we would go to the Warren County Commissioners and say there is an opening on the board and ask them if they have someone that is interested in serving or we might say that we have someone that is interested in serving on the board and we would propose that we would appoint that person.

Ms. Knight – So they might make a nomination, but it will be your decision whether to appoint that person?

Mr. DeMott – Yes.

Ms. Knight – And you as McKean County Commissioners will appoint everybody?

Mr. DeMott – Yes. In the past we have done that with advice from the existing authority board as we do with many of our authorities – we listen to what they have to say – we don't have to take their advice or recommendations, but generally we do.

Ms. Knight – And you always have at least one Commissioner on the board?

Mr. DeMott – Yes.

Ms. Knight – And you still will?

Mr. DeMott – Yes.

Ms. Knight – And a Commissioner from McKean County usually chairs that authority?

Mr. DeMott – Yes – I believe that has been the historic trend that one of our Commissioners has been the Chairman of the Authority. Cliff Lane was the Chairman before my term.

Mr. Pingie – Larry Stratton was.

Mr. DeMott – All of the existing board members will retain their seats until their terms expire so this isn't going to be a clean sweep where we are going to be throwing people off the authority. Each of the counties and the City of Bradford has to approve this agreement.

Ms. Knight – Has the Airport Authority approved this agreement?

Mr. DeMott – The authority hasn't. We have a meeting tomorrow so I would assume that it will be approved there. We are not sure when the other counties and the City of Bradford are meeting and when they will make their approval, but I would assume it will be within the next few weeks that all the participants will meet and approve this agreement. It has been circulated to all these parties.

Ms. Knight – Does the authority carry motions by straight majority?

Mr. DeMott – Yes.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to accept the proposal from C. J. Wallace Engineering, LLC in the amount of \$30,000.00 for the concrete and soil compaction testing for the Domestic Relations Office Project.

Mr. Pingie – In speaking with Clark Johnson, our consultant, he has spoken with C. J. Wallace Engineering and with E&M Engineers in reference to the inspections to confirm their prices and even though E&M's proposal was lower they leave their proposal somewhat open to form additional inspections and bill us accordingly where C. J. Wallace sets an amount and that is the way it is no matter how many times they have to inspect – with E&M asking \$25,000 and leaving it somewhat open for additional charges - I would rather go with C. J. Wallace Engineering where we know what our total cost is going to be. I know we had some problems at the Jail and we ended up paying extra for the inspections and I would rather know our numbers up front then get hit with another large amount later on.

Mr. DeMott – The real issue with the soil compaction testing is that, if it doesn't pass the first time it has to be corrected and then re-inspected and E&M would like to be paid again for each time they would have to inspect it whereas C. J. Wallace is taking that risk up front.

Mrs. Church – And we don't have to worry about additional charges as they go.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to reappoint Chase Miles as a Farmer Director to the McKean County Conservation District Board for a four year term.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mrs. Church, seconded by Mr. DeMott, to reappoint Al Pingie as the Commissioner's representative to serve on the McKean County Conservation District Board for a one year term.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to reappoint the following two individuals to the Headwaters Resource Conservation & Development Council for a three year term.

Debbie Lunden – Planning Representative  
Jim Clark – Commissioner's Representative

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Moved by Mr. Pingie, seconded by Mrs. Church, to reschedule their November 23, 2010 meeting for November 30, 2010 as the Commissioners will be out of town attending a CCAP conference.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Mr. DeMott – Opened the meeting for public comment.

Mr. Pingie – Commented on the work that is and has been done in the courthouse – the new windows and the ceilings – feels the contractor is doing an excellent job. The windows look fantastic – pointed out that the old windows that had metal arcs have been replaced with glass arcs – our ceilings look fantastic – I think we are going to see a huge amount of savings in our electric and in our heat – our maintenance department is doing the painting and any changes in electrical that needed to be done took place while the ceilings were being worked on – everything is going very well. We will probably be shutting a project down over on Route 6 which we were working on one of the barns and it is getting to cold to continue, so they will probably shift to inside work.

Ms. Knight – Is that project being done with county staff?

Mr. Pingie – We have 2 county people and 1 on a Career Link program that we are getting reimbursed for part of his salary. The gentlemen that we have working for us had gone to school for carpentry, so it has worked out very well for us.

Mrs. Church – He has done some excellent work over there – we are very fortunate to have him. You will have to look at the little benches he made over there for outside and take a walk around. He made a table for the conference room which is beautiful.

Mr. Pingie – Mentioned that in the spring they plan on having an open house over there – they have done some concrete work over there – at the end of the CYS building there was an oval shape there that didn't have a sidewalk so now we have completed that sidewalk all away around – I think they are going to uncover that area tomorrow.

Mr. DeMott – We are going to put some fencing inside there to so the children can play without being run over.

Ms. Knight - For the supervised visits?

Mr. DeMott – Yes.

Mr. Pingie – And before every caseworker that had someone out there for supervised visits had to be out there where this way, if it is fenced in they will only need one person to be out there watching them. Probably in the spring when we have our open house, we would like to take you through and show you some of the projects that have been done at the Route 6 complex. Our construction supervisor has a book with before and after pictures of the different projects and we are proud of what has been done. The conservation group has put in a rain garden, plants, etc. We have a lot going on over there. I believe the front steps of the courthouse have been completed.

Ms. Knight – I have some pictures of the old windows around the courthouse.

Mrs. Church – If you haven't been up back, you should take a look at the new windows with the glass arc at the top – they are absolutely beautiful.

Mr. Pingie – There are still some old windows that haven't been replaced yet, so you can see the metal arc vs. the glass arc.

Ms. Knight – Stated that she feels the inmates of the McKean County Jail are being exploited between having to pay for using the inmate telephone system and having to buy all their personal items from the commissioner at a higher price than where they could buy them elsewhere at a cheaper price and hopes the Commissioners are aware of this practice. Also, commented on using inmates for trustees that could help with some of the county projects.

Mr. DeMott – We have been using the inmates in our county projects – a lot of the improvements we have made on the Route 6 Complex have been done by community service inmates – some of them are skilled and would rather spend the day working instead of just sitting in jail.

Mrs. Church – We use them all the time at the fairgrounds.

Moved by Mr. Pingie, seconded by Mrs. Church, to adjourn the meeting.

Vote on the above resolution, DeMott – yes. Pingie – yes. Church – yes. Three – yeas. No – nays. Carried.

Chief Clerk