

Buildings and Grounds Committee Minutes
January 9, 2012 – 3:00 p.m.

Present: Chairman Rowland; Supervisors Hargrave, Jenkins, Lucia, Lewza, Wright, Veitch, Southworth, Kinowski and Wood; Spencer Hellwig, Administrator; Ryan Moore, Mgmt. Analyst; Steve Dorsey, County Attorney; Jason Kemper, Planning; Joseph Ritchey, Tom Speziale, Public Works; Robert Kingsbury, Data Processing; George Hanke, Tim Hanke, 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. Jenkins the minutes of the December 12, 2011 meeting were approved unanimously.

Chairman Rowland announced the appointment of Mr. Wright as committee Vice Chairman.

Mr. Ritchey said the following are on going projects from 2011 and he is requesting approval of the funds for 2012 to continue them.

a. Acquire easement – 8 Wyndham Way	\$ 6,296
b. Off airport obstruction removal	\$ 4,047
c. Taxiway lights and apron rehab design	\$190,033
d. Airport Rules and Regulations	<u>\$ 2,438</u>
	\$202,814

Budget accounts as follows:

Appropriations:

1-50-513-7091 – Land Acquisition	\$198,767
1-50-513-7092 – Infrastructure	<u>\$ 4,047</u>
	\$202,814

Revenues:

1-50-3592 – State Aid	\$ 4,852
1-50-4592 – Federal Aid	\$184,376
1-5099.M – Fund Balance	<u>\$ 13,586</u>
	\$202,814

Mr. Ritchey said the acquisition of the easement at 8 Wyndham Way has not been settled yet; the off airport obstruction removal still has some tree plantings and seed work to be done; the taxiway lights and apron rehab design project is just getting underway as

ordered by the county last October; the rules and regulations have been worked on diligently and this is what is remaining in that contract.

On a motion made by Mr. Hargrave, seconded by Mr. Lucia the above resolution was approved as outlined. Unanimous.

Mr. Rowland said there is a meeting scheduled with the Technical Advisory Council on January 19, 2012 in the Public Works Office at 1:30 p.m. A member from each of the Soaring Clubs has been requested to attend.

Mr. Dorsey distributed a copy of a proposed lease for Adirondack Soaring Group, Inc to all committee members for their review.

Mr. Dorsey requested a resolution authorizing the Chairman to enter into a lease agreement with Adirondack Soaring Group, Inc., subject to the terms and conditions outlined in the proposal.

Mr. Dorsey said the lease would start at the earliest, February 1, 2012. A request was submitted to the FAA on November 1, 2011 seeking their approval of the location and as of today the approval has not been received. The lease would run until December 31, 2027 and it would coincide with the expiration of the Saratoga Soaring lease

The lease for the first year will be \$3,017.22, which will be pro-rated through the end of the year. Future rent will be subject to an annual adjustment based on the increases in the consumer price index, which will be kept at 5% per year. The lease will be based on the entire 45,000-sq. ft. space.

Mr. Dorsey said a Public Hearing would be held on Wednesday, January 11, 2012 at 4:50 p.m.

A motion was made by Mr. Wright, seconded by Mr. Hargrave to approve a proposed lease with Adirondack Soaring Group, Inc, subject to the terms and conditions as outlined in the proposal. Unanimous.

Mr. Ritchey said after much negotiation and the County Administrator working with the Office of Court Administration, they are proposing that one of the Justices move into chambers on site at the Court House. Off site office space will have to be rented as well, as there isn't enough room for two Justices there. Four proposals were received, with Roohan Building, Inc. as the low bidder.

A motion was made by Mr. Lucia, seconded by Mr. Jenkins to approve a resolution authorizing the Chairman to enter into a lease agreement with Roohan Reality. This is for Supreme Court Justice office space previously leased to the County for Justice Frank Williams. The terms are 1,666 sq. ft., for five years at a cost of \$3,100 per month with an annual increase of 3%, which includes utilities, taxes and cleaning. Unanimous.

Mr. Kinowski asked if either party could opt out of the agreement at any time? Mr. Hellwig said, yes, that is written into the agreement.

Mr. Rowland said the county has saved approximately \$35,000 by keeping one of the Judges Chambers on site.

Mr. Rowland said there has been a request to add Argyle Flight Instruction Services to the Airport sign. This is an individual who currently conducts flight lessons out of and through the fixed based operations, but he is on his own.

A motion was made by Mr. Hargrave, seconded by Mr. Wright to approve a request to add Argyle Flight Instruction Services to the airport sign. Unanimous.

Mr. Veitch said at the December Technology meeting Mr. Kingsbury brought up the fact that the county has, in several different places, wiring that was installed years ago for various technology connectivity services that hasn't been removed in quite some time. Mr. Veitch said one of the goals of the Technology Committee is to upgrade the wiring. With the current financial situation there isn't any money in the budget to do that, so what is being proposed is that some of the old wiring be removed and sold as scrap. Whatever funds are recovered from that would be used for the purchase of new wiring. Mr. Veitch said he has spoken to Mr. Ritchey about removing the wiring.

Mr. Kinowski said earlier last year the Trails Committee began a process to discuss Spruce Mountain and turn it into a trail. At the time there was some consideration in working with the DEC, but that has all gone by the wayside. Currently a parcel of land is being looked at consisting of approximately eight acres, which is county owned land on the top of Spruce Mountain. Part of the land stores the new radio tower and emergency radio communications equipment.

Mr. Kinowski said it is the desire of the county to seek a small subdivision and give that subdivision of approximately three acres to the DEC in return for something. The county is not able to gift anything, but there can be a fair exchange of value made. What DEC has offered to do for the county is to give a mapped survey of the entire area, blaze and mark the entire trail. This will provide the county with a fully surveyed map of the property and DEC has the funds to help resurrect the tower.

Mr. Kinowski proposed the following resolution:

That the Saratoga County Board of Supervisors endorse the concept of subdividing the real property owned by the County of Saratoga bearing tax parcel #85-1-24 in the Town of Corinth, for the purpose of selling a portion of said tax parcel containing the Spruce Mountain Fire Tower to the State of New York; and

authorizing the Chair of the Board to execute any applications or documents necessary to apply to the Adirondack Park Agency and the Town of Corinth for subdivision approval of tax parcel #85-1-24 in the Town of Corinth;

and authorize the Chair of the Board to execute any and all documents necessary to effect, complete, file and record any subdivision of tax parcel #85-1-24.

A motion was made by Mr. Jenkins, seconded by Mr. Wright to approve the above resolution as outlined. Unanimous.

Mr. Lewza said the Town of Milton has land that is within the airport boundaries. He said he would like to set up a meeting with DEC to discuss the Karner Blue Butterfly and moving them to a new location. Mr. Lewza inquired as to whether the committee would like to join him in a meeting with the DEC to address the issue.

Mrs. Southworth suggested that discussions should first take place with the Long Range Capital Planning consultants at the airport.

Mr. Rowland said that it should be coordinated with the consultants, DPW and the Chairman of the committee.

Mr. Lewza said he would be moving forward to schedule a meeting with DEC to represent the Town of Milton.

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

Respectfully submitted,
Chris Sansom