

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: NOVEMBER 20, 2018

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: BEATY
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
RYAN MOORE, COUNTY ADMINISTRATOR
MARY ELIZABETH KISSANE, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
SUPERVISORS BRAYMER
MAGOWAN
STEVE ABBOTT, REPRESENTING RICH AIR, LLC
RICH WATERS, REPRESENTING RICH AIR, LLC
DR. DAVID SCHWENKER, WARREN COUNTY RESIDENT
MARK WESTCOTT, WARREN COUNTY RESIDENT
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *THE POST STAR*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

COMMITTEE MEMBERS ABSENT:

SUPERVISORS: DIAMOND
LEGGETT

Please note, the following contains a summarization of the November 20, 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 12:42 p.m.

Motion was made by Mr. Sokol, 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 Kevin Hajos, *Superintendent of Public Works*, who distributed copies of the Airport agenda to the Committee members; *a copy of the agenda is on file with the minutes*

Commencing the agenda review, Mr. Hajos presented the following request to increase Capital Project H303, *Runway 1-19 Environmental Assessment*, in the amount of \$1,288,500 to continue the environmental assessment for the Runway 1-19 extension project with Phase IV and the preliminary design.

Mr. Wild entered the meeting at 12:44 p.m.

Mr. Magowan inquired why an environmental assessment was being performed when a new alternative plan had been suggested to extend the runway; Mr. Hajos replied the study had to be done regardless of how the runway extension was completed. Ms. Braymer questioned the cost of the hydrology study, indicating she only wanted to spend money on the study itself. She also inquired when the FAA (*Federal Aviation Administration*) would review the newly proposed plan for extending the runway and Mr. Hajos replied they were currently working to provide responses to the questions posed by the FAA with regard to the new plan. He noted that the Board had previously approved the extension project and so that was the direction they were proceeding in on this project; he reiterated that no matter

what direction the runway was extended in, the environmental study would still be required. Ms. Braymer requested that she remain informed about this project as it progressed.

Travis Whitehead, *Town of Queensbury Resident*, suggested re-writing the \$425,000 contract for wetland mitigation as it would not be needed with new extension design plan proposed. He said each step should be done in a certain order and the contract should be re-bid. Don Degraw, *Airport Manager*, informed he had discussions with C & S Engineers about this and had informed that any unnecessary work should not be completed as it would not be paid for.

A brief conversation ensued, following which a motion was made by Mr. Simpson, seconded by Mr. Strough and carried unanimously to approve the request and forward same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Next, Mr. Hajos introduced a request to rescind Resolution No. 257 of 2018, *Establishing Capital Project No. H381 Airport Marketing and Promotion of Floyd Bennett Memorial Airport; Authorizing Transfer of Funds and Amending Warren County Budget for 2018*, which was not necessary as per the County Treasurer's Office.

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

Moving on, Mr. Hajos presented a request to amend the County Budget in the amount of \$40,000 to reflect receipt of grant funding from the New York State Department of Transportation to pay for marketing and promotion of the Floyd Bennet Memorial Airport.

Motion was made by Mr. Geraghty, seconded by Mr. Loeb and carried unanimously to approve the request to amend the County Budget as outlined above and forward same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Mr. Hajos proceeded to introduce a request for a new contract with McFarland Johnson to render services related to the development and preparation of a brochure and program to market the Airport property suited for aeronautical and non-aeronautical development at the Floyd Bennett Memorial Airport; he noted the cost of the contract was \$38,502.

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

Concluding the review of the Action/New Business portion of the agenda, Mr. Hajos presented a request to grant the Superintendent of Public Works and the Airport Manager authority to manage County-owned hangers at the Floyd Bennett Memorial Airport to maximize revenue and provide timely customer service to the public.

Motion was made by Mr. Loeb, seconded by Mr. McDevitt and carried unanimously to approve the request and the necessary resolution was authorized for the December 21st 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, Mr. Hajos spoke of the land lease with Ideal Farms for growing hay and corn. He said due to some soil issues they had decided not to renew the lease; he added

that if the soil was improved to offer better growing conditions Ideal Farms would possibly be interested in a ten-year lease. After a brief discussion the pleasure of the Committee was for Ryan Moore, *County Administrator*, to move forward with an RFP (*Request for Proposal*) for a new land lease. Mr. Degraw mentioned he had completed a synopsis and said the FAA thought with four environmental assessments the land was sensitive. Mr. Simpson suggested marketing the Airport to develop land around the Airport through the IDA (*Industrial Development Agency*) and Mr. Degraw indicated he was open to a partnership. Mr. Magowan stated his concern with fertilizer and the marl fen.

Mark Westcott, *Warren County Resident*, inquired if there would be savings if only 1 acre of wetland was involved in the runway extension and Mr. Degraw replied there would be less mitigation and no off-site mitigation. Mr. Hajos commented he did not have an exact cost for the alternative runway extension proposal, but he estimated the project to cost \$4 million.

Mary Elizabeth Kissane, *County Attorney*, informed the current FBO (*Fixed Base Operator*) contract would expire December 31, 2018 and the Committee needed to take action to adopt the new lease agreement with Rich Air; she mentioned the Public Hearing for the agreement had already been set to for the December 21st Board Meeting. Mr. Whitehead inquired what would happen if the lease agreement was not passed and Mr. Moore explained an additional month could be added to extend the existing lease.

Motion was made by Mr. Strough, seconded by Mr. Simpson and carried unanimously to approve the new lease agreement with Rich Air and the necessary resolution was authorized for the December 21st Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Mr. Hajos spoke of the request made by the Northeast RV'ers to remove the \$10 parking fee associated with parking during the Adirondack Hot Air Balloon Festival; he noted this fee supplemented overtime costs incurred within the Public Works Division during the Balloon Festival event. Following some discussion, it was the consensus of the Committee to leave the fee in place.

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 the Building & Grounds Agenda review, Mr. Morehouse presented a request to fill the position of Senior Custodian, *Grade 10, Base Annual Salary \$37,633*, due to retirement.

Motion was made by Mr. Sokol, seconded by Mr. Beaty and carried unanimously to approve the request and 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.*

Next, Mr. Morehouse introduced the following requests;

- Page 3) To ratify the actions of the Chairman of the Board in executing an agreement with Direct Energy Business as the preferred supplier of natural gas throughout the Municipal Electric & Gas Alliance (MEGA) for various Warren County properties for a 24 month term commencing January 1, 2019 and terminating December 31, 2020 at a rate of 4.02/Dth; and
- Page 13) Ratifying the actions of the Chairman of the Board in executing a renewal agreement with Direct Energy Business throughout the MEGA for various Warren County properties for a 24 month term commencing January 1, 2019 and terminating December 31, 2020 at a rate of 4.02/Dth.

Motion was made by Mr. Simpson, seconded by Mr. Wild and carried unanimously to approve the request and the necessary resolutions were authorized for the December 21st Board Meeting. *Copies of the resolution request forms are on file with the minutes.*

Regarding the lease agreement with D & G Recycling, Mr. Wild indicated an RFP for sale of the building would be released today. Mr Hajos advised it was necessary to have an appraisal on the building that would cost \$2,400. Mr. Moore inquired why an appraisal was required if the building was sold and Mr. Hajos replied they were selling ten acres and keeping four acres. It was the consensus of the Committee to move forward with the appraisal. Mr. McDevitt opined he did not think the property could be financed or insured and they were wasting their time. Mr. Hajos asked that the pending item involving D & G Recycling be removed from the Referral/Pending Items up to the point of the extended lease.

Mr. Morehouse provided an update on the Court Expansion Project, informing 95% of Phase II was complete. He advised there was minor work to do on the sprinkler system and the heat needed to be adjusted. He apprised they were working from a punch list and they would turn the building over in January. Mr. Hajos added that the new Public Defender's office was ready to be moved into.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Simpson and seconded by Mr. Wild, Mr. Beaty adjourned the meeting at 1:26 p.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist