

**WARREN COUNTY BOARD OF SUPERVISORS**

**COMMITTEE: COUNTY FACILITIES**

**DATE: SEPTEMBER 29, 2015**

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**COMMITTEE MEMBERS PRESENT:**

SUPERVISORS: GIRARD  
WOOD  
MONROE  
STROUGH  
CONOVER  
SEEBER

**COMMITTEE MEMBER ABSENT:**

SUPERVISOR: WESTCOTT

**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  
PAUL DUSEK, COUNTY ADMINISTRATOR  
MARTIN AUFFREDOU, COUNTY ATTORNEY  
AMANDA ALLEN, CLERK OF THE BOARD  
FRANK E. THOMAS, WARREN COUNTY BUDGET OFFICER  
SUPERVISORS BEATY  
BROCK  
FRASIER  
SIMPSON  
TAYLOR  
MICHAEL SWAN, COUNTY TREASURER  
KEVIN HAJOS, DEPUTY SUPERINTENDENT OF THE DEPARTMENT OF  
PUBLIC WORKS  
CURT AUSTIN, REPRESENTING THE UPPER HUDSON RAIL TRAIL  
TRAVIS WHITEHEAD, TOWN OF QUEENSBURY RESIDENT  
DON LEHMAN, *THE POST STAR*  
THOM RANDALL, *THE ADIRONDACK JOURNAL*  
SARAH MCLENITHAN, DEPUTY CLERK OF THE BOARD

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Mr. Girard called the meeting of the County Facilities Committee to order at 9:00 a.m.

Motion was made by Ms. Wood, 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 Frank Morehouse, Superintendent of Buildings and Grounds, who distributed copies of the agenda to the Committee members; *a copy of the agenda is on file with the minutes.*

Commencing with the agenda review Mr. Morehouse provided an update on the Supreme Court Library indicating the demolition had begun, dust proof taping was complete and half the mezzanine and outside soffits were taken down. He reported the wall was cut between the library and the main hall to make room for the windows in the temporary court space and, a test hole was cut for duct work to create negative pressure to remove the dust. He said the project was moving along quickly and he expected to meet the deadline.

Michael Swan, County Treasurer, informed the Committee \$8 million in bonds were sold for the first half of the addition at an interest rate of 2.6% which would save \$750,000 in interest costs over the course of the bond. Mr. Monroe inquired if the rate was fixed or floating and Mr. Swan replied that it was a fixed rate for 20 years. Mr. Girard asked if funding for the coming phases had been calculated and Mr. Swan did not give a firm answer, saying the matter would have to be examined again in 2016 and 2017 to uncover what the future funding needs were.

Mr. Girard announced prior to reviewing the Building and Grounds Budget they would proceed to the Airport action items including the Agenda.

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 with the agenda review Mr. Dubarry requested authorization to submit a grant application with New York State Department of Transportation (NYDOT), Office of Integrated Modal Services, Aviation Bureau to replace two 6-bay T-hangers, in the amount of \$1 million. He informed the 10% local match was included in the 2016 Budget request. He provided the Committee with satellite images of the Airport that included the layout plan for the new T-hangers. He discussed the total amount of the grant was not to exceed \$1 million and the application deadline was November 3, 2015. He added he would consult with the engineers and NYS DOT to decrease the costs. He informed there was only \$7 million available for the entire State of New York and suggested splitting the grant application, adding one application for one row of hangers and a second application for the second row. He indicated that could increase the chance of getting at least one row of T-hangers replaced. He informed the current hangers were in desperate need of replacement. Mr. Girard asked who would make the decision regarding splitting the grant applications and Mr. Dubarry responded the decision could be made based on the estimated final cost of construction for the two hangers. He reported that morning he received notice from one of the premier suppliers of T-hangers in the Country that the cost was \$900,000 for both hangers. He said the final cost would depend on how much site preparation was necessary, and he noted the existing site was paved with tie downs. He added the environmental approval process should be straight forward. Mr. Conover inquired if he included these figures into a business plan that would reflect the anticipated income overtime for new hangars and Mr. Dubarry answered in the positive noting he looked at existing rent for T-hangers and compared that to the current revenue for the old T-hangers. He stated they collected 3% of the revenue through the agreement with Fixed Base Operator (FBO), and 100% of the revenue from the new T-hangers would go to the County. He informed the new T-hangers on the north side of the property collected \$315 a month. He expressed with 10-20 T-hangers, revenue could be between \$37,000-\$72,000 a year, and the 10% match could be paid back in 2-3 years. Mr. Conover asked if the long term plan was to demolish the old hangers and Mr. Dubarry responded in the positive. Mr. Conover then asked if the area would be dedicated to parking and Mr. Dubarry answered the hangers would be located where the tie down parking was currently and the current location of the hangers would become tie down parking. Mr. Conover stated the space could be leased to shorten the payback time or in the future be turned into additional hangers. Mr. Dubarry advised the current hangers were in need of structural repair and he did not know how much effort was going to be put forth to maintain them. Mr. Conover asked if there was a need for cold storage or any other opportunity to lease the space and Mr. Dubarry said he would include potential leases in his report. Mr. Girard mentioned the hangers were transported from the Aviation Road site and have survived long past their expected longevity; he informed this was a critical issue due to their close proximity to the fuel farm.

Motion was made by Ms. Wood, seconded by Mr. Conover and carried unanimously to authorize the grant application as stated above. *A copy of the resolution request form is on file with the minutes and the necessary resolution was authorized for the October 16, 2015 Board Meeting.*

Next Mr. Dubarry presented a request for authorization to establish Capital Reserve Project H362 Airport-Natural Gas Conversion in the amount of \$35,000 to install a natural gas main and service lines, and convert buildings to use natural gas for heat and hot water. He indicated there was an agreement with National Grid for the gas main and the County would dig the trenching. He remarked the Capital Project was needed to get the project moving forward in a timely manner. Mr. Monroe asked what the current source of heat was and Mr. Dubarry answered kerosene was used in one building and propane in the other buildings. Mr. Girard inquired to the number of meters required for the conversion and Mr. Dubarry responded approximately 13 gas meters would be used which include a combination of public and private meters. He added some buildings would need individual meters because they were leased out.

Motion was made by Mr. Strough, seconded by Mr. Monroe 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.*

Next, Mr. Dubarry provided an update for the 2015 Adirondack Balloon Festival informing the Committee of the following revenue:

- Veterans of Foreign Wars (VFW) Donation Collections, approximately \$9,274, after their 10% share for collecting was deducted
- 446 cars, \$6,016
- 12 buses, \$1,650

He reported the 2015 Adirondack Balloon Festival exceeded budget projection with total revenue earned at \$16,900.

Lastly, Mr. Dubarry apprised the Committee that the Young Eagles would be hosting an event on Saturday October 3<sup>rd</sup> 2015 with a rain date of Sunday October 4<sup>th</sup> 2015. He informed the event offered free airplane rides for anyone of the ages 8-17, given by local pilots. He said it was a great way for children to get involved in the aviation industry. Jeffery Tennyson, Superintendent of the Department of Public Works, inquired if there was a cost and Mr. Dubarry responded the event was free.

Ms. Seeber entered the meeting at 9:18 a.m.

Mr. Tennyson appraised the next agenda item related to the review of the 2016 Budget Request for the Buildings & Grounds and Airport Divisions. A review of the Budget Requests was held, during which no suggestions for adjustments were made.

*Copies of the 2016 Budget Request for the Buildings & Grounds and Airport Divisions can be found on file with the meeting minutes.*

There being no further business to come before the County Facilities Committee, on motion made by Ms. Wood and seconded by Mr. Monroe, Mr. Girard adjourned the meeting at 9:50 a.m.

Respectfully submitted,  
Sarah McLenithan, Deputy Clerk of the Board  
(As typed by Molly Ganotes, Legislative Office Specialist)