

Agriculture, Buildings and Grounds Committee Meeting
Chenango County Office Building – Committee Room
Tuesday, January 21, 2020 – 10:00 am

Present Were: Chairwoman Dolores Nabinger, Supervisor John H. Lawrence, Supervisor Marjorie L. Davis, Supervisor Timothy Brown, Supervisor Raymond Wakefield, Jr., Planner Corey Katusha, Cornell Cooperative Extension Executive Director Ken Smith, Galena Growlers Coach Rob Baker, Public Facilities Director Julie Gates and Chairman Lawrence Wilcox.

Absent: Supervisor Stanley D. Foulds.

Chairwoman Dolores Nabinger called the meeting to order at 10:00 am.

Corey Katusha, Planner, Department of Planning & Development
Ag and Farmland Protection Board's Goals:

Mr. Katusha provided a copy of the Ag and Farmland Protection Board's goals for committee members to look over and stated that they did not require committee approval.

Ms. Nabinger stated that there was a lot of information for them to look over and that the committee members would look at them over the next few weeks and that if anyone had any questions they would ask that Mr. Katusha attend the next meeting to go over them.

Ken Smith, Executive Director, Cornell Cooperative Extension
Ag Development Council:

Mr. Smith stated that there was an issue with the printer the last time he came to this committee with copies of the proposed bylaw changes for the Ag Development Council. Mr. Smith stated that he would come back next month with completed copies for the committee members to approve.

Mr. Smith stated that they wanted to add outdoor recreation to the Ag Development Council's bylaws and that with the addition of outdoor recreation they would focus on promoting outdoor recreation in the county.

Mr. Smith stated that he would be attending the Syracuse Sportsman Show on January 25, 2020 and that he would take outdoor recreation pamphlets with him that promoted activities in Chenango County.

Mr. Smith stated that they have flyers already printed for fishing, hunting and camping. They will be producing videos and other flyers to promote snowmobiling, hiking and biking. Mr. Smith stated that they will be working to create as many flyers as they can to promote outdoor activities in order to increase tourism in the county.

Mr. Smith stated that they will be taking a look at how the State measures tourism and figure out how they track it to see if they can make an impact on tourism.

Rob Baker, Galena Growlers Mountain Bike Team
Use of County Property:

Mr. Baker stated that he was returning this month to officially ask for permission to use County owned property located off of Upper Ravine Road in the Town of Norwich. Mr. Baker stated that the property would be used by the members of his high school mountain bike team, the Galena Growlers.

Mr. Baker provided an overview of the Galena Growlers and national organization they belong to and the goals and values that both of the organizations instill upon its members.

Mr. Baker stated that they have insurance to cover their team members during the season, which runs from December 1st to June 15th of each year. Mr. Baker stated that the national organization also covers the land owners at the request of the land owners. Mr. Baker stated that property owners are also covered under NYS General Obligations Law section 9-103. Mr. Baker stated that this law protects landowners from liability as long as there wasn't any malicious intent on the land owner that would cause an injury.

Mr. Baker stated that there were people riding four-wheelers on the property and going on the property because it isn't posted. Mr. Baker stated that they teach the students that obtaining permission from the land owner is important and that they wanted the County's permission before they rode their bikes on it.

Mr. Baker stated that there was garbage being dumped on the property and showed a picture of debris and garbage located at the trail head to the property. Mr. Baker stated that the students would clean up the garbage and maintain the current trails on the property and that they would also like to make more trails on the property for the students to ride on for training. Mr. Baker stated that creating trails was also a part of a badging program at the national level and he would like his students to earn this badge. Mr. Lawrence asked if they would make trails without the County's permission. Mr. Baker stated no, they would seek the County's approval before making any new trails on the property.

Mr. Baker stated that it was a goal of his to connect trail systems to create a continuous loop of bike trails around the City of Norwich. Mr. Baker stated that he could use this trail system to host events and bring in tourists to utilize the trails for bike riding.

Mr. Baker stated that the students compete in races in other areas of the State and he would like to be able to host a race here. Mr. Baker stated that hosting a race here would bring in approximately 350 families. He would need a location large enough to provide camping facilities as well as a long enough trail system to host the event. Mr. Baker stated that he has been working with Bowman Lake State Park and accessing park owned property located on Bliven Sherman Road.

Following further discussion, Mr. Wakefield made a motion, seconded by Mr. Brown, to refer to the next BOS meeting in order to obtain a resolution that authorizes an agreement with the Galena Growlers Mountain Bike Team allowing them to use County owned property located on Upper Ravine Road in the Town of Norwich for mountain bike riding purposes and that said agreement shall be at the approval of the County Attorney. Carried.
Resolution to Follow

Further discussion regarding the promotion of recreational bike riding in the County occurred between Mr. Smith, Mr. Baker and committee members.

Julie Gates, Director, Public Facilities

Transfer \$100,000 from A1620.48 – Repairs to County Office Building Capital Project Account:

Ms. Gates stated that money was put into her budget in order to utilize it for the COB project. Ms. Gates stated that she was here to transfer \$100,000 into the COB renovation account.

Mr. Wilcox provided an update of the project to committee members.

Mr. Wilcox stated that they needed to have an initial assessment completed in order to get to a starting point for the project and that he believes they are at that point.

Mr. Wilcox stated that the cost to renovate the building was initially thought to be around \$7 million, however after they took a further look into things the cost rose to around \$15 million. Mr. Wilcox stated that it could end up being higher than that once the bids started coming in. Mr. Wilcox stated that there was asbestos removal to contend with and that the abatement process was going to be just as costly as the renovations themselves.

Mr. Wilcox stated that he knows people have been asking for an update or why this committee hasn't been as involved as some believe they should, however they really needed to have an understanding of what they were looking at first. Mr. Wilcox stated that his door is always open to discuss the project and that Mr. Craine, the County Treasurer, has been working on the financial aspects of this project.

Mr. Wilcox stated that they have \$500,000 set aside in the renovations account. Mr. Wilcox stated that they had hoped to be able to set aside more funds, however they had to contend with State mandates of around \$850,000 as a result of State budget mandates that were passed down to the local taxpayers. Mr. Wilcox stated that they can transfer around \$7 to \$8 million from reserves to the project, which would put them to a little over halfway to the total amount needed. Mr. Wilcox stated that they could look at borrowing the rest. Mr. Wilcox stated that borrowing money would go against the financial precepts established by the BOS.

Mr. Wilcox stated that engineers from B&L would be coming to the February Committee meeting to provide members with their recommendations for the COB renovations. Mr. Wilcox stated that they have to make the building more handicapped accessible as well as replace the roof and HVAC system.

Mr. Wilcox stated that they also needed to determine if a second opinion would be necessary before sending out an RFP for bids to renovate the COB.

Ms. Nabinger stated that some of the issue is that the County is paying B&L to guide them and they did not want to find out that the project will end up costing \$4 million or more than they estimated.

Mr. Wilcox stated he understood that and that after the engineers completed the building assessment and conducted the space allocation study they determined that the cost could be around \$15 million, possibly higher.

Mr. Wilcox stated that maybe they would need to complete the renovations in increments. They know that the HVAC system and the roof needed to be addressed.

Ms. Nabinger stated that it would be good to have the engineers in to address this committee and get to a starting point to begin the renovations.

Ms. Davis made a motion, seconded by Mr. Lawrence, to refer to the Finance Committee in order to transfer \$100,000 from Appropriations Account #A1620.48 – repairs to Capital Project Account #H1620.85 – COB Renovations. Carried.

Referral to Finance Committee

Soil & Water Grant Project – Cook Park:

Ms. Gates stated that she has been working with NYSEG and Soil & Water for electric upgrades to the park. Ms. Gates stated that she followed up with costs for electric to 12 additional sites. Ms. Gates stated that the cost quoted at \$72,500 was with trenching, backfill and restoration done by someone other than NYSEG. Ms. Gates stated that they have a previous quote from a few years ago to upgrade all 40 sites to 50 amps for \$96,800. Ms. Gates stated this was not feasible at this time.

Ms. Gates stated that NYSEG is limiting the amount of amperage to this area to what they have on the road that leads to Cook Park. Ms. Gates stated that if additional electric is required they would need to upgrade the service from State Hwy. 206 to Cook Park at a cost of around \$50,000 per mile. Ms. Gates stated that upon reviewing demands, the contractor and NYSEG felt that 600 amp service would work without running new service from State Hwy. 206.

Ms. Gates stated that they are suggesting to utilize the funds from Soil & Water to assist with getting the current service up to the 30 amps that it should be. Ms. Gates stated that once they get the service up to 30 amps, they could explore the possibility of upgrading to 50 amps.

Ms. Gates stated that she wanted to make sure the committee was okay with her getting quotes to proceed with getting the service up to the 30 amps that it should be. The Committee agreed to have Ms. Gates obtain quotes for this.

Ms. Gates stated that they have approximately \$23,085.28 of in-kind services provided by DPW and park maintenance staff towards the grant. Ms. Gates stated that Soil & Water has 50% of those funds, or \$11,542.64 to go back into the park for upgrades. Ms. Gates stated that they have suggested that the funds go towards the electric upgrades.

A discussion regarding what constituted the in-kind services dollar amount agreement occurred and Mr. Lawrence stated that he would check with Soil & Water to make sure that the in-kind match dollars were intended to be dollar for dollar or if it was 50% of the total of the in-kind match amount.

Cabin at Cook Park:

Ms. Gates stated that the company she has been working with has agreed to put in a cabin and split the rental fees with them 50/50. Ms. Gates stated if they charged \$50 per night, the park would keep \$25 and the cabin company would get \$25.

A discussion occurred regarding the cost of a new cabin and having BOCES build the cabin. Mr. Brown agreed to find out if BOCES could build a cabin and how much it would cost.

Updates:

Ms. Gates stated that the new storage shed for Cook Park was purchased and in place at the Park.

Ms. Gates stated that they completed the stump grinding at the park, with over 100 stumps having been grinded.

Ms. Gates stated that the COB lobby has information for Cook Park in it.

Ms. Gates stated that they installed a new hot water holding tank at Preston Manor.

Ms. Gates stated that they are short one maintenance person and that all custodial positions were filled at this time. Ms. Gates stated that they have two additional extra hire people on staff to assist them as well.

Other Business:

Ms. Davis provided the committee members with an article that published job opportunities in the ag industry that were available outside of traditional farming jobs.

Ms. Davis stated that they are still in need of signatures on petitions for the Whole Milk in Schools bill proposal and provided information for how to obtain petitions to take around for signatures. Committee members signed a petition that Ms. Davis had with her during the meeting.

Ms. Davis stated that Chobani was beginning the production of plant based, non-dairy related products and that unlike the almond “juice” industry they would be using non-dairy related terms while marketing those plant based products.

Adjournment:

Mr. Brown made a motion, seconded by Mr. Wakefield, to adjourn the meeting. Carried.

Ms. Nabinger adjourned the meeting at 12:00 p.m.

slh

**Agriculture, Buildings and Grounds Committee Meeting
Chenango County Office Building – Committee Room
Tuesday, February 18, 2020 – 10:00 am**

Present Were: Chairwoman Dolores Nabinger, Supervisor John H. Lawrence, Supervisor Stanley D. Foulds, Supervisor Timothy Brown, Supervisor Raymond Wakefield, Jr., Planning Director Shane Butler, Planner Corey Katusha, Public Facilities Director Julie Gates, Barton & Loguidice Sr. Engineer Susan Weaver and Barton & Loguidice Architect Zachary Comstock.

Absent: Supervisor Marjorie L. Davis.

Chairwoman Dolores Nabinger called the meeting to order at 10:00 am.

**Corey Katusha, Planner, Department of Planning & Development
2020 Ag. Tour Bus:**

Mr. Katusha stated that the Ag. tour will be held on July 24, 2020 this year and he is seeking approval to authorize an agreement with Eastern Travel to provide transportation services for the day and to transfer funding in order to pay for the charter bus fees.

Mr. Katusha stated that they invite legislators to attend the tour in order to show them what farming is like in the County. Mr. Katusha stated that this also provides an opportunity for everyone to talk about legislation that affects their businesses.

Mr. Lawrence made a motion, seconded by Mr. Foulds, to refer to the next BOS meeting in order to adopt a resolution that authorizes an agreement in the amount of \$900 with Eastern Travel for charter bus services for the Ag. tour. Carried.

Resolution to Follow

**Barton & Loguidice Sr. Engineer Susan Weaver & Architect Zachary Comstock
Draft Planning & Space Allocation Report for COB Renovation Project:**

Ms. Weaver stated that they began to look at the COB project the summer of 2018. Ms. Weaver stated that they looked at the physical conditions of the building and what immediate needs were necessary such as repairs and making the building ADA compliant.

Ms. Weaver stated that there was asbestos in the ceilings of the 60 wing. Ms. Weaver stated that the 60 wing was 44,000 square feet with three floors of sprayed on asbestos. Ms. Weaver stated that it made it difficult to open up the tiles as well as causing issues with roof repairs because the vibration of working on the roof would loosen the asbestos. Ms. Weaver stated that they would need to remove all of the walls in order to open up the ceiling to remove the asbestos.

Ms. Weaver stated that the HVAC system did not work properly in the 60 wing and in order to replace the HVAC system, the ceilings on all three floors needed to be opened up. Ms. Weaver stated that there were some areas of the 60 wing without heat all together.

Ms. Weaver stated that the coils in the air handling unit needed to be replaced due to damage from them freezing at some point in time.

Ms. Weaver stated that the roof is leaking and needed to be replaced along with repair work needed to the ceiling as a result of the roof leaking.

Ms. Weaver stated that they looked at adding two more floors to the existing 91 wing because that wing was built with the capability of adding two additional floors to it in the future. Ms. Weaver stated that logistically that was not economical to do. Ms. Weaver stated that it would be cheaper to repair the 60 wing and that there would not be enough space to accommodate all of the existing departments from the 60 wing. The additional floors would only provide 27,500 square feet of additional space and the 60 wing is 44,000 square feet.

Ms. Weaver stated that they looked at preliminary space needs assessment with input from all of the departments, Mr. Wilcox and Ms. Gates. Ms. Weaver stated that they looked at current and future needs. Ms. Weaver stated that they took a look at how all of the departments worked together and possible State funding that was available from various departments for renovations.

Ms. Weaver stated that the plan has DMV, the County Clerk, Treasurer's and Real Property Tax Services departments moving over to the ground level floor of the 91 wing. Ms. Weaver stated that those departments made the most sense to have on the ground floor for ease of access. Ms. Weaver stated that those departments would remain there making it so they only needed to be moved once, which would make the State requirements for the DMV office relocation easier because the State had to approve the location of those offices each time it was moved.

Ms. Weaver stated that the asbestos could be removed all at once or floor by floor depending on how the County wanted to proceed.

Mr. Comstock stated that following the space needs assessment they came up with a master plan for the entire building, including all three wings.

Mr. Comstock stated that the ground level floor of the 91 wing would house the DMV Office, County Clerk, Treasurer's and Real Property Tax Services Offices. Mr. Comstock stated that there would be a main lobby at that entrance to direct people to the correct location. Mr. Comstock stated that the public and staff bathrooms would be upgraded.

Mr. Comstock stated that the 75 wing elevator would be removed because it was unreliable and difficult to find parts for. A new elevator would be installed at the entrance to the 60 wing.

Mr. Comstock stated that the IT Department would be moved to the ground of the 75 wing in order to be centrally located within the building. They would raise the floor in certain areas to protect the equipment.

Mr. Comstock stated that the ground floor of the 60 wing would have a main lobby area with restrooms. AAOA and BOE would be located near that lobby area with the Personnel Office, Youth Bureau Office and additional space for the IT Department and DSS IT staff on that level.

Mr. Comstock stated that the second floor for the 91 wing would continue to house Behavioral Health Services. The first floor of the 75' wing will house a main lobby area with security staff and Environmental Health Offices. The first floor of the 60 wing will have a main lobby area coming off of the elevator and the offices for DSS. The floors would have secure office areas off of the main corridors. The general public would pass through the main lobby where security personnel will be located.

Mr. Comstock stated that the second floor of the 60 wing would house the Board of Supervisors, County Attorney, Board Clerk/County Auditor Offices, Public Health Department on remainder of the 60 wing and over into the 75 wing. There would be a main lobby area located in the 60 wing off of the elevator with a waiting area. All of the offices would be behind secure access doors off of that main lobby area. Mr. Comstock stated that people would go through security screening first and then go to the areas that they needed to go to.

Ms. Weaver stated that this was the general plan and that it wasn't written in stone. The County could choose to do this all at once or in phases.

Ms. Nabinger asked if the cost included all new windows and the asbestos removal. Ms. Weaver stated that it did.

Ms. Weaver stated that they did not have to move anyone but they looked at what made sense to do and the overall workflow of the departments in order to run things more efficiently.

Ms. Weaver stated that the HVAC system was the original system in the 60 and 75 wings and that they were well beyond their life expectancy.

Mr. Lawrence stated that the original quote was for \$6 to \$7 million and asked what had changed. Ms. Weaver stated that quote was just to look at the 60 wing with asbestos removal and adding two floors to the 91 wing.

Mr. Lawrence asked how much the project was now. Ms. Weaver stated that it was \$15 million for the entire project.

Mr. Lawrence asked how secure that \$15 million bid was. Ms. Weaver stated that they put together a conservative bid. They did not have detailed design so they kept it broad enough to include those details. Ms. Weaver stated that they work with their clients to get a budget established and not go over that budget.

Ms. Weaver stated that this was a construction bid with broad costs. Ms. Weaver stated that they could work with bid estimators to get those design details costs. Mr. Lawrence asked how much that would cost. Ms. Weaver stated that she wasn't sure, but it should be less than \$500,000.

Ms. Nabinger stated that they wanted to make sure that \$15 million didn't turn into \$19 million. Ms. Weaver stated that they understood that. There were ways to control some of that by simply stating in the bid that they would not go over in certain areas of the budget.

Ms. Weaver stated that this is a large enough project to get a lot of interest for bidders but timing was important. Ms. Weaver stated that the County should want to get this out in order to get ahead of school projects. Ms. Weaver stated that they needed to be proactive in getting contractors interested in the job.

Ms. Nabinger asked how long the project would take. Ms. Weaver stated about a year and a half. Ms. Weaver stated that a lot of this work could be done over the winter months that was beneficial to the project.

Mr. Lawrence asked what leverage would they have to keep the contractors on task. Mr. Foulds stated that you put specific language in the contracts. Ms. Weaver stated that they represent the owner, not the contractors so they would make sure that the contractors would meet their deadlines.

Mr. Lawrence asked if the departments and employees were happy with the space allocations because he did not want people complaining to them about the amount of space that they have. Mr. Comstock stated that the important thing that was done in determining this plan was having all of the department heads input from the beginning.

Mr. Lawrence stated that if the project was going to cost \$15 million or if it was going to cost \$19 million, so be it, but to keep it at that cost. Mr. Lawrence stated that he was not a big fan of cost overrun.

Ms. Weaver stated that they are looking at the County for their next step. Ms. Weaver stated that they have provided the best plan and the County now needs to decide how to proceed. Ms. Weaver stated that this could be done all at once or in phases. If the County was looking at doing this in phases, asbestos removal was a priority along with replacing the roof and elevator. Removing the asbestos needed to be completed in order to replace the roof and to install an elevator.

Ms. Weaver stated that they could go into schematics phases with the County and work on this project in phases if that's what the County wanted to do. Ms. Weaver stated that doing this in phases may end up costing more money in the long run because of rising costs over the years.

Ms. Nabinger stated that the Committee needed to meet with the County Treasurer in order to determine where to go from here based on costs and available funding options.

Mr. Lawrence stated that it was hard to want to proceed with this project at \$15 million because some of the taxpayers can't afford repairs to their own homes and here we are making decisions to use their tax dollars for this building. Mr. Lawrence stated that they needed to be careful with this decision.

Ms. Weaver stated that the County had to look for grant funding and rebate programs that are available as well.

Mr. Foulds stated that they need to look at the cost of relocating offices in the interim all at once and completing the project all at once versus doing this floor by floor and relocating offices in phases. Mr. Foulds stated that they needed to see those costs before determining the best way to proceed. Ms. Nabinger stated that they would need to work with Mr. Woodford, Mr. Wilcox and the Treasurer's Office to get some numbers put together in order for them to proceed.

Mr. Brown asked if it would be possible to use the airport building for staff relocation during the renovations. Ms. Nabinger stated that they could ask Mr. Woodford if that building was considered.

Julie Gates, Director, Public Facilities
91 Wing Heating System Bids:

Ms. Gates stated that they received the NYSERDA grant funds and that she was ready to send out an RFP for bids to replace the boilers and hot water tanks and software for the valve controls for the 91 wing.

