

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: NOVEMBER 18, 2019

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: BEATY
LOEB
GERAGHTY
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 F. 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
MAGOWAN
MERLINO
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
STAN CIANFARANO, COUNTY HISTORIAN
DR. DAVID SCHWENKER, WARREN COUNTY RESIDENT
DON LEHMAN, *THE POST STAR*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the, November 18, 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 9:01 a.m.

Motion was made by Mr. Geraghty, seconded by Mrs. Frasier 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 the agenda review, Mr. DeGraw presented a request to establish Warren County as the lead agency for the SEQR (*State Environmental Quality Review*) process related to the construction of a 11,250 sq. ft. snow removal equipment building and the demolition of two existing garages at the Floyd Bennett Memorial Airport.

Motion was made by Mr. Sokol, seconded by Mr. Simpson and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the December 20th Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. Loeb entered the meeting at 9:03 a.m.

Next, Mr. DeGraw presented the following requests:

- To authorize the Chairman of the Board of Supervisors to apply for and execute a grant agreement with the FAA-AIP (*Federal Aviation Administration-Airport Improvement Program*)/NYS DOT (*New York State Department of Transportation*) in an amount not to exceed \$3,350,000 for the construction of a snow removal

- equipment building and associated work at the Floyd Bennett Memorial Airport;
- To authorize the Chairman of the Board of Supervisors to apply for and execute a grant agreement with the FAA-AIP/NYS DOT in an amount not to exceed \$80,000 for a Pavement Management Plan at the Floyd Bennett Memorial Airport; and
 - To authorize the Chairman of the Board of Supervisors to apply for and execute a grant agreement with the FAA-AIP/NYS DOT in an amount not to exceed \$40,000 for the design for a taxiway LED lighting upgrade at the Floyd Bennett Memorial Airport.

Motion was made by Mr. Simpson, seconded by Mrs. Frasier and carried unanimously to approve the requests as outlined above and the necessary resolutions were authorized for the December 20th Board Meeting. *Copies of the resolution request forms are on file with the minutes.*

Continuing, Mr. DeGraw introduced a request for a transfer of funds in the amount of \$86.55 from Budget Code A.5610 110, *General, Airport (DPW), Salaries - Regular*, to Budget Code A.5610 130, *General, Airport (DPW), Salaries - Part Time*, to cover cost of overtime incurred during the Adirondack Balloon Festival.

Motion was made by Mr. Simpson, seconded by Mr. Wild and carried unanimously to approve the request as presented and refer same to the Finance Committee. *A copy of the request for transfer of funds is on file with the minutes.*

Moving on to the Referral/Pending Item, pertaining to issuance of an RFP (*Request for Proposals*) to pursue solar power site development at the Airport, Mr. DeGraw informed the consultant work had been completed and he would be submitting an aerial map at which point the RFP could be released. Mr. Beaty inquired how many acres would be involved in the solar power site development and Mr. DeGraw replied approximately one hundred acres. In response to a second question posed by Mr. Beaty asking about the amount of annual revenue anticipated, Mr. DeGraw estimated approximately \$100,000 per year was expected. Ms. Braymer suggested putting solar panels on the roof of the new equipment building that was being constructed at the Airport, as well. Mr. Wild inquired if there were any additional sites at the Airport where solar panels could be placed and Mr. DeGraw replied there were four other possible locations, but noted that tree removal would be necessary to use those sites. Ms. Braymer mentioned the solar panels were removable and Mr. DeGraw confirmed that the solar panels could be removed and the land would be pristine.

Next, Mr. DeGraw reviewed the monthly hanger revenue, notifying there was a \$58,000 increase over last year. Mr. Beaty asked about the FBO's (*Fixed Base Operator*) new hangers and Mr. DeGraw replied they were in need of electrical wiring and a fire suppression unit and were waiting on a certificate of occupancy.

Concluding the Airport agenda review, Mr. DeGraw spoke regarding the Airport Operating Certificate Part 139, which was a certificate that held the Airport to a higher standard. He informed he was interested in discontinuing Part 139 which would provide savings. He said Part 139 was primarily for air carrier service and since they did not provide that he felt they could discontinue the designation. Mr. Strough commented he was concerned the loss of this designation would hinder the possibility of revisiting a runway extension in the future. Mr. Loeb advised Part 139 ensured the Airport was operating at the highest level of safety and he was in favor of keeping it in place. Mr. Beaty inquired if the Saratoga County Airport, which had twice the amount of air traffic, had a Part 139 Certificate and Mr. DeGraw replied in the negative. Ms. Braymer asked what the cost of keeping the certificate was and Mr. DeGraw answered he was not prepared to provide this information. He explained they were currently required to maintain two trained personnel, but if they did not have the Part 139 certificate he would have the flexibility to phase out certain aspects areas associated with the designation. Kevin Hajos, *Superintendent of Public Works*, informed there was a cost for training in association with this designations and they were also subject to certain annual inspections. Mr.

