

Buildings and Grounds Committee Minutes  
July 11, 2011 – 3:00 p.m.

Present: Chairman Rowland; Supervisors Hargrave, Jenkins, Raymond, Thompson, Wright, Southworth, Rowland, and Wood; Ryan Moore, Mgmt. Analyst; Stephen Dorsey, County Attorney; Jack Kalinkewicz, Personnel; Tom Speziale, Joe Ritchey, DPW; Lauren Rowland, CCE; Tim Hanke, John Mahony, Chris Ryan, George Hanke, Adirondack Soaring; Maria Hanke, Milton Resident; 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 June 13, 2011 meeting were approved unanimously.**

Mr. Hanke requested that the statement made by Mr. Mahony be included in the minutes stating that he would be willing to work with McFarland Johnson on the building plans for the expansion of the airport for the use of Gliders, and the Soaring Clubs that operate out there. The committee approved.

Mr. Hanke said Adirondack Soaring requested to build a hanger in October of 2010 and they are still waiting on how that is moving forward.

Ms. Raymond said that no decision has been made as yet.

Mr. Hanke asked if there was a time frame? Mr. Rowland said that would be discussed during the meeting.

Mr. Rowland said the committee requested that Mr. Dorsey report back to the committee with regard to information on the county no smoking policy at building entrances. He said the committee has received that information.

Mr. Dorsey said the original proposal from the committee was for a 25 ft. ban on smoking to the entrances of all Saratoga County owned and operated buildings. He said in researching the matter further, it was discovered that there are several policies adopted by individual buildings. The Services Building at 152 West High Street has had two policies adopted banning smoking, one was in 1996, which was a 30 ft. ban from the building and then a similar ban in 2006, which was modified to say that smoking was banned in close proximity to the building. There are also bans in front of the County Clerk's Office, and the District Attorney's office, which applies not only to his own staff, but also to witnesses and grand jurors. The Saratoga County Sheriff's Department has their own ban and the Board has adopted one for the Animal Shelter. Mr. Dorsey said there seems to be a patchwork of policies with varying distances. In researching the 25 ft. ban, which is being proposed, it will pose problems at some of the buildings due to

their locations, he said. The bans may have to be tailored by building and may not necessarily be uniform for all.

Mr. Dorsey said he spoke with Mr. Kalinkewicz regarding a potential smoking ban that would apply to all county employees by modifying the current policy and procedures manual to add an outdoor smoking ban. Initially, it was something that wasn't thought to have to be collectively bargained; however, upon review and consultation with the labor council it is the opinion of the Personnel Director that it may be necessary to collectively bargain the issue before adopting a ban that applies to all county employees for all county buildings.

Mr. Dorsey said if the smoking ban were applied to non-employees a local law would provide the best avenue to provide public notice. This would be a public law and people would be charged with its notice of provisions. Although, you may not want to make it subject to criminal penalties and keep it as a civil penalty, he said. Mr. Dorsey said enforcement is a big issue to consider, who is going to do it and how are they going to do it, and how are violators going to be penalized.

Ms. Rowland said in speaking with Supervisor Rowland discussions took place as to how to cover employees and the general public. He said the 25ft. is something that was drafted in the original policy, and could be altered or changed to fit the different buildings. Through discussions it was stated that they did not want any legal or monetary repercussions. With regard to the Animal Shelter, the policy passed, they put up signs and it has worked. Ms. Rowland said she visited the Social Services building and took pictures, indicating that there is a problem. She said in looking at previous memos there are previously designated smoking areas at the Social Services for the front entrance and back entrance to the building. Compliance was requested based on the policy that seemed to work at the Animal Shelter. There wasn't any legally enforced compliance considered, she said.

Mr. Rowland said the concept was to provide entrances that are free of smoke areas and, would still allow for an area for people to smoke.

Mr. Wright said if a policy is going to be put in place it should be for all buildings.

Ms. Raymond suggested that the Committee Chairman, Ms. Rowland, a couple of representatives from the Union and a couple of individuals who smoke and work at the county should get together and talk about what is trying to be done and not being done, and see if they can come up with something that might work and that everyone is comfortable with. The idea would have to include a designated smoking area with benches or tables and receptacles. She asked that they report back to the committee in the fall. The committee agreed with this process.

Mr. Ritchey said last February the storage shed collapsed at the landfill. At tomorrow's Public Works Committee meeting they will be accepting a \$195,000 insurance settlement for that. The shed was used for both highway and sheriff's equipment. It would be much

more functional for everyone to use at the Public Works and Sheriff's facility at the County Farm. Mr. Ritchey is proposing that the shed be located across from the glass crushing facility.

Mr. Hargrave asked if the shed would cost \$195,000? Mr. Ritchey estimated the cost to be \$160,000. The shed will be approximately 6,000 sq. ft. and built in-house.

Mr. Rowland said it was recommended by McFarland Johnson in their business plan that Saratoga County establish and work with a page on the county website that would be relative to the airport. It was indicated that we could probably go out and hire a firm and establish a webpage, but Mr. Rowland said this could be done in house on the current county webpage. At the next meeting with McFarland Johnson it will be suggested to them that if they have ideas of what they would like to see on the webpage those items could be added to it.

Ms. Raymond asked if there were any costs involved? Mr. Rowland said he didn't think so. Mr. Moore said it would be just another internal page on the existing website.

Mr. Moore said the maintenance of the site would be under the Clerk of the Board, but with input from the airport.

Mr. Rowland said a meeting was held July 5<sup>th</sup> with McFarland Johnson, Joe Ritchey, Tom Speziale and he and noted that input was being sought for the technical advisory group on the rules and regulations from the County Attorney, North American Flight, Department of Public Works, Board of Supervisors Buildings and Grounds Chairman, Saratoga Soaring, Adirondack Soaring, DEC, DOT and FAA.

Mr. Mahony said with the advent of the airport page via the web, Freedom Wings International is a non for profit organization that provides opportunities for disabled individuals to take flights in gliders. Freedom Wings International has designated Adirondack Soaring and Saratoga County Airport as one of the sites that they will be offering this opportunity. This will be a great opportunity to get the word out to the public once the site comes up for the airport.

Mr. Mahony said with respect to the meeting, he received an email from the Saratoga Club that they have organized a meeting with the FAA next Monday.

Mr. Hanke said there are two soaring organizations at the airport and it is his understanding that Saratoga Soaring was trying to do a temporary structure. Adirondack Soaring put in a request on October 10, 2010 for an 80ft x 100ft steel structure. Adirondack Soaring is a non-for profit organization trying to provide instruction for the youth in the community. As prices on materials have increased 20% they are trying to push this along, he said.

Mr. Thompson asked if Adirondack Soaring currently has a lease with the airport? Mr. Hanke said no.

Ms. Raymond said there was concern that the committee and the Board wanted to get resolved some of the issues that were creating some tension before moving forward. Ms. Raymond said she was not able to make an affirmative response at this time.

Mr. Rowland said that the FAA would have input on any structures that are built.

Ms. Raymond said there have been other recommendations made to the committee for other facilities and it can't be looked at piecemeal, you have to look at the whole package, looking at how the Gliders are getting on and off the runways.

Mr. Hanke said he was under the impression that the Hospice Group just leased the Red Cross Building through a fairly quick process. He said Adirondack Soaring is wondering why it is taking so long for them.

Ms. Raymond said sometimes things just get complicated.

Mr. Rowland said that Saratoga Soaring has a lease agreement with the county for the space that they have at the airport. One of the things that was requested was that a lease hold agreement be established with the county which was referred to the County Attorney. There was a meeting with representatives from both of the Glider Groups, including the FBO of the airport, County Staff and Officials trying to establish a process.

Mr. Rowland said he sent out a memo, based on results from the last Committee meeting, to the glider group that was in charge of gliders that are stored on the airport. He said, to date he doesn't believe that any of those gliders have moved off the airport.

Mr. Hanke said there was a response letter that said the gliders have parked there since 1970 and they have paid lease money to both Richmore Aviation and North American Flight Services. This year when North American Flight Services realized that that was not paying their lease agreement they backed off and left the gliders just sitting there. Mr. Hanke said they are sub leasing from North American Flight Service.

Mr. Rowland asked the committee members if anyone has seen a written proposal from Adirondack Soaring as far as the style of building, location or potential location of the building, what the building would be constructed of and what any agreement would be as far as the duration of the lease hold would be.

Ms. Raymond said it would be very helpful if the members of the committee could get a memo that tells what there is now and who it is owned by and what other glider people want to do and where they want to do it.

Ms. Raymond said she would also like to have a report on the issues that were addressed at the airport on a weekend when Mr. Rowland, Mr. Thompson and Mr. Hargrave went to the airport because of because of complaints that were received.

Mr. Hanke said on January 27, 2011 Mr. Ritchey, via certified mail, received a letter of intent and shop drawings for the hanger.

Mr. Mahony said he would like to be a part of the process to help identify what is existing there now, so everyone can have a clear understanding of the activities.

Mr. Mahony said if Adirondack Soaring submitted a letter outlining their past communications and what they would like to do in the future would that meet the committee's needs? Ms. Rowland said it would be appropriate.

Mr. Mahony said he would form the letter and submit it to the committee on behalf of the Adirondack Soaring Club.

Mr. Thompson requested that Mr. Ritchey forward a copy of the shop drawings to all committee members.

Mr. George Hanke asked who was benefiting from the hanger that was built at the airport? Mr. Ritchey said that is part of the fixed based operator. Mr. Hanke asked when the hanger was built did the lease go up? Mr. Ritchey said no; it was a replacement for a hanger that was there before.

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

Respectfully submitted,  
Chris Sansom