

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: **WESTMOUNT HEALTH FACILITY & COUNTRYSIDE ADULT HOME**

DATE: **January 26, 2007**

Committee Members Present:

Supervisors Haskell
Tessier
Mason
Geraghty
Sokol

Committee Members Absent:

Supervisors Champagne
O'Connor

Others Present:

Representing Westmount Health Facility:
Hal Payne, Administrator
Betsy Henkel, Comptroller
Paul Dusek, County Attorney
Joan Sady, Clerk of the Board
Francis X. O'Keefe, Treasurer
Robert V. Lynch, II, Deputy Treasurer
Representing Siemens Building Technologies:
Thomas Garrett
Patrick Lloyd, Energy Engineer
Nicholas Caimano, Budget Officer
Supervisor Kenny
Supervisor F. Thomas
Supervisor VanNess
Supervisor Sheehan
JoAnn McKinstry, Secretary to Commissioner of
Administrative & Fiscal Services
Debra L. Schreiber, Legislative Office Specialist

Mr. Haskell called the meeting to order at 9:37 a.m.

Motion was made by Mr. Geraghty, seconded by Mr. Tessier, and carried unanimously to approve the minutes of the December 1, 2006 Westmount Health Facility and Countryside Adult Home Committee Meeting, subject to correction by the Clerk.

Privilege of the floor was extended to Hal Payne, Administrator, Westmount Health Facility and Countryside Adult Home, who distributed copies of his agenda packet to members of the committee, a copy of which is on file with the minutes.

With the exception of a few minor details, Mr. Payne reported the window project at the Countryside Adult Home performed by Siemens Building Technologies, Inc. was 99% completed. Upon a recent visit to the Countryside Adult Home, Mr. Haskell noted the installation of these windows made a significant improvement to the building and, he said, he expected to see a difference in heating costs from 2006 to 2007.

Relative to Item 2 of the Countryside Adult Home agenda, Mr. Payne indicated they were currently in the bidding process for the purchase of a new 2007 Dodge van and, he said, he anticipated the results sometime next week. He noted the funds for the purchase of this van were within the Countryside Adult Home budget.

Mr. Payne explained Item 3 on the agenda was a request to amend Resolution No. 766 of 2006 because the contract was not with Dr. Bryan Smead, but rather with Hudson Headwaters Health Network, commencing January 1, 2007 and ending December 31, 2008, in the amount of \$10,970.53 and \$11,299.65, for 2007 and 2008 respectively.

Motion was made by Mr. Tessier, seconded by Mr. Geraghty and carried unanimously approving the request as outlined above, and the necessary resolution was authorized for the February Board Meeting. A copy of the resolution request form is on file with the minutes.

Continuing on with Item 4 of the Countryside Adult Home agenda, Mr. Payne requested to transfer funds in the amount of \$5,359 so the payment on the Capital Lease could be forwarded to Siemens Building Technologies.

Motion was made by Mr. Geraghty, seconded by Mr. Tessier and carried unanimously approving the request as presented, and refer same to the Finance Committee for consideration. A copy of the resolution request form is on file with the minutes.

Mr. Payne stated they had purchased a used 1995 Ford bus five years ago from the Lake George Steamboat Company which now required approximately \$1,700 of repair/maintenance work as well as an additional \$1,000 rear air conditioning unit. He asked whether it was the desire of the Committee to have this service performed or should they rely on the new van and utilize a Fleet van for back-up purposes. After discussion, Mr. Haskell commented the general consensus of the Committee was to put this used vehicle in the auction or on eBay.

Mr. Sheehan entered the meeting at 9:45 a.m.

At this particular time, Mr. Payne extended the privilege of the floor to Patrick Lloyd and Thomas Garrett from Siemens Building Technologies, who offered a Power Point presentation and Performance Assurance Report on the 15-year Energy Savings Contract between Siemens Building Technologies, Inc. and Warren County - Westmount Health Facility. A copy of this report is on file with the minutes.

Mr. Lloyd briefly explained the agreement that was entered into in 2003-2004 included facility improvements to the chiller systems, heating and ventilation controls, heat exchangers, variable speed pumping, kitchen equipment, cogeneration and the addition of a new laundry service. In addition, he apprised the cogeneration system supplied electricity to the Westmount Health Facility, the Department of Social Services building, as well as the two smaller County owned buildings located nearby. Currently, he said, there was only heat recovery for the Westmount Health Facility in addition to one 500 kW diesel backup generator. Mr. Lloyd said the overall total cost of the project was almost \$3.5 million with a guaranteed savings of \$3.4 million over the 15-year period. Upon the agreement being executed, he stated, the previous chillers had been struck by lightning. Once they installed the new 133 ton chiller, he said it eliminated the need to run the older chiller. Mr. Lloyd stated a new cooling tower and motors had been installed that provided additional energy savings on a yearly basis. He noted some new efficient kitchen equipment requiring less maintenance, as well as a new booster heater had been added. Mr. Lloyd commented there had been upgrades to the energy management system in the office areas which would assist the air handlers.

Mr. Lloyd explained the Executive Summary on page 3 of the Performance Assurance Report detailed the energy, laundry, construction and reimbursement savings that Warren County - Westmount Health Facility should expect from this project. He said they continued to work monthly with Mr. Payne and Betsy Henkel, Westmount Health Facility Comptroller, to improve the efficiencies to the County and anticipated a greater savings in 2007. Currently, he apprised, the total benefit to Warren County was approximately \$300,000.

Referring to page 4 of the report, Mr. Lloyd commented there were no significant savings relating to weather degree days.

Turning to page 5, Mr. Lloyd stated this graph reflected a tremendous savings of the total gas used in 2003 versus the natural gas used during the 2005-2006 heating season.

With respect to page 7, Mr. Lloyd explained the blue area in the first graph depicted the energy utilized for the Annex and two outbuildings; the red area reflected the energy utilized for the Westmount Health Facility *only* and the black line was the total energy output capability of the three areas. Mr. Garrett added if they eliminated the blue area, the remaining area was excess power that could be utilized in other areas. Mr. Caimano stated he would like to see this same graph with two and three engines being utilized.

Messrs. F. Thomas and Mason entered the meeting at 10:05 a.m.

Mr. Lloyd explained the bottom graph on page 7 depicted the energy used at the Westmount Health Facility. Mr. Caimano inquired whether the County had been audited on the figures supplied by Siemens Building Technologies, Inc. and Ms. Henkel replied no.

Francis O'Keefe, Treasurer, commented in 2005 this project cost Warren County \$226,880; in 2006 the County spent an additional \$477,948, for a total of \$704,828. Conversely, he said, their cost of electric went to zero but their gas increased from \$131,000 to \$197,000. Based upon these figures, Mr. O'Keefe stated, they were unclear on the County reimbursements and were concerned about the expenditures of this project; therefore, he asked Siemens Building Technologies to explain whether the County would show a profit or loss from this project. Mr. Garrett responded they did not bring all the documentation including the Medicaid reimbursements the County received.

Mr. O'Keefe further added the Siemens Building Technologies lease payment in 2006 was \$384,403 or approximately \$32,000 per month in addition to a maintenance agreement of \$60,000 per year totaling \$447,403. He reiterated that the County expended \$477,948 for 2006. Mr. Haskell suggested scheduling a meeting with the Treasurer's Department, Westmount Health Facility and Siemens Building Technologies to review the expenses and reimbursements surrounding the co-generation project. Mr. O'Keefe reminded the Committee this project had a 15-year debt service of \$4,452,000 to the County and with any additional maintenance, this project could potentially increase to \$5 million; therefore, he said, he would recommend justifying the costs versus the expenditures. Mr. Payne added the Westmount Health Facility provided services to Medicaid residents and, in turn, they were reimbursed by the State of New York; however, the percentage of Medicaid revenue fluctuates depending upon the number of private pay patients

versus Medicaid patients.

Mr. Lloyd concluded the presentation by estimating the Westmount Health Facility averaged one watt per square foot density for the equipment; they averaged 1.3 to 1.8 watts per square foot for lighting totaling 2.3 to 2.8 and based upon a 100,000 square foot building, they concluded the Westmount Health Facility utilized between 230 to 280kW to operate the building.

Commencing with Item 1 of the Westmount Health Facility agenda, Mr. Payne reported Siemens Building Technologies could not perform services performed by B&L Control Services for treatment of the boiler water; therefore, he requested to extend their contract with B&L Control Services commencing January 1, 2007 and ending December 31, 2007 for an amount not to exceed \$2,487.45.

Motion was made by Mr. Tessier, seconded by Mr. Sokol and carried unanimously approving the request as outlined above, and the necessary resolution was authorized for the February Board Meeting. A copy of the resolution request form is on file with the minutes.

Referring to Item 2 of the agenda, Mr. Payne indicated the New York State Health Department conducted a survey on January 2, 2007 and he received the best results in the eight years as Administrator, noting there were only two deficiencies.

Messrs. VaNess and F. Thomas entered the meeting at 10:05 a.m.

Messrs. Caimano and O'Keefe exited the meeting at 10:05 a.m.

Continuing on with Item 3, Mr. Payne commented the pharmacy bids would be opened on January 30, 2007 and the contract would become effective March 1, 2007. Mr. Payne requested permission to select the low bidder to provide pharmaceutical services for Westmount Health Facility and Countryside Adult Home commencing March 1, 2007 and terminating February 28, 2008 with two one-year extensions.

Motion was made by Mr. Mason, seconded by Mr. Sokol and carried unanimously approving the request as submitted, and the necessary resolution was authorized for the February Board Meeting. A copy of the resolution request form is on file with the minutes.

With respect to Item 4 of the Westmount Health Facility agenda, Mr. Payne requested to amend the contract with Mahoney Notify Plus, Inc. to include the installation of additional smoke detectors, commencing February 16, 2007 and terminating December 31, 2007, in an amount not to exceed \$1,849. He stated the funds were within the Westmount budget and the work must be completed so they would be in compliance with New York State Code.

Motion was made by Mr. Tessier, seconded by Mr. Geraghty and carried unanimously approving the request as outlined above, and the necessary resolution was authorized for the February Board Meeting. A copy of the resolution request form is on file with the minutes.

Regarding Item 5 of the agenda, Mr. Payne stated he gave the paperwork he received from Rist-

Frost relative to the air handlers to William Lamy, Superintendent, Department of Public Works and it was his understanding Mr. Lamy would consult with Rist Frost.

Referring to Item 6 of the agenda, Mr. Payne requested to amend the 2007 County budget to increase estimated revenues and appropriations, in the amount of \$3,000, to reflect the receipt of HCRA (Health Care Reform Act) Recruitment and Retention Grant funds.

Motion was made by Mr. Tessier, seconded by Mr. Sokol and carried unanimously authorizing the request to amend the 2007 County budget in the amount of \$3,000, and request same be forwarded to the Finance Committee for consideration. A copy of the resolution request form is on file with the minutes.

Turning to Item 8 of the agenda, Staffing Report, Mr. Payne reported all CNA (certified nursing assistant) positions were filled; however, he said, they were experiencing difficulty with LPN's (licensed practical nurses) and RN's (registered nurses). He stated overtime costs for 2007 had decreased significantly compared to 2006.

Mr. Payne requested an executive session to discuss the employment or possible appointment of a particular person.

Motion was made by Mr. Tessier, seconded by Mr. Geraghty and carried unanimously, that executive session be declared pursuant to Section 105(f) of the Public Officers Law.

Executive Session was declared from 10:25 a.m. until 10:41 a.m.

The committee reconvened.

Pursuant to executive session, motion was made by Mr. Tessier, seconded by Mr. Mason and carried unanimously to authorize changing the title from Director to Administrator of Countryside Adult Home with an annual increase in salary of \$2,000, contingent upon Civil Service requirements and approval of the County Attorney.

Mr. Haskell announced that Harold Robillard, former Clerk of the Board, would be residing at the Westmount Health Care Facility.

There being no further business before the Committee, on a motion by Mr. Mason and seconded by Mr. Geraghty, Mr. Haskell adjourned the meeting at 10:43 a.m.

Respectfully submitted,

Debra L. Schreiber
Legislative Office Specialist