

## Buildings and Grounds Committee Minutes

December 13, 2010 – 3:00 p.m.

Present: Chairman Thompson; Supervisors Hargrave, Jenkins, Raymond, Rowland, Wormuth, Southworth and Wood; Spencer Hellwig, Mgmt. Analyst; Dan Butler, Animal Shelter; Rich Campagnola, CT Male; John Bishop, Bishop Beaudry Construction; Gregory Roy, Jeff Wood, McFarland Johnson; Joe Testa, NYS Department of Transportation; Dave Tony, Frank Zilka North American Flight Services; Hans Lehr, Mental Health; Tom Speziale, Rick Gardner, Joe Ritchey, Public Works; Press.

Chairman Thompson called the meeting to order and welcomed all in attendance.

**On a motion made by Mr. Hargrave, seconded by Mr. Jenkins the minutes of the November 8, 2010 meeting were approved unanimously.**

Mr. Ritchey said consequences of the obstruction and removal project this past year have resulted in some views to residents that were not previously there; specifically, there is a location on the end of runway 23 (Rowland Street and Ledger Lane). Mr. Thompson requested that Public Works look into the possibility of constructing a berm in this location. A survey of the residents was done, resulting in two residents responding in favor of the berm. The estimate for the materials is \$25,000. Mr. Ritchey said there are funds available from the 2010 budget that is the local share of a FAA project for additional aviation easements that were not received. If the committee approves to construct the berm, in January Mr. Ritchey will ask for a re-appropriation of the those funds into 2011, with construction to begin in the Spring.

Mr. Thompson said a subcommittee was formed to review a new location of the Friendship House for Mental Health.

Mr. Rowland said the subcommittee looked at a lot of different locations including: One West; Care Lane; Bank building on 9N; Medical Building on 9N; 31 Myrtle St; Geyser Road.

Mr. Rowland said the Geyser Road facility owned by Mr. Frederick McNeary offers 3,000 sq. ft at a cost of \$11/sq.ft. for the first three years and \$12/sq.ft. for the remaining two years of a five year lease. The monthly cost for the first three years would be \$2,750/mo. and \$3,000/mo. for the remaining two years. The building is currently shared with St. Peter's Hospital and it is proposed that a 60/40 split could be done for plowing and outside maintenance, with the County share at 40%. The building is move in ready with some minor repairs, some of which have already begun. The facility also has access to a bus stop in front of the building.

Mr. Thompson said by moving Friendship house to a new facility on Geyser Road, it would save the county \$38,496/yr. Over the period of the five-year lease the savings would be \$171,000.

Mr. Rowland said the county is saving a tremendous amount of money and upgrading the facilities by a lot. Savings should also be seen on utilities.

**A motion was made by Mr. Hargrave, seconded by Rowland to authorize a five-year contract with Frederick McNeary for a new location for Friendship House on Geyser Road. Unanimous.**

Mr. Thompson asked Public Works to help with the moving of Friendship House to the new facility on Geyser Road and to help with the interior cleaning of the building.

Mr. Zilka, from North American Flight Services distributed a handout with regard to the Saratoga County Airport and outlined the following:

There was an increase in the fuels sales from 2009 to 2010, which resulted in an increase in sales tax revenue. The rent paid remains the same for the first five years. The net affect paid to the County of Saratoga was \$143,000.

Mr. Zilka said they have been in contact with those people who are flying in and out to support the Chip Plant in Malta. To date, they have chosen Albany International Airport to fly into. They use 100,000 gallons of jet A in traveling to Malta each year, representing a loss in sales tax revenue to the county of approximately \$25,000. The main reason for this is that there has been a tree problem at the Saratoga County Airport. This issue has been addressed in many ways, however, it is still at a point where all of the trees have not been taken down that would allow for the use of some of the landing systems.

Mr. Zilka said there is an issue with Gliders at the airport that don't have radios in the aircraft, and are operating off two runways.

Mr. Zilka asked that the committee please forward their names to potential people in charge of safety for the county.

Mr. Zilka said there are some wildlife issues and he would like to propose that sometime in the future a meeting take place with Mr. Ritchey to figure out how to get permission to cut at least 100 ft. on each side of the runways. There is a large turkey population as well as deer in the area.

Mr. Zilka said there is a new hanger at the airport that has been well received. The taxiways and parking lots were re-paved this year, and a new weather reporting station was put in.

Mr. Zilka said there are three managed aircraft that are based in Saratoga, and one in Warren County. More and more people in the area realize that having a business aircraft is an asset to their business.

Mr. Zilka said a transient pilot brings approximately \$2,500 in sales to the community every time they come to the county, and out of that is approximately \$175 in sales tax revenue to the county.

Mr. Tony presented an outline of a single days activity at the airport as follows: multiple cars on the taxiway, bicycles on the taxiway, gliders on the taxiway, tow planes parked on the taxiway, pedestrians walking up and down the taxiways and runways, a gentleman sitting by the end lights with a radio on. A cub landed with a student pilot behind him that was coming in on final. The cub saw his friend at the end of the runway and stopped the aircraft and back taxied down as the student pilot just missed him and pulled up and around and landed.

Mr. Tony said he would like to meet with the county Public Safety Committee to review the issues. He said he found a regulation that said, if the sponsor of the airport, which is the county, deems it unsafe we can set forth regulations with the FAA.

Mrs. Wormuth recommended that since the Buildings and Grounds committee has been studying safety at the airport, a Buildings and Grounds subcommittee should be formed to address the issue before taking it to the Public Safety Committee.

Mr. Thompson appointed Mrs. Wormuth as Chairman of the Buildings & Grounds subcommittee with the following members: Mr. Jenkins, and Mr. Rowland, Mr. Tony and Mr. Zilka.

Mr. Butler distributed copies of the updated budget for the Animal Shelter to all committee members for their review. He thanked the committee for all their support.

Mrs. Wormuth said this is a summary of where we are with a complete budget for the shelter, with revenues and payments. There are two open items with an outstanding charge for J. Luk Roofing for liquidated damages because the contract was not finished on time, and additional fees for the construction management for the time extension. Based on the budget, we are looking at almost \$350,000 under budget.

Mr. Bishop said it is important that the committee is aware of the roofing issue. He met with J. Luk Roofing with a number and asked that by the end of last week they confirm that they would accept that number avoiding any kind of issues. J. Luk Roofing called Mr. Bishop on Friday and confirmed that they would accept.

Mr. Thompson thanked the committee members for all their support throughout the year. He said the committee is forwarding savings of approximately \$516,000 into 2011.

Mr. Johnson said the Airport Development study for the airport will be refunded through the NYS Department of Transportation, therefore, there will be no cost to the county. An outline of the business plan was distributed to all committee members for their review.

**On a motion made by Mrs. Wormuth, seconded by Mr. Hargrave the meeting was adjourned.**

Respectfully submitted,  
Chris Sansom