

GENERAL SERVICES COMMITTEE
October 21, 2025

Present: Andrea Moroughan, Chair; Josh Leviker, Vice-Chair; Herb Frost; Thomas Kalamas; and Jeff Nellenback.

Legislator Moroughan called the meeting to order at 1:00 p.m.

Legislator Moroughan moved to approve the September 16th committee meetings as submitted, seconded by Legislator Nellenback, and carried.

New York State Codes update – Jonathan Roes, Director of Fire & Codes Department

The office's performance from July to September was reported, noting the issuance of 94 zoning permits and 244 building permits, with total fees collected reaching \$54,940. Currently, staffing challenges are being faced, which limits the office's ability to be proactive. It was mentioned that a shift to appointment-only services is being implemented to improve efficiency, and it was indicated that new hires will take time to become fully certified.

The alarming increase in rat infestations was discussed, with attributing factors like bird feeders and the rise in home chicken-keeping. Additionally, a growing trend of construction without permits was noted, raising concerns over public perception of regulatory challenges.

The implications of updated snow load calculations on building regulations in Lewis County were outlined, indicating that the county will no longer be able to assist with certain design questions. With the new codes, most structures will require engineered designs, even small ones like backyard sheds, due to increased snow load classifications. This change is driven by international codes and insurance company policies.

Questions regarding the fossil fuel law were addressed, confirming that wood heat is allowed and that alternatives like pellet stoves are viable options. It was mentioned that while some may prefer electric heating, the focus should be on eliminating fossil fuels entirely. The potential impact of new structural snow load regulations on insurance costs was also discussed, though there was uncertainty expressed about any direct correlation.

Issues with unpermitted construction activities were highlighted, stressing the importance of public engagement and the difficulties in managing inspections. An upcoming law was mentioned that will necessitate inspections for short-term rentals, which will add to John's office responsibilities. Following this, several budget transfers and agreements were presented, including a renewal for HVAC services and a lease for recreational parking.

The following draft resolutions were read:

1. Authorizing a renewal agreement with Trane Building Services to provide heating, ventilating, and air conditioning maintenance services for the DMV/BOE Building for the period of January 1, 2026 through December 31, 2028 at the following respective amounts: 2026 is \$13,320.00; 2027 is \$14,023.20; and 2028 is \$14,768.59.

AYE 5 NAY 0

2. Approving a budget transfer in the amount of \$50,000.00 in the District Attorney account lines for additional professional services costs.
AYE 5 NAY 0
3. Approving a budget transfer in the amount of \$39,640.00 in the Highway account lines for increased cost of bridge materials.
AYE 5 NAY 0
4. Authorizing a lease agreement with Bonnie Hodkinson for the purpose of using the premises identified as tax map no. 171.04-03-11.1 as recreational public parking, to commence upon execution of the agreement and continue for ninety-nine (99) years.
AYE 5 NAY 0
5. Approving and authorizing the Director of Recreation, Forestry and Parks to enter into land access lease agreements with landowners in order to establish parking lots for access and use by recreation users in Lewis County.
AYE 5 NAY 0

There being no other business to come before the committee, Legislator Frost moved to adjourn at 1:21 p.m., seconded by Legislator Nellenback, and carried.

Respectfully submitted,
Cassandra Moser, Clerk of the Board