

BUILDINGS & GROUNDS COMMITTEE MEETING

May 12, 2008 – 3:30 p.m.

PRESENT: Chairman Hunter; Supervisors Jenkins, M. Johnson, Raymond, Rowland, Sausville, Southworth; Thompson; David Wickerham, Co. Administrator; Joe Ritchey, Ricky Gardner, Tom Speziale, DPW; Frank Zilka, Chris Scaringe, North American; Dan Butler, Animal Shelter; Mark Rider, Co. Attorney; David & Katrina Pacheco, Pacheco Ross Architects, Ken Helm, Mike McCarron, Saratoga Soaring Assoc.; Press

Chairman Hunter called the meeting to order.

Mr. Jenkins moved to approve the minutes of the April 7th meeting. Mr. Rowland seconded. Unanimous.

Mr. Ritchey stated the USDA Farm Service Agency has requested a letter of commitment to continue their lease on a month-to-month basis until a formal lease is executed. Their lease runs out September 30th, and the process they have to go through (a cost benefit analysis) to get a new agreement will not be done by that date, he said. He stated for the last five years, the rate was a flat fee plus extra work we have done. If we keep that same rate, it constitutes about a 3.9% increase from last year, and they are happy with that, he stated. He said this will be temporary until they can request a formal offer. They are located in Building #5, and I do not anticipate them being much longer than September, he said. **Ms. Raymond moved to continue their lease on a month-to-month basis up to six months. Mr. Rowland seconded. Unanimous.**

Mr. Ritchey reported that at the September 10, 2007 Committee meeting, the Committee approved the transfer of 1.14 acres of Airport land to the Milton Fire District contingent upon FAA approval, and we have just received FAA's approval for that. He said this will now have to go before Law & Finance and the full Board.

Mr. Ritchey gave an update on the Airport fuel island contamination study and remediation. He said they met with representatives of Richmor Aviation on April 16th, and Richmor has hired Precision Environmental. They will be doing extensive borings and a water sample analysis, and remediation will have to be done. He said DEC has approved this, and Precision is looking to start next Tuesday. He mentioned with DEC's approval process and the time it will take to put this plan in process, we are proposing not doing this until after the track season. It is our intent to help with our labor and equipment, he stated. Ms. Raymond asked what impact does that have on North American finalizing their lease on that site. Mr. Zilka said it is hypothetical until they get their borings done. Mr. Sausville asked if Richmor has committed to financing the cleanup, and Mr. Ritchey said they have not, but they are waiting the results of that study. Ms. Raymond asked how long the study results take, and Mr. Ritchey said about 30 days, and then we have to wait for DEC's approval. Ms. Raymond said if we wait until after August, that is nine months we are going without rent on that facility. Mr. Ritchey said agreements have been signed, and they will be in next month. Mr. Zilka said they have a

contingency plan in place. Mr. Rider said there will be an abatement if work on that site infringes the facility. Ms. Raymond stated she thought we were going to hold out on that lease until the lease on North American's facility was finalized, but apparently it happened anyway.

In giving an update on the Airport leases, Mr. Rider said last year, we had a subcommittee, hired a consultant and did our rules over and received recommendations on what we should be charging for our rental. We sent out an RFP for the old Richmor FBO location. When the RFP's came back in, none of the people who were interested felt they could pay that level of rental. He said the successful bidder did counteroffer. We said we wanted a standard rental for all of our properties at the Airport. By accepting North American's counteroffer, we used that to set a per square foot rental at .045 per square foot for land only and .9075 per square foot for building rental, he stated. In January, the Board authorized a lease at that rate. North American's existing lease was renewable, and the only term in the lease that changed was the rental which was subject to negotiation. The rental agreed upon is \$14,797/yr. Chairman Hunter said he faxed a letter to all Board members to make them aware of what was going on. **Ms. Raymond moved to accept this compromised offer. Mrs. Johnson seconded.** Discussion:

Ms. Raymond said when we began the process of the RFP, it was our intention to bring someone in with some sort of parity. Some things we inherited were less than fair and created some awkward situations. With North American's lease that just expired, it is their building that they constructed for a lot of money which reverts to us in which case asking for more money because they would be leasing our building would be appropriate, but on the other hand, it is their building and they paid for it, and because we didn't negotiate a lease that was clearer or more concise was our problem. I believe that the new lease will make it clear that at the end the next 20-year period, ownership of that building will revert back to the County, she said. We should recognize that because of the lack of good planning and clarity in the past, it will take us another 20 years to get to more parity. Mr. Jenkins asked if that lease has that 20-year clause, and Mr. Rider said yes. **The motion was approved by a unanimous vote.**

For Saratoga Soaring Association, Mr. Helm said the lease rates in this new lease have doubled. It is nearly a \$2,000 increase in our rental which seems excessive given that there are no services of any kind, he stated. He said \$2,800 is what they are paying per year. Ms. Raymond said it was the intent of the subcommittee not to create an unfair commercial advantage from one operation to another. Mr. Helm said they buy their fuel from the FBO, so they are actually contributing. Chairman Hunter appointed a subcommittee of Ms. Raymond, Mrs. Johnson and himself to discuss the Saratoga Soaring Association and Air Adventures, Inc. He said a meeting will be set up soon.

Mr. Ritchey requested a **resolution authorizing the Chairman to accept an FAA Airport Improvement Grant in the amount of \$73,150 for the Beacon replacement and consultant design work to clear identified off-site obstructions.** He said this grant is 95% Federal; 2.5% State; and 2.5% local, and the local share is \$1,925. **Mrs. Johnson moved to approve this resolution. Mr. Jenkins seconded. Unanimous.**

Mr. Ritchey requested a **resolution authorizing the Chairman to accept a NYSDOT Airport Improvement Grant in the amount of \$1,925 for the above work. Ms. Southworth moved to approve this resolution. Mr. Rowland seconded. Unanimous.**

Mr. Butler stated last Monday, Dr. Blaisdell and he met with Tom Petersen and toured the Latham Animal Clinic that their firm designed which is a nice place, very well thought out and a plain jane facility. A majority of the animals going into that facility have medical problems and are mild compared to some of the animals they get at the Shelter. He said he met with Tom Petersen and his group this morning to bring everybody up to speed. He mentioned there will be another meeting on Wednesday, May 28th at 9:00 a.m. in the Cornell Room of Building #5. He said if there is anything to report for next month's meeting, he will let Chairman Hunter know.

In discussing the proposed Public Safety Facility, Mr. Pacheco said he met with Public Health, Emergency Services and the Sheriff in flushing out the plan. He displayed a layout of the entire building, and he said not too much has changed. In meeting with OES and Public Health, no additional square footage was necessary, he said. He stated Katrina met with the Sheriff in May, and there were a few items he brought up as potential issues, he said. Mrs. Pacheco said the Sheriff was pleased with a number of items in the plan. He had a few comments about staff levels in the financial office that now has 2 people and needs room for 3 and the same with the civil office where he would like room for 3. She said he needed the civil office relocated in order to have a window in the public entrance of the lobby. In terms of space for those extra people, that may translate into extra square footage, but we want to talk to the Committee about that first. Mr. Pacheco stated this would be about 200 more square feet. Ms. Raymond asked how they would get that extra 200 s.f. Mr. Pacheco stated that is the issue. This is designed to be very uniform throughout, and as soon as we start doing jigs and jags, it becomes more expensive, he stated. Mrs. Johnson asked if there were any offices that could be left in the existing building. Mrs. Pacheco said the Sheriff looked at the report pursuant to last month's meeting, and he does not want to split up any of his operations.

A discussion was held on the size of the Sheriff's record storage. Mr. Sausville said with electronic filing, records storage may be smaller. Ms. Raymond said there are some things that are not allowed to be electronically stored. Mr. Pacheco said since we are only talking several hundred square feet, it is not an unreasonable request to consider finding some way to do this economically. Mr. Sausville asked the budget number we are working with, and Mr. Pacheco stated with hard and soft costs - \$13,799. Mr. Sausville asked if there was a plan for the existing building. Mr. Pacheco stated the Sheriff has a plan, and that is in the report that was prepared in March. Mr. Thompson asked who came up with the number of positions. Mr. Pacheco said the Sheriff did. Mr. Thompson asked if a study was done on population in the next few years. Mr. Pacheco said yes. Various officers expressed what their needs are now and what they would be in 10 years, he stated. Every department did the same thing, he said. Mr. Thompson asked if this building is a 20-year building, and Mr. Pacheco stated yes. He said there were 4 interrogation rooms initially, but the Committee requested 3. In the design, it worked out

better to have 4, and the Sheriff feels he needs 4, he said. Mr. Thompson said a major concern for him is another 200 s.f. at \$350/s.f. Mr. Pacheco stated the entire building is 72% larger than all the spaces these departments have combined. Mrs. Johnson said she feels space could be found in records storage. Ms. Raymond suggested that Mr. Pacheco work with the Sheriff to see where he can take the 200 s.f. from what is there. Mrs. Pacheco said they will go to the Sheriff and try to stay within the footprint.

Mr. Pacheco stated they haven't been paid as yet for the project. They have submitted bills for January, February, March, and one will be coming for April. They were originally sent to Emergency Services, he said. Mr. Ritchey said they are in the system, and the checks are scheduled to go out.

On a motion by Ms. Raymond, seconded by Mr. Jenkins, the meeting was adjourned.

Respectfully submitted,

Elaine M. Sodemann