

BUILDINGS AND GROUNDS COMMITTEE MINUTES

January 10, 2011 – 3:00 p.m.

Present: Chairman Rowland; Supervisors Hargrave, Jenkins, Raymond, Thompson, Wright, Southworth, and Wormuth; Spencer Hellwig, County Administrator; Joseph Ritchey, Tom Speziale, Public Works; Steve Dorsey, County Attorney; Joni Hanchett, Paul Brisson, Gateway House; Press.

Chairman Rowland 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 December 13, 2010 meeting were approved unanimously.**

Mr. Rowland announced the appointment of Mr. Jenkins as Vice Chairman of the Buildings and Grounds Committee.

Mr. Ritchey requested a resolution to re-appropriate funds from 2010-2011 for the following projects:

a. Acquire Easement – 8 Wyndam Way	\$ 7,221
b. Off Airport Obstruction Removal	\$133,068
c. Berm Construction – Legends Lane	<u>\$ 25,000</u>
	<b>\$165,289</b>

**Appropriations:**

1-50-513-7091 – Land Acquisition	\$ 7,221
1-50-513-7092 – Infrastructure	<u>\$158,068</u>
	<b>\$165,289</b>

**Revenues:**

1-50-3592 – State Aid	\$ 3,327
1-50-4592 – Federal Aid	\$126,414
1-5099.M – Fund Balance	<u>\$ 35,548</u>
	<b>\$165,289</b>

Mr. Ritchey said the first resolution involves 8 Wyndam Way, where the county is taking an avigation easement. The original budget was \$50,000, however, there are additional expenses because of a hearing to take place in mid March with costs incurred with a testimony and appraiser. The Judge will have to make the determination as to whether \$40,000 was a feasible compensation.

The second item is the airport obstruction removal, which is a tree removal project. The funds are to ensure all the plantings, the value of the trees, condition of the grass, and those specifications are met into next year.

The third item is the construction of a berm due to visual and noise impacts. It is the intent to find materials as inexpensive as possible.

Mr. Thompson asked if the berm was going to cost \$36,800? Mr. Ritchey said that is the value of constructing the berm. Mr. Ritchey said his department is looking for \$25,000 because they don't know exactly how much fill they are going to use. They are proposing a combination of sand and clay.

Mr. Hargrave asked what kinds of trees are being proposed? Mr. Ritchey said, approximately 10-ft. evergreen trees.

Mr. Thompson asked how high the berm would be? Mr. Ritchey said the berm is going to be 10ft. Mr. Thompson suggested 6ft. trees, which would make the berm 16ft. and would reduce the cost.

Mr. Rowland asked if the proposed 10ft. trees are the same trees that are currently being put up around the airport with the easement as it is now. Mr. Ritchey said, yes.

Ms. Raymond asked, if we re-appropriate \$25,000, where is the other \$12,000 coming from? Mr. Ritchey said, we anticipated having a savings where we find our own fill.

Ms. Raymond asked how many feet the berm was? Mr. Ritchey said approximately 100ft.

Ms. Raymond asked if it had to be a berm or could it be fencing? Mr. Thompson said, fencing would cost a lot more and this is a continuation of a berm that is already on one end of the runway.

Ms. Raymond asked if a precedent was being set, where there would be four berms, one at each end of all the runways. Mr. Thompson said, no because the others are already done. This berm would just be for the houses that are in the vicinity. Ms. Raymond asked if this was it? She stated, we could be looking at spending a lot of money, which is not reimbursable from the FAA. Ms. Raymond said that she doesn't want to see the same situation in a year from now with neighbors at the end of another runway and asking for and expecting to get the same consideration.

Mr. Rowland clarified by saying, this is a jet blast zone so you are mitigating noise in that area. Typically, the jets take off from that area on the runways. Mr. Thompson said there are very few times that they will use the other runway. He said the jets take off from the least end of residential and they come in the same way.

Ms. Raymond said, she is concerned that the costs be kept down. She does not want to see the county plant trees that will require cutting the tops off in five years because they are too high. Mr. Ritchey said they would not plant any tree that had the potential of penetrating the easement.

Mr. Thompson asked when the building of the berm would begin? Mr. Ritchey said probably in the Spring. The project still needs to be cleared by the DEC.

Mr. Rowland asked Mr. Ritchey to keep the committee apprised of how the project is proceeding.

**A motion was made by Mr. Wright, seconded by Mr. Thompson to approve a resolution to re-appropriate funds from 2010-2011 for projects at the county airport as outlined above. Unanimous.**

Mr. Ritchey requested a resolution to amend resolution 221-10 (Authorizing lease of premises for Mental Health Outpatient Program) to include 40% share of the expenses for town, county and school taxes, lawn maintenance, snow removal, community water and sewer use fees, garbage pickup and pest control.

Mr. Ritchey said the resolution did not include the past due expense costs of the owner. In conversation with Mr. McNeary we were able to come up with an estimate that would be under \$10,000/yr. for those expenses.

Mr. Thompson asked if this was in the lease? Mr. Rowland said it was in notes of discussion that was given to Mr. Gardner when it was put forth.

Ms. Raymond said with the additional money, we are still saving approximately \$100,000 over the five-year lease.

Mr. Hellwig said, in addition, the lease that was in Clifton Park for \$15,000 is gone, and that by itself would cover the additional costs.

Ms. Raymond said she was uncomfortable with having a county truck and county employees on private property mowing and plowing. The public perception is going to be that we are using public funds on private property.

**A motion was made by Ms. Raymond, seconded by Mr. Hargrave to approve a resolution to amend resolution 221-10 to include a 40% share of the expenses for town, county and school taxes, lawn maintenance, snow removal, community water and sewer use fees, garbage pickup and pets control on premises leased for the Mental Health Outpatient Program. Motion passed by the following votes: Ayes – Rowland, Hargrave, Jenkins, Raymond and Wright – Naye – Thompson.**

Mr. Thompson said the Red Cross Building on Rowland Street is currently in the care of the Town of Milton. He said they will be turning it back over to the Board, working the same type of contract that they had with the Red Cross, which is at a cost of \$1 a year.

Mr. Thompson introduced Mr. Brisson from Gateway House of Peace, a charitable Hospice, not for profit organization, which was established in 2006. The vision is to start a home much like a few other homes throughout the capital region to serve the terminally ill who live alone and cannot live safely in the house they are in.

Mr. Brisson said currently there are eight patients that are waiting for a home to go to because there is only one in all of Saratoga County.

Mr. Brisson said the vision for a future partnership with Saratoga Care is to acquire additional support and resources from the local medical community, as well as to bolster marketing and community outreach activities.

Mr. Brisson said the former Red Cross building is an ideal site for Gateway House of Peace, due to its location, layout, size and condition.

Mr. Brisson said coming up with \$500,000 to buy property and build a building and outfit it properly is completely impossible for them to do. Taking a building that is currently available and just needs to be retrofitted, working with skilled craftsmen and plenty of materials and volunteers can be done.

Ms. Raymond said generally when the county forms a relationship with a non-for profit and outside agency, we ask that you provide some information about staffing, budget, etc.

Mr. Brisson said they have had tremendous support of area businesses from as far away as Stoney Creek, Hadley, Lake Luzerne areas as well as in Saratoga.

Mr. Rowland said this committee and the Board of Supervisors voted to lease the building to the town of Milton for \$1 a year. The town of Milton will have to relinquish that, he said. Mr. Thompson said in February they would do that.

Mr. Hellwig said if the committee wanted to take action, they could make it contingent upon the Board of Supervisors approval.

Mr. Thompson recommended that this request be sent to all supervisors for their review.

Mr. Dorsey said in order to avoid the county law requirements that the county sell or lease excess property to the highest bidder, it is going to require a local law.

Mr. Rowland asked as part of the agreement, would it be like any other funded agency in the county that it would require some formal declaration of salary?

Mr. Hellwig said before the funding is awarded, the county requires an audited financial statement. The committee has established a list of requirements.

Mr. Brisson said everyone that works at Gateway House of Peace is a volunteer. However, they are working to possibly bring in outside partners to help facilitate the funds that would be necessary to pay for a House Director to maintain the house and train volunteers.

Mr. Rowland said the Town of Milton will need to relinquish the property and then a local law will be drafted by the county Attorney for the February meeting. A public hearing will be setup for March. Mr. Rowland said the terms of the lease will be the same as it was for the Town of Milton.

Mr. Rowland said he would like to establish a subcommittee to handle some communication issues with the airport including the fixed base operator and the glider operations. Mr. Rowland appointed Mr. Thompson, Mr. Jenkins and himself to the subcommittee to help alleviate communication concerns. There will be a review of the agreements with the soaring clubs, fixed based operators, and the County Public Works Department. Mr. Rowland said the Buildings and Grounds committee approved a contract with a company in order to do a business plan for the airport, which will all be a party and a parcel to that.

Mr. Thompson said the issue is that the Gliders are exempt from having radios. If they had a radio in the Glider, they could talk to any other aircraft coming in. He said the problem is if a Jet were to run into a Glider.

Ms. Raymond asked if the county could make it a condition that if an individual is gliding at the County Airport they must have a radio? Mr. Thompson said possibly.

**On a motion made by Mr. Hargrave, seconded by Ms. Raymond the meeting was adjourned.**

Respectfully submitted,  
Chris Sansom