

Buildings & Grounds Committee Minutes
January 14, 2020 – 4:00 p.m.

Present: Chairman Matthew Veitch; Committee Members Alan Grattidge, Ed Kinowski, Mike Smith, Benny Zlotnick; Supervisor Tara Gaston and Chairman of the Board Preston Allen; Spencer Hellwig, County Administrator; Steve Dorsey, County Attorney; Keith Manz, Tom Speziale, Public Works; Turner Bradford, McFarland Johnson.

Chairman Veitch called the meeting to order and welcomed all in attendance.

On a motion made by Mr. Smith, seconded by Mr. Grattidge, the minutes of the November 12, 2019 meeting were approved. Mr. Zlotnick abstained from voting.

Mr. Veitch announced the appointment of Mr. Smith as committee vice chair.

Mr. Bradford from McFarland Johnson distributed a handout and gave an overview of the Airport Projects.

Perimeter Fence Design: This was a 2019 grant from the FAA and the project is currently under design. Existing fence will be replaced and the areas that currently do not have fence will have a fence constructed. The fence will go out to bid in spring in anticipation of a 2020 construction grant from the FAA. This project is part of the Karner Blue Butterfly mitigation phase I.

Taxiway Design: This is a 2019 design grant from the FAA. The plan is to bid it for a 2021 grant. This will complete partial parallel taxiway for runway 23 and decommission taxiway D for glider staging.

Snow Removal Equipment Building: This is a 2019 NYSDOT grant for both design and construction. This will construct a storage building for snow removal and mowing equipment. Design has begun and construction scheduled for 2020.

Land Acquisitions: The plan is to apply to the FAA for a 2020 reimbursement grant to obtain easements on off-site obstructions. An EA was completed and obstructions identified. They talked to all of the property owners that had obstructions on their properties. Seven property owners have expressed interest. The obstructions are trees and avigation easements would be purchased from the property owners. There were some property owners that have not expressed interest however the most critical ones have. Mr. Zlotnick requested the list of property owners who have expressed interest.

T-Hangar: This is a 2015 NYSDOT Design and Construction grant. This was previously bid however the bids came in above the grant amount. They have applied to DOT for additional grant funds and the request currently sits at the Comptroller's office.

Mr. Manz gave a brief update on the construction of the new Public Safety Facility. Mr. Manz said that the building should be substantially complete with a certificate of occupancy around March 23rd. Completing all of the IT wiring and connections will take some time and therefore

the earliest possible time for employees to move in would be the end of April or possibly May. 911 cut over is very crucial. Mr. Kinowski suggested that a grand opening be organized for some time in May. Mr. Manz said that he can provide a monthly update on the status of the project.

Mr. Manz gave a brief overview of the upcoming capital projects. There are four non highway capital projects in 2020.

Removal of Building 5 Solar panels: Mr. Manz said that the panels were installed approximately 1977 and the solar panels stopped working in the late 80's. It is deteriorating and unsightly. Clark Patterson Lee is doing the design for this project. Budget is \$375K. Mr. Veitch said that he has an older report on the solar panels and can forward it to the committee.

Replacement of boilers in the DPW facility: Mr. Manz said that there are two boilers in the mezzanine. They are approximately 28 years old. Buildings and Grounds department will install the new boilers. Budget is \$40K.

Reconstruction of Building 1 Supervisors Parking lot: The lot will be patched, resurfaced and restriped. Budget is \$50K.

Rehabilitation of the County Farm Road Water Tower: This holds 100K gallons of Village of Ballston Spa water which serves the County Farm Road facilities, Animal Shelter, Jail, Sheriff's and DPW. This was put out to bid in July 2019. The project will take 6-8 weeks and will include structural repairs, interior and exterior relining, and repairing a leak. Budget is \$1.35M Mr. Kinowski suggested hiring a company to complete non-destructive testing techniques as part of ongoing maintenance of the tower.

Mr. Veitch said that he has made a request to improve the technology in the main committee room (blue room). Possibly setting up flat screen monitors etc. for presentations. Mr. Veitch said that this conversation led to technology improvements that are also needed in the board room. For example the projectors are old and replacement bulbs are extremely expensive, the audio system in the board room is not great and in need of improvement. There has also been space constraints on Law & Finance day for seating in the blue committee room.

Mr. Dorsey presented the next three resolution items. Mr. Dorsey said that pursuant to County Law §218 the Board of Supervisors is required to provide chamber space for the resident Supreme Court judges. There are currently four judges. Judges Crowell and Walsh are in Building 3 and there is no more room for additional judges in this building. Judge Nolan has been occupying space on Broadway in Saratoga Springs for several years. The County Administrator worked with Judge Felix Catena, the Administrative Law Judge for the 4th Judicial District, and space was recently found for Judge Freestone at 60 Railroad Place. The space is a little over 2,100 square ft. and is large enough for two judges. Judge Kathleen Hogan, Court of Claims Judge and 4th Judicial District's Supervising Judge will be moved from their South Broadway Office to the new space and the NYS Unified Court System will sublease half of the new space. IT infrastructure was installed on January 2nd and the Judges moved in on January 6th. In order for the landlord to be paid, a special meeting of the Board will be held on January 15th after the Agenda Session to approve the lease and sub-lease of 60 Railroad Place.

A motion was made by Mr. Smith, seconded by Mr. Kinowski, to authorize a lease agreement with Railroad Place Partners, L.P. for a property located at 60 Railroad Place, Suite 100 in the City of Saratoga Springs for chambers for Judges Freestone and Hogan. Unanimous.

This is a two year lease at a cost of \$3,700 per month with an option to renew for an additional 2 years for \$3,800 per month.

A motion was made by Mr. Grattidge, seconded by Mr. Kinowski, to authorize a sublease agreement with NYS Unified Court System for Judge Kathleen Hogan's Chambers. Unanimous.

Mr. Dorsey said that this is a two year agreement for \$1,850 per month with an option to renew for an additional 2 years for \$1,900 per month. Half the cost of the lease of the office space.

A motion was made by Mr. Smith, seconded by Mr. Kinowski, to authorize a 2-year lease extension agreement with 431-433 Broadway LLC for Judge Nolan's chambers. Unanimous.

Mr. Dorsey said that this agreement does not need to go to the special meeting as there is still some time left on the existing lease. This will be brought to the January 21st meeting. The rent amount will remain the same as the previous lease.

A motion was made by Mr. Zlotnick, seconded by Mr. Grattidge, to authorize an agreement with Clark Patterson Lee in the amount of \$20,000 for professional services associated with improvements to Building #3, Saratoga County Court. Unanimous.

Mr. Manz said that this building needs better handicapped accessibility. A study and detailed design of the improvements will be completed by Clark Patterson Lee. This is fully reimbursable to the County so no budget amendment is required.

On a motion made by Mr. Kinowski, seconded by Mr. Smith, the meeting was adjourned unanimously.

Respectfully submitted,
Therese Connolly
Deputy Clerk of the Board