

BUILDINGS & GROUNDS COMMITTEE MEETING

April 7, 2008 – 3:00 p.m.

PRESENT: Chairman Hunter; Supervisors Jenkins, M. Johnson, Raymond, Rowland, Sausville, Southworth; Thompson; David Wickerham, Co. Administrator; Joe Ritchey, Rick Gardner, Tom Speziale, DPW-Bldgs.; Dan Butler, Animal Shelter; George Hodgson, EMC; Mark Rider, Co. Attorney; David & Katrina Pacheco, Pacheco Ross Architects; Press

Chairman Hunter called the meeting to order.

Ms. Southworth moved to approve the minutes of the March 10th meeting. Ms. Raymond seconded. Unanimous.

Mr. Jenkins stated his subcommittee met and recommended the Peterson Group Architects, of Ballston Lake, NY, for the design of the new Animal Shelter. He said they will deliver the original size of 27,000 sf.; meet the timeline we requested, and they projected a 30-year life for the building. He said their presentation was personal and had the lowest cost. Ms. Raymond said she was also impressed with them. **Ms. Southworth moved to authorize entering into agreement with the Peterson Group Architects at \$425,000 with expenses being paid on a reimbursement basis. Mr. Jenkins seconded. Unanimous.**

Mr. Speziale gave an update on the Airport leases. He said the County Attorney responded to North American on March 26th outlining their new lease rates for their west facility. He said for the east facility, it was vacated by Richmor with the exception of a 10,000 gallon fuel tank. North American completed a site inspection in early February, and fuel contamination was found in two of the soil borings. This was reported to DEC, and we are awaiting a letter from them on a direction on how to proceed with remediation of the contamination, he said. He said North American completed a structural inspection in late February, and aside from minor issues, the only major issues were three roof leaks in the main hanger. North American and DPW agreed to a letter of addendum where Saratoga County agreed to remedy these issues. **Ms. Raymond moved to approve this letter of addendum. Mrs. Johnson seconded. Unanimous.**

Ms. Raymond said when we sign the lease, when is it effective? Mr. Speziale said it will be retroactive from January 1. Mr. Sausville asked what the ramifications are for the County cleaning up the fuel contamination. Ms. Raymond said there would be none, as it is County land. Mr. Speziale said we can pursue Richmor for reimbursement of those costs. Ms. Raymond asked how deep did they drill, and Mr. Ritchey stated 14' around the fuel pump in an isolated area. Mr. Thompson said that is right above the aquifer. Mr. Sausville asked if we can recover our costs from Richmor. Mr. Wickerham stated our legal department would go after them. Ms. Raymond recommended that we move forward immediately to clean this up. Mr.

Ritchey said it was their intent to see Richmor's response. Ms. Raymond said we should not wait more than a week to 10 days. Mr. Sausville said if this situation comes up again, will North American be responsible for clean up? Ms. Raymond said tanks used in the future will be owned by the FBO and not the County. I am sure they will take care of whatever problems will arrive, she said. Mr. Speziale said there will be no below ground tanks permitted. Mr. Ritchey said they are trying to get Richmor to remove the lines and the pumps. Ms. Raymond said whatever it takes to make it happen should be done by June.

Mr. Pacheco distributed copies of their March 14th Report - Saratoga County Public Safety Facility Notes on Eliminated Sheriff Space. He said two spaces were eliminated in their entirety at the request of this Committee on 12/10/07 for a savings of 194 square feet: Item 26, Interview room #4 and Item 28, Interview Viewing room #2. The remaining reductions are the result primarily of office size standardization. The purpose of this standardization was to introduce parity across all the County office elements in the facility, i.e. every department head office was of similar size (Sheriff, Emergency Services Director, Public Health Nursing Director). Ms. Raymond asked if these department heads have seen this report and have given any feedback. Mr. Pacheco said he has not heard back from the Sheriff on this, and it did not involve OES and PHN spaces. There is the possibility the Sheriff could require a bit more space, he said. Ms. Raymond suggested the Sheriff be sent a letter asking if he has any comments in the change in space. Mrs. Johnson requested that Mr. Lent be checked with also.

Mr. Pacheco said for the vacuum sewer main at the site, they had an engineer look at the drawings on the original design of the system. He said the system has more than enough capacity. Ms. Raymond asked if they included what may come from the new Animal Shelter as well. Mr. Pacheco said they would need what the flows would be from the Shelter. He said if they could get the drawings of the existing pump station, it would be helpful. The easiest solution would be replacing the pumps with larger pumps, he said. We could have a tank next to the pump station that slowly pulls off the system, he said. Mr. Ritchey said they submitted all of the information they had. Mr. Pacheco said they need the size of the pumps that are there and possibly a picture of them. He said the cost scenarios would be minimal. He said there was a question whether or not to increase the size of the water tower, and the answer is no. He said they have been working on the floor plans, and he needs authorization to sit down with the department heads to share these plans. Chairman Hunter said they would be the best to handle that.

David and Katrina Pacheco displayed a presentation of the current design of the building. Mr. Pacheco pointed out there is more circulation than they had hoped for. Mrs. Johnson asked if there was an expected growth factor in the next 10 years. Mr. Pacheco said yes. The Dispatch area is sized for 15, and there currently are 12. In the records storage room, there is 33% more than what we have anticipated in 10 years out. He said he believes there is quite a bit of room for growth. He stated the Sheriff feels the offices should be bigger. The only solution is to add more square footage which means more dollars, he stated. He said they do not have all of the

furniture laid out in all of his spaces. Ms. Raymond suggested shrinking the sizes of the Administrative Assistant's and the Undersheriff's offices, if necessary.

Chairman Hunter requested the Committee members to give any questions to him, and he would submit them to Paul Lent.

Mr. Jenkins said in Moreau, their town building is too small. We have a court building which is overcrowded, and it contains a Sheriff's substation, he said. He stated the current Town Board feels renovation would be too expensive. He said the Town purchased a building on Reynolds Road in December of 2007 anticipating moving the Town Court to that location. Since that purchase, it was discovered there is not enough room in the building to meet the demands for which it was originally intended. In the interest of expanding to meet all of the needs of the ever-growing Town Offices, the Town Board proposed the following solution: *The Town of Moreau owns 10.23 acres of forest land at the corner of Butler Road and Redmond Road and is interested in swapping ownership of this parcel for forest land of the same acreage owned by the County, located off of Route 197, which, when combined with the proposed land swap, would give the Town enough land to build a municipal center. An exchange of these properties would have no tax or budget impact on Saratoga County or the Town of Moreau. Surveys of the properties would be required and provided by the Town. Home Rule Legislation would be required by the State Legislature.* They have been in contact with Senator Bruno's and Assemblywoman Sayward's offices, and meetings have been scheduled with them pending County approval.

Mr. Jenkins stated the entire Town Board requested him to present this to the County. He said the land they would trade is near the Hudson River which should stay green forever, and is about 1 ½ miles from the water plant construction. Ms. Raymond asked about the timber value on the land the Town would give up and on the land the County owns. It is important from a Countywide perspective to know we are swapping apples and apples. Mr. Hodgson said he has not looked at what the Town has growing on it. Mr. Sausville asked if it contained any wetlands. Mr. Jenkins said no, just down by the river. Chairman Hunter requested Mr. Hodgson to come back with a recommendation at the next meeting. Mrs. Johnson asked Mr. Hodgson how soon he could look at this, and Mr. Hodgson said he could do it quickly. Mrs. Johnson said we could have a special meeting if needed. Mr. Rider stated doing Home Rule Legislation is painful. Mr. Sausville said there is no guarantee you will get approval. **Ms. Raymond moved to authorize requesting Home Rule Legislation for this land swap contingent on a report from Mr. Hodgson. Mr. Sausville seconded. Unanimous.**

On a motion by Mr. Rowland, seconded by Mr. Sausville, the meeting was adjourned.

Respectfully submitted,

Elaine M. Sodemann