

GOVERNMENT OPERATIONS COMMITTEE MEETING MINUTES
OCTOBER 19, 2021

GOVERNMENT OPERATIONS COMMITTEE MEMBERS PRESENT: O'Brien, Rozell, Haff, Hicks, Fedler, Ferguson, Fisher

GOVERNMENT OPERATIONS COMMITTEE MEMBERS ABSENT: None.

SUPERVISORS: Hall, Henke, Shaw, Campbell Hogan, Clary, Griffith

Debra Prehoda, Clerk of the Board

Roger Wickes, County Attorney

Al Nolette, County Treasurer

Melissa Fitch, County Administrator

AGENDA AS PRESENTED IN COMMITTEE NOTICE:

- 1) Call to Order
- 2) Accept Minutes – September 1 & 21 & Oct. 7, 2021
- 3) Department Requests/Reports
 - A. Real Property – Auction Contract
 - B. Buildings & Grounds – Updates
 - C. County Administrator – Vacation Time Buyout
- 4) Argyle Well Property
- 5) Other Business
- 6) Adjournment

Chairman O'Brien called the meeting to order at 10:00 A.M. in the Supervisors Chambers.

A motion to approve the minutes of the September 1 and 21 and October 7, 2021 meetings was moved by Mr. Hicks, seconded by Mr. Fisher, and adopted.

DEPARTMENT REPORTS/REQUESTS:

REAL PROPERTY – Laura Chadwick, Real Property Director, addressed the following items:

- Auction Contract – The County's contract with Auctions International for the foreclosed properties is due to expire at the end of this year and requesting to renew the current three-year contract with the same terms. Approval to renew the current three year contract with Auctions International with the same terms was moved by Mr. Hicks and seconded by Messrs. Ferguson and Fisher. Discussion. A waiver from the procurement policy is needed for this professional services contract. The Treasurer stated the county went out to bid for these services and selected this vendor for a three year contract and two of the three years they were not able to provide those services so in all fairness he would like to give them the two years that they did not get under the contract and to do that a waiver would be needed from the purchasing policy and authorization for someone to sign an extension agreement. A motion to amend to waive the procurement policy for the Auction International contract was moved by Mr. Fisher, seconded by Mr. Ferguson, and adopted. Chairman O'Brien called for the vote on the original motion to extend this contract two years and adopted as amended. (Board Resolution)

COUNTY ADMINISTRATOR – Melissa Fitch, addressed the following items:

- Vacation Time Buyout – Some employees and department heads have been unable to use their vacation time accrued and she sent an email out to all department heads to see which departments were affected and not able to use vacation time that was accrued and received only four responses; three (3) Public Health and one (1) Public Safety. The total amount to buy out the vacation time they cannot use is \$13,269. One employee has 240 hours, two have 70 hours and one has 80 hours. The County Administrator stated she made it very clear in her email that this was kind of their one opportunity to set this straight. Hopefully, this will be the end of the buyouts and rollovers. Asked if the committee supported the buyout of this time. Roger Wickes, County Attorney, stated he is unsure how people took the email because he asked his staff and yes it can be done but it will be a crunch to

work the time in and people will not be here and that is just a thought if you are going to limited it to those four people. The Chairman of the Board stated those four individuals were directly impacted by COVID; key operators in the pandemic. A motion to support vacation time buyout proposal as presented was moved by Mr. Ferguson, seconded by Mr. Hicks, and adopted. (Board Resolution)

BUILDINGS & GROUNDS – Matt Jones, Superintendent, addressed the following items:

- **Capital Plan** – The Superintendent stated at the request of the Committee Chairman going to discuss the capital plan, handout attached. He believes the discussion is going to be about is it the right time to bring the DPW shop engineering forward. Chairman O'Brien stated the County is using some of the stimulus funds to pay for the DPW garages and there was a conversation about if we are doing that should the County consider moving one of the other barns up and possible substantial savings to the County/taxpayers to do that. He asked if the committee wanted to start talking about this in 2022 rather than start in 2024 and start looking for a location. Mr. Hicks thinks this is a reasonable schedule as it is and stick to it. Mr. Shaw asked where is there any proof of savings by moving this project up. Mr. Jones stated possibly construction supplies are going up between now and then and the current situation of funding for the county. He stated this is really just for conversation and when discussion should happen; when do you want to talk about the campus and plans for the future. The Treasurer stated right now all the American Rescue plan money is all spoken for. He thought this capital plan discussion was going to be discussed after the budget was passed and surprised it was happening today and the County Administrator agreed it was to be discussed after the budget. Adding that more discussion on the overall plan for the campus is needed. The Public Health move has not taken place yet. Mrs. Fedler stated the Superintendent currently has a lot of projects going and is now the time to add more. Mr. Hicks stated this is just a plan, a wish list and not locked into anything and does not want to rush into this at this point. Mr. Jones stated the campus discussion should start next year. Mr. Hicks asked what is really going to happen at Burgoyne. Mr. Jones stated Public Health/WIC need to relocate to the facility and that will probably fill that up. The Meals on Wheels is temporarily over there and he feels they should be put in a small, heated building like a garage in the area they were working out of because they should not be at Burgoyne. COVID has made Burgoyne a much longer process. Chairman O'Brien stated we really need to move up the evaluation of what this campus is and where potential buildings would go and that should start next year. The Treasurer asked if would be appropriate to ask the Superintendent to kind of put together a priority list for the committee to consider; decisions he needs from the Board and when those are needed. The Superintendent stated space in this building is a problem and he would also like to talk about the sidewalks around the campus are coming apart and the small building for Meals on Wheels. Once Public Health and WIC move from the Annex, a decision on Cooperative Extension is also needed. Referred sidewalk and small building for Meals on Wheels to next meeting. The Treasurer stated the plan was to sit down with the Superintendent of Buildings and Grounds, Superintendent of Public Works, Information Technology CIO, County Administrator and Treasurer and have review with each of those department heads about their capital needs and then bring this committee an updated capital plan sometime after the budget. Chairman O'Brien agreed with that approach.

ARGYLE WELL PROPERTY – The County Attorney stated the easements are done and the town of Argyle sent a letter expressing their interest in acquiring the property. Mr. Shaw supports the town of Argyle having the property. He was not asking for any money from Argyle when he brought this matter forward just trying to eliminate the liability from Washington County as a whole. He feels it benefits Argyle residents and just turn the property over to them. The County Attorney stated the property is subject to all the existing easements; Centers and village of Argyle wells. A motion to transfer ownership of the County owned parcel with the Argyle wells to the Town of Argyle was moved by Mrs. Fedler and seconded by Mr. Rozell. Discussion. Mr. Haff is opposed to giving this real estate away and should maximize revenue for

the county. He stated Argyle's letter tendered an offer and it should be seriously considered. A motion to amend to accept offer by the town of Argyle, \$2,000, was moved by Mr. Haff, seconded by Mr. Hicks, and adopted. The motion to transfer ownership of the County owned parcel with the Argyle wells to the Town of Argyle was moved by Mrs. Fedler, seconded by Mr. Rozell, and adopted as amended.

OTHER BUSINESS:

PFC/PFOA (Perfluorochemicals) – NYSAC contacted the County advising us that the two law firms that we interviewed regarding the opioid settlement are looking around trying to get together interest in an action regarding PFAS or PFC contamination at inactive landfills. The County landfill in Easton is on DEC's list of contaminated sites for PFCs. There is no reason we should pay and they are offering to represent us against the manufacturers of this stuff. The law firm would get a 25% cut of the action when done. This is a contingent lawsuit. Other counties have signed up. If successful in the lawsuit, the County would receive funds to clean it up and any funds received could be put aside and dedicated for cleanup. The county owns the Easton and Fort Ann landfills. A motion to join class action suit was moved by Mr. Hicks seconded by Mr. Fisher and adopted. The County Attorney will provide a copy of the information he received.

Executive Session – A motion to enter an executive session to discuss negotiations for the acquisition of land for the Easton Barn project was moved by Mr. Fisher and seconded by Mrs. Fedler. Discussion. Mr. Shaw asked if you are negotiating with the town of Easton does the Supervisor from the town of Easton have to leave. The County Attorney stated Supervisor Shaw is not a member of this committee and recommends he leave the meeting and he complied. The motion to enter an executive session to discuss negotiations for the acquisition of land for the Easton Barn project was moved by Mr. Fisher, seconded by Mrs. Fedler, and adopted.

The meeting adjourned from executive session at 11:38 A.M. No action was taken in the executive session.

Debra Prehoda, Clerk
Washington County Board of Supervisors

WASHINGTON COUNTY TREASURER
5-YEAR CAPITAL PLAN SUMMARY
FOR THE PERIOD 01/01/2021-12/31/2025

Project Name	Cap Proj #	Project Year	Project Estimate	FUNDING				
				Project Cash	Debt Service	ARP Monies	Unfunded	Total Funding
Burgoyne Avenue Roof Replacement	125	2021	\$717,900.00		\$717,900.00			\$717,900.00
Burgoyne Avenue Parking Lot - Phase I	125	2021	\$51,362.00	\$51,362.00				\$51,362.00
Jail Rooftop Units (2)	125	2021	\$378,000.00	\$378,000.00				\$378,000.00
Barn Consolidation Study	125	2021	\$53,500.00	\$53,500.00				\$53,500.00
Total FY 2021			\$1,200,762.00	\$482,862.00	\$717,900.00	\$0.00	\$0.00	\$1,200,762.00
Burgoyne Avenue Campus Upgrades	125	2022	\$150,000.00	\$150,000.00				\$150,000.00
Jail Roof Replacement Engineering	125	2022	\$120,000.00	\$120,000.00				\$120,000.00
Jail Roof Replacement	125	2022	\$2,000,000.00				\$2,000,000.00	\$2,000,000.00
Engineering - Fort Ann & Middle Falls Barns	125	2022	\$250,000.00			\$250,000.00		\$250,000.00
Fort Ann Barn	130	2022	\$2,500,000.00			\$2,500,000.00		\$2,500,000.00
Middle Falls Barn	130	2022	\$2,500,000.00			\$2,500,000.00		\$2,500,000.00
Total FY 2022			\$7,520,000.00	\$270,000.00	\$0.00	\$5,250,000.00	\$2,000,000.00	\$7,520,000.00
Main Complex Elevator Replacements (3)	125	2023	\$270,000.00	\$270,000.00				\$270,000.00
Jail Rooftop Units (2) - Final	125	2023	\$300,000.00			\$300,000.00		\$300,000.00
Total FY 2023			\$570,000.00	\$270,000.00	\$0.00	\$300,000.00	\$0.00	\$570,000.00
Main Complex Fire System Upgrade	125	2024	\$110,000.00			\$103,920.00	\$6,080.00	\$110,000.00
Total FY 2024			\$110,000.00	\$0.00	\$0.00	\$103,920.00	\$6,080.00	\$110,000.00
DPW Shop Engineering	125	2025	\$500,000.00	\$128,287.00			\$371,713.00	\$500,000.00
Total FY 2025			\$500,000.00	\$128,287.00	\$0.00	\$0.00	\$371,713.00	\$500,000.00
Grand Total All Years			\$9,900,762.00	\$1,151,149.00	\$717,900.00	\$5,653,920.00	\$2,377,793.00	\$9,900,762.00

Capital Plan Capital Project Recap:

	Budget	Expenses	Encumbrances	Unexpended
Contingency	516,287.00	0.00	0.00	355,549.00
Contingency ARP	653,920.00			
Cooling Tower Replacement 2019	167,895.00	167,895.00	0.00	0.00
LEC RTU Replacement 2019	499,800.00	499,800.00	0.00	0.00
2019 Access Control	26,214.00	26,213.73	0.00	0.27
Purchase of Real Property	275,668.00	275,668.14	0.00	(0.14)
2020 LEC RTU Replacement	378,000.00	9,453.20	0.00	500,546.80
DPW - Fuel System Upgrades	145,662.00	145,641.15	0.00	20.85
St. Paul Elevator Upgrade	93,112.00	93,112.00	0.00	0.00
Fort Ann Barn Engineering Study	30,000.00	0.00	30,000.00	0.00
Middle Falls Barn Engineering Study	23,500.00	0.00	23,500.00	0.00
Access Control	50,000.00	0.00	0.00	50,000.00
Burgoyne Ave Generator Purchase	42,500.00	42,500.00	0.00	0.00
Burgoyne Ave Roof Engineering	81,883.00	81,882.03	0.00	0.97
Burgoyne Ave Parking Improvements	51,362.00	47,462.17	0.00	3,899.83
Burgoyne Ave Arch. Survey	19,000.00	0.00	19,000.00	0.00
Burgoyne Ave Roof Replacement	717,900.00	679,630.00	38,270.00	32,100.00
Burgoyne Ave Repairs & Revonations	150,000.00	0.00	0.00	150,000.00
SAN Replacement	83,525.00	83,525.00	0.00	0.00
Pulse - VPN	11,318.00	11,317.50	0.00	0.50
Datacenter	29,340.00	29,340.16	0.00	(0.16)
Domain Controller	7,575.00	7,575.00	0.00	0.00
Burgoyne Technology Improvements	70,124.00	69,773.54	0.00	350.46
Firewall Replacement 2020	74,320.00	43,570.00	0.00	30,750.00
Cradlepoint Replacement	64,700.00	57,981.90	9,800.00	(3,081.90)
Interfund Transfer to General Fund	96,000.00	96,000.00	0.00	0.00
Total	4,381,605.00	2,468,340.54	120,570.00	1,120,136.46