

Buildings and Grounds Committee Minutes  
December 10, 2012 – 3:00 p.m.

Present: Chairman Rowland; Supervisors Hargrave, Jenkins, Lucia, Barrett, Lewza, Wright, Collyer, and Sausville; Spencer Hellwig, Administrator; Keith Manz, Public Works; Hans Lehr, Mental Health; Steve Dorsey, County Attorney; Ryan Moore, Mgmt. Analyst; Jeremy McDonald, Conway & Kirby; Mike Churchill, McFarland Johnson; 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 November 8, 2012 meeting were approved unanimously.**

Mr. Rowland said the City of Saratoga Springs has requested a pedestrian walkway across the Woodlawn Office Building Parking Lot to Railroad Place.

Mr. Dorsey said the County Attorney's Office recommends that a survey be done and that subdivision maps are prepared.

Mr. Rowland said that he doesn't believe the proposed traffic pattern will work. He suggested having DPW give a valid opinion as to whether the driving areas are properly lined and defined.

Mr. Wright said if this is for the City of Saratoga Springs they should be the ones to pay for the survey. Mr. Hellwig said he has had discussions with the Chairman and County Attorney with regard to the fact that at some point the county expects to recover those costs.

Mrs. Southworth stated that an agreement should be in place before the funds are expended.

Mr. Hellwig said it is expected that any costs incurred will be paid for by the City of Saratoga Springs.

Mr. Rowland said the City of Saratoga Springs specified that they did set aside some funds either through the builder or the city in order to accomplish the need.

Mr. Manz suggested having the City of Saratoga Springs conduct a survey and then DPW could definitively look at the line markings.

The committee agreed to have the County Attorney contact the City of Saratoga Springs to conduct the survey.

Mr. Manz requested a resolution and budget amendment to award the Maplewood Manor Cogeneration Decommissioning Project to Stilsing Electric, Rensselaer, New York for the

amount of \$105,865. He said work would begin in 2013. There were five bids with Stilsing Electric as the lowest bidder.

**A motion was made by Mr. Jenkins, seconded by Mr. Lucia to accept a bid made by Stilsing Electric in the amount of \$105,865 to complete the Cogeneration Decommissioning Project at Maplewood Manor. Unanimous.**

Mr. Manz requested a resolution for a lease extension for Judge Ferradino's office space in Stewart's Corporate Offices on Route 9. He said the lease will be extended on a yearly basis for a maximum of three years, with an opt out clause of 60 days. The rent will be \$2,110/mo., plus \$923.12/mo. for operating costs.

**A motion was made by Mr. Lewza, seconded by Mr. Lucia to approve a resolution to extend a lease agreement for Judge Ferradino's office space in Stewarts' Corporate Offices on Route 9. Unanimous.**

Mr. Dorsey requested a resolution for a revised 10 year lease agreement for the Frank Parillo property for Mental Health. He said when resolution 207-12 was adopted a few months ago it set the rent at \$28,151/mo. and it was to be inclusive of renovations which were thought to be \$900,000. Mr. Dorsey said it turns out that it was just an estimate by way of example. The estimated renovations are to be anywhere between \$822,000 and \$1,000,130. Mr. Parillo has no idea what his exterior renovation costs are going to be until he goes through the Planning Board approval process in Saratoga Springs. The revised proposal would be to start out with a rent of \$28,151/mo. for three years and then would begin to escalate in year four at a rate of 3% and every two years thereafter. To pursue this revised rent it would be to amend resolution 207-12 to reflect that this would be the actual rent and authorize the Chairman to sign a lease accordingly.

**A motion was made by Mr. Barrett, seconded by Mr. Wright to approve revising resolution 207-12 as outlined above for the 10 year lease agreement with the Frank Parillo property for Mental Health. Unanimous.**

Mr. Hargrave thanked Chairman Rowland for his leadership on the Buildings and Grounds Committee. Mr. Wright seconded.

Mr. Rowland thanked the committee for their support and hard work this year.

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

Respectfully submitted,  
Chris Sansom