

BUILDINGS & GROUNDS Transcript

11-1-2021

SPEAKERS

Chad Cooke, Darren O'Connor, John Lant, Sandra Winney, Michael Hartnett, Matt Veitch, Several Supervisors, Dick Lucia, Jon Zilka

Matt Veitch

All right. Good afternoon, everyone, and welcome to the Buildings and Grounds Committee meeting, November 1, four o'clock. Attendance has been taken. We do have a quorum. And so the first item on the agenda is approval of the minutes of the October 4, 2021. Meeting. Could I have a motion for that?

Dick Lucia

So moved.

Matt Veitch

Is that Supervisor O'Connor?

Darren O'Connor

I'll second it, I think that was Dick Lucia that made the motion.

Matt Veitch

Oh, Supervisor Lucia.

Darren O'Connor

I'll second it. O'Connor.

Matt Veitch

Alright, Supervisor Lucia made the motion and Supervisor O'Connor made the second. Any discussion? All in favor say aye.

Several Supervisors

Aye.

Matt Veitch

Any opposed? All right, carried. All right. Next on the agenda is a North American Flight Services hangar at the Saratoga County Airport. And I'll have Commissioner Cooke, give a brief overview.

Chad Cooke

Thank you, Mr. Chairman. Yes, I'll briefly introduce this and then we have representatives here from North American that can get into more detail. But essentially, they approached me last month, with a request to construct a new hangar behind their existing hangar, which would also require an amendment to their lease. So not only for the area, which the lease encompasses, but also they have requested to begin new 40 year leases for both the West and the East lease. So the resolution that would be I guess, forwarded along to Law and Finance, based on this item would be to advertise for a public hearing. I believe a lease of property for this length of time requires a public hearing. And we're talking about amending a lease, they have an existing 40 year lease, I believe we're talking about amending it for an additional 40 years beginning in December. So as far as the details related to that, I can turn it over to the folks in North America at this time. If that's appropriate.

Matt Veitch

Sure.

Chad Cooke

Okay.

Jon Zilka

Hello, I'm Jon Zilka. I'm here with North American flight services. Yes, so we have a strong demand from our existing tenants for a new heated hangar so that's what we're proposing to do. So in order to spend our private money on this hangar to be at the County Airport, we're also requesting a lease extension.

Matt Veitch

Okay. Thank you. And I guess I would just say from the perspective of the County Attorney, just maybe just overview why we need to do a public hearing on this. I think we've done these leases before, but he's done some research and has some information to give us so go ahead.

Michael Hartnett

Thank you, Supervisor and good afternoon. Yes, that's correct, under the general municipal law 352-A under lease, contract or agreement for a definite term, any lease or contract agreement for the use of a publicly owned airport by a private entity for a fixed term, which can be for a maximum of 40 years, does require a public hearing prior to entering into that lease so I suggest or advise that any resolution from the committee at this stage would be to establish a public hearing date to consider that lease amendment. Thank you.

Matt Veitch

All right. Thank you. And I just have one other question I guess that's maybe for Commissioner Cooke, rather than for you, Jon, is what is the difference between having as I look at the documentation that was put out on the public agenda, an East lease and a West lease, do we know why we did that or what the reasoning for that is?

Chad Cooke

I don't know the history there in terms of why other than the fact that they're not connected, right. So there was, there are group of hangers on the east side and there are a group of hangers on the west side, or at least one hanger on the west side. Right. So I think that's probably why they were separated up like that.

Matt Veitch

Yeah. I mean, I'm just wondering if it makes sense to combine the, if it's the same company for the same thing that they're doing now for a period that's 40 years why wouldn't we combine those into one? I mean, is there a reason North America wouldn't want that or?

Jon Zilka

No, I'm in favor of it.

Matt Veitch

Okay. So maybe the public hearing would be on a single consolidated lease for North American for the airport for a period of term of 40 years. That makes sense that work for you guys.

Chad Cooke

I guess the only difference there would be we own the bild, the county owns the buildings, I believe in the East lease so we're talking about at least one hanger on the west lease would be owned by North American. I don't know if that distinction would require separating them into two leases, but

Matt Veitch

I just think the language could be written to show that Okay, right. Alright, so really, this is just setting a public hearing. So I don't think we need to vote on this at all right, we just send it up to Law and Finance for setting public hearing. I mean, we can vote on that, I guess.

Michael Hartnett

It could be a resolution for this committee to forward to Law and Finance to consider.

Matt Veitch

Let's do it that way. Could I have a motion for that?

John Lant

I'll make that motion.

Matt Veitch

Supervisor Lant. Is there a second?

Darren O'Connor

I'll second it. O'Connor.

Matt Veitch

Thank you, Supervisor O'Connor. Motion and a second. Any further discussion?

Sandra Winney

This is Supervisor Winney, I came in on the tail. Yeah, I come in on the tail end of that. So I'm gonna wait and see, you know, I'll watch the minutes and see when it comes up to Law and Finance to go over this, because I think I kind of missed most of the conversation about it.

Matt Veitch

Okay. Thank, well, thank you, and welcome. And so I guess that'll be marked down as an abstain on that one. But,

Sandra Winney

Yeah.

Matt Veitch

For the rest of us who are here, any further discussion? All in favor, say aye.

Several Supervisors

Aye.

Matt Veitch

Any opposed? Proposed? We have one abstention and matter carries. Thank you. Alright, and then next on the agenda is the security camera and door access standardization resolution. So we'll have a commissioner Cooke again on that one.

Chad Cooke

Thank you. So this is something that we've done a few times at the County, I remember doing it a couple of times at the Sewer District and essentially, what it what it allows us to do is contract directly with a vendor for services and equipment for the purposes of efficiency and economy. Right. So for this particular resolution, we're talking about a few companies that manufacture security equipment and cameras, for building security and a vendor that we use Eclipse Networks Solutions, I believe it is, we recently installed a new security system at the new Public Safety Building. And the purpose of this is to allow us to essentially expand that system to other areas in the County. And by standardizing with these companies, we do leverage some efficiencies, right? So we can have equipment on the shelf only for, you know, manufacturers associated with the equipment we have, as opposed to having several different pieces of equipment from several different manufacturers. So we realize some efficiencies there from that standpoint, as well as from the compatibility standpoint, by purchasing and installing equipment that is compatible with those systems that we currently have in place. So this is not unprecedented by any means, we've done this in the past, and we did work up the draft resolution, which may require some tweaking, but at least you know, what you have in front of I think is the bulk of what we are proposing to do here.

Matt Veitch

Alright, yeah, I think that sounds good. And I agree, I think the more especially when it comes to higher technology and those types of things, you know, standardization is good, because, you know, again,

there's multiple different ways of, you know, doing the same thing. And companies have their own proprietary software and equipment and things like that. And it's better to just try to standardize if possible. So I think this is a good, a good resolution to go forward. Before we move it on to Law and Finance, I would note that in the resolution that is attached to the agenda, this would require a three fifths vote of the of the weighted vote in order for this to go through at the board level, just as a note. So with that, I'll ask for a motion to move it on.

Darren O'Connor

So moved, Darren.

Matt Veitch

Supervisor O'Connor. Thank you. Is there a second?

John Lant

Second.

Matt Veitch

Supervisor, Lant, second. Any discussion? Hearing none, all in favor say aye.

Several Supervisors

Aye.

Matt Veitch

Any opposed? Carried. Thank you. And last on the agenda, any other business to come before the committee today? All right, hearing none, I'll ask for a motion to adjourn.

John Lant

I'll make that motion we adjourn.

Matt Veitch

Supervisor Lant. Is there a second?

Darren O'Connor

Second.

Matt Veitch

Second, and all in favor?

Several Supervisors

Aye.

Matt Veitch

All right, we're adjourned. Thank you very much. Have a nice day.

Sandra Winney

Thank you.

Darren O'Connor

Thanks, Matt. Thanks, everybody.

Matt Veitch

Thank you.