

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: AUGUST 21 , 2017

COMMITTEE MEMBERS PRESENT:

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

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF PUBLIC WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
ROSS DUBARRY, AIRPORT MANAGER
RONALD F. CONOVER, CHAIRMAN OF THE BOARD
KEVIN B. GERAGHTY, ACTING COUNTY ADMINISTRATOR
BRIAN REICHENBACH, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS FRASIER
MCDEVITT
SOKOL

COMMITTEE MEMBER ABSENT:

SUPERVISOR: MACDONALD

MIKE SWAN, COUNTY TREASURER
STEVE ABBOTT, REPRESENTING RICH AIR, LLC
JON LAPPER, LEGAL COUNSEL FOR SCHERMERHORN AVIATION,
LLC
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT
MARK WESTCOTT, TOWN OF QUEENSBURY RESIDENT
MIKE WILD, TOWN OF QUEENSBURY RESIDENT
DON LEHMAN, *THE POST STAR*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the August 21, 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 10:00 a.m.

Motion was made by Mr. Simpson, 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 Buildings & Grounds 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 renew the lease agreement with D & G Recycling; he indicated D&G Recycling was up to date on their current lease payments. Mike Swan, County Treasurer, advised D&G Recycling had made additional payments to bring their lease fees current, along with their gas bills, and were now only responsible for the interest payment.

A discussion ensued regarding the lease agreement and what provisions should be included for maintenance of the property leased, following which a motion was made by Mr. Montesi, seconded by Mr. Simpson and carried unanimously to approve a month to month lease agreement extension with D & G Recycling while determining the terms of a annual renewal contract and the necessary resolution was authorized for the September 15th Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Ms. Braymer entered the meeting at 10:04 a.m.

Next, Mr. Morehouse provided an update on the Court Expansion Project, advising work was moving along as scheduled. He indicated the framing was complete except for the north side of the main entrance and construction on the sally port had commenced. He mentioned there was going to be a mock wall with the completed finish to view if anyone was interested; he said the mechanical room had been sheet rocked and would be ready for boilers next week. He added the curbing was complete, the sidewalks were formed and the back parking lot was removed and would be paved in October. Mr. Montesi inquired if the power pole would be installed and Brian Reichenbach, County Attorney, replied in the affirmative. Mark Westcott, Town of Queensbury Resident, inquired what the total project cost was along with principal and interest and what the total annual payments were. Mr. Swan replied the total project cost was \$16.5 million; in regards to interest, he informed the County would receive a rebate of 25% of the interest payment each year for the life of the bond and the annual payment was \$1 million.

Ms. Seeber informed she had attended a Warren County Wellness Committee meeting during which discussion took place regarding installing showers in both the Municipal Center and Human Services Buildings. Mr. Morehouse indicated there was a shower in the Buildings & Grounds building, and there was a woman's locker room located in the basement of the Municipal Center which could potentially be used; however, he noted, it would not be a easy task to install showers in the Human Services Building. Jeffery Tennyson, Superintendent of Public Works, interjected that the Human Services Building was constructed according to code, making it difficult to change the building's floor plan. Ms. Seeber inquired if Mr. Morehouse could provide more information at next months meeting, and he concurred.

Next, Mr. Tennyson provided an update on the Horicon Avenue Sewer Extension Project in the Town of Warrensburg. He informed the County allocated \$300,000 for the project which was originally intended to be complete by the end of summer. He apprised that the Town's engineer, who received the bids for this work, had recommended the project be extended because they would not receive materials before the grant expired; he added that an extension request had subsequently been submitted by the Planning Department for the project grant.

There being no further Buildings & Grounds business to discuss, 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 with the Action Agenda/New Business section, Mr. Dubarry presented the following requests:

Page 2 - To increase Capital Project H325, Avigation Easement - Runway 30, in the amount of

\$9,974, to cover the cost of real estate closing costs that were more than initially anticipated;

- Page 3 - To amend the existing FAA (Federal Aviation Administration)/NYSDOT (New York State Department of Transportation) grant agreement in the amount of \$9,974 to cover the cost of real estate closing costs for Capital Project H325, Avigation Easement-Runway 30, which were more than initially estimated.

Motion was made by Mr. Strough, seconded by Mr. Montesi and carried by majority vote, with Mr. Beaty voting in opposition, to approve the requests as presented. The request to increase Capital Project H325 was referred to the Finance Committee and the necessary resolution to amend the FAA/NYSDOT grant agreement was authorized for the September 15th Board meeting. *Copies of the resolution request forms are on file with the minutes.*

Moving on to the Information for Discussion/Review portion of the agenda, privilege of the floor was extended to Jon Lapper, Legal Counsel for Schermerhorn Aviation, LLC, who spoke about the land lease previously granted to Schermerhorn Aviation, LLC for the construction of an office building at the Warren County Airport. He explained Schermerhorn Aviation, LLC had recently decided to alter the plans for the building, changing it from a one story to two, and although approval from the County was not necessary as this revision would have no bearing on the footprint of the building, and therefore no bearing on the terms of the ground lease agreement, they wanted to inform the County of the change.

A discussion ensued with respect to the ground lease for the office building, during which Mr. Reichenbach confirmed no action was required of the County to approve the change, nor to amend the ground lease, in connection with the revised building plans based on the fact that the footprint of the building would not change. At the conclusion of conversation on this matter, a motion was made by Mr. Strough, seconded by Mr. Beaty and carried unanimously to indicate the Committee was not opposed to the revised building plans.

Mr. Montesi inquired about the T-hanger grant and Mr. Dubarry replied the grant had been approved and he was awaiting official award documentation.

Mr. Westcott requested an update on the status of the RFP (Request for Proposal) for the FBO (Fixed Base Operator) contract at the Warren County Airport and asked whether FBO contracts from other airports had been reviewed in preparation. Mr. Girard notified they were still in the process of collecting data and Ed Bartholomew, President of the Economic Development Corporation, would begin the dialog when the information was ready; he added that this was not a complicated venture and they were comfortable with the status of the RFP process. Mr. Westcott then spoke of prevailing wage requirements in relation to the FBO contract and a conversation ensued.

Concluding the agenda review, Ms. Seeber provided a brief overview of the last meeting of the Airport Advisory Group, the minutes of which can be found using the following link:

<http://www.warrencountyny.gov/gov/advisory/Archive/2017/airport>

Ms. Braymer reminded the Committee they still had obligations under the SEQR (State Environmental

Quality Review Act) process for the Runway Extension Project, which included reviewing the scope sent out in March and accepting public comment. She indicated that some public comment had already been reviewed and these materials should be reviewed in Committee before proceeding to the Board for approval.

Mr. Beaty commented on the difficulty he had experienced in obtaining information regarding the FAA comments and communications relating to the Runway Extension Project. He mentioned he had recently requested all such communications for the past six months; he said Mr. Tennyson had agreed to provide this information and he looked forward to reviewing it.

Chairman Conover noted that an application process needed to be developed for land lease requests so that everyone was clear about the information the County required and at what stage. He acknowledged that staff were busy with other matters, such as developing the Airport FBO contract, but said he hoped that a draft laying out the development process at the Airport could be made available for 2018.

With reference to the building construction changes mentioned by Mr. Lapper, Mr. Leggett commented that if this issue had come before a Town board, certain requirements would be encountered with respect to the matter, specifically the need for additional parking to accommodate the increased side of the building. Additionally, he mentioned that although the usable space was increasing, the ground lease amount would not change, which should be a consideration. He said that any and all developments at the Airport should have some type of listing to follow and he commented the County was ill prepared to deal with the matter at this point.

Travis Whitehead, Town of Queensbury Resident, spoke about a report he had received in relation to an airport in Watertown which mentioned the responsible agent for airport mowing and snow removal was provided by the FBO, which was the opposite of other information received. He also commented on the purchase of property in relation to the Runway 30 Extension Project due to the loss of a property map from 1944 and he commented that the expenditure of more than \$1.1 million for additional property was a waste of taxpayer money.

Mike Wild, Town of Queensbury Resident, inquired if there was a published document that contained a total for amount spent thus far for the Runway Extension Project. He indicated there was talk of the Runway Extension Project being a controversial one, and he opined the investment was a risk because there was EPA (Environmental Protection Agency) and FAA review pending. He asked if there was any possibility the expenses would be negated or reimbursed if the Runway Extension Project was cancelled, and indicated he would speak to Mr. Dubarry regarding the matter after the meeting.

As there was 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 10:54 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist