

Buildings & Grounds Committee Minutes
August 12, 2013 4:00 pm

Present: Mo Wright, Chairman; Supervisors Hargrave, Lucia, Raymond, Grattidge and Wood; Spencer Hellwig, County Administrator; Keith Manz, Public Works Commissioner; Tom Speziale, Public Works Commissioner; Steve Dorsey, County Attorney; Hans Lehr, Mental Health Director; Representatives from SmartWatt; Representatives from Christ Episcopal Church.

On a motion by Mr. Hargrave, seconded by Mr. Lucia the minutes of the July 8, 2013 meeting were unanimously approved.

Mr. Covell, President of SmartWatt made a presentation to the Committee on an Energy Performance Project. He explained the performance contract and how it would work. He was asked to provide a breakdown of each building. Mr. Wright said that presentation was to start a discussion and to listen to what the project would entail.

Mr. Manz asked for approval to add the name "Independent Helicopters" to the central sign at that airport. He said this is a company doing business at the airport. An agreement from 2005 states that anything that needs to be added to the sign this Committee would have to approve it. There is verification that they do business at the airport. There is no cost to the County as Independent Helicopters would pay for this.

On a motion by Mr. Lucia, seconded by Mr. Hargrave, approval was given to add the name "Independent Helicopters" to the central sign at the airport. (Committee Approval Only)

Mr. Manz asked for a six month lease extension for the National Resource Conservation Service. He said they are located in Building 5 and have 1,828 square feet. This will be a five year lease with a five year renewal. He is asking for the extension to get the 10 year paperwork worked out.

On a motion by Mr. Hargrave, seconded by Ms. Raymond, a resolution was unanimously approved to give a six month lease extension for 1,828SF at the current rate of \$19.67/SF for NRCS to allow time to process the 5-year lease renewal with a five year renewal option.

Mr. Wright stated last month the Christ Church requested use of County property for parking. He said the Committee asked them to come up with some additional information as well as asking the County Attorney to look into this matter. Mr. Dorsey said the church provided a survey map as well as a legal description of the area they seek to utilize. The site plan shows the ability to put in 21 parking spaces. Mr. Dorsey researched the possibility of an easement to this property and reported to the Committee what he found. The County Law states lease or sale of County property, such as the lease the County entered into with the Red Cross, has to be done by Local Law. Mr. Dorsey said it is possible to lease the property to the church but the Local Law process must be followed. The process would be drafting a local law, setting the date for a public hearing and then the Board would ultimately adopt it. The details of the law and agreement will be discussed between the County Attorney and the church with regards to the lease term and the amount of payment to the County by the church.

Mr. Wright said this will be a process the Committee has to go through and is doable. He told the representatives from the church that October would be the earliest it could be approved by the Board. Mr. Lucia said they have to follow the process. Mr. Crimi from the Church asked if they could receive a letter that this would likely happen and that this is the process so they could get zoning approval to move forward contingent upon this. Mr. Dorsey said the best documentation would be the minutes from this meeting. Mr. Wright said this Committee supports the Local Law and can start the process but can't guarantee that it will pass. Mr. Wright said he, the Chairman of the Board or anyone can guarantee that this will happen because you never know. Mr. Hellwig said the authority for the lease comes from the full Board of Supervisors. Mr. Lucia said it goes from this Committee, to Law and Finance and then to

the Full Board. The representatives from the church thanked the members of the Committee for working with them on this. Mr. Wright said the next step is for the Committee to recommend the Local Law. This will happen at the September meeting as long as the church works with Mr. Dorsey to come up with an agreeable figure and term.

Ms. Raymond made a motion to move forward to have a Local Law drafted for the purpose of leasing a portion of County owned property to the Christ Episcopal Church. The motion was seconded by Mr. Lucia. Unanimous.

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

Respectfully submitted,

Pamela A. Hargrave, Clerk