

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: OCTOBER 23, 2018

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: DIAMOND
BEATY
LOEB
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
RYAN MOORE, COUNTY ADMINISTRATOR
MARY ELIZABETH KISSANE, COUNTY ATTORNEY
SARAH MCLENITHAN, DEPUTY CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS BRAYMER
DICKINSON
DRISCOLL
MAGOWAN
MERLINO
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
MICHAEL SWAN, COUNTY TREASURER
STEVE ABBOTT, REPRESENTING RICH AIR, LLC
ADRIENE FRANKENSTEIN, NORTHEAST CAMPERS
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT
DR. DAVID SCHWENKER, WARREN COUNTY RESIDENT
DON LEHMAN, *THE POST STAR*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

COMMITTEE MEMBER ABSENT:

SUPERVISOR: LEGGETT

Please note, the following contains a summarization of the October 23, 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/>

Mr. Diamond called the meeting of the County Facilities Committee to order at 9:01 a.m.

Motion was made by Mr. Simpson, seconded by Mr. Beaty 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 fill the vacant position of Cleaner #12, *Grade 2, Annual Base Salary \$26,743*, due to resignation.

Motion was made by Mr. Simpson, seconded by Mr. Beaty and carried unanimously to approve the request and to forward same to the Personnel & Higher Education 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 provided an update on the lease agreement with D&G Recycling, informing he visited the location and spoke to Gary Finger, *D&G Recycling*, regarding the

terms of the proposed agreement. He indicated there were housekeeping issues and trash strewn across the property. He explained he looked into what other recycling companies were doing, informing Waste Management and Perkins Recycling kept their areas very well maintained, while Hiram Hollow did not have a lot to see. He added Perkins Recycling, the former tenant of the County-owned site, was interested in leasing the property once again. He suggested releasing an RFP (*Request for Proposals*) for a new lease agreement. He advised the roof of the building being leased was also in need of repair and he recalled during the previous Committee meeting it was suggested that a structural analysis be performed to determine if there would be any long term financial obligations to maintain the property. He commented it could cost as much as \$200,000 to replace the roof which would take a significant amount of time for the County to recoup through the lease agreement and he expressed his desire to have the property appraised to determine the current market value. Mr. Simpson reminded the Committee that OES (*Office of Emergency Services*) stored their vehicles and equipment in the same building that was being leased. Mr. Wild noted if the property was marketed and sold it would become less of an issue, but if the property was leased it could cause significant issues. He remarked there could be an insurance issue storing the OES vehicles and equipment in a dusty environment.

Mr. Geraghty entered the meeting at 9:08 a.m.

Mr. Thomas inquired when \$100,000 was authorized to update the building as he recalled the Committee authorized \$15,000-\$20,000; he commented they could have built a new building for this amount. Mr. Hajos informed years prior columns had been repaired, strapping was put on the roof for support and Clark Patterson Lee had provided the engineering work. Mr. Wild suggested replacing the building. Mr. Morehouse indicated the outdated quote for replacing the roof was \$157,000 and he was waiting for an updated quote. He advised Garland Company would be on-site Thursday to determine the cost; he noted there was a new system that could patch the roof which would cost significantly less than replacement. He notified the LED (*Light Emitting Diode*) lighting was estimated to cost \$4,800. Mr. Beaty advised after the building was updated and the roof was replaced there would be \$250,000 invested; he opined they should revisit constructing a new building for OES and sell the current building. Mr. Diamond mentioned there was an individual interested in purchasing the building and Mr. Wild advised D&G Recycling had also expressed an interest in purchasing the building.

A brief conversation ensued, during which Mr. Wild inquired if there were any limitations to selling the property and Mary Elizabeth Kissane, *County Attorney*, replied the land purchased from Ciba Geigy included a provision requiring the County to indemnify Ciba Geigy going forward from any environmental issues on the property. She informed the two previous County Attorneys had opined that the indemnity could not be sold or purchased by anyone else which meant the County would continue to be liable for any environmental issues going forward regardless of whether they owned the property or not. She suggested hiring outside counsel to handle the matter and possibly remove the indemnity due to her lack of experience with environmental law. Mr. Wild advised he had spoken to a NYSDEC (*New York State Department of Environmental Conservation*) representative regarding the property who advised their prior test wells where the County-owned property was located had not resulted in any findings as a result of the land being sloped and causing the contamination to travel toward the river and not the County's property; therefore, he opined the liability was minimal. Mr. Diamond advised the roof would need to be repaired regardless of what they did with the property. Mr. Strough suggested they wait for more information before making a decision about the roof. He noted having the property appraised to determine the current market value would assist them in determining how to move forward. Mr. Wild added there was a rail line on the property which made it more desirable. Mr. Hajos informed there were 14 acres that would have to be subdivided in order to get an assessment on the building.

A motion was made by Mr. Loeb, seconded by Mr. Beaty and carried unanimously to authorize an appraisal on the

property and the necessary resolution was authorized for the November 16th Board Meeting. (*Note: Subsequent to the meeting it was determined a resolution for the appraisal was not necessary.*)

Ms. Kissane mentioned the contract currently in place with Nixon Peabody, LLC for consulting services regarding the railroad property, suggesting that the contract be amended to include real estate services concerning hazardous environmental issues for the River Street property.

Motion was made by Mr. Loeb, seconded by Mrs. Frasier and carried unanimously to amend the contract as suggested by Ms. Kissane and the necessary resolution was authorized for the November 16th Board Meeting.

Motion was made by Mr. Strough, seconded by Mr. Simpson and carried unanimously to extend the contract with D&G Recycling for an additional thirty days. *Note: this action does not require a resolution as there is already a prior resolution in place authorizing a month-to-month lease with no end date specified.*

Concluding the agenda review, Mr. Morehouse provided an update on the Court Expansion Project, informing the temporary entrance was being torn down from the inside out and he anticipated this work would be completed in the next few weeks, following which the granite steps would be re-installed. Regarding Phase 2, he informed most of the rooms were finished with the exception of flooring and baseboards. He added everything had one coat of paint and the Clerk of the Works expected completion by the end of November. He said by mid-December he expected to have full occupancy. Mr. Conover mentioned that the concrete and stairs were in bad shape in front of the Municipal Building and Mr. Morehouse apprised he planned to apply for grants for more green space and flowers.

There being no further Buildings & Grounds business to discuss, privilege of the floor was extended to Don Degraw, *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 Information for Discussion/Review section, Mr. Degraw notified the Collins Foundation had cancelled their event due to inclement weather, but there was a lot of interest in scheduling for next year. He informed the EAA (*Experimental Aircraft Association*) Local Chapter 353 Young Eagles event was a success with 50 children flown.

Regarding the FBO (*Fixed Base Operator*) contract, Ms. Kissane advised an agreement was reached with Rich Air for services at the Floyd Bennett Memorial Airport and a motion was needed to introduce a public hearing for same to be held during the December 21st Board Meeting.

Motion was made by Mr. Simpson, seconded by Mr. Beaty and carried unanimously to authorizing a resolution setting public hearing regarding the contract for FBO services at the Floyd Bennett Memorial Airport to be presented at the November 16, 2018 Board meeting.

Mr. Hajos informed he had asked Mr. Degraw to look into alternatives to the runway extension. Mr. Degraw explained his alternative proposal would still include an extension that equaled 1,000 feet. He suggested leaving the landing threshold in place and increasing take off which would keep the safety area in its existing location. He explained there would be 6,000 feet for takeoff on Runway 1 and the landing distance would not change. He added there would be an extra 400 feet for landing and take off on Runway 19. He informed there would not be as much excavation and site grading would be reduced from 67 acres to 12 acres while the wetland impact would be decreased from 10 acres to 1 acre. He listed additional benefits of this alternate plan would include offsite mitigation being eliminated, no major changes to the drainage system would be required, there would be no impact to the marl fen

and the 23 acres of trees slated for removal would be reduced to zero. Regarding the original cost for the project being \$8 million with a \$400,000 County match, he apprised the cost of his proposal would be \$3 million with a \$150,000 County match. He said the benefits outweighed the impacts; he opined his plan was worth a deeper look and he asked for approval to continue discussions with the FAA (*Federal Aviation Administration*). Mr. McDevitt inquired if his proposal was accepted by the FAA and Mr. Degraw replied they wanted more information and a plan in writing demonstrating the potential benefits and justifying the operational impacts. He said the only aspect not beneficial was that the Runway 1 landing distance was not being increased.

Mr. Strough stated Mr. Degraw's proposal solved many issues that had been brought up including take-off distance. Mr. Magowan inquired if planes landing had enough room and Mr. Degraw replied in the affirmative, adding the lighting configuration and landing threshold would remain in their current location which did not disturb the navigational aids or approach procedures and would not require any antennas to be moved. Mr. McDevitt advised of his concern regarding the marl fen and Mr. Degraw responded that in his plan there appeared to be no impact to the marl fen. The Committee thanked Mr. Degraw for his work in proposing an alternative solution to the runway extension. A brief conversation ensued following which it was the consensus of the Committee to authorize Mr. Degraw to continue working on his proposal and advance discussions with the FAA.

Travis Whitehead, *Town of Queensbury Resident*, pointed out the marl fen was the dark area on the map distributed by Mr. Degraw. He mentioned the PH water supply had high alkaline levels and he noted the wetlands area measured 1,000 feet. He opined that Mr. Degraw's plan did not have any less impact on the marl fen than the current plan. He said a better alternative was to extent Runway 19 at least 400 feet in the other direction. Mr. Degraw informed the area had already been established and was ready for pavement. Mr. Conover suggested that Mr. Degraw continue with his proposal.

Dr. David Schwenker, *Warren County Resident*, informed the area Mr. Degraw had in his proposal had been graded 8-10 years prior, notifying that take off distance was the issue.

Privilege of the floor was presented to Adriene Frankenstein, *Northeast Campers*, who explained he operated the RV (*Recreational Vehicle*) parking during the Balloon Festival. He informed for the past three years the County had been charging each RV to park during the Balloon Festival and he asked that the resolution be rescinded. Mr. Diamond apprised they would take his request under consideration. Mr. Hajos explained the RV parking was taking place on County-owned property and he noted that the Warren County Veterans' Services van was being used to transport these individuals to and from the RV parking area, therefore, he suggested keeping the fee in place. The consensus of the Committee was to table the matter until the next meeting.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Strough and seconded by Mrs. Frasier, Mr. Diamond adjourned the meeting at 10:03 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist