

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: FEBRUARY 21, 2019

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: BEATY
LOEB
STROUGH
SIMPSON
FRASIER
WILD
MCDEVITT
SOKOL
DIAMOND
BRAYMER

OTHERS PRESENT:

KEVIN HAJOS, SUPERINTENDENT OF PUBLIC WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
DON DEGRAW, AIRPORT MANAGER
RONALD CONOVER, CHAIRMAN OF THE BOARD
RYAN MOORE, COUNTY ADMINISTRATOR
AMANDA ALLEN, CLERK OF THE BOARD
AMY LAVINE, FIRST ASSISTANT COUNTY ATTORNEY
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS DRISCOLL
HOGAN
MAGOWAN

COMMITTEE MEMBER ABSENT:

SUPERVISOR: GERAGHTY

BRENT MCDEVITT, APEX SOLAR POWER
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT
DR. DAVID SCHWENKER, WARREN COUNTY RESIDENT
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *ADIRONDACK JOURNAL*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the, February 21, 2019 meeting of the County Facilities Committee; the meeting in its entirety can be viewed on the Warren County website using the following link:
<http://www.warrencountyny.gov/gov/comm/Archive/2019/facilities/>

Mr. Beaty called the meeting of the County Facilities Committee to order at 11:22 a.m.

Motion was made by Mr. Strough, seconded by Mr. McDevitt and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Kevin Hajos, *Superintendent of Public Works*, who distributed copies of the Building & Grounds agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Commencing his agenda review, Mr. Hajos presented a request to authorize new contracts with various vendors for solid waste, medical waste and recycling disposal services for various departments within Warren County.

Mr. Loeb entered the meeting at 11:23 a.m.

Mr. Wild inquired if there was a chain of custody to verify that materials had been disposed of properly and Frank Morehouse, *Superintendent of Buildings*, replied in the negative, advising this was handled by the New York State Department of Health. Mr. Hajos informed he would discuss the matter with the County Attorney and ask that this provision be included in the resulting contracts. Ms. Braymer commented they needed to get a better handle on waste removal and recycling to ensure that the materials were being disposed of or recycled appropriately. Mr. Morehouse informed DPW vehicles transported County recyclables directly to the recycling facility.

Motion was made by Mr. Strough, seconded by Ms. Braymer and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the March 15, 2019 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Regarding the Pending/Referral Items portion of the agenda, Mr. Wild spoke of the lease agreement with D&G Recycling. He indicated he wanted to move forward, apprising he believed D&G Recycling was not paying an adequate amount for rent and there were many concerns with filth issues around their operation. Ms. Braymer remarked she was open to renegotiating the lease agreement and moving forward with a sub-division of the County-owned property as discussed in prior meetings. Mr. Strough apprised he was in favor of negotiating an extension of terms with D&G Recycling, indicating he did not believe they were ready to sell the property. He mentioned environmental factors were not addressed and they should not sell the property for less than the appraised value; he stated there were many issues to be addressed before a sale could be considered. Mr. Diamond suggested sending out another RFP (*Request for Proposal*) for sale of the property, noting that the easements on the property mentioned in prior meetings were easily transferable. Mr. Sokol asked Mr. Wild what his suggestion was for the property and Mr. Wild replied he preferred to sell the property because the building was in need of work and the Office of Emergency Services equipment was at risk of being damaged or destroyed by a potential explosion. Mr. Strough notified the property was appraised at \$600,000; Ms. Braymer inquired who had paid for the appraisal and Mr. Hajos replied the cost was funded from the Buildings & Grounds budget. Mr. McDevitt commented the legal liability associated with the property could not be transferred and he was interested in obtaining a letter from the NYSDEC (*New York State Department of Environmental Conservation*) indicating the property was safe to sell.

A discussion ensued, at the conclusion of which it was the consensus of the Committee to prepare two new RFPs, one for a lease agreement to operate the facility and another for sale of the property, while pursuing sub-division of the property to separate what was used from what could potentially be sold in the future.

Proceeding to the Information for Discussion/Review portion of the agenda, Mr. Morehouse provided an update on the Court Expansion Project. He indicated Clark Patterson Lee was no longer working on-site and they were waiting for locks to be installed on the sally port. He advised removing snow from the sally port was difficult and the potential of adding an additional sally port, or constructing a roof over the existing one, had been suggested. Mr. Hajos advised the construction project was ahead of schedule and under budget; he added they were not convinced a second sally port would be necessary, but that could be discussed in the future if it was. Mr. Conover suggested they avoid constructing an additional sally port, if possible.

Mr. Hajos spoke briefly about the Service Provider Agreement with Siemens for the energy savings project for the County Municipal Center. He noted that when the Human Services Building and Courthouse extension were constructed they included equipment which allowed for Siemens' computer monitoring system; however, the original contract was never amended to include these services. He noted that Buildings & Grounds had addressed most of the minor issues that had arisen, but indicated that Siemens was providing the monitoring services regardless of there not being a contract in place. Mr. Hajos pointed out that this Siemens contract was not related to the same company that had provided the geo-thermal contract which was the source of controversy at the County. He advised that he needed to get a service provider contract in place that would allow Siemens to do work at the Human Services Building and in the Courts in the event that work was needed. Mr. Hajos stated that this was an informational item only as they anticipated the cost of the agreement would be far less than \$20,000 and therefore would not require a resolution.

Messrs. Diamond and McDevitt exited the meeting at 11:50 a.m.

Next, Mr. Beaty introduced Brett McDevitt, of *Apex Solar Power*, who was in attendance to provide a presentation regarding electric car charging stations. Mr. B. McDevitt distributed a packet of information regarding charging stations for electric vehicles. He spoke about the future of electric vehicles and explained how the charging stations could be used as a benefit to the County and its residents, as well as about possible funding opportunities through National Grid could be used to construct charging stations at the Warren County Municipal Center at little to no cost to the County. Mr. B. McDevitt suggested that a possible location for these charging stations might be in the park and ride lot located in front of the Municipal Center adjacent to Route 9. At the conclusion of his presentation, Mr. B. McDevitt answered questions posed by the Committee. A discussion ensued, during which it was the consensus of the Committee for Mr. Hajos to research the National Grid funding opportunity information provided by Mr. B. McDevitt to determine whether the County may potentially qualify for grant monies to install vehicle charging stations. *Copies of Mr. B. McDevitt's handouts are on file with the meeting minutes.*

There being no further Buildings & Grounds business to discuss, privilege of the floor was extended to Don Degraw, *Airport Manager*, who distributed copies of the Airport agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Mr. McDevitt returned at 12:25 a.m.

Commencing his agenda review, Mr. Degraw presented the following requests:

Page 2 - To authorize a new contract with C & S Engineers in the amount of \$4,800 for consulting services related to the acquisition of two snow plows for the Floyd Bennett Memorial Airport contingent upon the receipt of FAA grant funds.

Motion was made by Mr. Loeb, seconded by Mr. Strough and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the March 15, 2019 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Page 6 - To authorize out-of-State travel for Mr. DeGraw to attend the 2019 NEC/AAAE Airports Conference in Hershey, Pennsylvania on March 26-29, 2019.

Motion was made by Mr. Simpson, seconded by Ms. Braymer and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the March 15, 2019 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Page 8 - To authorize a land lease agreement with Ideal Dairy Farms, Inc. for a revenue producing hay crop at the Warren County Airport, for an initial five-year term with a five-year renewal term at a rate of \$20 per acre with no charge for contract years one through three.

Mr. Loeb inquired why the contract would include no charge for the first three years and Mr. Hajos replied Ideal Dairy Farms had been the only bidders for this contract and these were the terms they had cited. He noted that Ideal Dairy Farms had previously contracted with the County for farming at the Airport and had damaged their equipment on items buried under the soil, but never requested reimbursement. He mentioned that regardless of these contract terms, revenue would still be gained.

Motion was made by Mrs. Frasier, seconded by Mr. Simpson and carried by majority vote, with Mr. Loeb voting in opposition, to approve the request and the necessary resolution was authorized for the March 15th Board Meeting.

A copy of the resolution request form is on file with the minutes.

Moving on to the Referral/Pending Items portion of the agenda, Mr. DeGraw noted recalled discussion on the possibility of purchasing two 10-bay PVC Tensile Fabric hangars, rather than one 10-bay steel hangar due to the rising cost of steel which made the grant funding received insufficient to produce two steel hangars. Mr. DeGraw stated it was their subsequent determination that the grant funds would be better used to purchase one steel hangar and wait for future funding to construct the second hangar; following some discussion it was revealed that the Committee was in agreement.

Concluding his agenda review, Mr. Degraw informed the annual Airport inspection went well; he said he had applied for FAA grant funding for the purchase of two snow plows and a snow removal building and had also released an RFQ (*Request for Qualifications*) for a five-year airport consultant contract. Mr. Hajos informed they had also applied for a grant opportunity to purchase a sweeper at a cost of \$576,000.

As there was no further business to come before the County Facilities Committee, on motion made by Mrs. Frasier and seconded by Mr. Loeb, Mr. Beaty adjourned the meeting at 12:30 p.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist