

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: MAY 1, 2013

COMMITTEE MEMBERS PRESENT:

SUPERVISORS GIRARD
LOEB
WESTCOTT
MASON

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
ROSS DUBARRY, AIRPORT MANAGER
KEVIN B. GERAGHTY, CHAIRMAN OF THE BOARD
MARTIN AUFFREDOU, COUNTY ATTORNEY
JOAN SADY, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS BENTLEY
CONOVER
FRASIER
MERLINO
MONTESI
STRAINER
TAYLOR
MICHAEL CONSUELO, EXECUTIVE DIRECTOR, LAKE GEORGE REGIONAL
CHAMBER OF COMMERCE & CVB
RICH WATERS, OF RICH AIR
MICHAEL MCCABE, WARREN COUNTY RESIDENT
DON LEHMAN, *THE POST STAR*
CHARLENE DIRESTA, SR. LEGISLATIVE OFFICE SPECIALIST

COMMITTEE MEMBER ABSENT:

SUPERVISOR WOOD

Mr. Girard called the meeting of the County Facilities Committee to order at 10:06 a.m.

Motion was made by Mr. Mason, seconded by Mr. Westcott 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.*

Commencing the agenda review, Mr. Morehouse reported the Personnel Office had conducted a survey to determine the interest of the County employees in public transportation services and the results had been diffuse. He advised that Greater Glens Falls Transit (GGFT) was considering a 7:30 a.m. commuter run up Route 9 from the City of Glens Falls to the Municipal Center to commence during the summer months. He added GGFT was also considering a commuter run from Warrensburg which they would operate on a trial basis commencing in August. Mr. Loeb distributed copies of emails between Kathy Barrie, Personnel Officer, and Scott Sopczyk, GGFT Transportation Director. He said the bus services from downtown to the Aviation Mall/Walmart ran every half hour and he opined this addition to the public transportation system would improve the quality of life in Warren County.

Mr. Morehouse said he had met with the Employee Wellness Committee pertaining to the possibility of creating a "green space" for employee use on the backside of the Municipal Center. He said they had discussed ideas, such as including a picnic area and a grass covered walking path with wild flower gardens. He noted the next step was to create some conceptual designs and return to the Committee. He stated his main concern was that the area look as if it had been intentional. Mr.

Mason circulated a copy of a conceptual design for the front entrance of the Municipal Center which included a curved path. He said the concept was for more grass and less cement. Mr. Morehouse commented that he wanted to make the front entrance more of a secondary entrance with a smaller path leading to the doors. Mr. Westcott mentioned he would like to see Black Eyed Susans incorporated into the design as that was the Warren County flower. Mr. Morehouse replied they had some Black Eyed Susans in the perennial flower beds and had placed some below the flagpole at the Human Services Building. A brief discussion ensued.

Mr. Morehouse requested authorization for a contract with FM Generator to perform generator maintenance for a term commencing upon execution of the contract and terminating April 30, 2014 for a total amount not to exceed \$9,940. He noted that the services of FM Generator had been utilized for the past four years and they were the lowest responsible bidder. Mr. Mason asked if the contract covered all of the County's generators and if they were exercised on a regular basis and Mr. Morehouse replied affirmatively and added the generators throughout the County were exercised weekly and the portable generators were exercised on a regular basis.

Motion was made by Mr. Loeb, seconded by Mr. Mason and carried unanimously to authorize the contract with FM Generator as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the May 17, 2013 Board meeting.*

Pertaining to the pending items list included in the agenda packet, Mr. Morehouse requested that Item Nos. 1 and 2 be carried forward and Item No. 3 be deleted as it had been addressed in the Occupancy Tax Coordination Committee meeting.

Mr. Loeb stated he had an issue with the video screens at the Glens Falls Civic Center which had been purchased with the assistance of \$150,000 in occupancy tax funding from Warren County. He opined the video screens were totally inadequate and of very poor quality. He said if the County had purchased the video screens, he would recommend filing a lawsuit to recoup the funds. Mr. Girard asked for clarification if this was merely Mr. Loeb's opinion and Mr. Loeb responded he did not believe anyone who worked at the Civic Center or in City Hall would disagree with his opinion. Mr. Loeb commented he had been informed the issue had something to do with the amount of power to the lighting which was insufficient. Mr. Bentley agreed with Mr. Loeb and added it was not possible to view anything on the video screens and he felt the County had wasted \$150,000. Jeffery Tennyson, Superintendent of the DPW (Department of Public Works), pointed out the request for funding assistance for the video screens did not come through the County Facilities Committee, as it had been an Occupancy Tax Coordination Committee matter. He added there had been no County involvement in the writing of the specifications for the purchase of the video screens. He stated the specifications might have been met by the contractor but they might not have been the proper specifications.

Mr. Loeb apprised that since the County had spent the money, they should do whatever they could to pressure the contractor to have the problem rectified. Mr. Girard asked if the direction was to solicit information from the City of Glens Falls to determine if the video screens had met the specifications. A brief discussion ensued pertaining to the video screens at the Glens Falls Civic Center.

Chairman Geraghty noted the County could assist the City in any disputes as a partner. Mr. Westcott suggested they contact the City of Glens Falls to determine if the specifications were met and which course of action they intended to pursue. Martin Auffredou, County Attorney, agreed with Mr. Westcott that information should be obtained from the City of Glens Falls. He pointed out that the issue was between the City of Glens Falls and the contractor and the County had merely acted as a funding mechanism for the purchase of the video screens. Mr. Girard asked if there any additional

complaints on the items the County had assisted the Civic Center in purchasing, such as the seats and the basketball floor. It was the consensus of the Committee that they were pleased with all of the other items that the County had assisted the Civic Center in purchasing.

Mr. Morehouse requested an executive session to discuss the employment history of a particular but un-named employee of the DPW.

Motion was made by Mr. Westcott, seconded by Mr. Mason and carried unanimously that executive session be declared pursuant to Section 105 (f) of the Public Officers Law.

Executive session was declared from 10:25 a.m. to 10:33 a.m.

The Committee reconvened and Mr. Girard noted that no action was taken during the executive session.

This concluded the Buildings & Grounds portion of the Committee meeting and the Airport portion commenced at 10:34 a.m.

Privilege of the floor was extended to Ross Dubarry, Airport Manager, who distributed copies of the agenda packet to the Committee members; *a copy of the agenda packet is on file with the minutes.*

Commencing the agenda review, Mr. Dubarry requested authorization to submit an grant application to the New York State Department of Transportation (NYS DOT) for the Aviation Capital Grant Program for the design and installation of a Natural Gas Distribution System for all of the Airport buildings currently being heated by other types of fuels.

Mr. Dubarry stated the consultant had provided a cost estimate of \$400,000 to \$500,000 and the local share would be 10% of the project costs. He advised he was currently trying to determine the return on investment. He noted the project costs included the replacement and installation of a generator for the airfield, as well. Mr. Westcott asked the current type of fuel used and Mr. Dubarry replied the majority of the buildings used propane heat and one used kerosene but natural gas heating was less expensive. Mr. Loeb asked the current annual fuel costs for the Airport and Mr. Dubarry responded \$40,000 to \$50,000. Mr. Loeb opined that it did not appear that the amount of annual savings on the purchase of propane would be worth the initial expense. Mr. Dubarry opined that it seemed like a lot of money when the project was viewed as a whole; however, he reminded the Committee that the cost to the County was 10% of the project costs or \$40,000 to \$50,000 based on the cost estimate.

Mr. Tennyson stated the project had developed quickly as they were attempting to meet the grant application deadline of May 20, 2013. He informed the current generator which would be replaced with this grant funding was a 30 year old gas generator which was obsolete. He added that approximately half of the grant funding would be used towards the replacement of the generator which operated the airfield lighting system. He advised he could provide further information at the May 7, 2013 County Facilities Committee meeting if the Committee wanted to table the request until then. Mr. Loeb stated it would be beneficial to have all of the information outlined in a written format.

Motion was made by Mr. Mason, seconded by Mr. Loeb and carried unanimously to table the request to submit a grant application to the NYS DOT until the May 7, 2013 County Facilities Committee meeting.

Mr. Dubarry requested a resolution to authorize the Chairman of the Board of Supervisors to sign a SEQR (State Environmental Quality Review) Full EAF (Environment Assessment Form) for the Runway 1 Obstruction Removal Project (H335). He advised the County Attorney had reviewed the documents and was ready to move forward.

Motion was made by Mr. Mason, seconded by Mr. Loeb and carried unanimously to authorize the Chairman of the Board of Supervisors to sign the SEQR Full EAF as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the May 17, 2013 Board meeting.*

Mr. Dubarry requested a resolution to authorize the Chairman of the Board of Supervisors to sign an insurance claim release for payment in full to the County for damage to the Airport's Precision Approach Path Indicator (PAPI) by one of AIG's (American International Group, Inc.) policy holders, Mr. Robert Lewis, Aircraft N7772J. He explained the incident had occurred the previous summer and AIG had agreed to reimburse the County for the cost of repairs. He added an aircraft had hit one of the navigational aides resulting in the need to replace the unit and the insurance claim was for \$3,200.

Motion was made by Mr. Loeb, seconded by Mr. Mason and carried unanimously to authorize the Chairman of the Board of Supervisors to sign the insurance claim release as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the May 17, 2013 Board meeting.*

Mr. Dubarry requested an agreement with the lowest responsible bidder (WC37-13), Floyd Bennett Memorial Airport Terminal Building Roof Removal and Replacement, to replace the existing roof and abate asbestos for the Airport Terminal Building. He explained the County had established this Capital Project a few years prior in order to replace a leaking roof. He added there was \$147,500 remaining in the Capital Project and they anticipated the bids to be within that amount. Mr. Girard asked when the bids would be received and Mr. Tennyson responded the bid results would be available prior to the May 17, 2013 Board meeting.

Following a brief discussion, motion was made by Mr. Loeb, seconded by Mr. Mason and carried unanimously to authorize the agreement with the lowest responsible bidder as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the May 17, 2013 Board meeting.*

Mr. Dubarry informed the Committee members that the SunKiss Hot Air Balloon Festival had been cancelled. Mr. Girard suggested a motion to rescind Resolution No. 89 of 2013, which authorized an agreement with Todd J. Monohan d/b/a SunKiss Ballooning and authorized use of Floyd Bennett Memorial Airport, due to the event being cancelled. Mr. Dubarry noted the organizer had sent an email that due to personal and financial reasons the event would no longer be held.

Motion was made by Mr. Loeb, seconded by Mr. Mason and carried unanimously to rescind Resolution No. 89 of 2013 as outlined above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the May 17, 2013 Board meeting.*

Mr. Girard said that at a previous Committee meeting, Rich Schermerhorn, the Fixed Base Operator, had inquired about office space and the restaurant at the Airport and had indicated that he would present conceptual drawings. Mr. Tennyson said that no drawings had been received and Mr. Dubarry advised he was unsure if Mr. Schermerhorn intended to move forward with the project. Mr. Girard asked if Mr. Dubarry would determine the intentions of Mr. Schermerhorn prior to the next Committee monthly meeting.

Mr. Girard reminded the Committee members that at the previous Committee meeting, Chairman Geraghty had requested that the participants questions pertaining to the Airport expansion project be delineated and he said the questions had been compiled. He distributed copies of the questions to the Committee members and requested they review them for the May 7, 2013 County Facilities Committee meetings.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Loeb and seconded by Mr. Westcott, Mr. Girard adjourned the meeting at 10:49 a.m.

Respectfully submitted,
Charlene DiResta, Sr. Legislative Office Specialist