

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: JULY 25, 2017

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: GIRARD
STROUGH
SEEBER
BEATY
MONTESI
BRAYMER
SIMPSON
LEGGETT
MACDONALD
GERAGHTY
VACANT

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
ROSS DUBARRY, AIRPORT MANAGER
RONALD F. CONOVER, CHAIRMAN OF THE BOARD
BRIAN REICHENBACH, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS FRASIER
HYDE
MERLINO
SOKOL
BEN BOTELHO, SECOND ASSISTANT COUNTY ATTORNEY
DR. JAMES SEELEY, EXECUTIVE DIRECTOR CORNELL COOPERATIVE EXTENSION
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*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the July 25, 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/>

Mr. Girard called the meeting of the County Facilities Committee to order at 11:13 a.m.

Motion was made by Mr. MacDonald, seconded by Mr. Strough 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 Frank Morehouse, Superintendent of Buildings, who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Commencing his agenda review, Mr. Morehouse presented a request to extend the lease agreement with B & G Recycling. Mr. Girard informed they were behind on payments for the current lease, and noted they may have to be brought current before another lease would be accepted.

A brief discussion ensued, following which a motion was made by Mr. Simpson, seconded by Mr. MacDonald and carried unanimously to table the request, pending determination as to whether the lease was behind on payments for the current lease, and consideration of whether the lease should include language relating to how the property should be maintained.

Next, Mr. Morehouse presented a request to authorize a lease agreement with Cornell Cooperative Extension in the amount of \$30,000 per year to commence January 1, 2018 and terminate December 31, 2021.

Motion was made by Mr. Simpson, seconded by Mr. MacDonald and carried unanimously to approve the request and the necessary resolution was authorized for the August 18th Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Regarding the Referral/Pending Items portion of his agenda, Mr. Morehouse indicated he received an updated quote from Clark Patterson Lee to perform the abatement on the former jail at a cost of \$4,000. Jeffery Tennyson, Superintendent of Public Works, notified the cost would be paid out of the Buildings & Grounds budget. A brief conversation ensued, following which the consensus of the Committee was to move forward with the abatement.

Mr. Morehouse provided an update on the Court Expansion Project, advising the project was on schedule, with 80% of the interior framing complete and sheetrock installed on the fire walls.

Concluding the Buildings & Grounds agenda review, Mr. Morehouse indicated the asbestos had been removed from the former jail kitchen and would remain a locker room for the Court security guards. He indicated the Assigned Counsel Office would be located across the hall from the former jail kitchen.

Mr. Simpson inquired if the DPW (Department of Public Works) could dig the water line for the Warren-Washington Counties Emergency Services Training Center and Mr. Tennyson indicated he distributed an RFP (Request for Proposal) for the work and mentioned he would provide help with the contract. He notified the DPW could do the work; however, he said, they would need a contractor to install the pipe and he noted there would have to be a new RFP for installation of the pipe line, de-watering and protection. He apprised if the DPW did the work he would have to rent an excavator and trench box. Mr. Simpson inquired if there would be any savings and Mr. Tennyson replied in the negative. Mr. Montesi added the Town of Queensbury had previously indicated they would provide the pipe however, this was no longer the case due to discussions with the Queensbury Water Department regarding who was responsible for the tax. He indicated the Queensbury Water Department would install the tap and hydrant at no charge to the County.

Dr. James Seeley, Executive Director, Cornell Cooperative Extension, thanked the Committee for approving the roof repairs for the Cornell Cooperative Building. He mentioned after receiving an Agriculture and Markets grant, he had previously presented a plan to the Committee for a green house and pole barn. He indicated he was waiting for notification of where to place the pole barn. He advised the placement would have to be away from the wells. Mr. Tennyson stated the Town of Warrensburg was responsible for that decision and their engineers were engaged; he advised he would speak to Mr. Cedarwood from the Town regarding the matter.

Mr. Girard asked for a "Glamping Tour" update and Dr. Seeley mentioned he had brought the issues he had to the Acting County Administrator. Mr. Girard encouraged him to bring any issues to Committee. Mr. MacDonald apprised he had attended a Cornell Cooperative Extension meeting during which an issue with individuals sleeping in one of the buildings was discussed. Mr. Tennyson remarked Tim Benway, Director, Parks, Recreation & Railroad, was overseeing the contract and handled the situation. Mr. Tennyson informed if there were any further issues to refer them to Mr. Benway.

Privilege of the floor was extended to Ross Dubarry, Airport Manager, who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Commencing his agenda review, Mr. Dubarry presented a request to authorize the Chairman of the Board to sign updated DBE (Disadvantaged Business Enterprise) program. Mr. Girard inquired about a breakdown and Mr. Tennyson informed they were complying with Federal Law.

Motion was made by Ms. Braymer, seconded by Mr. Simpson and carried unanimously to approve the request and the necessary resolution was authorized for the August 18th Board Meeting; *a copy of the resolution request form is on file with the minutes.*

Next, Mr. Dubarry presented a request to authorize the Superintendent of Public Works to establish a new 5.5 acre parking lot for the Adirondack Balloon Festival with parking rates of \$5.00 per day for passenger vehicles and \$10.00 per day for oversized vehicles such as campers and buses.

A discussion ensued, following which a motion was made by Mr. Leggett, seconded by Mr. Simpson and carried unanimously to approve the request and the necessary resolution was authorized for the August 18th Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Regarding Referral/Pending Item # 1 of the agenda, Mr. Dubarry provided a spreadsheet of the Airport revenues, which he reviewed in detail.

Ms. Braymer expressed she wanted to see the scoping documents and public comments from the Public Hearing for the Runway 1-19 Extension Project. Mr. Dubarry indicated the comment period for the draft Environmental Impact Statement ended yesterday and he had not made any changes, nor did he have any suggestions for the scope. He advised when he had the documents prepared, he would bring them to Committee and he indicated according to the SEQRA (State Environmental Quality Review Act) handbook they had thirty days to prepare a final document.

Ms. Braymer exited the meeting at 12:05 p.m.

Continuing, Mr. Dubarry provided a spreadsheet entitled FBO Services and indicated revenue for the County and FBO were included which he reviewed in detail. Ms. Seeber indicated she wanted to discuss the additional County revenue at the next meeting and Airport expenses the following month.

Moving on to Item # 2, Ms. Seeber spoke regarding the Airport Advisory Group. Steve Abbott, representing Rich Air, reported the proposed parking plan at the Airport had been put on hold until the spring. Mr. Dubarry request to remove Item #2 from the Referral/Pending Items list and the Committee concurred.

Concerning Item #3, Mr. Dubarry informed he had yet to find out if the County had been awarded the grant for two T-hangers.

Regarding Item #4, questions posed at the April 5th Public Hearing for the Runway 1-19 Extension Project, Mr. Dubarry indicated he distributed the questions to the Committee via email and asked that the item be removed and the Committee concurred.

Mr. Dubarry inquired if Item #5, concerning the updated DBE program for the Airport could be removed, as it was approved earlier in the meeting, and the Committee concurred.

Ms. Seeber reminded the Committee that the Advisory Group consisted of professionals that could provide technical input. She indicated she was concerned the group had not received a copy of the RFP for the FBO (Fixed Base Operator) agreement. Mr. Girard indicated there was a set back due the July 28th deadline for grant submissions.

Mr. Montesi voiced his concern regarding the potential number of years that the FBO contract could consist of and he indicated it would take time for the RFP to include all the correct information.

Mr. Dubarry presented a request to authorize the Treasurers Office to reimburse Rich Air for lost revenue for discounted fuel sales not required by the contract, in the amount of \$70.72, to be paid out of Budget Code A.5610 439, Misc Fees & Expenses. He explained the self-serve fuel pump was not operational after the new fuel farm was put into service and Rich Air provided the full-service fuel at the self-serve fuel price to three customers.

Motion was made by Mr. Simpson, seconded by Mr. Montesi and carried unanimously to approve the request and forward same to the Finance Committee for reimbursement; *a copy of the resolution request form is on file with the minutes.*

Mr. Girard offered privilege the floor to anyone who wanted to address the Committee.

Travis Whitehead, Town of Queensbury resident, addressed the fact that CNS Engineers communicated with the FAA (Federal Aviation Administration) directly and did not provide information to Mr. Dubarry or the Committee. He indicated on the FBO Services spreadsheet there was not a fair balance of revenue which he said proved that the current FBO contract was undesirable. He mentioned he did not want to see the County in the same predicament they were in years prior with six months to decide to keep the same contract. He noted they had to decide who was going to manage the Airport prior to the day the contract expired and they had a year to decide. He advised they did not want to extend the current contract that he said was unfair. He indicated Mr. Schermerhorn presented a fair contract and he hoped the Committee would give him the opportunity to bid on the RFP. He questioned why after eight years into the contract they were unsure if they were receiving 3% or 10% of the revenue. He directed his attention to the Avgas gallons and indicated fuel sales for small piston planes was declining and the fuel for JET A was increasing. He mentioned that extending the runway was supposed to bring in more jets; however, he said, it was already happening due to a smart business man who built hangers and earned additional revenue. He indicated that this business man could save the County \$450,000 a year if he was given the opportunity.

Mark Westcott, Town of Queensbury resident, thanked the Committee for their due diligence and commended Mr. Dubarry for the spreadsheets. He stated he agreed with Mr. Montesi regarding the RFP and he mentioned the Committee had a year before the provision with Rich Air would be active. He remarked jet fuel sales were increasing and he indicated the extension was not necessary. He informed profits increased \$257,000 and he advised Rich Air proposed to invest the profits back into the Airport and cut cost for the County. He addressed the maintenance issue at the Airport and advised discussion to resolve the issue would aid in writing the RFP. He mentioned in 2013 he raised many questions and issues regarding the runway extension and he said he was forwarded information that was obtained through a FOIL (Freedom of Information Law) request that contained documents and conversations from the FAA and NYS DEC (New York State Department of Environmental Conservation) to the County. He said he was on the Committee at that time and was never provided the information and the information was never discussed at Committee meetings. He indicated the documents he received contained two hundred pages with information that would have substantiated his concerns as a supervisor at that time. He advised to provide all the good and bad information regarding the runway extension to the Committee and keep them informed. He indicated he would release the information obtained through the FOIL request for all to read.

Mr. Beaty added he read the information and indicated the FAA questioned the need of the extension. He questioned why the Committee could not see negative responses from the FAA & NYS DEC and he stated transparency did not exist. He expressed in the past he had asked the County Attorney for all correspondence between the FAA, DEC and County but was never provided with any information. He added after three years they found out the FAA had not been supportive of the extension and the NYS DEC had serious concerns which he discussed. He informed moving forward they should obtain the information from CNS Engineers and provide it to all Supervisors so they were able to make more informed decisions.

Conversation ensued, during which, Mr. Whitehead provided a synopsis of the information from 2013 relating to communication between the FAA and CNS Engineers and he notified there were comments made on an early draft Environmental Assessment form that included the FAA stating they felt the need for the extension was weak and the NYS DEC had concerns. He notified he would forward a copy to all Supervisors. Ms. Seeber mentioned the documents were redacted. Mr. Whitehead commented that the Supervisors should receive a complete copy. Mr. Montesi informed there would be a problem if the County was not receiving information for CNS Engineers. Mr. Tennyson reported he had not seen any documents that said the project did not have merit and he said they have indicated that questions needed a better explanation and additional information was needed. He noted the FAA had the draft Environmental Assessment form and he was expecting to hear an answer from them soon.

Mr. Beaty indicated the FAA constantly required additional information and then questioned the need of a runway extension and he said as lead agency they provided the need but the FAA still wanted further explanation. He notified that information should have been provided to the supervisors during the process, which he said, they never received. He stated not receiving information from the FAA and NYS DEC did not allow them to make an informed decision.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Simpson and seconded by Ms. Seeber, Mr. Girard adjourned the meeting at 1:03 p.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist