

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: JULY 23, 2019

COMMITTEE MEMBERS PRESENT:

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

OTHERS PRESENT:

KEVIN HAJOS, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS
DON DEGRAW, AIRPORT MANAGER
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
RONALD CONOVER, CHAIRMAN OF THE BOARD
RYAN MOORE, COUNTY ADMINISTRATOR
MARY ELIZABETH KISSANE, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS DRISCOLL
MERLINO
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
BRIAN LAFLURE, FIRE COORDINATOR/DIRECTOR, OFFICE OF EMERGENCY SERVICES
AMY DREXEL, EMERGENCY SERVICES COORDINATOR
BETSY HENKEL, FISCAL MANAGER, DEPARTMENT OF PUBLIC WORKS
STEVE ABBOTT, REPRESENTING RICH AIR, LLC
DR. DAVID SCHWENKER, WARREN COUNTY RESIDENT
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT
THOM RANDALL, *ADIRONDACK JOURNAL*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the, July 23, 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 9:00 a.m.

Motion was made by Mr. Loeb, seconded by Mr. Geraghty 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 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.*

Commencing his agenda review, Mr. DeGraw presented a request to close the following Capital Projects:

- 1) H359, Upgrade Fuel Farm, and return estimated funding remaining in the amount of \$149.93 to A892.00, *Airport Reserve;*
- 2) H379, Airport Security System, and return estimated funding remaining in the amount of \$38,000 to A892.00, *Airport Reserve.*

Motion was made by Mr. Geraghty, seconded by Mr. Simpson and carried unanimously to approve the request as outlined above and forward same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Next, Mr. DeGraw introduced a request to approve updates to the Floyd Bennett Memorial Airport Disadvantaged Business Enterprise Program and Policy Statement in accordance with US DOT 49 CFR Part 26, as provided in the agenda packet.

Motion was made by Mr. Loeb, seconded by Mr. McDevitt and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the August 16, 2019 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. Sokol entered the meeting at 9:04 a.m. and Ms. Braymer entered the meeting at 9:05 a.m.

Regarding the information for Discussion/Review portion of the Airport agenda, Kevin Hajos, *Superintendent of Public Works*, spoke about the layout plan for the proposed solar power site development and he advised they were ready to release an RFP (*Request for Proposal*) for this work. Mr. Wild inquired how much power this would provide and Mr. Hajos replied it was too soon to answer those questions. Mr. Wild asked if there were any other potential uses for the land and Mr. Hajos replied in the negative, adding the land would be a difficult building site. Mr. DeGraw said the solar farm would be located in an area where there would be minimal destruction to the land. Mr. Wild inquired if there were any restrictions or a fire concern and Mr. DeGraw replied there would be a change of lane use and a reflectivity test, informing the FAA (*Federal Aviation Administration*) would sign off on the project. Mr. Loeb asked where the power would go and Mr. DeGraw replied it would go to the National Grid substation on Queensbury Avenue. Mr. DeGraw notified this would require that the Balloon Festival RV (*Recreational Vehicle*) parking be relocated. Mr. Beaty inquired how much revenue would be received and Mr. DeGraw answered he did not have a firm figure to share, but said the amount would be substantial. Following further discussion, it was the consensus of the Committee to move forward with the RFP.

Mr. DeGraw provided an update on the mid-year revenue report for Hanger 18, advising the current revenue was \$45,000; he added by the end of the year the total revenue estimated to be collected was \$65,000. He explained there was one delinquent tenant that he was working with the County Attorney to collect the rent monies owed.

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

Commencing the agenda review, Mr. Hajos presented a request to fill the vacant position of Cleaner #6, *Grade 2, Base Annual Salary \$27,438*, due to retirement.

Motion was made by Mr. Geraghty, seconded by Mr. Simpson and carried unanimously to approve the request and forward same to the Personnel & Higher Education Committee for reporting purposes. *A copy of the Notice of Intent to Fill Vacant Position form is on file with the minutes.*

Regarding the Referral/Pending Section of the agenda, Mr. Hajos advised Item 1, regarding the Ciba Geigy property lease, had been dealt with at the July 19th Board Meeting and he asked for it to be removed from the Referral/Pending Items List. *Note: subsequent to the meeting it was determined that the item would not be removed from the Referral/Pending Items List, but would be updated to identify that Committee action was necessary to address the lease term as the action taken at the July 19th Board Meeting only extended the lease for six months.*

Mr. Hajos informed Referral/Pending Item 2 pertained to the construction of a building for the OES (*Office of Emergency Services*) equipment. He reminded the Committee that at their last meeting they had selected Location #2 (*the grassy area between the Buildings & Grounds garage and the Public Health parking lot*), but noted it was

later determined this site was not ideal due to the major electrical facilities located underground that would need to be moved at a substantial cost. As an alternative, Mr. Hajos said he suggested they use Location #1, the parking lot located behind the Buildings & Grounds garage. He suggested the construction of an 80' x 90' structure which could be used to house all of the OES equipment, as well as some of the Buildings & Grounds equipment. Mr. Hajos indicated that he had received an informal estimate of \$450,000 for construction of the building from Rozell Industries, but noted that Brian LaFlure, *Fire Coordinator/Director, OES*, had previously received a quote in the range of \$96,000-\$99,000 for an insulated building with overhead doors, but this figure did not include the foundation. He indicated an RFP would need to be released to determine what the actual cost of the building and the accompanying construction costs would be.

A discussion ensued, at the conclusion of which it was the consensus of the Committee to move forward with an RFP for complete construction of an 80'x90' building at Location #1.

Concluding the agenda review with the Information for Discussion/Review section, Mr. Hajos explained the Municipal Center boilers needed to be replaced. He indicated \$100,000 had been budgeted for the boiler, but were subsequently removed. He indicated one of the three boilers was condemned and one recently started leaking; he added that these units were no longer repairable. He indicated there would be money remaining from the Court Expansion Project that could be used to purchase the new boiler.

Mrs. Frasier exited the meeting at 9:55 a.m.

Travis Whitehead, *Town of Queensbury Resident*, commented the Siemens boiler did not last as long as the bond. He inquired why the County did not have Siemens replace the boiler and Mr. Morehouse replied the boiler was not included in the Siemens contract. Mr. Morehouse apprised a new boiler did not require a heat exchange and it was a high condensing boiler.

Speaking as the Budget Officer, Mr. Thomas informed the monies needed for the boiler replacement had already been raised through taxes and was available within the general fund balance. He said it did not make sense to pay for this cost through bonded funds when the monies had already been raised for the project.

Motion was made by Ms. Braymer, seconded by Mr. Loeb and carried unanimously to approve the appropriation of funds in the amount of \$122,000 from the A909.00, *Unappropriated Surplus Fund*, to Budget Code A.1620 413, *Buildings, Repair & Maint-Bldg/Property*, for the purchase of a boiler as outlined above and to forward same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Strough and seconded by Mr. McDevitt, Mr. Beaty adjourned the meeting at 10:00 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist