

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: APRIL 20, 2021

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: MAGOWAN
BRUNO
WILD
SHEPLER
STROUGH

OTHERS PRESENT:

KEVIN HAJOS, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS
SCOTT ROGERS, DIRECTOR OF FACILITIES
RACHEL E. SEEBER, CHAIRWOMAN OF THE BOARD
RYAN MOORE, COUNTY ADMINISTRATOR
AMANDA ALLEN, CLERK OF THE BOARD
ROBERT TERWILLIGER, FIRST ASSISTANT COUNTY ATTORNEY
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISOR CONOVER
DRISCOLL
FRASIER
GERAGHTY
HOGAN
LEGGETT
MCDEVITT
MERLINO
SMITH
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
DON LEHMAN, DIRECTOR OF PUBLIC AFFAIRS
JIM LIEBERUM, DISTRICT MANAGER, WARREN COUNTY SOIL AND WATER CONSERVATION DISTRICT
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the April 20, 2021 meeting of the County Facilities Committee; the meeting in its entirety can be viewed on the Warren County website using the following link: <https://warrencountyny.gov/mma>

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 were physically present, aside from Supervisor Strough who participated remotely.

Mr. Magowan called the meeting of the County Facilities Committee to order at 9:07 a.m.

Motion was made by Mr. Wild, 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.

Copies of the Airport and Buildings and Grounds agendas were distributed to those in attendance and those participating virtually accessed the agenda via the Warren County website; *copies of the agendas are on file with the meeting minutes.*

Privilege of the floor was extended to Kevin Hajos, *Superintendent of the Department of Public Works*, who commenced review of the Airport agenda with a request to amend Resolution No. 384 of 2020 to remove the local share amount for Capital Project H402, Airport Snow Removal Equipment Building construction. He explained that the FAA (*Federal Aviation Administration*) was going to cover the entire cost of the building, using CARES (*Coronavirus Aid, Relief and Economic Security*) Act grant funding to cover the \$33,860 previously cited as a local share.

Motion was made by Mr. Wild, seconded by Mr. Bruno 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.*

Regarding the T-Hangers, Mr. Hajos informed the steel was in place and the hanger was enclosed.

With regard to the Snow Removal Building, Mr. Hajos notified the concrete was poured. He circulated photos of the T-hanger and the snow removal building; *Copies of all the photos are on file with the minutes.*

Concluding the Airport agenda review, Mr. Hajos informed the new Airport Manager, Robin Mapp, would start on Monday.

There being no further Airport business to discuss, Mr. Hajos commenced review of the Buildings & Grounds agenda with the a request to fill the vacant position of Custodian, *Grade 6, Base Annual Salary \$31,824*, due to promotion.

Motion was made by Mr. Strough, seconded by Ms. Shepler and carried unanimously to approve the request and to refer same to the Personnel, Administration & 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. Hajos introduced a request to fill the vacant position of Cleaner #2, *Grade 2, Base Annual Salary \$27,438*, due to resignation. He explained he was losing employees to higher paying jobs.

Motion was made by Mr. Wild, seconded by Ms. Shepler and carried unanimously to approve the request and to refer same to the Personnel, Administration & Higher Education Committee for reporting purposes. *A copy of the Notice of Intent to Fill Vacant Position form is on file with the minutes.*

Moving on, Mr. Hajos provided an update on the Court Expansion Project, apprising they were close to having Supreme Court Judge Martin Auffredou's chambers complete, along with the jury rooms.

Regarding the concrete area in front of the Municipal Center Building, Mr. Hajos explained it would not be addressed until the Court Expansion Project was complete.

Mr. Magowan spoke regarding the old jail, informing he did a walkthrough last week. He said they were limited in what they could do with the building, but he suggested getting an estimate to clean the building. Mr. Bruno asked if they had estimates and Mr. Hajos replied there was an old estimate for demolition which was \$80,000 and \$150,000 for asbestos and lead paint removal. He apprised he was working with Clark Patterson Lee to obtain updated quotes. Mr. Magowan noted there were low ceilings and they would need creative ideas for the space. Mr. Geraghty indicated with interest rates being so low, they could consider financing demolition. Mr. Wild concurred and inquired what the status of building was; Mr. Hajos replied the roof was in good shape so the building could continue to be vacant in the meantime. He said it would cost a million dollars to remove the building as hazardous material which would leave a concrete slab that they could work with in the future. Mr. Wild inquired if there were

any grant funds available due to COVID-19 and Mr. Hajos replied there were no grants available for demolition, but he would look into grants for rehabilitation. Mr. Strough informed it would cost millions to rebuild the building, mentioning they were running out of storage space in the Town of Queensbury, and that area could be great for storage.

Mr. Hajos stated back in November he had created a Work Request Program for Building & Grounds and as of this morning there had been 450 work requests; he estimated they received 1,200-1,500 work requests per year. Mr. Magowan apprised it was a great program.

Concluding the review of the Building & Grounds agenda, Mr. Hajos introduced Scott Rogers as the new Director of Facilities, who had been with the County for a week. Mr. Rogers informed it was a pleasure to work with Frank Morehouse, *former Superintendent of Buildings*.

Mr. Magowan inquired if there was any public comment and Don Lehman, *Director of Public Affairs*, replied in the negative.

Mr. Thomas spoke regarding using the former detention building for the Joseph Warren Center. He said they would need an agreement similar to the one they had with the Warren County Historical Society. Mr. Hajos explained he would go through the building which may need work and could take time. Mr. Strough thanked Mr. Thomas for bringing the request forward. Mr. Magowan suggested having the County Attorney create an MOU (*Memorandum of Understanding*). Mr. Hajos stated the building has not had any maintenance in years. Mr. Conover suggested putting these types of projects in capital project plan. He conveyed he would like to refer the matter to the Economic Growth & Development Committee, which the Committee agreed with.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Wild, seconded by Mr. Bruno and carried unanimously, Mr. Magowan adjourned the meeting at 9:46 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist