

Buildings and Grounds Committee Minutes

June 13, 2011 – 3:00 p.m.

Present: Chairman Rowland; Supervisors Hargrave, M. Johnson, Raymond, Thompson, Wright, Wood, and Southworth; Spencer Hellwig, Administrator; Ryan Moore, Mgmt. Analyst; Joseph Ritchey, Tom Speziale, Public Works; Daniel Butler, Animal Shelter; Michael Churchill, Jeff Wood, McFarland Johnson; Lauren Rowland, Cornell Cooperative Extension; Stephen Dorsey, County Attorney; Diane Brown, Sandra Fischer, Maplewood Manor; Adirondack Soaring; Press.

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

On a motion made by Mr. Hargrave, seconded by Mr. Wright the minutes of the May 9, 2011 meeting were approved unanimously.

Mr. Ritchey said last year a video inspection was done of the sewer laterals at Maplewood Manor, where approximately 3,500 ft. was seriously deteriorated. This was attributed to acids and agents that were used for cleaning mechanisms for the past 10 to 15 years. Several contractors and experts were consulted with regard to different methods on how to do the repair, with the most logical approach using a new technology to re-line the pipes. The project was bid twice because the low bidder failed to follow the addendum that was given, neglecting to include a Department of Health recommendation for engineering and architecture oversight. After bidding twice the low bid was from Lash Contracting for \$597,860. The high bid was for \$1.8 million, which included excavation.

Mr. Thompson asked when \$400,000 was first put into the budget what was the first bid for? Mr. Ritchey said \$555,000.

Mr. Hargrave asked where the additional \$200,000 was coming from? Mr. Hellwig said it would be a transfer out of the General Fund.

A motion was made by Mrs. Johnson, seconded by Ms. Raymond to authorize the Chairman to enter into an agreement with Lash Contracting, Inc. for Maplewood Sewer Repair in the amount of \$597,860, and to amend the 2011 budget. Unanimous.

Ms. Raymond asked Mr. Ritchey if Public Works has looked at any other county buildings to see if there are other similar issues? Mr. Ritchey said they have done spot checks and it is something that they are looking to expand.

Mr. Churchill from McFarland Johnson distributed a copy of the Business Plan for the Saratoga County Airport to all committee members for their review. The recommendations include: putting more rules and regulations in place regarding the Gliders and the various issues of the airport with regard to Gliding Clubs; working harder

with the agencies to get the Karner Blue Butterfly issue resolved in a manner that is more satisfactory to the county; and fostering more development at the airport that will generate more revenue. There are also recommendations about branding and marketing to let businesses know that the airport is there for their use.

A professional brochure has been provided that can be used for potential tenants. Mr. Rowland said the brochure is on a CD and was given to the Clerk of the Board.

Ms. Raymond asked if there were any changes made to the plan after comments were made? Mr. Churchill said there were minor changes made.

Mr. Rowland said the subcommittee met earlier today to go over some things that have been observed at the airport. The result of that meeting with the staff and consultants, the committee and the FBO is that the committee will be working with the consultant to establish a set of rules with regard to operational safety issues. The DEC program will move forward looking at the Karner Blue Butterfly, and how issues can be mitigated making it easier to operate and maintain the airport.

Mr. Rowland said there was a proposed agreement between the Glider Club and the Saratoga County Airport, and after speaking to the County Attorney there will be some changes made. There is an agreement with Saratoga Soaring, but there is no agreement with Adirondack Soaring, he said.

Mr. Mahoney, Safety Officer from Adirondack Soaring stated that he was very pleased to see a document that pulls together rules that apply to everyone and makes sure that everyone contributes to the safety of the airport. Mr. Mahoney offered his services as a pilot of 40 years, commenting on how things are being put together and giving some insight on how things have worked in the past and how they can continue to work in the future, so that everyone will be happy with the outcome.

Mr. Mahoney said Adirondack Soaring has submitted a request to build a hanger at the airport and they are looking forward to moving forward with the plans as it pleases the committee.

Mr. Ritchey said, as directed by the committee, Public Works has extended the existing berm at the airport by 500ft. A series of pictures of the berm were distributed to the committee for their review and comment.

Mr. Ritchey said there would be more trees added to the berm and grass seed may have to be reapplied to some areas. The current estimate for the project is approximately \$15,000.

Mr. Rowland said at the last Buildings and Grounds committee meeting there were discussions on smoke free entrances to county buildings. He said he has received emails in support of smoke free entrances.

Ms. Rowland read an excerpt from the Saratogian Newspaper with regard to the legality of prohibiting smokers outside public buildings. She said although there is a law in New York State, you cannot develop smoker free workplaces, but you can develop smoke free workplaces. You cannot refuse to hire someone based on the fact that they smoke, but you can ban smoking indoors and outdoors.

Ms. Raymond said, in the interest of being fair, you could ban smoking from within a certain distance of entrances, and at the same time provide an area designated for smoking with the proper smoking receptacles and some amenities such as benches.

Ms. Raymond suggested implementing a pilot program beginning with the County Services Building, by setting up a place for smokers and leaving the entranceway smoke free. She asked if this could be done without a local law?

Mr. Dorsey said the county's Policy and Procedures Manual should be revised.

A motion was made by Ms. Raymond, seconded by Mrs. Johnson to implement a plan to accommodate both smokers and non smokers at county buildings by having a designated area for smokers outside the building and away from the entranceway beginning with a pilot program at the County Services Building.

Mrs. Johnson said there isn't a policy for the general public, so a new policy would have to be developed.

Mr. Dorsey said he would like an opportunity to review the policy and report back to the committee at the next meeting, as he has a number of questions, such as what is an acceptable distance. If you do a policy for one building, you have to do it for all, he said.

Ms. Raymond and Mrs. Johnson withdrew their motion in order to give the County Attorney time to review the policy.

On a motion made by Ms. Raymond, seconded by Mr. Hargrave the meeting was adjourned.

Respectfully submitted,
Chris Sansom