

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: AUGUST 20, 2019

COMMITTEE MEMBERS PRESENT:

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

OTHERS PRESENT:

KEVIN HAJOS, SUPERINTENDENT OF PUBLIC WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
DON DEGRAW, AIRPORT MANAGER
RYAN MOORE, COUNTY ADMINISTRATOR
ROBERT TERWILLIGER, FIRST ASSISTANT COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS HOGAN
MAGOWAN
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
MICHAEL SWAN, COUNTY TREASURER
JULIE BUTLER, PURCHASING AGENT
DR. DAVID SCHWENKER, WARREN COUNTY RESIDENT
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT
ROBERT PERKINS, WARREN COUNTY RESIDENT
MATTHEW LUDEMANN, ESQ., LEGAL COUNSEL FOR ROBERT PERKINS
DON LEHMAN, *THE POST STAR*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

COMMITTEE MEMBER ABSENT:

SUPERVISOR: SOKOL

Please note, the following contains a summarization of the August 20, 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 9:55 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 the following requests:

- 1) To establish Capital Project No. H389, *Airport Snow Removal Equipment Building Design*, in the amount of \$150,000; and
- 2) To authorize a consultant agreement with C & S Engineers for project management, grant administration, site survey, design and bid services related to the design of a new snow removal equipment building at the Floyd Bennett Memorial Airport.

Mr. DeGraw informed construction would occur next year. Mr. Wild inquired if the matching funds for the grant were budgeted and Mr. DeGraw replied affirmatively, adding the total construction cost was \$3 million and the County share was 5%. Ms. Braymer recalled a decision had been made to stop contracting with C&S Engineers; Mr. DeGraw replied this project started years this decision was made and he indicated they would not be working with C & S Engineers on future projects. Mr. Loeb questioned what the cost for demolition was and Mr. DeGraw replied

it was estimated to be \$2 million.

Motion was made by Mr. Loeb, seconded by Mr. McDevitt and carried unanimously to approve both requests as presented; the request to establish Capital Project No. H389 was referred to the Finance Committee and the necessary resolution regarding the new contract with C&S Engineers was authorized for the September 20th Board meeting. *Copies of the resolution request forms are on file with the minutes.*

Kevin Hajos, *Superintendent of Public Works*, provided an update on the land use for solar panels, informing he had met with the FAA (*Federal Aviation Administration*), notifying he had to change the land use from aeronautic to non-aeronautic and a glare study would also need to be done. He said they could move forward after he spoke with the FAA.

Mr. DeGraw provided an update on the FBO (*Fixed Base Operator*) hanger revenue, informing the revenue received so far this year was \$91,000, as compared to last year's figure of \$46,300. He also noted that the EAA (*Experimental Aircraft Association*) was holding a B17 event on Tuesday September 17th where they would provide morning and afternoon rides.

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 his agenda review, Mr. Hajos presented a request to fill the vacant position of Cleaner #12, *Grade 2, Base Salary \$27,438*, due to resignation.

Motion was made by Mr. Strough, seconded by Mr. Loeb and carried unanimously to approve the request as outlined above and to refer 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 Items portion of the agenda, Mr. Hajos mentioned he received information from Brian LaFlure, *Fire Coordinator/Director, Office of Emergency Services (OES)*, and he was ready to release an RFP (*Request for Proposals*) for construction of the building to house OES equipment. He indicated he was going to put the electrical, plumbing and heating in the RFP as alternates which could be removed if the bid price was too high. Mr. Wild inquired about the cost of the building and Mr. Hajos replied he estimated it to be in the range of \$450,000. Mr. Wild asked if the funds would be taken from the General Fund and Mr. Hajos replied that was currently the only source available.

Moving on, Mr. Hajos addressed the second Referral/Pending Item listed, pertaining to the six month lease agreement with D&G Recycling; he noted correspondence was received by the County Administrator from the attorney representing Robert Perkins, *of Perkins Recycling*, who was interested in purchasing the building at the former Ciba Geigy location which was currently being rented by D&G Recycling. Ryan Moore, *County Administrator*, advised the six month lease agreement had not yet been executed; he spoke about the letter he received expressing Mr. Perkins' desire to purchase the property and he provided some history on the property and the previous RFP released for sale/lease of the property to which there had been only one response for lease from D&G Recycling. He explained if the Committee was in favor of selling the building they would need to release another RFP to determine interest and to meet legal requirements.

Mr. Strough informed the last appraisal for the property indicated a value of \$650,000; he stated he was not interested in selling unless it was for an appropriate value as leasing for ten years would bring in more revenue than the appraised value of the property. Mr. Moore advised there would be a short window for responses, indicating there

had to be a competitive process where the sale would go to the highest bidder. Mr. Diamond opined that by selling the property they were being relieved of environmental issues and repairs to the building while putting the property back on tax roll; he added that the sale would help pay for the new OES building. Mr. Wild remarked the required roof replacement would cost over \$1 million and there were many other issues to be addressed which would bring their own costs, as well. Mr. Strough apprised he supported what was best for tax payers and he asked for a cost benefit analysis to identify this. Mr. Wild commented a sale would save money as the proceeds could be used for the OES building construction, rather than using monies from the fund balance.

Following further discussion, a motion was made by Mr. Wild, seconded by Mr. Geraghty and carried by majority vote, with Messrs Strough and McDevitt voting in opposition, to authorize an RFP for sale of the County-owned property formerly known as the Ciba-Geigy property.

Mr. Geraghty apprised the Cornell Cooperative Extension roof needed repair; he noted this work was funded two years ago, but the work was ever done. Mr. Hajos indicated he would look into this and provide an update at a future Committee meeting.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Geraghty and seconded by Mr. Wild, Mr. Beaty adjourned the meeting at 10:29 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist