

## Warren County Board of Supervisors

**Committee: County Facilities (Airport-Buildings & Grounds)**

**Date: July 31, 2012**

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**Committee Members Present:**

Supervisors Girard  
Thomas  
Loeb  
Westcott  
Mason

**Others Present:**

Jeffery Tennyson, Superintendent of the  
Department of Public Works  
Frank Morehouse, Superintendent of Buildings  
Ross Dubarry, Airport Manager  
Paul Dusek, County Administrator  
Martin Auffredou, County Attorney  
Joan Sady, Clerk  
Kevin Geraghty, Budget Officer  
Supervisor Bentley  
Supervisor Frasier  
Supervisor Strainer  
Supervisor Taylor  
Supervisor Wood  
Mike Swan, County Treasurer  
Don Lehman, *The Post Star*  
Nicole Livingston, Second Deputy Clerk

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Mr. Girard called the meeting of the County Facilities Committee to order at 10:45 a.m.

Motion was made by Mr. Thomas, seconded by Mr. Loeb 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 Ross Dubarry, Airport Manager, who distributed copies of the Airport agenda to the Committee members; *a copy of the agenda is also on file with the minutes.*

Mr. Dubarry commenced the Agenda review by providing a summary of 2012 FAA (Federal Aviation Administration) grant applications for the Airport Capital Improvement Program, a copy of said summary was included in the Agenda and is on file with the minutes. He reviewed the summary in detail with the Committee members. He noted that to date, the FAA had not awarded any grants to Warren County; however, he said, he expected those grants to be awarded in the near future. He advised the FAA did reject the applications for the Airfield Guidance Sign Replacement and the Edge Light Installation on T-Hangar Access Taxiway and he anticipated he would resubmit the applications in the spring of 2013.

Mr. Westcott advised he had been contacted by a number of individuals in the community relative to the land acquisitions for the extension of runways and in response, he had prepared a document for the Committees' review. He requested that a public hearing be scheduled prior to purchasing any land for said projects in order to provide the community the opportunity to express their concerns. Mr. Westcott further suggested that a Task Force be established to assess the 2002 Master Plan for the Airport before the expansion of the runway progressed to determine if the expansion was necessary.

Jeffery Tennyson, Superintendent of Public Works, acknowledged that Mr. Westcott had presented him with the document and he would review it with Mr. Dubarry. Mr. Girard added that the discussion should be entertained by the full Board of Supervisors once a collective batch of information was available for review. Mr. Mason questioned if it was possible to stop any land purchases at this time. Mr. Tennyson added there were many good projects that had critical deadlines and he would review those milestones with Mr. Dubarry and keep the Committee informed.

Paul Dusek, County Administrator, clarified that the message being delivered was that none of the Airport projects should be advanced without receiving specific clearance from the Committee, regardless of approvals received in the past. Mr. Tennyson responded that he would provide Mr. Girard, as Chairman of the Committee, specific recommendations regarding what projects could or could not be delayed. From a functional standpoint, Mr. Tennyson stated, special County Facilities Committee meetings would need to be scheduled prior to the Board meetings if critical near-term deadlines were approaching for specific projects.

Mr. Dubarry asserted the bids were opened this morning for the T-Hangar paving project which had been approved by the Board of Supervisors and he asked if he needed to tell the engineers not to submit the final grant application for that project. Specifically, he questioned if it was the Committees' desire to halt all Airport projects or just the land easement acquisition projects. Mr. Thomas opined some of the projects needed to continue progressing; otherwise, the County risked having to repay the funding that had previously been awarded. Mr. Westcott reiterated that his request pertained solely to the land easement acquisitions and the expansion of the Airport. Mr. Bentley wondered if the runway expansion project was halted, would the County be responsible to pay back the Federal funds received, which were in excess of \$1 million already invested. Mr. Dusek said he would have to look into that; however, he added, the general theory when grant funding was awarded for a phase of a project was that the other phases would continue and be completed. He noted there may be flexibility, such as changing course or delaying the project. Mr. Dusek stated there were options to be explored and studied with the assistance of Mr. Tennyson and Mr. Dubarry.

Privilege of the floor was extended to Chris Hatin, resident of the Town of Queensbury. With regard to the paving project surrounding the T-Hangars, Mr. Hatin questioned the source of funding for that project and Mr. Dubarry responded the County was applying for an FAA grant to provide 90% of the funding, 5% would be State funded and 5% would be a local match. Mr. Hatin reminded the Committee members that several years ago he had proposed a hangar project at the Airport, and he was advised that he would be wholly responsible to tie into an existing ramp area, as well as for providing infrastructure for future development. He added that he had not been offered any FAA, State or local funding; the full cost of the project would have been his responsibility. Mr. Hatin pointed out that the T-Hangar paving project was a private project for private financial gain and any local funds being expended for such should be reconsidered.

