

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: JUNE 27, 2016

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: GIRARD
WOOD
STROUGH
CONOVER
SEEBER
BEATY
MONTESI
BRAYMER
SIMPSON
LEGGETT
MACDONALD

OTHERS PRESENT:

REPRESENTING THE WARREN COUNTY HISTORICAL SOCIETY:
DR. MARILYN VAN DYKE, TRUSTEE
FAITH BOUCHARD, EXECUTIVE DIRECTOR
JOAN ALDOUS, TRUSTEE
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF
PUBLIC WORKS
KEVIN HAJOS, DEPUTY SUPERINTENDENT OF THE DEPARTMENT OF
PUBLIC WORKS
ROSS DUBARRY, AIRPORT MANAGER
KEVIN B. GERAGHTY, CHAIRMAN OF THE BOARD/ACTING COUNTY
ATTORNEY
BRIAN REICHENBACH, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
FRANK E. THOMAS, WARREN COUNTY BUDGET OFFICER
SUPERVISOR MERLINO
MARK WESTCOTT, WARREN COUNTY RESIDENT
HARRISON FREER, WARREN COUNTY RESIDENT
DON LEHMAN, *THE POST STAR*
CHRISTINE SCANLON, *SUN COMMUNITY NEWS*
MOLLY GANOTES, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the June 27, 2016 meeting of the County Facilities Committee; the meeting in its entirety can be viewed on the Warren County website using the following link:
<http://www.warrencountyny.gov/gov/comm/Archive/2016/facilities/>

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

Motion was made by Mr. Simpson, seconded by Mr. Montesi 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 Marilyn Van Dyke, Trustee of the Warren County Historical Society, who provided a description of the achievements and responsibilities of the Historical Society along with upcoming events. She stated she was interested in the two County-owned Annex Buildings located on Gurney Lane in the Town of Queensbury, advising they sought to use one of the buildings for office space and the other as a museum. Frank Morehouse, Superintendent of Buildings, provided a brief description of the condition of the buildings. Mr. Girard asked Ms. Van Dyke how much the Historical Society currently paid for rent and she replied \$375 per month. A brief discussion ensued, following which the consensus of the Committee was to move forward in negotiating lease terms with the Historical Society; Mr. Morehouse asked to review the two buildings in question to determine the cost of any repairs/upgrades needed and report back at the next meeting

Privilege of the floor was extended to Mr. Morehouse, who distributed copies of the Building and Grounds agenda to the Committee members; a copy of the agenda is on file with the minutes.

Commencing his agenda review, Mr. Morehouse requested authorization for the execution of a no cost easement with National Grid for placement of one utility pole for the Annex Building located on Gurney Lane.

Motion was made by Mr. Strough, seconded by Mr. MacDonald and carried unanimously to approve the request as outlined above and the necessary resolution was authorized for the July 15, 2016 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Next, Mr. Morehouse discussed the payment being withheld from JC Structures for faulty work that had been completed on the Human Services Building. He described the problem on the face of the building and the efforts to correct it. A brief discussion ensued, following which it was determined that the County Attorney would provide an overview of the Counties legal options at the next Committee meeting.

Kevin Hajos, Deputy Superintendent of the Department of Public Works, spoke regarding the fourteen responses received to the RFP (Request for Proposal) released to commission a study on the Siemens Contract for the Municipal Center Building. He provided copies of the Consultant Selection Score Sheet to aid in the decision of choosing a consultant, a copy of which is on file with the minutes. Jeffery Tennyson, Superintendent of the Department of Public Works, inquired about setting up a group to review the RFP's. Supervisors Montesi, MacDonald, Seeber and Braymer volunteered to become members of the review group.

Ms. Seeber mentioned she had spoken with Joy LaFountain, Assigned Counsel Administrator, regarding her need for office space. A brief discussion ensued, following which it was determined a meeting would be scheduled with Ms. LaFountain and an update would be provided to the Committee next month.

Next, Mr. Tennyson reviewed the Referral and Pending Items portion of the Buildings & Grounds agenda. He informed he did not have an update on Item 1, and Items 2 & 3 could be removed. Ms. Seeber opined Item 1, which concerned making the Municipal Center campus smoke free, should be referred to the full Board for discussion.

Motion was made by Ms. Seeber, seconded by Ms. Braymer and carried unanimously to approve a resolution designating the Municipal Center campus to be smoke free for presentation at the July 15th Board Meeting.

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

Commencing his agenda review Mr. Dubarry requested authorization for a new contract with Arrow Contracting Inc. for construction of Airport fuel farm upgrades. He informed there was a 10% County share and the project would be funded through a capital project.

Motion was made by Mr. Simpson, seconded by Mr. Strough and carried unanimously to approve the request as outlined above and the necessary resolutions were authorized for the July 15, 2016 Board Meeting. *A copy of the resolution request form is on file with the minutes.*

Continuing, Mr. Dubarry requested approval for two new Airport land lease agreements with Schermerhorn Aviation LLC, for the proposed construction of two new 12,000 square foot aircraft hangers and to set the necessary public hearing for same. A brief discussion ensued following which the Committee determined that the lease agreement should include the cost of paving taxiways to the hangars with the caveat that if the Airport Manager was successful in obtaining grant funding for the expense, it would be forgiven.

Motion was made by Ms. Wood, seconded by Mr. Montesi and carried unanimously to approve the request as outlined above as well as to authorize Mr. Dubarry to submit a grant application for funding to support the costs of taxiway paving for the new hangers and the necessary resolutions were authorized for the July 15, 2016 Board Meeting. *A copy of the resolution request form concerning the Airport leases are on file with the minutes.*

Concluding the agenda review, Mr. Dubarry directed the Committee members to page 9 of the agenda on which began the updated SEQRA (State Environmental Quality Review Act) documents, pertaining to the County's designation as lead agency for the Runway 1-19 Extension project. He asked if the Committee had any additional changes they would like to make to the documents in order to progress the process. Chairman Geraghty pointed out a correction was needed to list the correct zip code on page 1 of the SEQRA documents, as this page listed a Warrensburg mailing address with a Lake

George zip code. Additionally, he pointed out that on page 3 of the SEQRA documents they had listed the incorrect fire department in Section C.4(c), as the form currently listed the Queensbury Central Volunteer Fire Department as providing both fire and emergency medical services; Mr. Dubarry agreed that the form should list Bay Ridge Volunteer Fire Co. for emergency medical and the South Queensbury Fire Department for fire.

Mr. Beaty stated he was uncomfortable with the “Brief Description of Proposed Action” included on page 1 of the SEQRA documents. He pointed out that the description as it was written stated “The purpose of this project is to provide adequate runway length to accommodate the family of critical design airplanes/aircraft currently operating at the airport and those anticipated to operate at the airport in the next five years”. Mr. Beaty recalled that the FAA (Federal Aviation Administration) had previously indicated that the project had to be based on existing aircraft and the project engineer had stated the same. Based on these prior advisements, Mr. Beaty questioned why this sentence would be included in the description if the project could not be based on anticipated aircraft and he requested that this language be stricken from the description because it was both confusing and disingenuous.

A discussion ensued during which Mr. Girard called for a show of hands to indicate how many Committee members were in favor of removing the language quoted by Mr. Beaty from the SEQRA documents; however, there was not enough sufficient support for the idea. As a compromise, Mr. Leggett suggested altering the language to state the purpose of the project was “...to accommodate the family of critical design airplanes/aircraft currently operating at the airport and those anticipated to continue to operate at the airport...” as he felt this would be more grammatically appropriate.

Mr. Leggett made a motion to alter the language included in the “Brief Description of Proposed Action” listed on page 1 of the SEQRA documents as per his suggestion; the motion was seconded by Mr. Conover and carried by unanimous vote.

Mr. Girard questioned whether a motion was needed to approve the SEQRA document, as altered, and declare lead agency status in order to pass this action along to the full Board and Brian Reichenbach, County Attorney, confirmed a motion was necessary.

Motion was made by Mr. MacDonald, seconded by Mr. Strough and carried by majority vote with Supervisors Beaty, Braymer and Seeber voting in opposition, to approve the SEQRA document, as altered, and declare lead agency status and the necessary resolution was authorized for the July 15th Board Meeting.

Ms. Seeber pointed out that on page 12 of the SEQRA document in Section P, the question “Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?” was answered as “no” and she questioned whether this was correct given the information provided relative to the uniqueness of the marl fen area located at the Airport. Mr. Dubarry responded that this question was answered correctly as during the surveys of the marl fen there were no threatened or endangered plant or animal species found in the marl fen. He clarified that the marl fen itself was considered to be rare, however, there were no endangered plant or animal species found within it. Mr. Tennyson confirmed that the marl fen itself is neither considered to be a plant or an animal.

Additional discussion was held relative to the SEQRA documents.

With regard to the Referrals/Pending Items section of the agenda, Ms. Seeber advised she would follow up on the matter of the Airport Marketing Advisory Committee and would provide an update at the next meeting.

Before adjourning, Mr. Girard acknowledged those members of the public wishing to address the Committee. Mark Westcott, Warren County resident, spoke regarding marketing of the Airport, recommending that the proposed Marketing Committee review the 2002 McFarland Johnson Report which outlined a number of areas where the Airport could increase revenues by up to \$350,000. Additionally, he noted that in June of 2013 he and some others had analyzed fuel sales at the Airport and had submitted a report on their findings; Mr. Westcott said he had submitted a report regarding this analysis and suggested that this report be reviewed in anticipation of negotiating the next FBO (Fixed Base Operator) agreement to obtain more revenue from fuel sales. Harrison Freer, Warren County resident, agreed there was a need for negotiations with the FBO upon contract renewal. He acknowledged that Mr. Dubarry had been very innovative concerning operations at the Airport and he complimented him on this work which had already paid dividends as they

marketed to those who flew into it. He said Mr. Dubarry was also looking into innovative solutions to allow good use of the Airport which would prevent trees from growing in the Airfields that would need to be removed in the future by introducing contracts where farmers would grow crops in the outfields. Mr. Freer also spoke regarding cloud distance and visibility.

There being no further business to come before the County Facilities Committee, on motion made by Mr. Montesi and seconded by Strough, Mr. Girard adjourned the meeting at 10:28 a.m.

Respectfully submitted,
Molly Ganotes, Legislative Office Specialist