

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: MARCH 27, 2017

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: STROUGH
SEEBER
MONTESI
BRAYMER
SIMPSON
LEGGETT
MACDONALD
GERAGHTY
VACANT

OTHERS PRESENT:

FRANK MOREHOUSE, BUILDINGS & GROUNDS
KEVIN HAJOS, DEPUTY SUPERINTENDENT OF THE DEPARTMENT OF
PUBLIC WORKS
ROSS DUBARRY, AIRPORT MANAGER
RONALD F. CONOVER, CHAIRMAN OF THE BOARD
BRIAN REICHENBACH, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, WARREN COUNTY BUDGET OFFICER
SUPERVISORS BROCK
DICKINSON
SOKOL

COMMITTEE MEMBERS ABSENT:

SUPERVISORS: GIRARD
BEATY

MICHAEL SWAN, COUNTY TREASURER
JON LAPPER, LEGAL COUNSELOR FOR SCHERMERHORN AVIATION, LLC
STEVE ABBOTT, REPRESENTING RICH AIR, LLC
RICH WATERS, REPRESENTING RICH AIR, LLC
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT
MARK WESTCOTT, TOWN OF QUEENSBURY RESIDENT
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *ADIRONDACK JOURNAL*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the March 27, 2017 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/2017/facilities/>

In the absence of Committee Chairman Girard, Supervisor Strough, as Vice-Chair, called the meeting to order at 10:17 a.m.

Motion was made by Mr. Simpson, 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 James Seeley, Executive Director, Cornell Cooperative Extension, who distributed copies of a handout outlining a proposed building project at Cornell Cooperative Extension agenda to the Committee members. *A copy of the handout is on file with the minutes.*

Mr. Seeley proceeded to present the building plan which included construction of a stand alone greenhouse to promote an extended growing season, which would require approval from the County to proceed.

Motion was made by Mr. Montesi, seconded by Mr. Simpson and carried unanimously to approve the building plans contingent upon County engineering review and approval and the necessary resolution was authorized for the April 21, 2017 Board Meeting.

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

Commencing his agenda review, Mr. Morehouse provided an update on the Court Expansion Project, he informed the footings had started to be poured and the temporary front Court entrance was complete with the exception of running cables for computers. He notified once the magnetometers were in place they would seal off the original entrance. In regard to the water lines, he stated they were across the road and work would commence on extending the lines later in the week. Kevin Hajos, Deputy Superintendent of the Department of Public Works, apprised they were on track with the

project and the only concern was moving the magnetometers in order to close the existing Court entrance. He said they were waiting for the New York State Court System to approve the temporary entrance and moving of the magnetometers. He distributed a photo of the temporary Court entrance to the Committee members.

Next, Mr. Morehouse updated the Committee regarding the centralized arraignment area. He discussed transforming the old jail lobby into the arraignment area and indicated if the New York State Court System provided approval the area could be finished in days. He noted there was no change in the use of area and toilets would have to be installed.

Following, Ms. Seeber indicated she had spoken to several Department Heads, the Chairman of the Board, the Budget Officer, the County Treasure and the County Human Resources Director regarding the concerns with the maintenance and janitorial staff. She indicated in the past there had been twice the number of employees as there currently were. Mr. Morehouse reported in 2006 the Buildings & Grounds staff included sixteen evening positions and fourteen daytime positions; however, he pointed out, the current staff included eight evening positions and eleven daytime positions. He noted in 2006 the maintenance staff was responsible for 151,000 sq. ft. and today they were responsible for 193,600. He advised changes had been made around the County to alleviate cleaning responsibilities. Regarding the new Court area, Mr. Morehouse informed a strategic cleaning plan would be implemented. Ms. Seeber indicated she would meet with the Acting County Administrator to avoid future problems. Mr. Geraghty advised he would look into the possibility of adding an additional part-time position to aid the maintenance staff.

Travis Whitehead, Town of Queensbury resident, informed he had received a copy of the Bergmann Associates Post Implementation Review of the Siemens Energy Performance Contract. He stated Siemens promised the County they would save \$1.1 million and the actual savings realized was under \$400,000. He notified the County had never used the geothermal in the winter and apprised Bergmann Associates placed a dollar amount on the Siemens discrepancy.

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 on file with the minutes.*

Commencing his agenda review, Mr. Dubarry informed the Federal Environment Assessment was complete for the Runway 1-19 Extension Project and a Public Hearing was scheduled for April 5, 2017 at 6:30 p.m. at Heritage Hall in the Glens Falls Civic Center. A discussion ensued regarding the public hearing.

Following, Mr. Dubarry presented a slide show which included a location map while reviewing the Floyd Bennett Capital Improvement Program in detail; *a copy of the slide show is on file with the minutes.*

Mr. Whitehead pointed out the area of the proposed runway extension and mentioned how the Runway Protection Zone crossed into Mr. Macri's property. He informed he tried to discuss the matter at the 2014 Public Hearing where it was decided to use eminent domain to acquire Mr. Macri's land. The County was currently in litigation with Mr. Macri over the land. He explained if Mr. Macri was successful in his lawsuit the County would be responsible for paying the settlement. He remarked he continued to ask the question he had asked many times before, which was why move forward with acquiring Mr. Macri's land when it had yet to be decided if the Airport was going to extend the runway.

Mark Westcott, Town of Queensbury Resident, spoke regarding the Public Hearing and how the questions should be answered.

John Lapper, representing Rick Air LLC, informed Mr. Schermerhorn was interested in ground leases for six hangers. Mr. Geraghty inquired who determined where the hangers would be located and Mr. Dubarry answered it would be vetted through Committee. Mr. Geraghty asked Mr. Dubarry for a copy of C & S Engineers Airport findings.

A brief conversation took place regarding the Airport Advisory Group and the April 5th Public Hearing, following which Ms. Braymer requested that the next meeting agenda include a review of questions asked during the Public Hearing, as well as any answers available; Mr. Strough acknowledged the request, noting this would be included on the April/May meeting agenda.

There being no further business to come before the County Facilities Committee, on motion made by Mr. Simpson and seconded by Mr. Montesi, Mr. Girard adjourned the meeting at 11:24 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist