

Buildings and Grounds Committee Minutes

November 8, 2010 – 3:00 p.m.

Present: Chairman Thompson; Supervisors Hargrave, Jenkins, M. Johnson, Raymond, Rowland, Wormuth, Wood, Southworth and Collyer; Spencer Hellwig, Mgmt. Analyst; Dale Angstadt, Mental Health; Rick Gardner, Joseph Ritchey, Tom Speziale, Public Works: Press.

Chairman Thompson 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 October 5, 2010 meeting were approved unanimously.

Chairman Thompson opened up discussions with regard to the end of year lease expirations for Mental Health Offices.

Mr. Jenkins said after looking at an alternate site it was concluded that the tenants were not interested in leasing to Friendship House because they would have to have a place outside of the building for clients to go to smoke.

Mr. Angstadt said it would be a major problem if the clients at Friendship House were told that they could not go outside to smoke.

Mr. Jenkins said a second site was looked at, however, it needed some work to be done in the building. Ms. Raymond said it doesn't meet fire code either.

Mr. Angstadt said either the Alcohol Services or Friendship House can move at a distance further than the clinic.

Mr. Angstadt said it is important that the clinic (Cramer House) be close to the hospital.

Mrs. Raymond said the lease on Friendship House expires on December 31, 2010.

Mr. Thompson asked what the monthly payments were to the current lease of Friendship House? Mrs. Raymond said \$4,371.23/mo., and it was a five-year lease.

Mr. Angstadt made a recommendation to do a one-year extension of the current lease, and during that time the subcommittee that has been appointed work with the staff and do an active search for another property.

Mrs. Raymond said she would suggest looking for a place where you can combine both Friendship House and Alcoholic Services into one facility.

Mr. Thompson appointed a subcommittee consisting of Mr. Rowland, Mr. Jenkins and Mr. Hargrave to move forward to look for a new facility to house both Friendship House clients and Alcoholic Services clients in one building.

Ms. Raymond suggested renewing the current lease for nine months instead of twelve.

Mrs. Wormuth said she would like to have included in the lease that the building has to meet code enforcement requirements by the City of Saratoga Springs.

Ms. Raymond said that a request of a copy of the certification of inspection should be obtained from the Codes Department from the City of Saratoga Springs and that it be attached to the lease. If the City of Saratoga Springs has not inspected the building, it should, she said.

A motion was made by Ms. Raymond, seconded by Mr. Jenkins to stay at Friendship House for another year on a month to month basis at the newly requested rate of \$4,458.65/mo. and under the same terms and conditions with the provision that the County obtain a certification of fire safety from the Codes Department in Saratoga Springs. Unanimous.

Discussions took place with regard to the Clifton Park Satellite office as follows;

Mr. Thompson asked what the square footage of the building was? Mr. Angstadt said that there are two offices and a waiting area with approximately 900 to 910 sq. ft. of space. at \$1,250/mo.

Mr. Angstadt said that Friendship House and Alcoholic Services can be in the same building, but they would have to be segregated, with separate entrances and in different sections of the building according to regulations.

Mrs. Southworth said the facility in Clifton Park on Barney Road has had problems with the men's bathroom in the past. Complaints were made by people renting the building, stating that it had been an ongoing problem. Mr. Rowland asked that Mr. Gardner provide him with a contact name and number for the facility.

Mr. Gardner said that they have reached out to the owners of the facility and have been told that the problems have been resolved.

Ms. Raymond suggested that the lease for the Barney Road facility in Clifton Park be renewed on a month to month basis.

Mr. Angstadt said the satellite office in Clifton Park is so that individuals that have transportation issues and problems at that end of the county don't have to come to Saratoga Springs.

A motion was made by Mr. Hargrave, seconded by Ms. Raymond to renew the lease at the Barney Road satellite office in Clifton Park at the current rate of \$1,250/mo. for up to one year, on a month to month basis, with the stipulation that a certification of fire safety from the Codes Department in Clifton Park is obtained and attached to the lease agreement. Unanimous.

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

Respectfully submitted,
Chris Sansom