

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES (*AIRPORT-BUILDINGS & GROUNDS*)

DATE: AUGUST 31, 2012

COMMITTEE MEMBERS PRESENT:

SUPERVISORS GIRARD
THOMAS
WESTCOTT
MASON

COMMITTEE MEMBER ABSENT:

SUPERVISOR LOEB

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 OF THE BOARD
KEVIN GERAGHTY, BUDGET OFFICER
SUPERVISORS BENTLEY
FRASIER
MERLINO
STRAINER
TAYLOR
WOOD
JON MANDWELLE, RESIDENT OF THE TOWN OF QUEENSBURY
DOUG BEATY, RESIDENT OF THE TOWN OF QUEENSBURY
DON LEHMAN, *THE POST STAR*
CHARLENE DIRESTA, SENIOR LEGISLATIVE OFFICE
SPECIALIST

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. Westcott and carried unanimously to approve the minutes of the July 31, 2012 Committee meeting, subject to correction by the Clerk of the Board.

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.*

Commencing the Agenda review, Mr. Morehouse suggested discussing the purchase of a new larger generator for the Human Services Building (HSB), utilizing funds included in the current bond. Mr. Girard expounded during the budget process, Jeff Tennyson, Superintendent of Public Works, had proposed including funds to purchase and install a new generator at the HSB that would facilitate the total operation of the building. The current generator, he said, only operated the temperature in the building at approximately 50 degrees and the lighting. Mr. Girard advised Mr. Tennyson had determined a cost estimate of around \$200,000 for a new generator and there was \$122,310 remaining in the Human Services Building Capital Project. He added the remaining \$78,000 could be included in the 2013 budget to cover the cost.

Mr. Tennyson remarked he had discussed this with Paul Dusek, County Administrator, and they agreed that if the Committee desired to have a full service generator in the HSB the remaining funds in the HSB project should be utilized and the additional monies could be requested to be included in the 2013 budget. He explained that concerns had arisen following a couple power outages that resulted in lost labor hours because the building could not function as an office with the current generator.

Mr. Thomas questioned if the switch gear and equipment that would be necessary were already in place in the building and Mr. Tennyson responded the switch gear in place was sized to the current generator and all of the current equipment would need to be removed and upgraded to accommodate a full service generator.

In response to an inquiry, Mr. Tennyson expounded that when the HSB was being constructed, it was decided that the existing generator from the former Social Services Building would be used as a cost savings measure. He noted there had been National Grid issues with the service to the building which had heightened the awareness that the building could not remain open and fully functional with the current generator. Mr. Tennyson pointed out that the current generator was sufficient to light emergency exits and to protect the building from freezing in cold temperatures during the winter; however, he said, if the Committee desired to keep the building open for service during a power failure, the current generator was insufficient.

Mr. Westcott asked if the Municipal Center Building had a generator that powered the entire building and if that was the standard operating procedure for municipalities. Mr. Tennyson replied it was standard to have emergency back up for emergency egress. Mr. Mason wondered how old the existing generator being utilized for the HSB was and Mr. Morehouse stated it was twelve years old.

Discussion ensued relative to lost labor hours and Mr. Tennyson estimated the associated cost for such at approximately \$16,000 a day. Mr. Girard mentioned there were also concerns about sending employees home during inclement weather in the winter and noted they could not remain in the building because the temperature was too low for an acceptable working environment.

Motion was made by Mr. Mason, seconded by Mr. Westcott and carried unanimously to authorize the purchase of a large, full service generator for the HSB with the source of funding to be the remaining funds in the HSB project and to refer the request for the additional \$78,000 to the Budget Committee to be included in the 2013 budget.

Mr. Tennyson apprised the next item was for discussion pertaining the former WIC Building. He reminded the Committee members that the building was vacant, although they still had a budget code to pay minor costs. He recalled discussing the need to replace the roof on the building and noted there could possibly be structural issues due to long-term leakage of the roof; the estimated cost for such, he continued, was approximately \$40,000. Mr. Tennyson stated that since the WIC Building had been vacant they had preserved the cost and deferred it to future years. He added the building had been closed up and only minimum utilities were being provided. He questioned the desire of the Committee as to whether they wanted to proceed with repair or demolition of the building.

Mr. Tennyson asserted if the building were to be demolished, a hazard survey would need to be conducted first. He opined it was likely the hazard survey would be required whether the building was demolished or rehabilitated. He added they had a consultant under contract who could perform asbestos and lead surveys and he had requested a quote for the cost of such surveys, which he anticipated would be between \$2,000 and \$3,000.

Mr. Girard suggested the Committee tour the building in order to determine how to proceed prior to the next Committee meeting. Mr. Tennyson stated there were sufficient funds in the Buildings & Grounds budget to cover the cost of the survey. It was the consensus of the Committee to authorize a hazard survey to be performed on the former WIC Building.

Under the New Business portion of the Agenda, Mr. Dusek advised he had been contacted by the New York State Department of State (NYS DOS) inquiring as to whether or not the County had any office space available for one Building Inspector from the State. He remarked there was a 200 square foot office space available in the HSB on the third floor. He provided that information to the NYS DOS and they expressed their interest; however, he said, a final decision had not been made by the State and it also was pending approval by the Committee. Mr. Dusek informed the cost to lease the office space would be approximately \$3,700 per year.

Motion was made by Mr. Thomas, seconded by Mr. Mason and carried unanimously to authorize a lease agreement with the NYS DOS for office space in the HSB as outlined above, and the necessary resolution was authorized for the September 21, 2012 Board meeting. A copy of the resolution request form is on file with the minutes.

Mr. Morehouse noted the next item on the Agenda concerned a Facility Use request. He explained the Hadley-Luzerne Teacher's Association was hosting a fundraiser for a twelve year old that was diagnosed with Leukemia. He stated they had requested use of the County parking lot to shuttle participants to the Docksider Restaurant for a kayaking event. He added that historically, the County did not charge for such a request. It was the consensus of the Committee to approve the Facility Use request as presented.

Mr. Tennyson requested an executive session to discuss potential litigation involving window repair at the HSB.

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

Executive session was declared from 11:10 a.m. to 11:28 a.m.

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

Mr. Morehouse commented there was no update to the Referral for Buildings & Grounds.

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.

Commencing the Agenda review, Mr. Dubarry presented a request for a transfer of funds in the amount of \$11,525 to provide the local share of the T-Hangar Paving Project.

Motion was made by Mr. Thomas and seconded by Mr. Mason to approve the request as presented.

Mr. Westcott recalled previous discussions regarding the paving project and specific concerns that were expressed relative to who would be responsible for the cost. Mr. Dubarry explained the lease with Rich Air for this project included the County being responsible for paving up to his lease hold connecting him to the taxiway infrastructure. Upon notification of the County's obligation, he continued, he prepared and submitted an FAA (Federal Aviation Administration) grant application for reimbursement to the County.

Discussion ensued pertaining to other parties interested in constructing T-Hangars and possible grant funding streams for such.

Following discussions, Mr. Girard called the question and the motion was carried by majority vote, with Mr. Westcott abstaining, to approve the request for a transfer of funds as outlined above, and to refer the same to the Finance Committee. A copy of the Transfer of Funds is on file with the minutes.

Privilege of the floor was extended to John Mandwelle, resident of the Town of Queensbury. Mr. Mandwelle informed he had reviewed the contract between the Fixed Base Operator (FBO) and the County and it clearly outlined the distinguishing features of the unique relationship between the FBO and the County versus a private individual. He stated he would be happy to provide further insight to anyone interested.

Continuing, Mr. Dubarry requested to amend the 2012 County budget to increase estimated revenues and appropriations in the amount of \$230,500 to allocate grant funding and the local share of the paving project for the new T-Hangars.

Motion was made by Mr. Thomas, seconded by Mr. Mason and carried by majority vote, with Mr. Westcott abstaining, to approve the request to amend the 2012 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. Dubarry presented a request for a new contract with C&S Companies, Inc. to provide the required professional engineering and consulting services for the T-Hangar Paving Project, for a total amount not to exceed \$48,500.

Motion was made by Mr. Thomas, seconded by Mr. Mason and carried by majority vote, with Mr. Westcott abstaining, to approve the request for a new contract with C&S Companies, Inc. as outlined above, and the necessary resolution was authorized for the September 21, 2012 Board meeting. A copy of the resolution request form is on file with the minutes.

Mr. Dubarry requested a new contract with Kubricky Construction Corporation for the construction of the T-Hangar Apron Paving, for a total amount not to exceed \$182,000.

Motion was made by Mr. Thomas, seconded by Mr. Mason and carried by majority vote, with Mr. Westcott abstaining, to approve the request for a new contract with Kubricky Construction Corporation as outlined above, and the necessary resolution was authorized for the September 21, 2012 Board meeting. A copy of the resolution request form is on file with the minutes.

Referring to the Items of Interest portion of the Agenda, Mr. Dubarry asserted he had provided each Committee member with a detailed review of the "Warren County Airport-Situation Awareness" via email in response to questions and concerns that had been presented, a copy of which is on file with the minutes.

Mr. Westcott thanked Mr. Dubarry and Mr. Tennyson for the time and effort they put forth in responding to his previous document which outlined questions and concerns. He reminded the Committee members that he had been approached by concerned constituents relative to the Airport expansion. He requested an evening Public Hearing be scheduled in an auditorium setting to discuss with the community this investment into the Airport. Mr. Westcott recognized that the majority of the money was Federal grant funds; however, he said, there would be significant legacy costs associated with this project.

Mrs. Wood remarked that the documents provided by Mr. Dubarry and Mr. Tennyson were very well put together and contained a wealth of information. She referenced previous grant funds that had been received for this project and she questioned if that money would need to be paid back if the County decided not to move forward with the Airport expansion. Mr. Tennyson replied that the FAA would need to make that determination; however, he said, other Federal grants had required repayment in the past. He noted that the project had proceeded with Federal funding in the amount of approximately \$300,000 to date. Mrs. Wood stated her main concern was the repayment of grant funds. Mr. Westcott acknowledged the concern, although he stated such repayment would pale in comparison to the legacy costs in the future. He opined it was worth stopping the project now in order to save the future expenditures that would be associated with this.

Mr. Mandwelle asked the Committee members to consider what would happen if the current FBO did not continue in its' capacity and the County was forced to run the Airport. He expressed his concern with possible security issues at the Airport with larger aircraft entering the County. He questioned if studies had been performed recently on the economic impact potential of the Airport expansion.

Mr. Mason apprised he was very impressed with the information provided by Mr. Dubarry and Mr. Tennyson. He said he understood the plan was to expand the runway 1000 feet to the south and he questioned if expansion to the north had been considered. Mr. Tennyson informed he had reviewed concept plans that explored the idea of expanding the runway to both the north and south; however, he said, expanding to the north had a greater impact to developed property. He added there would be much less impact to currently developed property by expanding to the south.

Mr. Westcott commented that a \$700,000 land purchase was very significant and would remove the property from the tax rolls for both the County and the Town of Queensbury. He added the expansion of the runway and the land purchase was a County decision and not mandated by the FAA.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Mason and seconded by Mr. Thomas, Mr. Girard adjourned the meeting at 12:04 p.m.

Respectfully submitted,

Nicole Livingston, Second Deputy Clerk