

**WARREN COUNTY BOARD OF SUPERVISORS**

**COMMITTEE: COUNTY FACILITIES**

**DATE: SEPTEMBER 27, 2011**

---

---

**COMMITTEE MEMBERS PRESENT: OTHERS PRESENT:**

SUPERVISORS MCCOY  
THOMAS  
VANNESS  
GIRARD  
BELDEN

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS  
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS  
PAUL DUSEK, COUNTY ADMINISTRATOR  
JOAN SADY, CLERK OF THE BOARD  
KEVIN GERAGHTY, BUDGET OFFICER  
SUPERVISORS TAYLOR  
WOOD  
DON LEHMAN, *THE POST STAR*  
JOANNE COLLINS, LEGISLATIVE OFFICE SPECIALIST

---

---

Mr. McCoy called the meeting of the County Facilities Committee to order at 9:02 a.m.

Motion was made by Mr. Girard, seconded by Mr. Thomas 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 agenda packet to the Committee members; *a copy of the agenda packet is on file with the minutes.*

Mr. Morehouse reported that Office relocations and renovations had been completed for the Department of Civil Service, County Attorney, Clerk of the Board, and the County Administrator. He stated there was one issue regarding noise in the new building which required the extension of one wall, which would be followed by the Purchasing Department's move to the new building.

Mr. VanNess entered the meeting at 9:03 a.m.

Paul Dusek, County Administrator, stated that some walls in the former County Attorney's Office would need to be removed and patched to create a conference room.

Mr. Belden entered the meeting at 9:04 a.m.

Mr. Morehouse advised that water shut-off procedures were required in the Annex Building prior to winter and he noted the waterline had been excavated. He explained that the purchase and installation of a valve was necessary to isolate the building for shut-off. Labor, he said, would be completed by County staff. Additionally, he noted, the first floor windows would be boarded to ensure there was no entry.

Motion was made by Mr. VanNess and seconded by Mr. Belden to shut off the water and board the first floor windows of the Annex Building prior to winter.

Mr. Geraghty asserted that the boarding of windows was unsightly and Mr. Morehouse advised it could be done on the inside of the windows which would minimize negative aesthetics. Mr. Morehouse informed that the buildings alarm system would remain activated for insurance purposes. Mr. VanNess withdrew his motion to shut off the water supply and board the windows and Mr. Belden withdrew his second to the motion.

It was the consensus of the Committee that the water supply be shut off and it was determined that the boarding of windows was unnecessary in the Annex Building due to the presence of an active alarm system.

With regard to referrals, Mr. Morehouse stated that Pending Item 1, which pertained to the former Women Infant Children (WIC) building, had been completed. He advised that Pending Items 2 and 3 should be carried forward.

Pertaining to storage space for the Emergency Command Center Vehicle, Jeff Tennyson, Superintendent of Public Works, stated that the original intent of the Office of Emergency Services (OES) was to seek funding for a cold storage structure and he noted a funding source had not been identified to date. He advised that he would follow up on the matter and that a conceptual footprint and rough estimate had been completed. Mr. Belden asked what the estimated amount was and Mr. Tennyson stated that several quotes had been received which started at \$100,000 and the cost was dependent upon the size of the space/vehicle capacity. He asserted that a funding source must be identified prior to moving forward. Mr. Girard asked for an update regarding advertising or the development of an RFP (Request for Proposal) and Mr. Tennyson informed that an RFP had not been initiated and he had requested a copy of the lease agreement for Perkins Recycling in order to examine the existing conditions. Mr. Dusek advised that an advertisement would suffice due to the fact that it was leased space. Mr. VanNess addressed the need to cover the vehicle and Mr. Tennyson said he anticipated a funding source to enable the purchase of a temporary weather resistant, snow rated structure for same. In terms of space, Mr. Tennyson cautioned that the vehicle had required an entire bay at the Warrensburg site which must remain available for plow trucks. Mr. VanNess said he would discuss the matter with Amy Drexel, Deputy Director of OES.

Mr. Belden suggested that in the absence of a lessee, the Cieba Geigy property be used to house the vehicle, as the issue of contamination liability cautioned against a sale. Mr. Dusek confirmed that there was pollution on the site and he explained that Warren County acquired the site in the 1990's and agreed to indemnify the former Ciba Geigy property perpetually. He recommended that the County continue to lease the site as it had done with Perkins Recycling. Mr. Geraghty suggested that a clean-up effort with the New York State Department of Environmental Conservation (NYSDEC) be explored in light of developing green program initiatives. Mr. VanNess agreed and stated that Perkins Recycling had expressed interest in purchasing the property and he acknowledged Mr. Dusek's caution to sell it due to the indemnification agreement. Mr. Dusek stated the NYSDEC could be asked to return to the site for clean-up purposes and asked if funds were available for such clean-up. Mr. Dusek stated that the County would need to hire a qualified engineer for a full inspection. Mr. Geraghty suggested that Mr. Dusek review the reports and files relative to the property's liability parameters. Mr. Girard agreed and said it was his understanding there was a lagoon on the property into which runoff flowed prior to reaching the water treatment plant, with risk of presence of heavy metals. In the event that clean-up was not possible, Mr. Girard said he suspected that the surrounding industrial businesses would not have any conflict with an alternative use for the property, such as metal recycling. Mr. Dusek explained that the County owned a fourteen acre portion of the Ciba Geigy property which included the original parking lot; the Ciba Geigy owned portion was the subject of the contamination issue; and the Department of Public Works (DPW) had utilized three to four acres. He said he would review the files which were last studied several years ago. Mr. Belden asked if environmental tests had been completed on the fourteen acre portion of the property and Mr. Dusek said he was uncertain and apprised that the property had been subject to restrictions and clean-up was not fully completed.

Continuing with his agenda review, Mr. Morehouse apprised that the large evergreen tree located on the lawn in front of the Municipal Center was unhealthy and he recommended the tree be

removed and replaced by two or three smaller trees. He pointed out the pumpkins included in the display in front of the building were grown and donated to the County by Brenda Ashline of the Buildings & Grounds Division. The Committee praised the aesthetic appeal of the fall display.

It was the consensus of the Committee that the evergreen tree located in front of the Municipal Center be removed, and replaced with two or three smaller trees.

Mr. Taylor expressed his interest in finding an occupant or occupants for the former WIC building, such as not-for-profit agencies, as it would otherwise deteriorate, become an eyesore and eventually require razing if left unoccupied. Mr. Belden advised that a new roof was needed and Mr. Taylor said he felt the roof estimate was exceptionally high. Mr. Geraghty explained prevailing wage would impact the cost. Regarding other issues in the WIC building, Mr. VanNess cautioned of mold problems due to pervasive water leaks and Mr. Thomas noted that water issues of that nature typically caused infrastructure deterioration. Mr. Morehouse noted the roof was the foremost issue among several structural issues which included disrepair of flashing on the dormers, as well as a rodent issue. Mr. Girard reminded the Committee that the original intent of foregoing repairs was budgetary and he recounted that the County had fully considered all options for the former WIC building and concluded the best option was to close the building. Furthermore, Mr. Morehouse added, the building was not compliant with handicap accessibility requirements. Mr. Dusek asserted that funds were not available in the 2011 budget.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. VanNess and seconded by Mr. Belden, Mr. McCoy adjourned the meeting at 9:25 a.m.

Respectfully submitted,

Joanne Collins, Legislative Office Specialist