

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: OCTOBER 1, 2018

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: BEATY
 LEGGETT
 GERAGHTY
 STROUGH
 SIMPSON
 FRASIER
 WILD
 MCDEVITT
 SOKOL

OTHERS PRESENT:

KEVIN HAJOS, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
DON DEGRAW, AIRPORT MANAGER
RONALD CONOVER, CHAIRMAN OF THE BOARD
MARY ELIZABETH KISSANE, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS BRAYMER
 MAGOWAN
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
RICH SCHERMERHORN, REPRESENTING RICH AIR, LLC
STEVE ABBOTT, REPRESENTING RICH AIR, LLC
JOHN LAPPER, REPRESENTING RICH AIR, LLC
RICH WATERS, REPRESENTING RICH AIR, LLC
DR. DAVID SCHWENKER, WARREN COUNTY RESIDENT
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT
DON LEHMAN, *THE POST STAR*
SARAH MCLENITHAN, DEPUTY CLERK OF THE BOARD

COMMITTEE MEMBERS ABSENT:

SUPERVISORS: DIAMOND
 LOEB

Please note, the following contains a summarization of the October 1, 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, Mr. Beaty, as Vice-Chair, called the meeting of the County Facilities Committee to order at 12:31 p.m.

Motion was made by Mr. McDevitt, seconded by Mr. Simpson 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 and 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 fill the vacant position of Building Maintenance Worker, *Grade 6, Annual Base Salary \$31,017*, due to promotion.

Motion was made by Mr. Simpson, seconded by Mrs. Frasier and carried unanimously to approve the request and refer same to the Personnel Committee for reporting purposes. *A copy of the Notice of Intent to Fill Vacant Position form is on file with the minutes.*

Regarding the Referral/Pending Items portion of the agenda Mr. Wild suggested discussing the potential contract with D&G Recycling in executive session. He indicated they were currently in contract negotiations and renting on a month to month basis.

Motion was made by Mr. Wild, seconded by Mr. Strough and carried by majority vote, with Messrs Beaty and McDevitt voting on opposition and Mr. Leggett abstaining, to enter into executive session pursuant to Section 105(h) of the Public Officer's Law.

Executive session was held from 12:35 p.m. until 12:53 p.m.

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

Proceeding with the agenda review, privilege of the floor was extended to Kevin Hajos, *Superintendent of Public Works*, who provided an update on the Court Expansion Project, indicating Phases 1 and 2 should be completed by the end of the month. He advised there was work to be done on the sprinklers in the existing building and the temporary front entrance had to be removed. He reported Phases 3, 4 and 5 were located in the Supreme Court area and he advised remaining monies from Phase 1 and 2, which he estimated to be \$2 - \$3 million, would fund the work for Phases 3, 4 and 5. Mr. Morehouse indicated they had taken all surplus stock from storage and he said if there were determined to be any damaged ceiling tiles, there were replacements available. He mentioned the Clerk of the Works was now working part-time.

Copies of the Airport agenda were distributed to the Committee members and a copy of same is on file with the meeting minutes. Commencing the agenda review, Mr. Hajos presented a request to amend the Salary Schedule to increase the salary of the Airport Maintenance Worker from \$0 to \$34,102, retroactive to September 24th. He reminded the Committee members that last month he had presented a request to fill the Airport Maintenance Worker, but had neglected to request that the salary be increased using funds available with the existing budget.

Motion was made by Mr. Wild, seconded by Mr. Leggett and carried unanimously to approve the request as outlined above and refer same to the Personnel Committee. *A copy of the resolution request form is on file with the minutes.*

Mr. Hajos noted at the September 21st Board Meeting, the Board of Supervisors had tabled the resolution put forth to authorize ground lease agreements with Schermerhorn Aviation, LLC for the construction of Hangars 7 and 8 at the Warren County Airport. He said because he was not present at the meeting he was unsure of the reason why the Board had taken this action, but request that the matter be re-introduced.

Mr. Wild informed he was the one who initiated the request to table the resolution due to his concerns with the 40-year lease term. He said he thought it would be more beneficial and fair to have a point in the term to readdress the length of the agreement and lease payments or introduce other terms that were associated. He added if the runway extension occurred it could change the value of the Airport property significantly, and felt it was necessary to have that discussion with the Committee. Mr. McDevitt commented during a public hearing there was the opportunity to voice an opinion either for or against matters. He indicated both the public and elected officials had been afforded the opportunity to express their opinions, but no comments were made. He opined tabling the resolution at the last moment, especially when no comments were made during public hearing, was preposterous and out-of-sync with the fundamental principals of fairness. Mr. Wild in business there was typically a certain return on investment calculation and he suggested they consider reducing the length of the term commensurately, or re-evaluating what similar properties received for land leases. He emphasized he held no animosity for Schermerhorn Aviation, LLC or its principal, Richard Schermerhorn, who was a successful businessman that provided much to the community. He voiced his discomfort with the opportunity the government had to subsidize Mr. Schermerhorn's success, which he indicated could occur if there was no mid-term review of the contract.

Travis Whitehead, *Town of Queensbury Resident*, informed that a 40-year ground lease was not unreasonable when

someone was building a structure on County-owned property. He pointed out that Mr. Schermerhorn's other ground leases were for 40-year terms, making this standard practice. He indicted Mr. Schermerhorn had increased revenues by erecting hangars; he stated that he agreed with Mr. McDevitt's comment that questions should have been posed at the public hearing where it was the proper time to do so.

Motion was made by Mr. Geraghty, seconded by Mr. Sokol and carried by majority vote, with Mr. Wild voting in opposition, to approve the re-introduction of the ground lease agreement with Schermerhorn Aviation LLC. for the construction of Hangers 7 and 8 and the necessary resolution was authorized for the October 19th Board Meeting.

Don Degraw, *Airport Manager*, addressed the next agenda item, pertaining to a grant award for the FAA (*Federal Aviation Administration*) in the amount of \$1.3 million for Environmental Assessment No. 4 for the Runway Extension Project. He informed they had also received the grant from New York State to erect two ten-bay hangers. He said the airfield crack filling, line striping and box sign replacement was 90% complete and the project had gone very well. He apprised the Balloon Festival was successful and Mr. Hajos informed \$700 in revenue was received from the RV parking, \$6,800 for VIP parking, and the preferred parking lot grossed \$3,200; Mr. Hajos added that the total parking revenues received were about \$1,800 less than last year because they did not have a launch on Friday night or Saturday morning. Mr. Hajos said \$12,941 in donations were collected during the event, 15% of which was given to the VFW in accordance with their agreement for parking assistance. He said the total revenue generated from the Balloon Festival was about \$21,000.

Ms. Braymer spoke of the FAA grant and she inquired if the money was previously requested and Mr. Hajos replied affirmatively. She asked when the environmental assessment would be completed and Mr. Degraw replied the assessment would be completed at the end of next year. She inquired if there were alternatives to extending the runway, adding a significant amount of money had been expended when it could be determined that the extension was not possible and Mr. Degraw answered it was always an option. She asked if C&S Engineers had recently looked at the assessment and Mr. Degraw replied he had spoken to C&S Engineering regarding different proposals that could be done to get results. He informed in Key West he completed a Runway Rehabilitation Project where they added runway length to existing pavement that was only available for takeoff and not landing, as the landing threshold did not change and aircraft using the primary runway had additional takeoff. He apprised that was a possible scenario for the Warren County Airport which would lessen the environmental impact. A brief discussion ensued.

Mr. Degraw informed that the Collins Foundation event had been rained out and was re-scheduled for Wednesday.

Mr. Whitehead advised he concurred with Ms. Braymer that alternatives to the runway extension should be explored to minimize environmental impact. He suggested considering Hicks Road as an option to gain a few feet on the runway. He said another suggestion was to extend the runway in both directions. He indicated he was not aware of any airports in the State that had runways of more than 5,500 feet; he added that the current 5,000-foot runway provided great opportunities for private jets to land, and was longer than the Saratoga County Airport runway which received more jet traffic in the summer due to the race track. He informed his concern was the marl fen, which he said was one of the ten existing in the world. He informed there were commercial peat beds that contained calcium deposits that would be disrupted and so it was a good idea to think of alternatives.

Dr. David Schwenker, *Warren County Resident*, informed he had previously presented a spreadsheet of airports in the northeast indicating there were a lot more airports with runways over 5,500 that were in competition to attract jet business.

Mr. Wild inquired if boring and water flow analysis would occur during the environmental assessment and Mr. Hajos

replied affirmatively, adding they would be doing soil borings and putting in monitoring wells in the spring.

Mr. Beaty explained an executive session was necessary to discuss FBO negotiations.

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

Executive session was held from 1:16 p.m. until 1:44 p.m.

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

Mr. Strough proposed moving forward with an MOU (*Memorandum of Understanding*) for FBO services to include the terms proposed during executive session.

Motion was made by Mr. Strough, seconded by Mr. McDevitt and carried unanimously to approve the request to move forward with an MOU between Warren County and Rich Air, LLC for FBO services and the necessary resolution was authorized for the October 19th Board Meeting.

Mr. Sokol thanked Mr. Schermerhorn and his team for the work they had done at the Airport.

Mr. Schermerhorn appraised there was value for him in this work because he cared about the Airport. He informed he had invested in constructing hangars at the Airport because it was a great asset to the region. He thanked the Committee and he said he was looking forward to growing the Airport and having a great relationship going forward. A brief discussion ensued.

Mr. Strough exit the meeting at 1:50 p.m. and

Mr. Simpson exit the meeting at 1:51 p.m.

Concluding the agenda review, Mr. Hajos reviewed the 2019 Budget requests for the Airport and Buildings & Grounds divisions and he answered questions posed by the Committee.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Sokol and seconded by Mr. Geraghty, Mr. Beaty adjourned the meeting at 1:58 p.m.

Respectfully submitted,
Sarah McLenithan, Deputy Clerk of the Board
As transcribed by Molly Ganotes-Gleason, Legislative Office Specialist