Geraghty voiced his opinion that the Airport should maintain the Part 139 designation. Mr. DeGraw indicated the Airport was considered to be a Class 4 which allowed a 31 seat or more passenger charter to land their. In terms of safety, Mr. DeGraw indicated that while he was in charge of the Airport he would maintain the same safety standards required by the Part 139 designation, even if it was discontinued, but said he could not ensure that any future Airport Managers would maintain the same standards. He informed that 450 airports across the Country had Part 139 certificates. Mr. Wild said he needed to see more data on this matter before he could make a decision. Mr. DeGraw mentioned the Airport would no longer receive grant funding related to the fire truck because without the Part 139 certificate this equipment would no longer be necessary.

A brief conversation ensued during which Ms. Braymer indicated she would like to receive advisement from the Airport Advisory Committee before the Committee made a decision on the matter. It was noted that the Airport Advisory Committee was no longer in place and Ms. Braymer was charged with developing a list of participants to re-establish the group which she would present at a future Committee meeting. The Committee determined further discussion on the matter of removing the Airport's Part 139 certificate was necessary before a decision could be made.

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 notified the action items listed on pages 10 and 12 were inappropriately listed on the County Facilities agenda and would instead be presented to the Public Works Committee.

Regarding the Action Agenda Item on page 2, Mr. Hajos presented a request to authorize a contract with various vendors for solid waste, medical waste and recycling disposal services, to commence January 1, 2020 and terminate December 31, 2020.

Motion was made by Mr. Loeb, seconded by Ms. Braymer and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the December 20th Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Moving on to the Action Agenda Item listed on page 13, Mr. Hajos introduced a request to increase Capital Reserve A.871.00 Reserves, *Rehab County Buildings*, in the amount of \$118,000 through a transfer of funds from Budget Code A.1624 413, *Human Services Buildings, Repair & Maint-Bldgs/Property.*

Motion was made by Mr. Loeb, seconded by Mrs. Frasier and carried unanimously to approve the request as presented and refer same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Mr. Hajos introduced the Action Agenda Item listed on page 14, which consisted of a request to establish Capital Reserve H397, *OES Garage*, in the amount of \$450,000.

Motion was made by Mr. Sokol, seconded by Mr. Loeb and carried unanimously to approve the request as presented and refer same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Regarding the Action Agenda Item listed on page 15, Mr. Hajos presented a request to amend the County Budget in the amount of \$450,000 to reflect sale of land to Perkins Recycling and to transfer the proceeds to Capital Project H397, *OES Garage*,

Motion was made by Mr. Loeb, seconded by Mr. Braymer and carried unanimously to approve the request as presented and refer same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Mr. Hajos advised the Action Agenda Item listed on page 16 included a request for a new contract with the lowest responsible bidder for the purchase and installation of a pre-engineered metal 80' x 90' x 16' building to house the Office of Emergency Services vehicles and equipment. He explained the bid was extended an additional week and responses were due by Thursday, following which he would award the contract to the lowest responsible bidder.

Motion was made by Mr. Geraghty and seconded by Mr. Simpson to approve the request.

A discussion ensued, during which members of the Committee indicated that they would prefer to review the bids before a decision was made to award the contract. A motion was made by Mr. Diamond and seconded by Ms. Braymer and carried unanimously to table the matter until the bids were available for review.

Mr. Moore pointed out that this was the last regular County Facilities Committee meeting scheduled for 2019, and so if action was not taken today, it would be delayed until the February Board meeting. Mr. Strough added that delaying a decision would put this construction project behind; he suggested that a decision be made so that the matter could be voted on at the December Board meeting to allow work to begin in the Spring.

A motion was made by Mr. Diamond, seconded by Ms. Braymer and carried unanimously to bring the matter back to the floor for consideration. Following further discussion, it was the consensus of the Committee to hold a special County Facilities Committee meeting on December 5, 2019 at 9:30 a.m., prior to the Personnel & Higher Education Committee meeting in order to review the project bids and make a decision on awarding a contract for the work.

Ms. Braymer mentioned that at the November Board Meeting Mr. McDevitt spoke about performing benchmarking and an energy audit for the Municipal Center Building and this matter would be discussed at the Environmental Concerns & Real Property Tax Services Committee meeting scheduled for the next day.

Mr. Wild informed Robert Perkins, *of Perkins Recycling*, had contacted him on several occasions to express his concerns with regard to the cleanup of the property and building he had purchased from the County on Warren Street (*formerly known as the Ciba Geigy property*); Mr. Wild indicated Mr. Perkins was concerned that the property would not be cleaned up when he took possession and he asked for a status update on this work. Mr. Hajos responded he had spoken to Gary Finger, *of D&G Recycling*, who was currently leasing the property; Frank Morehouse, *Superintendent of Buildings*, added Mr. Finger assured him the building would be clean when he vacated the premises. Mr. Wild questioned whether there was any language in the current lease agreement allowing the County recourse if the property was not cleaned up and Mary Kissane, *County Attorney*, advised she would need to look at the lease to make this determination. Mr. McDevitt recalled that the D&G lease verbiage was based on an as-is use of the property and Mr. Hajos confirmed this was correct; he expounded that when the property was leased to D&G Recycling, there had been no written accounting recorded outlining the condition of the property, so there was no way to determine whether D&G Recycling was leaving the property in the same shape it had been in when they assumed the lease. It was noted that the purchase by Perkins Recycling was based on an as-is condition, as well. A brief discussion ensued.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Sokol and seconded by Mr. Loeb, Mr. Beaty adjourned the meeting at 9:57 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist