

## Buildings and Grounds Committee Minutes

June 8, 2009 – 3:30 p.m.

Present: Chairman Thompson; Supervisors Hargrave, Hunter, Jenkins, M. Johnson, Rowland and Wormuth; Spencer Hellwig, Mgmt. Analyst; Dan Butler, Animal Shelter; Joe Ritchey, Rick Gardner, Tom Speziale, Public Works; Rich Campagnola, C.T. Male; John Bishop, Bishop-Beaudry; Hilton Tallman; Ms. Cappola; League of Women Voters; Press.

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

**On a motion made by Mr. Hunter, seconded by Mrs. Wormuth the minutes of the May 11, 2009 minutes were approved unanimously.**

Ms. Cappola presented a proposal for a 20-year lease for a portion of the County airport east of the current T-Hanger. The proposal does not have a business plan as the client had originally had a two-phase proposal, the first of which included the building of a hanger for his personal use. Phase 11 would include building hangers that would be sold to airplane owners. This lease would include only phase one to build a hanger for Mr. Tallman's use only.

Ms. Cappola said they are working with Mr. Speziale and Mr. Rider to get the lease ready to present to the committee.

Ms. Cappola said the requested lease would include a renewal every twenty years with the option to potentially lease the land forever.

Mr. Ritchey said two scenarios have been designated in the capital plan for development of both hangers and proposed in two phases. In conversations with the County Attorney it doesn't give them any rights to the second phase, as right now there is an agreement for just one phase. This lease is for hanger space only.

Mr. Ritchey said that North American has leased certain sections of the Airport. The proposal being made by Mr. Tallman is for a hanger in an area that has been designated in the master plan for this purpose. There are two already existing hangers and the proposal is for a third one. This is an area that has been determined by the FAA for future hangers, which is what Mr. Tallman is looking for.

The following questions were directed to the County Attorney's office for clarification:

1. What insurance would be liable for any accidents between hangers?

2. Is there a way to condition a time frame, so that if Mr. Tallman doesn't build within a certain time frame the county would not be bound to keep the property tied up for his use, should someone else want to come in?
3. How can Mr. Tallman sell hangers on leased property?
4. If the lease is broken, who is responsible?
5. Can the County enter into a lease for more than ten years?
6. If Mr. Tallman sells hangers, does he need to have leases with each individual owner?
7. If two of the owners go bankrupt, what liability do the other owners have?

Mr. Ritchey said his office would get answers from the County Attorney's office for the next meeting.

Mr. Butler gave a brief update of the Animal Shelter project as follows:

The site documents are ready and will be given to Mr. Ritchey for review. The architectural drawings are being finalized. The construction schedule has been established and distributed to all committee members for their review.

Mr. Bishop said CT Male is planning to send the bid documents to him by July 2<sup>nd</sup>. The final approval of the documents will then be presented to the committee on July 13<sup>th</sup>.

Mrs. Wormuth said at the subcommittee meeting there was discussion of finalizing everything approximately two weeks earlier which could put the project approximately a month ahead on the construction bids. This would allow the project to begin mid to end of September instead of mid October.

Mr. Bishop suggested his office could make a recommendation to the committee around August 26<sup>th</sup>. He said if there was any way to accelerate the award of the contracts, his office would see that the contracts are ready to go out the day after the Board of Supervisors approval.

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

Respectfully submitted,  
Chris Sansom