

Minutes

Public Facilities Committee

August 17, 2020, 4:00 p.m.

Virtual Meeting via Zoom and Live-Streamed for public viewing

Gerace Office Building, Mayville, N.Y.

Members Present: Hemmer, Gould, Davis, Nazzaro, Scudder

Others: Ames, Dennison, Tampio, Bentley, Chagnon, Carrow, Almeter, Abdella

Chairman Hemmer called the meeting to order at 4:00 p.m.

Approval of Minutes (7/13/20)

MOVED by Legislator Scudder, SECONDED by Legislator Nazzaro to approve the minutes.

Unanimously Carried

Privilege of the Floor

Clerk Tampio: I have not received any mail communications.

Proposed Resolution - Confirm Appointment – Portland-Pomfret-Dunkirk Sewer District Board

Chairman Hemmer: The new appointment is for Donald Swingle. I talked to Scott Cummings this afternoon and he said this gentleman is actually retired from our County Health Department so does have a little background and he has volunteered to be on the board so I think he may be a very good addition to the board of the North County Sewer District. Any comments or questions?

Unanimously Carried

Proposed Resolution – Request Funding for Replacement of Mayville Building Doors

Mr. Bentley: This is for the main doors of the Gerace Office building. They have become quite deteriorated over the years. Those that have gone through the front doors, it's an all glass building with aluminum framing. It's become rusted at the bottom and we've had to push the doors open, they are tall doors and pretty heavy. Over the years they have actually gone out of

alignment which causes alarms, causes the doors to unlock, not unlock. It's been problematic to the point where the Sheriff's office has called us numerous times in to get them fixed. We put forth the capital plan project for 20-21', but we're asking to expedite that due to just even recent reoccurring issues. On August 11th, the doors would not lock and then they wouldn't unlock and Buildings & Grounds and Maintenance started to put shims in the doors to try and get them to prop in the right alignment but it's become apparent that these short term measures are just that, very, very short term and it's causing some problems. The last thing you want to do is have the GOB have front doors that can't lock where we might have to man them 24 hours and the fact that someone may not be able to get in it. So, it's becoming problematic. We'd like to advance the funds and get this done as soon as possible. The total amount coming out of the reserve for capital will be \$38,550. It's an estimate from the door and glass contractor to replace the doors and get this thing fixed the way it needs to be fixed.

Legislator Nazzaro: Where did you say these ranked (*inaudible*) 20'-21'?"

Mr. Bentley: I was just trying to pull that up as I forgot where that was. I don't know if Kathleen has that.

Mrs. Dennison: I'm sorry, I missed the question Chuck?

Legislator Nazzaro: The question was, Brad indicated that this was part of the 20-21' capital plan. I just wondered where it ranked in the 20-21' capital budget.

Mr. Bentley: It was ranked 23rd.

Mrs. Dennison: I think out of 54 projects.

Mr. Bentley: So 23 out of 54.

Legislator Nazzaro: The only reason I bring that up, I'm not questioning the need, obviously it's stated in the resolution and Brad (*inaudible*), we have another project come before us, the special finance committee, the COVID Finance committee regarding the Legislative Chamber that was in the 20-21 budget, you asked to move that and have it done in 20-21 and in the special COVID-19 Finance Committee not to do that. Kathleen knows what I am talking about and so does Steve, so I think because this is more emergency in nature, I believe, because it's a security issue, would you agree with that Brad?

Mr. Bentley: Oh yeah. When I get the calls and Buildings & Grounds gets the calls in the middle of the night because the alarms are going off, we want to make sure – it's going to save the County money in the long run from overtime and callings and for \$38,000, I think it's money well spent to address the issue now.

Chairman Hemmer: Any other questions? Brad, are we basically going to replace what is there? Is this a redesign, is this an improvement, is this going to happen again in a few years? These doors aren't that old, are they? How old are they?

Mr. Bentley: They actually been there a while but I do believe that it's a poor design from a – the doors are – if you don't remember those doors, they are extra tall and it's really unnecessary for them to be that tall which gives them a lot of weight and then having all glass frame construction, doesn't lend itself to having a lot of stability from the inside. So when the door is open and there is no support, it basically pulls the frame and hinge away and with all the salt that comes in from those doors being – from the outside, it's rusted at the bottom. So, I believe the redesign is going to put in smaller doors, they are more appropriate. People remember a while back, there were some issues with the push part of it as well as the interlocking mechanism. That was a problem so we're going to get some technology that basically will fix these doors once and for all and so hopefully we'll have an entry way that won't give us problems for many, many years. We're not just looking to just fixing it to get the same problem.

Chairman Hemmer: That's real encouraging. Thank you. I didn't want to see up putting the same thing back in there. Glad you filled us in on that. Any other questions? Chuck, you pretty sure this will pass the COVID committee? It's not going to get derailed?

Legislator Nazzaro: Well the COVID committee doesn't actually have a – I mean, it has to go through Audit & Control of course, but in the COVID committee we just had a discussion again because we had an item come before us that was requested by Doug Bowen to move from 20-21' into 2020. That was the sound system in the Legislative chambers. We had a discussion because with all the uncertainty, we did not want to start setting a precedence moving the 20-21' projects into 2020. But again, I think this is more of an emergent nature, more of a safety issue, so I definitely can support it. (*Inaudible*) in Audit & Control.

Chairman Hemmer: O.k., thank you. Any other comments or questions?

Unanimously Carried

Proposed Resolution – Authorize Public Hearing on Terminal Building Office No. 46 Lease Agreement at the Chautauqua County Jamestown Airport

Chairman Hemmer: I see that Mr. Almeter is on. Do you want to take this or is Mr. Bentley going to speak to this?

Mr. Almeter: I can defer to my boss but I'm prepared to talk to it.

Mr. Bentley: Ron, I'm going to give you the pleasure. You (*inaudible*) most of this deal so I'm going to give you all the credit and all the glory.

Mr. Almeter: We haven't gotten a deal yet but the resolution is for a public hearing to discuss a lease proposal for a small office about 400 square foot, 412 square foot office area in the terminal building that Chase Aviation's proposes to lease from the County for \$500 a month. They are in the business of brokering aircraft sales and managing aircraft for business aircraft owners. They are relocating their business to New York State and need a business office and obviously want their business based at the airport. They need a facility on the flight line and

they need kind of a professional looking office because the way their business process works is, when they broker an aircraft, they'll bring perspective clients in to inspect the airplane. They do a lot of video meetings and that sort of thing. (*Inaudible*) to operate right on the flight line. Their intention is to ultimately to lease hangar space from the FBO but they don't have any aircraft that they are currently brokering in New York so for the moment they are just trying to get an office in a business presence established here. The rationale for coming to New York State is, New York State exempts aircraft sales from sales tax. So there is a significant business advantage coming up here and they also have apparently a strong market in the New York metropolitan area in the Cleveland, Detroit, Chicago, area so they felt that this part of the country would put them in a good central location. The owners, Brian and Kim Chase, have actually closed up their business in North Carolina and are operating virtually at the moment from their home in Jamestown. They physically relocated to the Jamestown area. So they would like to get into this facility as quickly as possible and reestablish kind of a professional office presence here at the Jamestown airport.

Chairman Hemmer: Sounds good. Any questions?

Legislator Nazzaro: Ron, I'm assuming the \$500.00 is office space. (*Inaudible*) for the County and not for the FBO?

Mr. Almeter: That's correct. Frankly we were trying to encourage them to lease office space from the FBO but their inclination was they really wanted to be in the airport terminal. So the terminal building is space owned by the County.

Legislator Nazzaro: O.k., just wanted it clarified. Thank you.

Mr. Abdella: Ron, I believe you sent an email through earlier this afternoon saying that this may need to be a two year lease as opposed to a four year lease that is referenced in the resolution.

Mr. Almeter: That's right and it goes in part to Mr. Nazzaro's question. They would like to get into hangar C once that is available. Lease both hangar space and office space in that building. The hangar isn't available currently. We're trying to get solicitation out to get that (*inaudible*) renovated so the (*inaudible*) timeframe that they are asking for is tied to their desire to be able to move into hangar C when it is available in the spring of 2022.

Mr. Abdella: I think we need to amend the resolution to change it from four years to two years and then the year 2024 to the year 2022.

Mr. Almeter: That's correct.

Legislator Gould: I will make that amendment.

Legislator Davis: I will second that motion.

Chairman Hemmer: I'm just going to ask one question. The public hearing is going to be in September rather than in August?

Mr. Abdella: Yes, so this is the resolution the resolution that authorizes the public hearing so it would be for the following month.

Chairman Hemmer: Thank you. We have a proposed amendment, any discussion? All in favor?

Unanimously Carried

Chairman Hemmer: Any questions on the amended resolution?

Unanimously Carried

Mr. Bentley: I would like to thank Ron for his hard work on getting this deal arraigned. We spend a lot of time on these deals just to get them going and running and I just want to appreciate Ron's hard work and effort in getting these small wins for these airports because they just keep adding up one by one. So, without Ron, I don't think a lot of this would not, so thanks Ron.

Clerk Tampio: The resolution that we have to authorize the public hearing does list the term as four years, commencing October 1, 2020 and terminating on September 30, 2024.

Chairman Hemmer: We just amended that to two years.

Clerk Tampio: Oh, you want to go back to two years, o.k., I'm sorry. I thought it was going the other way. You are all set then. Thank you.

Other

Chairman Hemmer: O.k. that completes the resolutions on the agenda. Does anybody have anything under "other" to discuss? Steve, do we need to go into executive session during the meeting?

Mr. Abdella: Yes, we would like to request on executive session and I'll ask Olivia whether she has the ability to end the public streaming once we go into executive session.

Deputy Clerk Ames: Yes, I can take it off of the Facebook live. I will have to stay on the meeting so that I can close it but will turn the recorder off.

Mr. Abdella: Alright so we'd be asking for a motion to move into executive session to discuss the proposed acquisition of real property.

Legislator Nazzaro: I will make the motion that Mr. Abdella outlined and go into executive session for the proposed acquisition of real property.

Legislator Scudder: Second.

Chairman Hemmer: All those in favor of going into executive session?

Unanimously Carried (Committee went into executive session at 4:25 p.m.)

MOVED by Legislator Nazzaro and SECONDED by Legislator Davis to come out of executive session.

Unanimously Carried (4:47 p.m.)

MOVED by Legislator Gould, SECONDED by Legislator Davis to adjourn.

Unanimously Carried (4:48 p.m.)

Respectfully submitted and transcribed,
Olivia Ames, Deputy Clerk / Lori J. Foster, Sr. Stenographer