Privilege of the floor was extended to Lara Currie, resident and small business owner in the Town Queensbury. Ms. Currie expressed her concern with spending FAA money on local projects and she requested more information on the entire infrastructure and the cost associated with it. She asked if there was a way to delay the process until a public hearing was held, as suggested by Mr. Westcott.

Privilege of the floor was extended to Doug Beaty, resident of the Town of Queensbury. Mr. Beaty stated he had a number of questions on the Airport project, from the land purchase for an approximate cost of \$700,000 to the Airport expansion. He noted he understood the safety concern associated with the need for the land purchase, but he believed that there were laws in place to which the County could adhere to satisfy the safety concerns without making the \$700,000 purchase. He opined that the County would be risking significant taxpayer dollars on the premise that expanding the Airport could bring larger jets to the County. He applauded Mr. Westcott for taking the initiative to review the need for this project further. Mr. Beaty agreed that a public hearing was a great idea and added that these projects did not make fiscal sense for the taxpayers.

Mr. Thomas also agreed that a public hearing was necessary, noting that the facts needed to be presented and not misinformation relative to the Airport project. Mr. Dubarry clarified that the 90% FAA funding was drawn from the Airport and Airway Trust Fund which was supported by user fees, fuel taxes and other similar revenue sources and not general tax dollars.

Returning to the Agenda review, Mr. Dubarry presented a request to amend the lease agreement with the FAA to reduce the amount of rental space for the FAA on the second floor of the main terminal. He advised that the FAA no longer had use for the space and wished to reduce the square footage of the lease agreement by 395 square feet.

Motion was made by Mr. Thomas, seconded by Mr. Mason and carried unanimously to amend the lease agreement with the FAA as outlined above, and the necessary resolution was authorized for the August 17, 2012 Board meeting. A copy of the resolution request form is on file with the minutes.

Mr. Tennyson advised an executive session was needed to discuss proposed property acquisition where public discussion would affect the value of a particular negotiation.

Prior to the executive session, Mr. Girard extended privilege of the floor to Dr. Fredd Senser-Lee, PHD, resident of Warren County. Dr. Senser-Lee expounded that the railway project was fabulous. He also invited everyone to see his project entitled "BB USA-Blossomings on the Bikeway" and noted that he was doing the flower project by the Gerald B. Solomon Bridge.

Mr. Taylor referenced the front entrance of the Municipal Center Building and stated that the sidewalk was two times wider than it needed to be and the concrete continued to break off. He suggested that an improvement plan be considered for the front entrance of the building.

Motion was made by Mr. Loeb, seconded by Mr. Westcott and carried unanimously that an executive session be declared pursuant to Section 105 (h) of the Public Officers Law.

Executive session was declared from 11:20 a.m. to 11:47 a.m.

The Committee reconvened and Mr. Girard announced no action was needed pursuant to the executive session.

Privilege of the floor was extended to Frank Morehouse, Superintendent of Buildings, who distributed copies of his agenda packet to the Committee members; *a copy of the agenda packet is on file with the minutes.*

Mr. Morehouse directed the Committee members to the Old Business portion of the Agenda, Rental Options on lower Warren Street, and he advised Mr. Dusek had information on that matter. Mr. Dusek reported that progress was being made with regard to leasing the former Ciba Geigy building that had been occupied by Perkins Recycling. He informed that D&G Recycling had proposed leasing half of the building for \$4,000 per month; however, he said, they were requesting a year to year lease for up to five years and they also requested a two week trial period before the lease would commence to test the equipment. He apprised that D&G would provide the necessary insurance and would pay the utilities during the trial period. Mr. Dusek added that if the equipment did not work sufficiently, D&G Recycling was requesting the ability to opt out of the lease agreement.

In response to an inquiry as to whether or not the County could terminate the agreement if someone else was interested in leasing the entire building, Mr. Dusek replied he had drafted that into the agreement, although D&G Recycling had not reviewed the draft yet. Mr. Loeb asked what the compensation would be for the two week trial period and Mr. Dusek responded there would be no compensation other than D&G securing the necessary insurance and paying for the utilities.

Discussion ensued relative to the details outlined in the draft agreement. Mr. Dusek confirmed there were no restrictions as to who the County could lease the other side of the building to. Mr. Girard questioned if someone from Perkins Recycling could provide information as to the condition and the functionality of the equipment located in the building and Mr. Tennyson remarked that the equipment was operational when Perkins Recycling evacuated the building. Mr. Loeb expressed his discomfort with allowing a free trial period and suggested that the first months rent or even half the rent be charged. Mr. Girard mentioned the possibility of a County employee overseeing the initial set-up during the trial period in order to observe the condition of the equipment and Mr. Tennyson said that would be feasible. Mr. Loeb recommended a security deposit be required to initiate the trial period and Mr. Dusek agreed that would be reasonable and he would include that in the agreement.

