

Buildings and Grounds Committee Minutes

October 2, 2012 – 3:00 p.m.

Present: Chairman Rowland; Supervisors Hargrave, Jenkins, Barrett, Lewza, Wright, Southworth, Veitch, Yepsen, and Wood; Spencer Hellwig, Administrator; Ryan Moore, Mgmt. Analyst; Steve Dorsey, County Attorney; Tom Speziale, Keith Manz, Public Works; Karen Levison, Public Health; Hans Lehr, Mental Health; Jason Kemper, Planning; Kate Maynard, Saratoga Springs; Mayor Johnson, Saratoga Springs; Mike Churchill, McFarland Johnson; Sonny Bonacio, Bonacio Construction; Mike Ingersoll, LA Group; 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 August 13, 2012 meeting were approved unanimously.

Mr. Rowland said a request has been made to authorize the execution of a consultant agreement with McFarland Johnson for professional services related to the Airport Master Plan Update Study in the amount of \$361,375.

Mr. Manz said this request has been budgeted and double checked by Clough Harbor since it was over the threshold for the master plan which is going to take place over the next two years. McFarland Johnson is the consultant that has been used all along for the airport, he said. The county share will be 5% or approximately \$18,000.

A motion was made by Mr. Wright, seconded by Mr. Lewza to approve a resolution authoring the execution of a consultant agreement with McFarland Johnson for professional services related to the Airport Master Plan Update Study in the amount of \$361,375. Unanimous.

Ms. Maynard from Saratoga Springs presented a brief power point presentation with regard to the proposed pedestrian walkway across the Woodlawn Office Building Parking Lot to Railroad Place.

Mr. Lewza asked what the cost to the county would be for the project. Ms. Maynard said the cost to the county as it is proposed will have no impact on the county.

Mr. Hargrave said with the maintenance of the pedestrian connection area it is stated that for many reasons including liability, it would not be desirable to the County to have the City or a private property owner maintain the property. He said it appears that the county is being asked to open this up to the public and accept a liability if someone gets hurt on it.

Mayor Johnson said he would foresee the easement being predicated upon the City of Saratoga Springs holding the county harmless for any injury on the easement parcel. He said in terms of maintenance, the City of Saratoga Springs is willing to take over the maintenance of the easement portion.

Mr. Barrett said he supports the proposed pedestrian walkway in Saratoga Springs and would be more than happy to help in working out the issues to see the project get completed.

Mr. Rowland said the committee would take action at the November Buildings and Grounds committee meeting, giving the committee time to review the proposal.

Mr. Lehr gave a brief overview on the report on the relocation of the Mental Health Offices as follows: He said there were a number of proposals with three finalists which included Dr. Kercull, Mr. Parillo and Dr. Starnes. The lease for the current Mental Health facility will be terminated as of May 31, 2013. All three proposals have remodeling and renovations connected with them, he said. Dr. Kercull has a building connected with it and that becomes an issue because of the City cycle of planning, design review and zoning. A big issue in terms of the three proposals is parking, where there are a lot of staff and patient parking needs. He said the lease terms become important because the County at some point may want to build a building, rather than lease a building because it would be considerably less expensive for the county in the long term, compared to leasing, he said.

Mr. Lehr said currently the Mental Health Clinic is renting approximately 2,000 sq. ft. of space at a rate of \$24.45 per sq. ft.; Alcohol Drug Program is renting approximately 4,200 sq. ft. of space at a rate of \$22.31 per sq. ft.; and Friendship House is renting approximately 3,200 sq. ft. of space at a rate of \$10.31 per sq. ft. Collectively the rate is \$21.22 per sq. ft., he said. A handout was distributed to the committee outlining the individual proposals for the Mental Health Clinic relocation.

A motion was made by Mr. Hargrave, seconded by Mr. Barrett to go into Executive Session for the purpose of discussing contracts. Unanimous.

On a motion made by Mr. Jenkins, seconded by Mr. Wright the meeting returned to regular session. Unanimous.

A motion was made by Mr. Wright, seconded by Mr. Hargrave to authorize the County to enter into a lease agreement with Saratoga Prime Properties, LLC for the lease of the premises known as 135 South Broadway, Saratoga Springs, for a term of 5 years, with an option to renew for two additional five year periods, commencing on or about July 1, 2013 at a base annual rental of \$28,151 per month, plus taxes, water and sewer charges, rubbish and snow removal, property insurance, daily cleaning and minor maintenance and repairs for the initial five year term of the lease, with the base annual rental to increase by 3% every two years during any renewal period. Unanimous.

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

Respectfully submitted,
Chris Sansom