Mr. Wakefield made a motion, seconded by Mr. Foulds to refer to the next BOS meeting in order to adopt a resolution authorizing the bid process for the replacement of the 91 wing heating system components. Carried.
Resolution to Follow

Updates:

Cook Park: Ms. Gates stated that she has been working with NYSEG and Soil & Water for electric upgrades to the park and received a quote from NYSEG in the amount of \$8,296.30. Ms. Gates stated that this would be for the removal of a 35" pole, install a 45" pole and new framing, remove secondary wires, install primary wires, and install primary riser and transformer.

Ms. Gates stated that there were 23 seasonal sites reserved for this year with 15 sites still open.

2019 Maintenance Requests: Ms. Gates provided the committee with a pie chart that portrayed the work requests by county departments and went over the chart together. DSS and the Courts had the highest number of requests for the year with 31% and 26% respectively.

Pump Replacement: Ms. Gates stated that the circulation pump in the 91 wing went bad and that they would be replacing that later today. Ms. Gates stated that the pump in the 60 wing also broke and they were looking into replacing that sometime soon.

Elevator Inspections: Ms. Gates stated that the elevators were all recently inspected and they discovered the UPS to the DSS Admin elevator wasn't working. Ms. Gates stated that they are in the process of getting quotes to replace the batteries and quotes to replace it.

Other

Agriculture Recognition Day:

Ms. Nabinger stated that March 20, 2020 was Agriculture Recognition Day in Chenango County and that the committee had a draft resolution in front of them for Board approval.

Mr. Lawrence made a motion, seconded by Mr. Wakefield, to refer to the next BNOS meeting in order to proclaim March 20, 2020 as Agriculture Recognition Day in Chenango County. Carried.

Resolution to Follow

Adjournment:

Mr. Brown made a motion, seconded by Mr. Foulds, to adjourn the meeting. Carried.

Ms. Nabinger adjourned the meeting at 11:32 a.m.

slh

**Agriculture, Buildings and Grounds Committee Meeting
Chenango County Office Building – Committee Room
Tuesday, May 19, 2020 – 10:00 am**

Present Were: Public Facilities Director Julie Gates, Clerk of the Board/County Auditor RC Woodford and Board Chairman Lawrence Wilcox.

Present Via Teleconference Were: Chairwoman Dolores Nabinger, Supervisor John H. Lawrence, Supervisor Marjorie L. Davis and Supervisor Raymond Wakefield, Jr.

Absent: Supervisor Timothy Brown and Supervisor Stanley Foulds.

Chairwoman Dolores Nabinger called the meeting to order at 10:00 am.

Julie Gates, Director, Public Facilities

Authorizing Award of Bid to Postler & Jaeckle Corp. of Rochester, New York for County Office Building-Related HVAC Repairs/Replacements:

Ms. Gates stated that the bid for the HVAC system was advertised and they received one bid on time in the amount of \$146,500 and another bid after the deadline for \$198,350.

Ms. Gates stated that she is requesting the committee to accept the bid that was received on time from Postler & Jaeckle in the amount of \$146,500.

Mr. Woodford stated that the matter needed to be referred to the Finance Committee in order to appropriate State NYSERDA Aid as part of the Clean Energy Communities Grant.

Mr. Wakefield made a motion, seconded by Ms. Davis to refer to the Finance Committee in order to accept and appropriate the funds for the bid received by Postler & Jaeckle in the amount of \$146,500. Carried.

Referral to Finance Committee

Updates:

Ms. Gates stated that they were in the process of finding Plexiglas and delivering PPE's to all of the county departments.

Ms. Gates stated that Cook Park was still closed until they hear something from the State. Ms. Gates stated that the manager was there mowing the grass, getting the water tested and making sure everything was ready for when they could open.

Mr. Lawrence asked if the County was still in a good position to move forward with all of the bids for the COB project because they did not know how short the county was going to be with funds this year.

Mr. Wilcox stated that the project was virtually on hold at this point. Number one because they wanted to see what space was needed. Mr. Wilcox stated that this whole exercise has cast a shadow onto how many employees they needed to have in the COB and they may be going back to changing the whole project out.

Mr. Lawrence stated that he did not want to say that the project was gone, but right now he thinks that they would be remiss to even proceed at all.

Mr. Woodford stated that he wanted to mention that given the onset of COVID and the CDC guidelines that are coming along as far as reopening, what they were starting to hear were some potential needs for down the road regarding social distancing procedures for things like empaneling a grand jury and the court system in general.

Mr. Woodford stated that this was somewhat related to the guidelines, but not entirely the same was in relation to John Cameron going before the Safety & Rules Committee in order to request space, possibly on a temporary basis, for the new Assigned Counsel Office staff. Mr. Woodford stated that the need for the space for the Assigned Counsel staff was one due to being housed in the Public Defender's Office that was a pretty small space and distancing was a problem, but two, removing that office from the Public Defender's Office. Mr. Woodford stated that they were in the process of making renovations to those offices in addition to the District Attorney's Office earlier in the year. Mr. Woodford stated that bids for that renovation project came in just about the time the lockdown started. Mr. Woodford stated that the bids were a little on the high side and given all of the unknowns, financially and otherwise as far as space needs, they have decided to step back from that renovation project for the time being as well.

Ms. Nabinger stated that she figured that they would be holding off on the building project because who knew what next year was going to look like.

Ms. Nabinger stated that some of the local campgrounds were opening and wondered why Cook Park was unable to. Ms. Gates stated she spoke with Environmental Health and the Department of Health and as of yet, they were going by what the State said.

Mr. Woodford stated that Cook Park did not have a permit to operate yet.

Mr. Lawrence asked if they thought that the campgrounds opened just because they wanted to open and they didn't need or were required to have a permit. Ms. Gates stated that she was also thinking that the campgrounds that were allowed to open were equipped with full hookups at each of the sites for the campers to connect to. Ms. Gates stated that they were able to hook those campers up in order to use water and septic that allowed them to stay in their campers to use those facilities rather than having to use public restrooms or shower facilities.

Ms. Gates stated that all of the campgrounds had to come up with a plan and have procedures in place to allow for social distancing.

Mr. Lawrence stated that may be correct because Kellystone Campground was only open to their seasonal campers that had their own restrooms and that social distancing was required when they were sitting around a campfire and other activities. Mr. Lawrence stated that Kellystone was not open for day use or transit use.

Ms. Nabinger stated that the East Sidney Dam Campgrounds were only open to seasonal campers as well and wondered why they couldn't open Cook Park to seasonal campers that had their own facilities in their campers. Ms. Gates stated that those other campgrounds had full hookups where Cook Park did not and they would have to use a dumping station and public restroom facilities.

Ms. Gates stated in order for them to operate they needed to have the permit approved and have the water tested. Ms. Gates stated that they are having the water tested and that she continues to look into when they will be able to open.

Other:

Authorizing Renewal of Cooperative Purchasing Service and Mutual Sharing Plans Agreement with DCMO BOCES:

Ms. Nabinger stated that they had to renew the purchasing agreement with DCMO BOCES.

Mr. Lawrence made a motion, seconded by Mr. Wakefield, to refer to the next BOS meeting in order to authorize the renewal of the purchasing agreement with DCMO BOCES. Carried.

Resolution to Follow

Proclaiming the Month of June “Dairy Month” in Chenango County:

Ms. Davis made a motion, seconded by Mr. Wakefield, to refer to the next BOS meeting to adopt a resolution proclaiming the month of June “Dairy Month” in Chenango County. Carried.

Resolution to Follow

Referrals:

Evaluate all Backfills and Positions for Essential Staffing:

Mr. Woodford stated that the referral was from the April BOS meeting where it was requested that each of the committees and departments take a look at their refill requests because right now they were working under a 50% staff reduction requirement. Mr. Woodford stated that there have been refill requests coming through committee during the reduction requirements and that some of the refill requests were put on hold because essentially they would be refilled by someone that was going to be sent home from work with pay.

Mr. Woodford stated that the other consideration to look into was to determine if they were eligible for FEMA reimbursement down the road and considered essential employees under the FEMA disaster declaration.

Other Discussions:

Mr. Woodford stated that they would be seeing discussion during other committee meetings relative to space needs or for some modifications and office moves to meet CDC guidelines for social distancing. Mr. Woodford reminded the committee that John Cameron would be going to Safety & Rules for at the very least additional temporary office space for his department.

Ms. Nabinger asked if some additional staff was starting to come back to work at the COB. Mr. Woodford stated that some additional staff has returned to work and that Matt Beckwith and Marc Flindt worked with Ms. Gates and other department heads to come up with a four phased reopening plan. Mr. Woodford stated that the reopening would be phased back in according to the plan and that the phases were determined by department and by functional groups. Mr. Woodford stated that for instance there were departments that have been in the building and functioning over the last couple of months and that the only difference was that there were two sheriff’s deputies stationed at two of the main building entrances who were screening people on their health conditions as they came in for their appointments. Mr. Woodford stated that the public was only allowed into the building at this time by appointment only.

Mr. Woodford stated that over time there would be more departments that would be becoming more fully functional in accordance to that plan. Mr. Woodford stated that he believed that the plan was sent out to all of the Board Supervisors.

Ms. Nabinger stated that she attended a webinar that Commerce Chenango put on with Mr. Beckwith and Mr. Flindt’s assistance. Ms. Nabinger stated that the webinar was very informative. Ms. Nabinger stated that she has

had a lot of phone calls from local business owners wondering how to reopen and what steps were needed. Ms. Nabinger stated that Mr. Flindt made a very good point during the webinar. He wanted to let local businesses know that if they had any questions about how to open they should call his office. Ms. Nabinger stated that Mr. Flindt wanted people to know that they should not be afraid and that the Health Department was not going to fine them. Their purpose was to get businesses back open, not to close them.

Ms. Nabinger stated that if people had a complaint about a business the Health Department would not fine them, they would contact the business in order to get them to comply. Ms. Nabinger stated that she thought that it was a well brought out point. The Health Department was not trying to close businesses, they were trying to help them open up.

Mr. Lawrence asked why the airport did not fall under the AB&G Committee. Mr. Woodford stated that at one point in time the airport did, by charter, fall under the AB&G Committee, however if they looked way back in history it was moved over to the Planning & Economic Development Committee because the Planning Department was instrumental in the operations of the airport and at one time the Planning Director was also the Airport Director for several years, back in the mid 1990's. Mr. Woodford stated that there was a much stronger tie to the Planning & Economic Development Committee and also simply using the common argument about the airport being an economic asset.

Mr. Lawrence stated that it must have been moved when the Planning Department had more staffing than it did now. Mr. Woodford stated that was during an era where there was more staff in the Planning Department but that was also during a time when part of the staff in the Planning Department was solely responsible for all of the Community Development Block Grant programs.

Mr. Lawrence stated that his comment was not to suggest that the Planning & Economic Development Committee was not doing an excellent job with the airport, it was just a curiosity on his part as to why the Buildings and Grounds weren't in the Agriculture Building & Grounds committee. Mr. Woodford stated that the point was well taken and at one point, by an amendment to the Board Rules, the airport building component was taken out of Agriculture Buildings & Grounds and that it was essentially purposeful because it was a little bit clunky to have one committee responsible for the airport operation and another committee responsible for the buildings on it. Mr. Woodford stated that it seemed to be a little more efficient because some of the airport programming was specific to those buildings.

Adjournment:

Mr. Lawrence made a motion, seconded by Ms. Davis, to adjourn the meeting. Carried.

Ms. Nabinger adjourned the meeting at 10:26 a.m.

slh

Agriculture, Buildings and Grounds Committee Meeting
Chenango County Office Building – Committee Room
Tuesday, August 18, 2020 – 10:00 am

Present Were: Chairwoman Dolores Nabinger, Supervisor John H. Lawrence, Supervisor Marjorie L. Davis Supervisor Raymond Wakefield, Jr, Supervisor Timothy Brown, Supervisor Stanley Foulds, Cornell Cooperative Extension Executive Director Ken Smith, Cornell Cooperative Extension 4-H Educator Erica Clark, Public Facilities Director Julie Gates, Clerk of the Board/County Auditor RC Woodford and Board Chairman Lawrence Wilcox.

Chairwoman Dolores Nabinger called the meeting to order at 10:00 am.

Ken Smith, Executive Director, and Erica Clark, 4-H Educator, Cornell Cooperative Extension Recent Programming and Ag Developments:

Mr. Smith stated that they wanted to update the Committee on what they have been doing since they last met, which was at the start of the COVID-19 pandemic.

Mr. Smith stated that the main thing they wanted to do was provide an update on what was happening with agriculture in Chenango County as it relates to COVID-19.

Mr. Smith stated that they wanted to make sure when COVID-19 began was to continue to have support throughout the County for the same areas they had before, agriculture, youth education and nutrition.

Mr. Smith stated that specific to farmers was that a lot of them have had to take advantage of the programs that have come forward that his office has provided support for. The Payroll Protection Program, Coronavirus Food Assistance Program and handing out hand sanitizer and masks.

Mr. Smith stated that some of the farms had a large number of employees and needed 20 to 30 gallons of hand sanitizer, which was very expensive to get, especially early on during the pandemic. Mr. Smith stated that he was able to get hundreds of gallons of hand sanitizer and a garage full of masks to hand out to farmers.

Programming Updates:

Ms. Clark stated that she had a power point presentation that she showed to the Committee.

Ms. Clark stated that at the beginning of March, prior to COVID-19, she primarily worked with students during the after school programs and the outdoor adventure program with the 4-H children. Ms. Clark stated that in March they pretty much turned everything to virtual learning.

Mr. Clark stated that she and the other educator, Janet Pfromm, started making videos that they posted to their YouTube Channel and Facebook page that were modeled after their after school programming, which included science experiments and craft projects. Ms. Clark stated they did fun, hands on activities to get the kids moving and they tried to incorporate that into the videos.

Ms. Clark stated that shortly after that they began to hold Zoom programming with the 4-H kids. Ms. Clark stated that they would provide them with a list of needed supplies and meet with them through the computer to complete programs with them. They made solar ovens, rock painting, and hands on games with simple supplies

that they could find at home. Ms. Clark stated that even though activities were fun, she could tell that the kids just wanted to see one another and have conversations even though it was just through the computer.

Ms. Clark stated that they dissected owl pellets. The kids received packets in the mail with their owl pellet and they broke them apart to find out what the owls had been eating.

Ms. Clark stated that some of the other activities that they did with the 4-H program working through Zoom was making chocolate chip cookies with their families and holding a small ruminant parasite course. Ms. Clark stated that they found that it was kind of interesting that through the Zoom programs they had people showing up that maybe otherwise would not have been able to come out for an hour program. They were able to attend the programs online or watch the recording of the programs later on. Ms. Clark stated that they are reaching a greater audience through the Zoom programs.

Ms. Clark stated that another fun activity that they did was a secret ingredient cooking challenge. Ms. Clark stated that they have a food share from a local farmer who donated them every week. Ms. Clark stated that they teamed up with SNAP-Ed and the 4-H kids signed up to do a cooking challenge, where they did not know what the ingredient was going to be. Ms. Clark stated that the kids were handed a bunch of broccoli rabe's and told to go home and incorporate it into some sort of food dish that they would already be making so that they didn't have to make an extra trip to the store. Ms. Clark stated that they had a great time finding recipes and making the food with something that grows around here.

Ms. Clark stated that in July when they were able to meet in person they began kayaking and went kayaking at Chenango Lake and in the Chenango River. Ms. Clark stated that it was great to get kids out on the water having fun, exploring.

Ms. Clark stated that their summer programming was a little bit smaller this year and they held summer programming partnerships with the Liberty Partnership Program, Wyoming Conference, Cook Park, and Friends of Rogers. They held in person and Zoom programs with them. Activities included solar ovens, yoga, owl pellet program, and other fun hands on activities.

Ms. Clark stated that they just started a mini-series with the kids for shooting sports. Ms. Clark stated that they learned about shooting and firearms safety. They learned how to shoot a compound bow and next week they will begin learning how to use an air rifle.

Ms. Clark stated that Janet Pfromm has been working really hard on the Ag-Stravaganza, which is a three day mini animal show that will be held at the fairgrounds. Ms. Clark stated that since the fair was canceled this year, this would provide the kids with an opportunity to bring their animals down to show them and have them judged.

Ms. Clark stated that they are beginning to plan their fall programming with the area libraries and they were hoping to be able to get back into the schools, even if the programming was done through Zoom.

Mr. Lawrence stated that he noticed in one of the pictures that was presented that the kids tie-dyed masks and asked Ms. Clark if she thought that activity was worthwhile in helping young children to become acclimated to wearing masks in school, especially since they had a role in making them. Ms. Clark stated that she thought it would help and make it more personalized for them. Ms. Clark stated that when she saw some of the kids yesterday, once they were far enough apart in the building to take their masks off, one of the kids opted to keep his on. Ms. Clark stated that by being out and about and seeing some of the kids with masks on, it was becoming the new norm. Ms. Clark stated that she thought it was a great idea to have them design and decorate their own masks.

Mr. Smith stated that one of the interesting things that they saw with Ms. Clark and the other educators was that the programs that they might have done in person in the county for six or eight people, all of a sudden they did a beginning gardening program online and that would get maybe two to three hundred people to sign up, a few dozen were from Chenango County but they had hundreds of people from other area. Mr. Smith stated that in the beginning they wondered what the advantages were of having someone from Puerto Rico, NYC or the Hudson River Valley participate in the programing. The advantage was that those individuals were hearing about Chenango County and it was great to get more programing out to more than just Chenango County residents.

General Impact on Farmers:

Mr. Smith stated that just in the bigger picture, going on beyond them, was people know that it has been a challenging time for all industries and a challenging time for agriculture.

Mr. Smith stated that prior to COVID-19 milk prices were getting pretty strong, now they have dropped which has been an ongoing challenge.

Mr. Smith stated that they have businesses in the county that go to NYC to serve the restaurant trade. Mr. Smith stated that they have had some challenges because there really almost isn't a restaurant business in NYC anymore. Mr. Smith stated that Norwich Meadows Farm and Fantasy Fruit Farm were working to rearrange their business models. Mr. Smith stated that they were having mixed success with that, things that were working really well for a few weeks stopped working. For example, Norwich Meadows Farm was putting together food boxes for people to buy. They quickly received tons of orders for the food boxes and then it quickly went away. Mr. Smith stated that they were still working on things and that one of the positive outcomes from this was that they were able to make more of their products available locally.

Mr. Smith stated that interestingly there has been some new milk markets in the grass fed milk market. They were now looking for more farmers to produce more organic or grass fed milk. Mr. Smith stated that was a new market that was still slowly growing.

Mr. Smith stated that the maple industry was continuing to grow in the county.

Mr. Smith stated that there has been more blueberry farms going in as well.

Mr. Smith stated that was kind of the spectrum of what was happening in commercial agriculture around the county.

Julie Gates, Director, Public Facilities **Transfer of Funds for Floor Scrubber:**

Ms. Gates stated that the floor scrubber that they have was purchased in 2009 and was eleven years old. Ms. Gates stated that it was time to replace it, it had a leak and it was going to cost more money to repair it. Ms. Gates stated that they had \$9,000 in the repair line that she would like to transfer to the equipment line to purchase a new floor scrubber. Ms. Gates stated that the money in the repair line was left over from projects that they were not able to get done because they could not get any contracts in to do them.

Mr. Lawrence made a motion, seconded by Mr. Wakefield, to refer to the Finance Committee in order to authorize the transfer of \$9,000 from appropriation account #A1620.48-Repairs to appropriation account #A1620.21-Equipment. Carried.

Referral to Finance Committee

Updates:

Ms. Gates stated that she wanted to make sure that they thank the custodial workers for all of the extra cleaning that they have had to do for COVID-19. Ms. Gates stated that they were doing a really really really good job and going out of their way to disinfect the facilities. Ms. Gates stated that she had a really good team and they have been helping each other clean all of the areas outside of their normal assigned areas. Ms. Gates stated that they were teaming up with one another to ensure that everything was getting cleaned well and in doing so it has kept them from having to hire in extra help. Ms. Gates stated that they are really doing a great job and working hard and it was very much appreciated.

Ms. Gates stated that all of the departments are assisting with the cleaning during the day because the cleaning crew worked at night. Ms. Gates stated that she has kept all of the departments supplied with cleaning supplies so that they can clean their areas after the public has been in.

Ms. Gates stated that Behavioral Health asked her if they could have someone clean the bathrooms after they conducted urine tests and she advised them that she did not have the staff to provide them with that service and that they might have to clean the bathroom themselves. Ms. Gates stated that during the day there were only two or three of them working at a time and she just did not have the staffing to meet that request.

Ms. Gates stated that having the security guards in the front lobby has been really helpful. Ms. Gates stated that they have been screening people coming into the building and wiping down the door handles. Ms. Gates stated that they have been given lists of people who have appointments and they are directing those people where to go so that they are not wandering around the building. Ms. Gates stated that having them there has helped a lot and that the employees felt safer having them in the lobby.

Ms. Gates stated that the Clean Community Project in the 91 wing was going very well and the hot water tank was in. Ms. Gates stated that they found some other issues due to the age of that wing and over the years they had various vendors in and she did not think that they went through and got stuff the way it should have been after the actual project was done. Ms. Gates stated that they found some exhausts that should have had actuators installed on them that never were. Ms. Gates stated that they found five fan boxes that were not functioning properly and they were going to have those repaired. Ms. Gates stated that they had \$4,000 left over in the grant that they have been approved to use in order to make those repairs with. Ms. Gates stated that the software that they updated was really easy to use and that it was non-proprietary which was a good thing because that meant that they could use whoever they wanted to use for repairs.

Ms. Gates stated that they had a 7.5hp motor that they had to replace because it was getting ready to quit and last week they had a 20hp motor in one of the air handlers quit and they replaced that as well.

Ms. Gates stated that Preston Manor was doing well. Ms. Gates stated that the Commissioner asked her to look at all of the costs for the Manor to see how they could save some money. Ms. Gates stated that one of the things that they were spending a lot of money on was fuel. Ms. Gates stated that they were spending \$60,000 on fuel and that she has contacted DCMO BOCES to go through their bid for fuel in December, hoping to drop the price down to where it should be. Ms. Gates stated that they were working on the bid for fuel oil and propane to be able to drop those costs before the end of this year as well. Ms. Gates stated that currently they were paying \$4.13 a gallon for propane and that they could get it for around \$1.00. Ms. Gates stated that when they get that straightened out they would be able to save some money there.

Ms. Gates stated that Cook Park was doing well and that they were limited on employees because they had college kids that were working for them that went back to school. Ms. Gates stated that once the college kids went back to college they had a hard time finding anyone that wanted to work and one of the reasons was because it was for only 19 hour per week. Ms. Gates stated that it was a little bit sad because the park manager was working really hard down there and he had to do more cleaning in the restrooms because of COVID-19. Ms. Gates stated that things have been busy down there and the park manager has been going down there on his days off. Ms. Gates stated that the park was doing well and holding its own. Ms. Gates stated that out of 38 sites they had 28 season rentals. A few of them came in late and they had a few rentals that that were coming in throughout the season. Ms. Gates stated that they had a couple of people leave due to COVID-19 that wanted their money back, she provided them with a refund.

Ms. Gates stated that the electric upgrades were 75% done and that they were waiting for NYSEG to come in and complete their part of the project.

Ms. Gates stated that she wanted to mention that next year she was going to be putting in \$30,000 in the budget for the County's share of the grant that they had with Soil and Water. Ms. Gates stated that they had a three year proposal with Soil and Water and each year there was a 50/50 match for the grant funds. Ms. Gates stated that this year they were able to find enough in-kind match services to make up the \$30,000, but next year she would like to ask for the \$30,000 to match the grants \$30,000 and come up with a project to see what they could do. Ms. Gates stated that they really needed a new bathhouse. Ms. Gates stated that if they did this correctly and started with a new well on one end and a new bathhouse on the other end, those items would last for years. Ms. Gates stated that they would be able to add more sites and be able to do more down the road.

Ms. Gates stated that they had a few complaints at Cook Park this year that were mostly insignificant. Ms. Gates stated that the campers wished that the park manager was more personable. Ms. Gates stated that he had a job to do and he was very busy. They had to abide by the rules and he was not there to talk for hours at a time with everyone. Ms. Gates stated that at one point the campers mentioned trying to get rid of the park manager because he didn't seem to be as friendly as they wanted him to be. Ms. Gates stated that the park manager was doing very well and that she was very proud of him and the work he was doing.

Ms. Gates stated that the best thing you could do was to put the new water house in and put in enough showers and toilets and then move the beat up old building that they have and with the water house down into that area and then you would have everything enclosed in concrete that way you weren't worried about the tanks weren't sweating and ruining everything that was pretreated.

Ms. Nabinger stated that she wanted to talk about the \$30,000. Ms. Nabinger stated that the BOS approved \$30,000 a year for three years and Soil and Water was going to match that amount. Ms. Gates stated yes, they had two years left on that grant. Ms. Nabinger asked what the chances were that the BOS would approve that in next year's budget. Ms. Gates stated that she did not know but if they lost that money it would be a long time before they could make any upgrades to Cook Park.

Ms. Nabinger asked how that would work since the BOS approved that grant for three years. Would they still get the money? Mr. Woodford stated that obviously the BOS approved it, however due to its nature they would be looking for appropriations year to year based on the annual project that was devised. Mr. Woodford stated that they all knew budgetary it was going to be tough, not only for the County but for Soil and Water too. Mr. Woodford stated that he did not know, Ms. Gates could include the dollars in her Cook Park budget for Committee and Board approval as they would for any other project. Ms. Gates stated that \$60,000 for next year might not complete a bathhouse and they may have to go into the following year and the year after to finish it up.

Ms. Gates stated that she has taken out a lot out of next year's buildings and grounds budget to get down tight so that they would not have a lot of money in it. Ms. Gates stated that she was sure that she would be saving

over \$30,000 in that budget. Ms. Nabinger asked if they had to add a lot of funding for different supplies for all of the cleaning that needed to be done. Ms. Gates stated that she bought a lot of supplies this year and that looking at what they currently had, they were holding up well and she thinks that if she tells the crew that they have to trim the budget down, they will work with that. Ms. Gates stated that the equipment that was needed for the COB was a weed whacker and a couple of blowers. Ms. Gates stated that in the eleven years that she has been with the County they have been able to purchase a new truck and van so they were pretty well set with equipment. Ms. Gates stated that they were good with the parking lots, they have all been repaved so now all that was needed was keeping up with filling cracks and sealing it. Ms. Gates stated paving the parking lots was a big expenses and that was \$30,000 a year for those so she just put money in the budget for the crack filling and sealing. Ms. Nabinger stated that she loved Cook Park, but this was probably not the year that they were going to approve any projects for the park. Ms. Nabinger stated that they would just have to see what happened.

Ms. Nabinger stated that she wondered how expenses would be for supplies because she knew shop owners with very high expenses for just paper towels alone and asked if she made allowances for all of those supplies in next year's budget. Ms. Gates stated that she thinks that they will be good and they would watch it. Ms. Gates stated that she was leaving the supplies at the same amount and that she bought a lot of paper towels and disinfectant when COVID-19 started and everyone has been very good so what little more they were using she thought that they would be able to hold their own okay.

Mr. Lawrence stated that 75% of the electric was done at Cook Park and they were waiting for NYSEG to do their part and asked if NYSEG provided them with an estimate for when they would be able to complete the work. Ms. Gates stated that they have not provided her with a timeframe, but she has advised them that they would lose the funding if it wasn't completed within a certain timeframe. Ms. Gates stated that she will keep after them to get the work done because that was the last thing that needed to be done to complete the electric project.

Mr. Lawrence stated that they talked about the price of propane for \$4.13 and asked if that was the standard price for bid. Ms. Gates stated that she did not believe that they went out to bid on it and that they were just calling suppliers and ordering it and paying for it. Ms. Gates stated that they got gasoline from Mirabito's and propane from Suburban. Ms. Gates stated that the price of propane fluctuated between \$1.31 per gallon to \$4.23 per gallon since January. Ms. Gates stated that the price for several months has been around \$4.13, which was ridiculous. Mr. Lawrence stated that if it went out for bid did she think that they would be able to get it for \$1.00. Ms. Gates stated that it would be a little over \$1.00 and that she recently obtained a quote from Reese Marshall and they said that the first delivery would be \$0.99 and then it would be \$1.08 after that. Ms. Gates stated that she wanted to make sure BOCES would be able to get it for them for what they get it at first. If they couldn't she would call Suburban and ask them to deliver it for the same price that Reese Marshall quoted them and if they wouldn't give it to them for that price they would switch suppliers. Mr. Lawrence asked if they were under contract with Suburban. Ms. Gates stated that they were not and she did not think anyone had taken the time or had the time to take a look at it and over the years they have just been getting it. Ms. Gates stated that she spoke with Mr. Woodford about it and they have spent almost \$62,000 in fuel in 2019 and she was hoping to be able to get that down to around \$45,000.

Authorizing a One Year Natural Gas Purchase Agreement with Empire Natural Gas Corporation of Greene, NY:

Mr. Woodford stated that the County has been buying natural gas and electricity from Empire for years and the current agreement would take effect on October 1st. Mr. Woodford stated that the agreement was for the current market price plus 9.4 cents per dekatherm, so they were buying it for less than \$2.00 which was excellent.

Mr. Lawrence made a motion, seconded by Mr. Brown, to refer to the next BOS meeting in order to authorize a one year natural gas purchase agreement with Empire Natural Gas Corporation of Greene, NY. Carried.

Resolution to Follow

Other:

Mr. Woodford stated that next month they would be working on all of the budgets for this Committee. Mr. Woodford stated that it was very important that they see their faces in the room. There was a lot of paperwork that was involved with the budget process and it was not something that could easily be sent by email. Mr. Woodford stated that it was best done face to face.

Adjournment:

Mr. Foulds made a motion, seconded by Mr. Lawrence, to adjourn the meeting. Carried.

Ms. Nabinger adjourned the meeting at 10:41 a.m.

slh

Agriculture, Buildings and Grounds Committee Meeting
Chenango County Office Building – Committee Room
Tuesday, September 22, 2020 – 10:00 am

Present Were: Chairwoman Dolores Nabinger, Supervisor John H. Lawrence, Supervisor Marjorie L. Davis, Supervisor Raymond Wakefield, Jr., Supervisor Timothy Brown, Supervisor Stanley Foulds, Soil & Water Conservation District Manager Lance Lockwood, Cornell Cooperative Extension Executive Director Ken Smith, Public Facilities Director Julie Gates, Clerk of the Board/County Auditor RC Woodford and Board Chairman Lawrence Wilcox.

Chairwoman Dolores Nabinger called the meeting to order at 10:00 am.

Lance Lockwood, Manager, Soil & Water Conservation District
2021 Tentative Budget 170 – Conservation:

Mr. Lockwood stated that they put together their 2021 proposed budget and if anyone had any question, to please ask them.

Mr. Lockwood stated that they had two full time employees and two part time employees.

Mr. Lockwood stated that he came to Chenango County to work 21 years ago and within that 21 year timeframe they have only asked for an increase from the County six times. Mr. Lockwood stated that they were not asking for an increase in the 2021 budget.

Mr. Lockwood stated that over the last 20 years the total they have received from the County was \$14,000, averaged out that was only \$680 per year.

Mr. Lockwood stated that he was pretty proud of their group and they have been able to do a great job receiving grant funding over the years for the county. Mr. Lockwood stated that everything they did was for water quality and they have worked with the County on programs and most recently they were working on a grant for Cook Park. Mr. Lockwood stated that they also put in a lot of seeding around the county.

Mr. Lockwood stated that he worked for the Soil and Water Conservation District for 34 years.

Mr. Lawrence made a motion, seconded by Mr. Foulds to refer the 2021 Tentative Budget 170 – Conservation to the Finance Committee as presented. Carried.

Referral to Finance

Discussion: Ms. Nabinger stated that Soil & Water came over to Bainbridge and planted some trees and they were doing quite well.

Ken Smith, Executive Director, Cornell Cooperative Extension
2021 Tentative Budget 172 – Ag. and Livestock:

Mr. Smith stated that the County requested that they come in with a 10% cut so they made a 10% cut for fiscal year 2021.

Mr. Smith stated that cut resulted in reducing the budget \$26,700. Mr. Smith stated that they were able to make the reduction by eliminating a staff position after an individual moved on. Mr. Smith stated that they restructured some things and reassigned tasks.

Mr. Lawrence stated that a budget cut was made and a position was eliminated and asked if they would be able to operate the entire year without that position. Mr. Smith stated that the position eliminated was their communications person so they took those tasks and raised the expectations of their staff by reassigning the duties among them. Mr. Smith stated that it was just the nature of the way things were now.

Mr. Smith stated that the main thing they were looking for, as they would expect and the Board would be looking for, was to provide more programming next year.

Mr. Smith stated that they were expecting a 10% cut from the State, which resulted in another \$10,000. Mr. Smith stated that they were determined through grant writing and taking advantage of YouTube and webinars to be able to provide more programming than they were able to in the past.

Ms. Nabinger asked if anyone had any questions and told Mr. Smith that she appreciated the work he had done on the budget.

Mr. Lawrence stated that the payroll protection loans that they received were great loans and asked if they had an understanding of how the loans worked because his understanding was that they would be forgiven. Mr. Lawrence stated that his concern was having to pay back a \$98,000 loan. Mr. Smith stated that there were a lot of different stipulations, but there was no clear guidance yet. Mr. Smith stated that there was a suggestion to forgive all loans that were under \$150,000. There was an expectation that part of the loan would be forgiven. Mr. Smith stated that it really was not clear right now. Mr. Smith stated that the interest rate would not start to accrue until next year so if they did not need to spend the money they would just return it.

Mr. Lawrence made a motion, seconded by Mr. Wakefield to refer the 2021 Tentative Budget 172 – Ag. & Livestock to the Finance Committee as presented. Carried.

Referral to Finance

RC Woodford, Clerk, Board of Supervisors

2021 Tentative Budget 184 – Court System:

Mr. Woodford stated that the budget predominately covered the lease for the court's space at the Eaton Center. Mr. Woodford stated the primary costs were for utilities as well as Eaton Center Expense which was the actual rent.

Mr. Woodford stated that there also was some tenant work for the courts which was reimbursable.

Mr. Woodford stated that they received some state aid for the court system's maintenance and operations.

Mr. Woodford stated that the rent covered a maintenance component that was adjusted mid-year and that adjustment just went into effect. Mr. Woodford stated that there was a little bit more in the rental expense to accommodate any rental adjustments that may occur during the 2021 year.

Mr. Wakefield made a motion, seconded by Mr. Brown, to refer the 2021 Tentative Budget 184 – Court System to the Finance Committee as presented. Carried.

Referral to Finance

Julie Gates, Director, Public Facilities **2021 Tentative Budget 118 – Buildings:**

Ms. Gates stated that most of the increases in the budget were for salary increases and she added a little bit more in the extra hire line to help cover time off for full time staff.

Ms. Gates stated that overtime was the same and equipment went down 85%.

Ms. Gates stated that postage had gone up an extreme amount, mostly due to COVID. Ms. Gates stated that they were keeping a close eye on that and as the committee was aware they just had to put more money on the postage meter. Ms. Gates stated that June's postage expense was almost \$19,000. Ms. Gates stated that postage has increased because most everything was being mailed out. Ms. Gates stated that license plates could cost up to \$7.50.

Ms. Gates stated that repairs went down.

Ms. Gates stated that computer services increased, but there was nothing they could do about that.

Ms. Gates stated that parking was down, the only thing they had left was to start sealing the parking lots next year. Ms. Gates stated that everything had been paved.

Ms. Gates stated that state courts increased a little bit for next year and they were going to get contractors in to do some repairs.

Mr. Lawrence stated that postage was increased from \$75,000 to \$120,000 and the actual expenses to August 31, 2020 was \$30,000. Mr. Lawrence asked what the extra amount was for. Ms. Gates stated that she estimated what they would use each year based on previous years usage. Ms. Gates stated that DSS paid for the lease, put \$30,000 on the postage machine and paid for the supplies for the postage machine. Ms. Gates stated that all she could do was estimate what it would cost them and she was looking at what they spent this year and they needed to increase the amount because of COVID. Ms. Gates stated that they sent the money into the vendor and they put the money on the postage machine. Ms. Gates stated that elections was going to be mailing out 12,500 letters soon and they did not know what would be happening with postage next year, if the building was opened back up they would be sending out less mail, but it was hard to tell. Ms. Gates stated that she had no idea which departments were reimbursed for postage, but she had to keep it going and keep money going onto the machine for postage. Mr. Lawrence stated that there would be an awful lot of extra mailing this year and he guessed they were anticipating there would be as much or more mailings next year. Ms. Gates stated that there could be and it was very expensive to send out mail.

Mr. Lawrence made a motion, seconded by Mr. Foulds, to refer the 2021 Tentative Budget 118 – Buildings to the Finance Committee as presented. Carried.

Discussion: Mr. Lawrence stated that there was quite a bit of reduction in parking and asked why. Ms. Gates stated that when she first got here the parking lots were badly in need of repaving. Ms. Gates stated that through the years she was able to get all of the parking lots repaved one by one and now they were at the point of only being needed to provide upkeep on them.

2021 Tentative Budget 161 – Park Development:

Ms. Gates stated that there was a large increase to the Park Manager's line because in April there was an increase made to the salary for that position.

Ms. Gates stated that extra hire was the same.

Ms. Gates stated that they took some money out of equipment and put that in the repair line.

Ms. Gates stated that they added \$500 to utilities. Ms. Gates stated that the electric was changed over last week and they were not sure how that expense would run.

Ms. Gates stated that they needed to make repairs to the bathhouse next year.

Ms. Gates stated that computer costs went up.

Ms. Gates stated that they did not put the \$30,000 matching grant funds in the budget. Ms. Nabinger stated that they took out the \$30,000 match for the Soil and Water Conservation grant because they knew there was no way that would fly next year. Mr. Lawrence stated that was correct. Ms. Nabinger stated that this year they used the funding to upgrade the electric, but this year they knew they would not be able to use it. Ms. Nabinger stated that she hoped that Mr. Lockwood would be able to set that money aside for the following year. Mr. Lawrence stated that the funding came out of Part C money, but knowing where the State was right now they may come in and take that funding. Mr. Lawrence stated that he hoped they would be able to get it because he hated to stop making those repairs mid-stream but he would not hold his breath on that.

Ms. Nabinger stated that they definitely knew the bath house needed to be repaired before they had someone fall through.

Mr. Lawrence made a motion seconded by Mr. Foulds, to refer the 2021 Tentative Budget 161 – Park Development to the Finance Committee as presented. Carried.

Referral to Finance Committee

Updates:

Ms. Gates stated that revenue was very good and they were able to get seven more seasonal rentals this year. Ms. Gates stated that they have had to replace a lot of filters this year and they were seeking possible assistance from Public Health for UV filtration.

Ms. Gates stated that as far as employees right now it was mostly her working, the Clerk just returned from being quarantined for two weeks. Mr. Aikens was still out of work, hopefully he would be able to return next week. Ms. Gates stated that the Cook Park manager had to have at least two days off so he was working Wednesday through Sunday and a person from the COB maintenance staff was filling in on Monday's and Tuesday's during his days off. Ms. Gates stated that left one person left at the COB with her. Ms. Gates stated that they were chugging along. Ms. Gates stated that they were all getting a little tired but they were getting there.

Ms. Nabinger stated the clerk was back. Ms. Gates stated that she was. Ms. Nabinger stated that Mr. Aikens would be back soon. Ms. Gates stated that hopefully he would be back to work on Monday, September 28, 2020.

Ms. Nabinger stated that she was impressed that Cook Park made it this year. Ms. Gates stated that the Park Manager made \$1,000 in September already. Ms. Gates stated that they got numerous compliments on the cleanliness of the bathrooms.

Ms. Gates stated that the Park Manager had really been working hard and that she gave him credit for working every single Saturday and Sunday this season.

Ms. Gates stated that the electric was switched over, with little notice given by NYSEG, but the switch was made and went well.

Ms. Gates stated that they did not get many complaints this year.

Ms. Nabinger asked if they had very many weekend campers this year. Ms. Gates stated that they have had more tent campers this year and more people use the lean-tos this year. Ms. Gates stated that they were still advertising Cook Park in the travel book and they just renewed it for next year's season.

Ms. Gates stated that they were to full capacity during all of the holiday weekends.

Ms. Nabinger stated that 4-H has been at Cook Park all summer. Ms. Gates stated yes and some of the people from the campground also signed up for 4-H this year. Ms. Gates stated it was good to see them there.

Ms. Davis asked how long they were open. Ms. Gates stated that they closed following Columbus Day weekend.

Ms. Nabinger stated that camping seemed to be the thing to do this year.

Other:

Proclaiming the Month of October "Cooperative Extension and 4-H Month" in Chenango County:

Ms. Nabinger stated that there was a draft resolution to proclaim October as Cooperative Extension Month and 4-H month in the county and asked if anyone wanted to make that motion.

Mr. Wakefield made a motion, seconded by Mr. Brown, to refer to the next BOS meeting in order to proclaim the month of October as Cornell Cooperative Extension and 4-H month in Chenango County and to include Ms. Janet Pfromm in the resolution in recognition for all of her extra work to 4-H programming throughout the year.

Discussion: Mr. Smith stated that one of his Board members, Terry Ives, asked that Ms. Janet Pfromm be recognized by the County for her extra work this summer. Mr. Smith stated that Ms. Pfromm took it upon herself to make sure the kids had an opportunity to show their animals this year due to the county fair being canceled this year. Mr. Smith stated that it took a lot of confidence on her part to move ahead with it. Mr. Smith stated that she did a great job and it was a great event. Mr. Smith stated that there was not a lot of things for kids to do in real life this summer. Mr. Smith stated that Mr. Ives was real impressed by Ms. Pfromm's actions and asked that the committee consider recognizing her. Mr. Lawrence stated that the recognition could go in concert with this resolution. Ms. Nabinger stated that she saw pictures online and the kids had a lot of fun. Mr. Smith stated that it was a lot of fun and the kids really enjoyed it. There was not a lot for them to do this summer outside of doing things at home. Ms. Davis stated that they had kids from out of the county attend the show too.

Ms. Davis stated that the online programs that the Chenango County Extension has offered was being recognized all over the country and not just here in Chenango County. Ms. Davis stated that it was something to be acknowledged, people all over the United States and the world were looking at the stuff that they were putting out on Facebook. Ms. Nabinger stated that their whole office has been being very creative with their programming.

Mr. Wakefield and Mr. Brown requested to add recognition for Ms. Pfromm in their motion.

Ms. Davis stated that the committee was Ag Buildings and Grounds and sometimes they lose some of the Ag piece of it because they got all caught up with Cook Park and what needed to be done with the buildings and maintenance and they did not always have time for Ag stuff.

Ms. Davis referred to an article in Farm Shine magazine regarding whole milk in schools. Ms. Davis stated that the state of Wisconsin offered whole milk in their school lunches and they needed to advocate for whole milk in New York schools.

Ms. Davis referred to a letter to the editor in the Farm Shine magazine that was written by the former Coventry Town Supervisor, Marion Ireland, regarding the Adopt a Cow Program. Ms. Davis stated that the 97% Fat Free Milk Program picked up on this offered a program for school classrooms to adopt a cow. Ms. Davis stated that she was not sure if there were any schools in Chenango County participating in the program, but it was a good idea and she hoped that some of them would participate. Ms. Davis stated that the classroom could adopt a cow and under a virtual, online environment they would learn how to care for the cow.

Ms. Davis stated that the New Holland magazine showcased the Peila Farm in Oxford for their agritourism programs. Ms. Nabinger asked if they had the corn maze. Ms. Davis stated that they had the corn maze and other agritourism features.

Ms. Davis stated that there were other things going on in the county with agritourism. There was an alpaca farm in McDonough that was having an open house this upcoming weekend.

Ms. Davis stated that on the farmer's side it was really hard to clean up a farm and have it in tip top condition to open it up to the public. Ms. Davis stated that when farmers do that they felt good about it but there was so much work for farmers to do.

Ms. Davis stated that agritourism was something that this committee should encourage and if there were other farms in the county involved in farming venues that people would want to come to, it would help them.

Ms. Davis stated that the very last page in the New Holland magazine was specifically devoted to corn mazes. Ms. Davis stated that corn mazes seemed to be a recent fad. Ms. Davis stated that the Peila farm had one and explained how they were made. Ms. Davis stated that Trinity Valley in Homer also had a corn maze.

Ms. Davis stated that they should be taking advantage of the things that were going on in the rural communities and helping to support them.

Ms. Nabinger asked Ms. Davis if she should share the Adopt a Cow Program with Ms. Pfromm so that she could introduce that into the school 4-H programs. Ms. Davis stated that she would ask her if she was aware of the program. Ms. Nabinger stated that she thought it would be a good place for that.

Ms. Davis stated that website was discoverdairy.com/adopt and they might be able to find some information from there to send to the FFA programs and elementary school teachers. Ms. Davis stated that she has not visited the website yet, but the article stated that enrollment grew 1,500% and financial support was needed.

Ms. Davis stated that she was unsure if anyone was familiar with a program called 97% milk that started in PA. A Farmer got fed up with whole milk not being advertised as fat free so he took one of his round bales and put milk was 97% fat free on it. Ms. Davis stated that milk was, once you rounded up, 97% fat free and this movement has grown all over the state of PA and into NY. Ms. Davis stated that government regulations did not allow whole milk to be advertised as fat free, while other food products with more fat in them were allowed to be advertised as fat free. Ms. Davis stated that this farmer just got annoyed and had an idea that has really taken off. There are now bumper stickers and billboards that have milk as 97% fat free messages on them.

Mr. Wilcox stated that if they, as a government body, were to get behind it they needed to make it known to their legislators that farmers ought to be able to advertise their product. Mr. Wilcox stated that no other product in the world that was 96.8% fat free was not allowed to state it wasn't fat free. Mr. Wilcox stated that they want to call skim milk fat free, when whole milk had less fat in it than many other food products.

Mr. Wilcox stated that he was thinking that a resolution could be forwarded to the Board to promote it and contact state and federal legislators to promote that change. Ms. Davis stated that when they put out the new dietary guidelines they were not going to include whole milk as a healthy choice. They were going to keep it with 2% and fat free milk in it.

Ms. Nabinger asked Ms. Davis if she was going to make that motion.

Ms. Davis made a motion, seconded by Mr. Lawrence, to refer the next BOS meeting to authorize a resolution to contact state and federal legislators asking them to allow whole milk to be promoted as a fat free product and to send the resolution to surrounding counties for their support as well. Carried.

Resolution to Follow

Mr. Lawrence stated that when people went to the store and saw 2% milk they thought that they had gotten rid of 98% of the fat by not drinking whole milk. Mr. Lawrence stated that really was a misinformation minded campaign that was promoted. Mr. Lawrence stated that he believed that it was the soda companies that started that.

Ms. Davis stated that if you had nothing to do this weekend, they should stop over to the open house in McDonough at the alpaca farm.

Adjournment:

Ms. Nabinger adjourned the meeting at 10:49 a.m.

slh

Agriculture, Buildings and Grounds Committee Meeting
Chenango County Office Building – Committee Room
Tuesday, November 17, 2020 – 10:00 am

Present Were: Chairwoman Dolores Nabinger, Supervisor John H. Lawrence, Supervisor Marjorie L. Davis, Supervisor Stanley D. Foulds, Supervisor Raymond E. Wakefield, Jr, Clerk of the Board of Supervisors/County Auditor RC Woodford, Public Facilities Director Julie Gates, Cornell Cooperative Extension Executive Director Ken Smith and Chairman Lawrence Wilcox.

Present via Teleconference was: Supervisor Timothy Brown

Chairwoman Dolores Nabinger called the meeting to order at 10:00 am.

RC Woodford, Clerk of the Board of Supervisors/County Auditor
Town of Norwich Property Owned by Chenango County:

Mr. Woodford stated that the County owned quite a bit of real property at various locations throughout the county. Mr. Woodford stated one of the parcels was about 220 acres located in the Town of Norwich. Mr. Woodford stated the property was located just north of the CIT, across from the county jail. Mr. Woodford stated in 1999 the Board of Supervisors declared the property surplus and has remained as such with such designation since 1999. Mr. Woodford stated they have not made any move to sell the property, on occasion back in the days of potential for natural gas exploration the property came up in conversation and it was decided at that time not to sell the property.

Mr. Woodford stated as the committee remembered the Board authorized the acquisition of 143 acres across the road from the county landfill in the Town of Pharsalia. Mr. Woodford stated when the County authorized the property purchase several Supervisors as well as staff came back to this 220 acres in Norwich with the thought that they took one property off the tax roll and maybe they should consider putting one back on.

Mr. Woodford stated in 1999 when the property was declared surplus it was declared surplus because it had no County purpose at the time. Mr. Woodford stated to his knowledge it has served no County purpose since and several years ago he did one small timber sale on it of about \$14,000. Mr. Woodford stated it was a commercial thing and was not a high timber value by any means. Mr. Woodford stated that it characterized a good part of the property.

Mr. Woodford stated should the committee have the same idea of considering the sale of the property he would be given authorization to move forward with the fundamentals of doing that such as getting a land appraisal, timber appraisal and those sorts of things to bring about further action by the Board. Mr. Woodford stated about a year ago they entered into an agreement with a bicycle club and they have used the property. Mr. Woodford stated he was recently approached by the Chenango Greenway Conservancy, who in similar fashion was seeking a license agreement with the County whereby they would manage the recreational use of the property. During conversations with the Greenway Conservancy Mr. Woodford told them they needed to get the issue of whether the County would continue to own it before they entered into any agreements with them.

Mr. Wilcox asked how much property was owned by the County. Mr. Woodford stated about 1,500 acres some of the larger pieces owned by the County were reforestation lands in the towns of North Norwich and Preston.

Mr. Lawrence asked how that piece of land was acquired, was it gifted with any restrictions. Mr. Woodford stated it was gifted to the County and at the time there were some restrictions as far as what would happen with the proceeds of the sale and that was one of the things he wanted to look into between now and before anything else happened.

Ms. Nabinger asked how salable the piece of property was. Mr. Woodford stated that he already received one phone call.

Ms. Nabinger stated that the bicycle club was really enjoying the property and has really grown. Ms. Nabinger stated that Rob Baker, who was the coach for the bicycle club, contacted her to come in to talk about this but he was currently in quarantine. Ms. Nabinger invited Ken Smith to speak about the matter. Mr. Smith stated that he has been working with Mr. Baker and the club on different projects and they had a brief conversation regarding the sale because the club has put a lot of work, energy and effort into building the trail system on the property to connect the land to the adjoining land managed by the Greenway. Mr. Smith stated that he did not want to take the position of being an advocate for the club, but he wanted to share some information. Mr. Smith stated that there was an extensive trail network on the property that was being built all the time, some of it on County land and some of it on the adjoining land. Mr. Smith stated that the Greenway was in the process of trying to buy the adjoining piece which was approximately 200 acres that was privately owned. Mr. Smith stated that he was not trying to advocate but in the long term maybe made sense for the Greenway to own all of it, but wasn't certain if they could come up with the funding to do so. Mr. Smith stated in terms of getting the full information, he would say that there was an opportunity with the 200 acres of the privately owned land and the 220 acres of the County owned land to create a bike recreation destination location that would be very attractive to people from all over the state to come to. Mr. Smith stated that there was not anything like it in the state that he was aware of nor was there any other place better than Central NY for it. Mr. Smith stated he was saying this to argue facts and he understood the financial situation of the County. Mr. Smith stated professionally he did not want to see Chenango County in financial duress because it reflected on all of us but it was a resource with a lot of recreational value which made it more challenging than if it were five years ago when there was very little recreation.

Mr. Lawrence stated in conversations with the bicycle club they had expressed an opinion that the bicycle events that they held were huge generators of income as far as tourism and the money that event participants spent. Mr. Lawrence stated if they sold the land, was there a belief that they would continue to let the land be used by the bicycle club. Mr. Smith stated he was just speculating but they had a reason for buying it and he did not think anyone would buy it with the idea of allowing access to a bicycle club. Mr. Smith stated that he went to a track in Vermont and there was no question that those parking lots were full of out of state license plates and there was a lot of money generated. Mr. Smith stated the first thing people did was buy pizza and drinks for everyone when they got done biking.

Mr. Lawrence asked if there was an understanding that this might be the venue for a continued location for bicycle events. Ms. Nabinger stated yes, that was definitely talked about and they said that they would make areas for parking. Mr. Smith stated there was a little parking area and parking on the road near the property. Ms. Nabinger stated she would not think that whoever bought the property would want bicyclists up there, they would have a purpose for buying the property. Mr. Lawrence stated that brought up his point, hypothetically the bicycle club would have to hold the events, but would the County be losing more money by not having that revenue than they would be making from the one time sale of the property. Mr. Smith stated he thought that Mr. Woodford's point was the issue of bringing the property back onto the tax rolls. Mr. Smith stated you could push the pencil a little bit and figure out the value of the property which would probably be around \$1,000 an acre and the annual property tax and see what that balanced out against the potential economic development of that site. Mr. Smith stated he guessed that Mr. Woodford was asking to proceed with the opportunity to do some due diligence and determine what the value was so that pencil pushing could take place.

Mr. Lawrence stated if the County were to retain the property in the hopes that there would be a yearly bicycle event there, would the County be able to do that. If they came to us and said they were going to have 20,000 people at the event would the County then say no we can't do that because of insurance reasons or other requirements. Mr. Woodford stated any that owned property would have liability attached to it. Mr. Woodford stated if you looked at some of the discussions from 1999 when the property was declared surplus, one of the considerations at the time from the County Attorney was liability. Mr. Woodford stated more people could equate to more liability.

Mr. Woodford stated, as far as Mr. Smith said about not owning that property, one thing that they did was to expense \$275,000 for a piece of property to assist with the development of cell 5 at the landfill. Mr. Woodford stated that \$275,000 was taken out of the project account that was set aside for cell 5 and at some point, that cost would come upon them. Mr. Woodford stated the primary motivation of owning the 143 acres in Pharsalia was its proximity to the landfill. Mr. Woodford stated he understood, and he was not arguing one way or the other, the long term benefits of kids riding their mountain bikes, but ultimately they also operated a business and one of the things they had to do on an annual basis, just like they did in their towns, was levy property taxes. Mr. Woodford stated in its current condition the property was conducive for that purpose.

Mr. Brown stated that he was very excited about the mountain bike opportunity and he has spoken to Rob Baker a lot and spoken to Mr. Smith some. Mr. Brown asked what the possibility was of that growing and being their golden goose for the area. If something could be done little by little if possibly bought by someone who would put up a hotel. Mr. Brown stated it was a booming thing and he did not know if they should just give the thought of taking that away from the bike club. Ms. Nabinger stated that was a valid point. Mr. Woodford stated more to Mr. Lawrence's question, would the next owner be amenable, he did not know. There was water and sewer up there, which could alter the possibilities and the value of the property. Mr. Woodford stated down the road as far as building a hotel on the property, some may argue it was a good thing and some may not because of the location of the property. Mr. Woodford stated certainly the County would benefit from sales tax and the recently implemented occupancy tax but to what extent happened with the County owning the property was a policy decision for the Board of Supervisors. Mr. Brown stated he thought if it was something that was growing and was that big and they had the perfect land for it, would they want to eliminate the use of it in case something could go further later.

Mr. Foulds stated he also received a phone call from someone inquiring about the property.

Mr. Foulds stated they spoke about an additional 200 acres up there, making it over 400 acres of land and that was a lot of land to ride on, let alone 200 acres being a lot of land to ride on. Mr. Foulds stated they needed to think about that, do they need 440 acres to ride on. Mr. Woodford stated there was a moto-cross track in the county that he was not sure was 200 acres. Mr. Foulds stated yes, so that was a lot of property to ride on.

Mr. Smith stated that he was up there riding a lot and he was thinking that 200 acres was a little small and the County should continue to own it. Mr. Smith stated the other piece they were talking about was land locked and the County's piece provided some access to it. Mr. Foulds stated with that being said, maybe it was better off trying to get a right of way to the land locked area.

Mr. Foulds stated there were a lot of options and what Mr. Woodford was trying to bring about action to see what the property was worth, which made sense. Mr. Woodford stated at this point he was not looking for any action by the Board and if the committee deemed it prudent to proceed with getting an appraisal for land value and an estimate for timber value. Mr. Woodford stated there would be other opportunities for this committee as well as the Board to act on it.

Mr. Foulds made a motion, seconded by Mr. Wakefield, to proceed with the possibilities of potentially selling the property owned by the County in the Town of Norwich by having it appraised and its timber value evaluated. Carried.

Discussion: Mr. Lawrence stated in proceeding with that, he would like to know what the possibility of putting in a right of way to that other piece of property was. Mr. Woodford stated they could look at that.

Mr. Woodford stated they all saw the balance sheets and information from the Treasurer's Office and dollars were not what they used to be and if they proceeded with selling the property down the road it would be good for the first part of 2021, but this was just a due diligence type of exercise. Ms. Nabinger stated she would hate to take the air out of their tires, they were so enthusiastic, and it has grown quite a bit.

Ms. Nabinger stated she was very excited about the bike club. Mr. Baker sent her some pictures and he really wanted to be here today. Ms. Nabinger stated she spoke to Mr. Baker about coming to the January meeting to give the committee an update on how much the bike club has progressed.

Mr. Foulds stated the bicycle trails were phenomenal and it was a great idea, but the County was also in business. Mr. Foulds stated his biggest question would be the need for 440 acres. That was a lot of trails. Mr. Foulds stated they needed to do their due diligence and see if they could accommodate both.

Mr. Woodford stated that he spoke with the County Attorney and County Treasurer and they did have some dollars kicking around that they could probably shake loose to pay for the appraisal and that kind of stuff.

Julie Gates, Public Facilities Director

Updates:

Ms. Gates stated that the boiler project in the 91 wing was completed, but they still had a few things to do such as labeling the piping and adding a couple of more signs. Ms. Gates stated hopefully they could get the Planning Department's computers up and running so that they could get the grant paperwork sent in and finished up.

Ms. Gates stated they replaced a motor in the air handling system in the 91 wing.

Ms. Gates stated they repaired the chiller in the 60 wing, replaced the fuses and compressor motor in the condensers.

Ms. Gates stated the parking lot was sealed.

Ms. Gates stated the new floor scrubber was in and everyone was very happy to have it. They also traded in the old one and got some money back on it.

Ms. Gates stated they did some repairs to the boiler and chiller at the courthouse. Ms. Gates stated they replaced two steps on the front of the courthouse along with some repairs to the back of the courthouse. Ms. Gates stated the rear side of the courthouse was going to need some major repairs soon; it was getting really bad. Ms. Gates stated she was working with the Planning Department so see if they could get any grant funding to help with the cost of those repairs. Ms. Gates stated they were unable to complete all of the repairs and painting to the courthouse because of COVID restrictions.

Ms. Gates stated they were looking at replacing the dryer at Preston Manor and they were going to look into repairing the driveway in 2021.

Ms. Gates stated Cook Park generated \$37,362 in revenue this year and they already had 30 sites reserved for next year. Ms. Gates stated the floor was rotting out in the upper camper sites area restroom. They replaced the rotted areas and put in four new toilets and soap dispensers. Ms. Gates stated they built some new picnic tables.

Ms. Gates stated there were some software issues that they were trying to work through in order to get all of the systems up and running.

Ms. Nabinger asked if most of the campers were cooperative with the COVID restrictions. Ms. Gates stated yes and they only had one incident in regards to COVID. Ms. Gates stated that they received a lot of compliments from the campers regarding the cleanliness of the bathrooms and everything at the park. Ms. Gates stated that she gave her employees a lot of credit for their hard work down there.

Ms. Gates stated she had an individual out on medical leave and they would probably have two individuals retiring next year but they will see what happens with them, one individual was definitely retiring.

Mr. Lawrence asked if they compensated any of the campers for working at the park. Ms. Gates stated no, they have not found anyone that was dedicated or forthcoming to be honest enough. Ms. Gates stated it was hard to find anyone, but it would be nice if they could.

Ms. Nabinger stated she went to Cook Park for a 4H fly fishing program and she could tell that the Park Manager had a good relationship with the campers.

Ms. Davis asked if the Sheriff had any work crews that could help. Ms. Gates stated she normally has them come down to help, but this year didn't have work crews that were available to help. Ms. Davis stated in her community they used to have the state prison and the prisoners would help out a lot around the community where it was needed. Ms. Gates stated she has called the Sheriff's Office to help out quite a bit and if they had crews available, they brought them out to help.

Mr. Lawrence stated the rate for 2020 was \$1,000 and asked if they should raise the rates for next year. Ms. Gates and Ms. Nabinger both agreed that if they were going to raise the rates it should have been done before they accepted commitments for next year's season. Ms. Nabinger stated they could look into raising the rates for the 2022 season. Ms. Gates stated the hard part was not having a swim area or things for the kids to do. Mr. Lawrence stated they talked about an area for putting in a swim area. Ms. Gates stated if they did that, they would really need a bathhouse in that area, which would also draw in more day use people.

Ms. Gates stated the additional bathrooms would need to wait until they could continue with the Soil and Water project. Ms. Gates stated in 2022 maybe they could put the \$60,000 together and be able to put in a new bathhouse and put in a couple of laundry stations to help bring people in.

Ms. Gates stated it would also be great if the bicycle club wanted to go down there and put in some bike trails.

Chairman Wilcox stated it was nice to see the increased revenues down there and everyone was doing a great job with the park.

Other:

Ms. Davis stated that they were still accepting orders for the Dairy Princess cheese sale.

Adjournment:

Ms. Nabinger adjourned the meeting at 11:41 a.m.