Motion was made by Mr. Mason, seconded by Mr. Loeb and carried unanimously to authorize a lease agreement with D&G Recycling to lease half of the building on the Ciba Geigy property for an amount of \$4,000 per month, on a year to year basis for up to five years, based on final modifications by the County Attorney. The necessary resolution was authorized for the August 17, 2012 Board meeting.

Mr. Dusek said another proposal in relation to the Ciba Geigy property was a request to park seven tractor trailers in the upper level parking lot next to Warren Street on the property. He stated that Lexie Delurey, Director of Real Property Tax Services, did the research to determine the appropriate fee based on the circumstances for the use of that space. He advised that based on the research, it was determined that the space was worth \$1.03 per square foot and it was figured that each tractor trailer would occupy approximately 595 square feet; and therefore, he said, an appropriate value would be \$55 per tractor trailer per month.

Mr. Tennyson opined it would be beneficial to ensure the exact area that would be occupied and Martin Auffredou, County Attorney, asserted there would be a schedule attached to the agreement that would indicate the specific lease premise. Mr. Geraghty suggested that the first months rent be required prior to the tractor trailers occupying the space and Mr. Dusek acknowledged the request.

Motion was made by Mr. Thomas, seconded by Mr. Mason and carried unanimously to authorize the rental of space in the parking lot on the Ciba Geigy site to North Country Soda Blasting, LLC, for the parking of up to seven tractor trailers at an annual rate of \$1.03 per square foot, or approximately \$55 per trailer per month. The necessary resolution was authorized for the August 17, 2012 Board meeting.

Mr. Dusek informed another proposal concerning the Ciba Geigy property was from a soda blasting company that was seeking to occupy approximately 864 square foot of space outside on the property behind the Ciba Geigy building. He explained that the company would be soda blasting cars or other pieces of machinery and would clean up the material and dispose of it after the blasting was complete. Mr. Dusek apprised the rate of \$1.03 per square foot was again recommended and it would depend on the exact amount of space needed, which would dictate what the price would ultimately be. He noted that if the company only needed the 864 square feet, the cost would be approximately \$75 per month.

Mr. Tennyson commented that soda blasting was a very environmentally sound practice; therefore, he said, there was no extreme concern associated with allowing such on the property. Additionally, Mr. Dusek stated, the company had requested to store the trailer that housed their machinery, inside the building. He noted that Ms. Delurey had calculated a cost of \$125 per month for 200 square feet of inside storage.

Discussion ensued with regard to the proposal. The consensus of the Committee was that a higher fee should be charged given concerns with dust control and noise issues.

Following discussions, motion was made by Mr. Loeb, seconded by Mr. Thomas and carried unanimously to authorize the lease of space to North Country Soda Blasting, LLC for inside storage and outside use on the Ciba Geigy property at approximately \$750 per month, on a month to month basis. The necessary resolution was authorized for the August 17, 2012 Board meeting.

Mr. Westcott exited the meeting at 12:22 p.m.

Returning to the New Business portion of the Agenda, Mr. Morehouse provided an update on the new area for the Veteran's flag pole located by the Human Services Building. He remarked that the slab had been poured and he anticipated that eventually the different service branches would place a memorial granite piece there if desired. Mr. Morehouse further stated that he would be requesting donations of service flags for each service branch from area Veterans' groups. He noted they were awaiting the delivery of the 20 foot flag pole in order to complete the area.

The next item on the Agenda, Mr. Morehouse said, was a request to amend the 2012 County budget to increase estimated revenues and appropriations in the amount of \$809.28 to reflect receipt of tool replacement insurance recovery funds.

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Motion was made by Mr. Loeb, seconded by Mr. Mason and carried unanimously to approve the request to amend the County budget as outlined above, and to refer the same to the Finance Committee. A copy of the resolution request form is on file with the minutes.

Mr. Morehouse advised there were no updates to the Referrals at this time.

Prior to adjourning, Mr. Strainer referenced the information sign located in the front of the Municipal Center Building and he suggested that it be replaced. Mr. Morehouse added that a replacement sign would be fairly expensive but he agreed that it should be done. Mr. Loeb mentioned that this was similar to the front sidewalk issue that Mr. Taylor referred to earlier in the meeting and he recommended that a plan to renovate the entire front entrance to the Municipal Center Building be prepared for the Committees' review. Mr. Tennyson apprised he would prepare a design and come back to the Committee with a recommendation.

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

Respectfully submitted,

Nicole Livingston, Second Deputy Clerk