

**WARREN COUNTY BOARD OF SUPERVISORS**

**COMMITTEE: COUNTY FACILITIES**

**DATE: AUGUST 27, 2018**

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**COMMITTEE MEMBERS PRESENT:**

SUPERVISORS: BEATY  
LEGETT  
LOEB  
GERAGHTY  
STROUGH  
SIMPSON  
FRASIER  
WILD  
MCDEVITT  
SOKOL

**OTHERS PRESENT:**

KEVIN HAJOS, SUPERINTENDENT OF PUBLIC WORKS  
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS  
DON DEGRAW, AIRPORT MANAGER  
RONALD F. CONOVER, CHAIRMAN OF THE BOARD  
RYAN MOORE, COUNTY ADMINISTRATOR  
MARY ELIZABETH KISSANE, COUNTY ATTORNEY  
AMANDA ALLEN, CLERK OF THE BOARD  
FRANK E. THOMAS, BUDGET OFFICER  
SUPERVISORS BRAYMER  
DRISCOLL  
HOGAN  
MARCY FLORES, PUBLIC DEFENDER  
MICHAEL SWAN, COUNTY TREASURER  
GARY FINGER, D & G RECYCLING  
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT  
DR. DAVID SCHWENKER, WARREN COUNTY RESIDENT  
DON LEHMAN, *THE POST STAR*  
THOM RANDALL, *ADIRONDACK JOURNAL*  
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

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**COMMITTEE MEMBER ABSENT:**

SUPERVISOR: DIAMOND

*Please note, the following contains a summarization of the August 27, 2018 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/2018/facilities/>

In the absence of Committee Chairman Diamond, Supervisor Beaty, as Vice-Chair, called the meeting to order at 10:51 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 Kevin Hajos, *Superintendent of Public Works*, who distributed copies of the Airport and Buildings & Grounds agendas to the Committee members; *copies of the agendas are on file with the minutes.*

Commencing the Building & Grounds agenda review, Mr. Hajos presented a request to authorize the Chairman of the Board to execute an agreement with Constellation Energy Services of New York, Inc., as the preferred supplier of electricity through the Municipal Electric and Gas Alliance (*MEGA*), at a rate of \$0.05713 per kilowatt hour, for a term commencing upon the first meter reading occurring on or after August 18, 2018 and continuing for 29 months.

Mr. Wild inquired if the contract could be extended beyond 29 months and Mr. Hajos replied the contract was based on a bid they had piggybacked with Genesee County on and that was how the rate and contract duration were determined. He advised the rate would change in 2020 due to the closure of Indian Point. Mr. Wild suggested developing an RFP (*Request for Proposal*) for Warren County seeking a 48-60 month contract and Mr Hajos

responded there was a significant amount of work involved with that type of bid and he noted that Constellation Energy Services of New York was not willing to extend the contract beyond 29 months. Ms. Braymer pointed out solar power was a viable option which should be considered, as well.

Motion was made by Mr. Leggett, seconded by Mr. Sokol and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the September 21<sup>st</sup> Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Travis Whitehead, *Town of Queensbury Resident*, commended the Committee for what they were trying to accomplish, noting and he agreed with Mr. Wild that a longer term contract would be beneficial. He pointed out the contractor they were dealing with knew the price would increase, notifying 7.1 cents was less than the previous contract and 5.7 cents was less than 7.1 cents. He warned that when they were approached by solar companies to be aware that the price would increase and potentially cause a situation similar to that of the one with Siemens, who, he said, would say that the County was paying .12 or .15 cents a kilowatt hour based on the price of the original contract which increased 3.5% each year when rates were actually decreasing. He cautioned to be aware of future projections.

Mr. Beaty informed Gary Finger, *the owner of D&G Recycling*, was in attendance to provide a statement. Mr. Wild interjected that he and Mr. Finger had spoke about the contract and what the County was seeking to accomplish and Mr. Finger was in attendance to voice his own concerns. He remarked he had photos of the facility he would display after Mr. Finger concluded his comments.

Privilege of the floor was presented to Mr. Finger, who proposed a three-year lease of the County-owned property where D&G Recycling was currently located, with a 10% increase each year and the option of three additional one-year extensions with the cost of those additional extensions to be negotiated. He discussed that he did not know the future of his business because of tariffs, and the fact that several countries had stopped taking plastic, which, he said, hurt his business. He stated paper recycling was currently going well, but he was unsure how long that would last and this was why he was requesting a three-year contract.

Mr. Beaty asked what the status of the current D&G contract was and Mary Elizabeth Kissane, *County Attorney*, replied the contract had expired and they were currently paying on a month-to-month basis. Mr. Hajos inquired if the terms were negotiable after the three years and Mr. Finger replied affirmatively. Mr. Wild pointed out the monthly rent would increase from \$4,000 to \$5,000 and Mr. Finger indicated at the end of the three years they would be paying \$5,000 per month. He informed of his interest in purchasing the building, but said he was unsure of the environmental impact. Mr. Wild advised he had spoken with an NYSDEC (*New York State Department of Environmental Conservation*) representative and learned when the former Ciba Geigy plant at this site closed test wells were dug around the property and there were no significant findings in the area where the County-owned building was located. He informed if there was found to be future contamination, Ciba Geigy would be responsible for cleaning the site; however, he added, liability for potential environmental concerns related to the recycling services that D & G provided would be assigned to the County and D&G Recycling.

Mr. Wild displayed several photos reflecting areas inside and around the D&G operations site and he provided a verbal description of each; *copies of the photos are on file with the meeting minutes.* At the conclusion of the photo review, Mr. Finger admitted his company could do a better job of keeping the facility clean and the bay doors clear of equipment and debris; Mr. Finger also advised he was interested in obtaining additional work space at this location. A brief conversation ensued, following which Mr. Wild indicated the Committee would continue discussions on the contract at their next meeting.

Privilege of the floor was extended to Frank Morehouse, *Superintendent of Buildings*, who provided an update on the Court Expansion Project, notifying they removed the cement columns that would be replaced by steel beams. He indicated they were going through the building and making punch lists and the ceiling would be finalized once the sprinkler system was completed. He anticipated the contractors would complete the project within the next few months. He reported paving of the parking lot area was completed last week and they would soon begin moving the magnetometers to their permanent location and removing the temporary court entrance.

Privilege of the floor was extended to Marcy Flores, *Public Defender*, who indicated she was interested in obtaining additional office space for her staff to conduct private interviews with their clients. She mentioned the areas she was interested in were the previous Assigned Council Office and the room used as a locker room for the female Court Officers. Mr. Morehouse apprised there was a third room that was previously occupied by the Probation Department that could be used by the Public Defenders Office, as well. Ms Flores informed she had received grants to fund the hiring of additional employees. Mr. Hajos remarked most of the areas required paint and new carpet. A brief conversation ensued, following which it was the consensus of the Committee to allocate the aforementioned office space to the Public Defenders Office.

There being no further Buildings & Ground business to discuss, privilege of the floor was extended to Mr. Hajos who commenced the Airport agenda review, introducing the following requests:

- 1) To create and fill the position of Building Maintenance Mechanic #6, *Grade 13, Annual Base Salary \$38,990*, effective September 21, 2018 and delete the positions of Airport Facilities Maintenance Mechanic, *Annual Base Salary \$48,558*, Senior Airport Facility Maintenance Mechanic, *Annual Base Salary \$53,223*, Airport Maintenance Mechanic-STA, *Annual Base Salary \$850.00* and Senior Airport Facilities Maintenance Mechanic-STA, *Annual Base Salary \$850.00*, effective September 24, 2018; and
- 2) To fill the vacant position of Airport Maintenance Worker, *Grade 8, Annual Base Salary \$34,102*.

A discussion ensued during which Mr. Hajos reviewed the Airport Division Restructuring chart included in his agenda packet which indicated these changes would incur a total savings of \$30,389.

Motion was made by Mr. Wild, seconded by Mr. Simpson and carried unanimously to approve the above referenced requests, and forward same to the Personnel Committee. *Copies of the resolution request form and the Notice of Intent Fill Vacant Position forms are on file with the minutes.*

Privilege of the floor was extended to Don DeGraw, *Airport Manager*, who presented a request to authorize the Adirondack Hot Air Balloon Festival to hold the Adirondack Balloon Festival at the Floyd Bennett Memorial Airport on September 21-23, 2018 and renewing on an annual basis.

Motion was made by Mr. Geraghty, seconded by Mr. Strough and carried unanimously to approve the request and the necessary resolution was authorized for the September 21<sup>st</sup> Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Regarding the Information for Discussion/Review portion of the agenda review, Mr. DeGraw indicated the airfield crack filling, line striping and box sign replacement project would commence August 27<sup>th</sup>. He mentioned the Adirondack Balloon Festival would be held September 21-23, 2018 and parking for the event tickets sales were going well. He apprised the Collins Foundation would be holding an event on September 10-13, 2018 and the EAA (*Experimental Aircraft Association*) Chapter 353 wanted to hold a Young Eagles Day on October 30<sup>th</sup>; he added that past Young Eagles events had provided flight experiences for about 55 children at each one. Mr. Hajos informed they

were trying to sell parking tickets for the Adirondack Balloon Festival online along with cash sales still being available. He requested that any of the Supervisors interested in working the Balloon Festival contact him. He mentioned there would be two entrances if he had the staff to work them and he indicated the handicapped parking had been moved back to Runway Alpha.

Mr. Whitehead noted a proposal had been presented by the current FBO (*Fixed Base Operator*), Rich Air, a year and a half ago which proposed to save the County \$450,000, but was never discussed. He indicated the County did not have any leverage regarding the upcoming FBO contract negotiations and he opined that the FBO was calling the shots. He said he hoped in the future there would be discussions regarding the Airport's Part 139 classification, which entailed having inspectors, constant snow removal and commercial air service, noting it was highly unusual for a small airport such as the County's to be classified as such since there was no commercial air service. Dr. David Schwenker, *Warren County Resident*, remarked that he believed there were advantaged to having the Airport classified in this regard.

Mr. Beaty announced an executive session would be necessary to discuss FBO contract negotiations.

Motion was made by Mr. Leggett, seconded by Mr. Simpson and carried unanimously to enter into an executive session pursuant to Section 105(f) of the Public Officer's Law.

Executive session was held from 11:58 a.m. until 1:09 p.m.

Upon reconvening, Mr. Beaty announced that no action had been taken during the executive session.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Wild and seconded by Mr. Sokol, Mr. Beaty adjourned the meeting at 1:10 p.m.

Respectfully submitted,  
Molly Ganotes-Gleason, Legislative Office Specialist