

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: SEPTEMBER 22, 2020

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**COMMITTEE MEMBERS PRESENT:**

SUPERVISORS: BEATY  
BRUNO  
MAGOWAN  
DIAMOND  
CONOVER  
HOGAN  
SEEBER

**OTHERS PRESENT:**

KEVIN HAJOS, SUPERINTENDENT OF PUBLIC WORKS  
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS  
DON DEGRAW, AIRPORT MANAGER  
FRANK E. THOMAS, CHAIRMAN OF THE BOARD  
RYAN MOORE, COUNTY ADMINISTRATOR  
MARY ELIZABETH KISSANE, COUNTY ATTORNEY  
AMANDA ALLEN, CLERK OF THE BOARD  
KEVIN B. GERAGHTY, BUDGET OFFICER  
SUPERVISORS BRAYMER  
DRISCOLL  
FRASIER  
LEGGETT  
MCDEVITT  
MERLINO  
SIMPSON  
STROUGH  
WILD  
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR  
RYAN DICKEY, SECOND ASSISTANT COUNTY ATTORNEY  
BESTY HENKEL, DEPARTMENT OF PUBLIC WORKS FISCAL MANAGER  
DON LEHMAN, DIRECTOR OF PUBLIC AFFAIRS  
JEREMY SCRIME, SENIOR COMPUTER SYSTEMS ANALYST/PROGRAMMER  
HARRISON FREER, FREER IDEAS, INC.  
JIM SIPLON, INTERIM PRESIDENT, WARREN COUNTY EDC  
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

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*Please note, the following contains a summarization of the September 22, 2020 meeting of the County Facilities Committee; the meeting in its entirety can be viewed on the Warren County website using the following link: <https://www.warrencountyny.gov/gov/comm/Archive/2020/facilities/>*

*Note: As per Governor Cuomo's Executive Order 202.1: "Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in public in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed". All of the Committee members in attendance participated via video or teleconference except for Supervisors Magowan and Diamond who were physically present.*

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

Motion was made by Ms. Hogan, seconded by Mr. Bruno 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 Don Degraw, *Airport Manager*, who commenced his agenda review with

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Action Agenda/New Business Item No. 5. Which pertained to a request to authorize a new contract with Harrison Freer, *of Freer Ideas, Inc.*, to conduct flight training, aircraft rental and other services related to conducting business as a flight training operator at the Floyd Bennett Memorial Airport at a rate of \$350 per year, with annual 3% increases for the life of the contract. Ms. Hogan inquired if the agreement was exclusive and Mr. DeGraw replied in the negative.

Privilege of the floor was presented to Mr. Freer who informed his plane was a two-seater 2019 Pipistrel Light which was insured for \$5,000 a year, adding he paid \$350 a month for a hanger. He advised Pipistrel made the safest plane available which did not use leaded fuel, and consumed only three gallons of fuel per hour. He informed Pipistrel made an electric plane that he would buy once the heating system was figured out. Mr. Conover asked what the duration of the contract was and Mr. DeGraw answered until one party canceled the contract. Mr. Magowan inquired if there was another flight instructor and Mr. DeGraw replied there was one provided by Rich Air, LLC.

Motion was made by Mr. Bruno, seconded by Mr. Magowan and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the October 14<sup>th</sup> Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Returning to Action Agenda/New Business Item No. 1, Mr. DeGraw presented a request to establish Capital Project H.402, *Airport Snow Removal Equipment Building Construction*, in the amount of \$2,257,860. He apprised the project was 100% grant funded, with the exception of the bathroom which was estimated to cost \$33,860. A brief discussion ensued in regard to the cost of the bathroom, during which Mr. Hajos advised they would review the project to determine ways to complete the work at a lower cost.

Motion was made by Mr. Conover, seconded by Mr. Bruno and carried unanimously to approve the request to create Capital Project H.402 and refer same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Regarding Action Agenda/New Business Item No. 2, Mr. DeGraw presented a request to authorize a new contract with C & S Engineers in an amount not to exceed \$240,000 for a cost plus fixed fee consultant agreement for construction administration and inspection services related to the construction of the new Snow Removal Equipment Building at the Warren County Airport.

Motion was made by Ms. Hogan, seconded by Mr. Magowan and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the October 14<sup>th</sup> Board Meeting. *A copy of the resolution request forms is on file with the minutes.*

Next, Mr. DeGraw presented Action Agenda/New Business Item No. 3, a request to establish Capital Project H.403, *Rehabilitation of Airfield Taxiway Lighting System Design*, in the amount of \$49,500. He advised the project was 100% grant funded.

Motion was made by Mr. Bruno, seconded by Mr. Magowan and carried unanimously to approve the request and refer same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Mr. DeGraw presented his final request, Action Agenda/New Business Item No. 4, which was to authorize a new contract with Jacobs Civil Consultants, Inc. in an amount not to exceed \$49,500 for a lump sum fee consultant agreement for all services related to the Rehabilitation of Taxiway Lighting System project at the Warren County Airport.

Motion was made by Mr. Bruno, seconded by Mr. Magowan and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the October 14<sup>th</sup> Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Regarding the Discussion Items portion of the agenda, Kevin Hajos, *Superintendent of Public Works*, advised that in 2014 they had used an Eminent Domain procedure to take four acres of property and clear trees; he noted the property had been obtained for a purchase price between \$305,000 and \$307,000. He stated Forest Enterprises, the company the property was obtained from, appealed to Supreme Court Judge Robert Muller who determined the newest appraisal for the property was \$270,000. He indicated after the case was taken to a higher court the ruling was that the County owed Forest Enterprises an additional \$193,000, adding within the appeal and Eminent Domain Law there was a section that allowed Forest Enterprises to re-coup lawyer, interest and appraisal fees which had resulted in the County receiving a letter indicating the County was responsible for an additional \$276,000 in fees. He mentioned he and Mr. DeGraw had contacted the FAA to ask for this funding, but they had yet to receive a response. Mr. Beaty pointed out that the County had taken the property before the runway extension was approved by the FAA, which he felt was a very poor decision. When asked to speak on the matter, Mary Elizabeth Kissane, *County Attorney*, counseled that she strongly suggested further discussions on the matter be held in executive session in order to avoid providing the plaintiff with the advantage of knowing what the County's legal analysis was. Mr. Beaty disagreed, opining that holding these discussions in open session would reflect an effort to negotiate in good faith, but said he would leave this decision to the Committee. Mr. Beaty polled the Committee members and upon determining the majority were in favor (*Supervisors Beaty, Diamond and Seeber were opposed*) he announced the Committee would move into an executive session, pursuant to Section 105(d) of the Public Officer's Law.

Executive session was held from 9:42 a.m. until 10:13 a.m.

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

Mr. Hajos proceeded with a review of the 2021 Airport Budget request and answered questions posed by the Committee.

Concluding the Airport agenda review, Mr. DeGraw advised there was a draft RFP (*Request for Proposal*) and agreement for solar panel installation at the Airport. He informed he was waiting for final approval from the FAA then he would send it out to bid.

Commencing the Buildings & Grounds agenda, Mr. Hajos reviewed the 2021 Budget request and he answered questions posed by the Committee.

Continuing, Mr. Hajos presented a request to re-classify the position of Building Maintenance Mechanic to Senior Building Maintenance Mechanic #4, *Grade 18, Base Annual Salary, \$58,171*, effective October 19, 2020.

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

Next, Mr. Hajos introduced a request to fill the vacant position of Senior Maintenance Mechanic #4, *Grade 18, Base Annual Salary \$58,171*.

Motion was made by Ms. Hogan, seconded by Mr. Magowan and carried unanimously to approve the request as presented and refer same to the Personnel & Administration Committee. *A copy of the Notice of Intent to Fill Vacant*

*Position form is on file with the minutes.*

Regarding the OES (*Office of Emergency Services*)/DPW (*Department of Public Works*) building, Mr. Hajos presented a request to authorize completion of electrical work by Buildings & Grounds staff for the new OES/DPW facility to include lighting and outlets at an estimated cost of \$6,000, to be funded from Capital Project H.397.

Motion was made by Mr. Magowan, seconded by Mr. Bruno and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the October 14, 2020 Board Meeting. *Note: subsequent to the meeting it was determined no resolution was necessary for this item.*

Following, Mr. Hajos informed the County had received reimbursement from NYSERTA (*New York State Energy Research and Development Authority*) and National Grid for the charging stations.

Mr. Hajos advised there was a DPW highway program call “My Warren” where individuals could report roadway issues to DPW and they would provide the problem with a rating and issue and a time frame to be repaired. He advised he would be opening up the program to all of the Department Heads within the County.

Concluding the agenda review, Mr. Beaty spoke regarding the proposed placement of bricks purchased by residents in honor of crime victim which were recently removed from a memorial site in Albany and given to Warren County. Mr. Hajos informed they would be placed near the arbor in front of the County Clerk entrance; he noted the bricks were not very deeply etched so he did not want them to be placed in an area where they would be walked on and worn down. As a solution, he suggested they be placed on the outside of the walkway along with benches. Mr. Beaty indicated they would continue to work on this.

Mr. Beaty asked if there were any public comments and Don Lehman, *Director of Public Affairs*, replied in the negative.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Bruno, seconded by Mr. Magowan and carried unanimously, Mr. Beaty adjourned the meeting at 10:32 a.m.

Respectfully submitted,  
Molly Ganotes-Gleason, Legislative Office Specialist