

BUILDINGS & GROUNDS COMMITTEE MEETING

January 7, 2008 – 3:00 p.m.

PRESENT: Chairman Hunter; Supervisors Jenkins, M. Johnson, Rowland, Sausville, Southworth; Thompson; Spencer Hellwig, Mgmt. Analyst; Joe Ritchey, Rick Gardner, DPW-Buildings; Mark Rider, Co. Attorney; Dan Butler, Animal Shelter; Press

Chairman Hunter called the meeting to order.

Mrs. Johnson moved to approve the minutes of the meeting of December 10, 2007. Chairman Hunter seconded. Unanimous.

Chairman Hunter appointed Mr. Rowland as Vice-Chairman of the Committee.

Mr. Ritchey requested a **resolution to reappropriate funds from 2007 to 2008 for the following multi-year projects:**

a) Acquisition of Airport Avigation Easements	- \$310,719.37
b) Rehab All Taxiways and Aprons, Hangar Replacement -	\$2,833,333.00
c) Airport Water Line Extension -	\$300,000.00
d) Replacement of Buildings #1 & #3 Roofs -	\$50,082.06
e) Jail Roof Top Units -	<u>\$24,000.00</u>
	\$3,518,134.43

Increase Appropriations:

Account #1-50-513-7091 – Land Acquisition	\$310,219.37
Account #1-50-513-7092 – Infrastructure	\$3,133,333.00
Account #1-50-000-7093 – Building Construction	\$50,082.06
Account #1-50-000-7094 – Building Components	<u>\$24,000.00</u>
	\$3,518,134.43

Increase Revenues:

Account #1-50-3592 SA Airport	\$2,827,767.69
Account #1-50-4592 FA Airport	\$295,183.40
Account #1-50-5099 M Fund Balance	<u>\$395,183.34</u>

\$3,518,134.43

Mr. Ritchey said the FAA has obtained 19 out of 39 identified parcels that they would like avigation easements for. He said they want them to attempt to get these easements now without eminent domain. He said they expect the roof of Building #3 to be done in a couple of weeks.

Mr. Sausville moved to approve this resolution. Mr. Jenkins seconded. Unanimous.

Mr. Ritchey said for the avigation easements, people do not realize what they are signing. He said usually, the obstructions are just trees. He said anticipated grants coming this year are for removal of obstructions, rehabilitation of the airport beacon, paving of the access roads, replace the Automated Weather Observation System, and reconstruct the entrance road, circular area and parking lot.

Mr. Ritchey requested a **resolution for 50% reimbursement to North American Industries for:**

- a) **Airport Environmental Assessment Study - \$16,000**
 - b) **Airport Structural Assessment Study - \$ 8,000**
- \$24,000**

50% County cost is \$12,000

Mr. Ritchey stated last year, the lease for the Fixed Base Operator (FBO) at the airport was up. The County went out for an RFP, and North American was selected as the vendor to run and operate the County-owned facility. North American also has a facility there (West facility). There is a West facility and an East facility. During negotiations, North American was requesting an environmental assessment study to be done on the East facility and also a structural evaluation. They have requested a 50/50 share in the cost of those studies, he said. He said the subcommittee involved in that felt it was reasonable, and the County Attorney feels it is acceptable. He stated North American is in the process of getting three quotes, and these are the lower of the quotes they have received so far. Ms. Southworth asked if this would set a precedent. Mr. Rider said this is a unique situation, as we are the landlord. Mr. Ritchey mentioned this was

not budgeted, but we are receiving some revenue and we are collecting rents from the tenants, and those revenues will offset that. **Mrs. Johnson moved to approve this resolution. Mr. Rowland seconded. Unanimous.**

Mr. Ritchey requested a **resolution authorizing the Chairman to execute a lease with North American Industries for the West facility at the following rates: \$0.045/sf for Land; \$0.9075/sf for Building.** Chairman Hunter said he received e-mail from Supervisor Raymond who feels there should be a time limit on the leases. She feels North American may not sign the lease for the old Richmor facility (East facility) to save themselves money. Mr. Rider said it is driven by the time it takes for the environmental assessment study. Mr. Ritchey said they were paying around \$11,394, and now it will be \$18,795. There is a possibility they will want to add additional space, he said. **Mr. Sausville moved to approve this resolution. Mrs. Johnson seconded. Unanimous.**

Mr. Butler stated he place a copy of the RFP for the proposed Animal Shelter in everyone's box. He requested permission to put this out to continue the evaluation phase. Mr. Jenkins asked what the projected dates were. Mr. Butler said 30 days to come back from when it goes out, and then the Committee will review it. Mrs. Johnson said she would like more time to read through it. Mr. Sausville asked how will we know what the estimated cost is. Mr. Ritchey stated they will bring you a new concept. They will price it as they go along, he said. Chairman Hunter questioned whether the \$8 million figure should be left in the RFP. Mr. Ritchey said it was common knowledge that is what it came back at the last time. Mr. Thompson suggested that figure be taken out of there. We do not want to spend hundreds of thousands of dollars on design work. Mrs. Johnson said each phase has to be agreed on before we go forward. Chairman Hunter said under Additional Information, why are we mentioning the existing Shelter at all? He said he believed DPW was going to demolish it, but that can be discussed later on. Mrs. Johnson suggested something be put in there about archeological things.

Mr. Sausville said would it be better for time and materials rather than a lump sum amount. Mr. Ritchey said it could go either way. I do not object to time and materials not to exceed an upset figure, he said. We have ended up doing lump sums, he said.

Chairman Hunter said if anyone has any suggestions on the RFP for the Animal Shelter, fax them to him at 882-5085 by Wednesday morning. If we can work this out without another meeting, we will go ahead and do that, he said.

Mr. Ritchey said the Courtyard has been revamped which was a difficult project with many delays, change orders, etc. That is now open and operational, and the ice melt system is working fantastic. He said there is still some detail work to be done. It will be carried over to the spring because that is when the plantings will be done and benches will be placed. He again mentioned the roof work done on Buildings #1 and #3.

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

Respectfully submitted,

Elaine M. Sodemann