

Buildings & Grounds Transcript

11/29/2021

SPEAKERS

Chad Cooke, Sam Barth, Darren O'Connor, Sandra Winney, Matt Veitch, Several Supervisors, Dick Lucia

Matt Veitch

All right, good afternoon. Welcome to the Buildings and Grounds Committee meeting for November 29th. Attendance has been taken. We do have a quorum. First on the agenda is the approval of the minutes from the November 1, 2021. Meeting. Could I have a motion for that?

Dick Lucia

So moved.

Matt Veitch

Moved by Supervisor Lucia. Is there a second?

Sandra Winney

I'll second it. Supervisor Winney.

Matt Veitch

Second, Supervisor Winney. Any discussion? Hearing none, all in favor say aye.

Several Supervisors

Aye.

Matt Veitch

Any opposed? Carried. First on our agenda is a contract for cleaning services at the Mental Health Department effective on January 1, and we have Commissioner Cooke here to fill us in on the details.

Chad Cooke

Thank you, Mr. Chairman. Yes, this item was put out to bid. We had three responsible bidders. ACC, which is American Commercial Cleaning company, which is out of the Syracuse area, was the low bidder. Works out to be about \$23,000 a year change for cleaning services. And it's about it's about 9000 square feet or so that they clean at the mental health facility. So I think historically, this has been handled by a facilities maintenance agreement. But due to the the level of the the total for this contract that exceeds you know, I think we're going to be targeting more than \$15,000 range for facilities maintenance agreements or things that I'm going to approve with the public works. So this exceeded

that. So that's why we're bringing this here. It's maybe the first time this has been brought before buildings and grounds. So I'm seeking a resolution to contract with them. Effective, I believe it's effective January one.

Matt Veitch

Okay, thank you. So this is for a motion and resolution for American Commercial Cleaning company to provide cleaning services of the Mental Health Department effective January 1, with a low bidder of 23,000 approximately per year. I assume that this is in our budget for next year. It is okay, it's in the budget for next year. So I'll ask for a motion from the committee.

Darren O'Connor

So moved O'Connor.

Matt Veitch

Supervisor O'Connor. Is there a second?

Dick Lucia

I'll second.

Matt Veitch

Second Supervisor Lucia, any discussion? Hearing none, all in favor say aye.

Several Supervisors

Aye.

Matt Veitch

Any opposed? All right, carried. Alright, next we have an item for the Barth Aviation hangar at the airport. Again, we have Commissioner Cooke here to fill us in on what this is. And I think we're gonna have I don't know if we have a resolution today, but we will have some action for this. So go ahead, Commissioner.

Chad Cooke

Thank you. Yes, we Barth Aviation approached us last month, with a request to, with the possibility of constructing an 8,000 square foot hangar at the airport. Sam Barth is here from Barth aviation as well if you'd like to hear anything from Sam. But essentially, we're talking about locating the hangar looking at locating the hangar adjacent to the Adirondacks soaring club, we lease hangar space to them, so it'd be adjacent to that hangar and adjacent to a taxiway. I think what Barth aviation is seeking from the committee is more or less a, I think it's just a committee vote in terms of how the committee feels about Barth aviation, moving forward with, you know, putting together a feasibility study, essentially, in terms of their costs associated with constructing the hangar, what that looks like, and then come back to the board, back to the committee at a future date, when we would consider, ask the Board to consider a lease for that space. And I believe that it would follow a similar model we've seen in the past at the airport, where Barth Aviation would construct the hangar at their costs, and then proposed to turn over to the county, and then seek a 40 year lease of that facility. So we're not really seeking any formal

approvals at this point, I think we're just looking to more or less take the temperature of the committee in terms of moving forward in that direction.

Matt Veitch

Okay, thank you, Commissioner. So I guess the question I would have is, so it's a new hangar to be constructed at Saratoga County Airport? Is it just for aircraft storage? Is there maintenance happening there? What is the purpose of a new hangar and what would kind of be going on there? If we had it.

Sam Barth

Yeah. So it's pretty much just for our use only. So storage, will do a certain amount of, you know, flight instruction out of there but for the most part, we've got, you know, a larger client with, you know, some needs that, that she's got an aircraft that needs to be housed and, you know, we don't have the space available, currently. So.

Matt Veitch

Right. So no, no real maintenance or other.

Sam Barth

No, we maintain our current the maintenance facility at Saratoga County Airport, so it has no real need for maintenance facility.

Matt Veitch

Alright, great. I had another question but seems to escape me right now. So yeah, so it's just is this something that we've like kind of done before, Commissioner? I mean, just for a singular kind of client to have a hanger built for them? Or how does that kind of work? I'm not completely familiar with that.

Chad Cooke

So there, we were awarded a grant a few years ago for a T hanger. And there was some discussion at that point with North American agreeing to flip the rest of the bill right, for the construction of that hanger above and beyond what the grant award was for. That never came to fruition, but essentially, that's what would have happened in that case as well, where that would have been constructed and then turned back over to the county fully and then leased back to North American, so the only other example is with this is related to the hangar that North American currently is located in that was constructed by them. And they recently in the last couple of years, turn that over to the county and then the counties leasing that back to them so it would follow a model similar to that.

Matt Veitch

Okay, sounds good. Um, I guess I would ask is any of the members of the committee have any questions regarding this? I think what they're looking Yep.

Darren O'Connor

This is Darren. What are the terms of the leaseback?

Chad Cooke

The terms of the of the of a proposed lease Supervisor?

Darren O'Connor

Yeah, like the one that we're doing right now, you say that they transferred one before along the same kind of concept and we're leasing it back, you know, to the company, what are the terms of that lease so that we can have an idea of what the terms are expected to be this proposed hangar?

Chad Cooke

Sure. The current lease that in terms of North American, they have a 20 year lease, but they're proposing a 40 year lease North American. I think what Barth Aviation is would be asking for in the future would be to construct, the hangar, turn it over to the county with the assumption that they were going to be getting, they would be also beginning of 40 year lease for that player.

Darren O'Connor

A 40 year lease under what terms?

Matt Veitch

Supervisor, are you asking, like in terms of costs or?

Darren O'Connor

Yeah, what happens? I mean, you know, okay, we leased the hangar back to back to them. I, you know, I'm not familiar with this kind of transaction. Who pays? Who wouldn't? How much, if any, I mean, what's the deal?

Chad Cooke

Sure. So we have, we have an established rate that we, that we charge North American for, for the lease of airport facilities, we would use a similar model to determine a rate associated with the square footage of the hangar that that Barth would be leasing from us, as well as any land area associated with that hangar. So we would, we would use something that that we've used in the past as a as a template, for the terms for that for that lease.

Darren O'Connor

So the only, you know, possible argument against something like this, I guess would be, you know, that we would be, not be able to use that land for some other use, to the extent it might someday become appropriate for some other use. I mean, that's the only reason I could think of even for not being in favor of something like this.

Matt Veitch

Right. I mean, the hangar will be located on a on the airport property, obviously so the use would be, you know, aviation related, I think maybe where the, I don't want to go too far ahead of myself here, but I think what the question is, is more of a sense that the company will be building the hangar, right privately, but then turning it over to the County, the county will then own the hangar. Is that Is that where the question is?

Darren O'Connor

Oh, yeah. And we'd be getting money from them, you know, to so it wouldn't cost us anything to build, and yet we'd be getting lease payments from them while they're occupying the building for 40 years.

Matt Veitch

Right. So the benefit to the company is that they basically get a return on their investment to some extent, right.

Darren O'Connor

That's totally understandable. But you know, the so, you know, it sounds good to me, I, you know, I'm in favor of it, unless anybody can think of a reason why, you know, the county might not want to devote that property, just to this function. And, you know, if I didn't see anything like that, I would personally be in favor of something like this.

Matt Veitch

Yeah, so I think that's what they're looking for us to come up with today. So, you know, again, I'm fine. I'm fine with it. I think that this is kind of traditionally what we've done. I guess if there's any other committee members that have any questions, I would ask that or if they want to say, move forward. I think I think what Barth is looking for is kind of a direction, you know, do we do we move forward with this? Do they do a feasibility study to build their building? Or do we say we're not really interested in this and in or not? So, I mean, I think again, sewer Supervisor O'Connor, thank you and I'm, I'm okay with that moving forward, we'll see where it takes us basically, at that point. Any other committee members feel strongly one way or another?

Sandra Winney

This is Supervisor Winney it's going to be built for a bigger private airplane. Am I correct? They said it's a it's going to be built for a specific type of airplane.

Chad Cooke

Yes, the purpose of constructing the hangar Supervisor would be to house a plane for a particular client of Barth Aviation, it doesn't necessarily mean it's the only plane that can fit in there. It's just you know, they're building it large enough certainly to house that plane.

Sandra Winney

Okay, I understand that.

Matt Veitch

Go ahead, Supervisor.

Sandra Winney

I'm sorry. How big are we going with this airport?

Chad Cooke

I'm sorry.

Sandra Winney

I mean, how big does the county want to go with this airport? I mean, we refurbishing the old part and building another hangar, and now we're having another hangar put in there?

Chad Cooke

Yes, I think if you were to pull the aviation community, they would probably tell you that you can't have enough hangar space. I know, it's, you know, when I've talked to my counterparts that manage airports in other counties, you know, we're all hearing the same thing, right, there's just there's interest in constructing more hangars. You know, it's a, it's a, I guess a growing hobby, to some extent, and Saratoga is a great place to be and I think I you know, I think that's why we're seeing a lot of interest here is, you know, I think that's just the direction aviation is headed, I think, and, you know, it's a vibrant economy and, you know, people want to be here. So I think that's what we're seeing here as a result.

Sandra Winney

Okay. I'm thinking of the people in the Town of Milton, how they're, they're trying to keep this down and keep their around there, that so they're safe. Um, I just hope that's kept in mind. You know, because a lot of people in Milton don't want this expanded the way it is.

Matt Veitch

Well Supervisor, I certainly understand that. You know, and I would say that, you know, the, the, you know, I know that the biggest issue that they have is the runways. Again, this doesn't do any of that. The aircraft that would be stored would be able to fly off the existing runways, there would be no, it wouldn't be somewhere you have to make the airport larger in that sense for it. You know, I think that, you know, again, I I'm not I don't live in the Town of Milton, but I live nearby the airport, I definitely know that there's been increased traffic there this summer was very busy. And I'm sure that it has affected some of the residents there but at the end of the day, from the county's perspective, I think having, you know, our airport, you know, operate and have clients such as this come there with hangar space, I think it makes sense to move forward with at least in the short term. And then if, you know, as we get into our next, oh, it's not this year, but it will be in another couple of years, we have our master plan has to be reviewed again, in a couple of years, and that's when I think we take this kind of stuff up at that point. Again, I'm fine with them moving forward and exploring it because I think as a committee, we need to, we need to give them that, you know, afford them that ability.

Sandra Winney

I'd like to see what it comes about. But what the final answer for me is, I don't know until I see it. So

Matt Veitch

Okay. Understood. Supervisor Lucia, I think you've been waiting, waiting, waiting to go.

Dick Lucia

That's what I can't see her very good. That's why. No, I really don't have an issue with it at this point.

Matt Veitch

Okay, appreciate that. Thank you. Is there any other supervisor online? All right. So basically I think with that discussion, which I think was a great discussion. I appreciate I appreciate that. I think the direction will be to move forward. You know, we don't take a formal vote or anything on that. And then what whatever you guys come up with, bring it back to us and then we'll decide from there what the next step is at that point, you know, in terms of size, and location, and all that and if that all makes sense to us, we'll move forward from there. Otherwise, we will, we will have more discussion, I guess about it at that point. Any other questions from anybody else? Who's here? I guess hearing none, I appreciate that again, and we'll move on to the next agenda item, which is actually just a quick update on the, it says the time capsule update so I just wanted to quickly update on that. Back in July, I believe, at our commit, it might have been June, at our committee meeting I announced that one of our initiatives for the committee and the Buildings and Grounds Department was to work on relocating the time capsule and repairing the plaque that had fallen off of it, it was located in front of our parking lot, the Board of Supervisors parking lot on McMaster Street. So we had a couple of meetings, talked with Chad and the historian, Lauren Roberts, and we decided that we would relocate the time capsule which is actually from the County's bicentennial which was in 1992, from the area in front of the Supervisors parking lot down behind the near the County Treasurer's office, in that area, there is already an existing time capsule from the 911 events that happened at that time and we felt it might be a good idea to just kind of have those next to each other near each other so that we would know that that's what that was. The plaque had been removed from the stone that was there so we didn't actually know what that was, at first, when we were looking at it. But then that's what we found out that it was, so we discussed it with the Chairman, Chairman Kusnierz, and he gave the okay to make that move. And so if you see those cones out there in front of the boardroom, that's what that is, we're getting ready to move it. And we're going to have the historian you know, kind of capture it, document us moving it and hopefully at the end of the day, we'll have a new plaque on there that to replace the one that was deteriorated on the stone and possibly even do a small ceremony to kind of rededicate it in it's the new location. I think it's scheduled to be actually opened in 41, 250th. So 2041 is when it's actually scheduled to be opened. So we're not opening it. We're just moving it to the new location. And which I think is going to be a better place for it going forward. So, again, Administrator Bolger and the Chairman, we appreciate their support and talking with us on this and getting it done. So that's the one thing the other thing that we did talk about, which we'll probably will do next year, hopefully, is the bell. That's out there next to where the time capsule was, and, you know, possibly doing some sort of a movement of that as well, because at that location isn't really all that great right out there on the street. We're not really that those plans are not really developed yet. But sometime next year, we will talk more about it, keep everybody in the loop and make sure that you know, we have another nice little thing there to move that make that a better, better spot in front of the supervisors parking lot. So that is the update on that. Anybody have any questions? All right. Anybody have any other business for the committee for today? All right, hearing none, I'll ask for a motion to adjourn.

Darren O'Connor

So moved, Darren.

Matt Veitch

Second?

Sandra Winney

I'll make that motion.

Matt Veitch

All in. Alright. All in favor?

Several Supervisors

Aye.

Matt Veitch

All right. Thank you very much. We're adjourned. Have a have a good evening.

Darren O'Connor

So long. Thanks.