

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: PARKS, RECREATION & RAILROAD

DATE: MARCH 30, 2007

Committee Members Present:

Supervisors

**Haskell
O'Connor
Gabriels
VanNess
F. Thomas
Stec
Geraghty
Merlino**

**Pat Beland, Director, Parks, Recreation &
Railroad Division
William Remington, DPW Superintendent
William Thomas, Chairman
Joan Parsons, Commissioner, Administrative
& Fiscal Services
Joan Sady, Clerk, Board of Supervisors
Paul Dusek, County Attorney
Paul Butler, Recreation Facilities Manager
Tim Record, Johnsburg
Katy Goodman, Secretary to the Clerk**

Committee Member Absent:

Supervisor

Belden

Mr. Haskell called the Parks, Recreation & Railroad Committee meeting to order at 11:46 a.m.

Motion was made by Mr. Stec, seconded by Mr. Belden and carried unanimously to approve the minutes of the previous meeting, subject to correction by the Clerk.

Privilege of the floor was extended to Mr. Beland and he distributed copies of his agenda packet to the committee members, a copy of which is on file with the minutes.

Mr. Haskell stated there was a referral from the Planning & Community Development Committee to this Committee and as Wayne LaMothe, Assistant Director of the Planning & Community Development Department, was present, he would like the matter to be discussed at this time.

Privilege of the floor was extended to Mr. LaMothe, who advised the referral concerned a parcel of land in the Town of Lake George that is owned by the Village of Lake George and that was being considered as the location for the Outdoor Drama Theater (ODT). He noted copies of a packet of information on the ODT had been distributed to the Committee members. Mr. LaMothe pointed out the last page of the packet was an aerial image of the property. A copy of the packet is on file with the minutes.

Mr. LaMothe stated that Mayor Robert Blais, Mayor of the Village of Lake George, had attended a meeting of the Planning & Community Development Committee a couple of months ago and he had made a request relative to the parcel. (Please see minutes of March, 1, 2007 Planning & Community Development Committee meeting for details.) He stated Mayor Blais had advised the parcel was available and the amount of property that would be available would depend on what the terms were. Mr. LaMothe referred the Committee members to the aforementioned map,

and he stated Parcel No. 263-00-3-5 was the property they would like to have a memorandum of understanding (MOU) with the Village to use for the ODT. He explained the blue rectangle on the property was an outdoor ice skating rink that the Village would remove due to lack of use since the Forum with indoor skating now exists in Lake George.

Mr. LaMothe stated Mayor Blais had proposed that the County would take over the management of the adjacent parcel (No. 264.03 -1-1.1) which had three ball fields and a soccer field on it. He apprised the Village received about \$24,000 in annual revenues from the use of the parcel. Mr. LaMothe explained the proposal was referred to this Committee because the County's management of the parcel would potentially entail maintenance of the fields and the facilities. He noted there was an alienation process that might be necessary in this situation that he knew the County Attorney's Office was working on. Mr. LaMothe advised the Mayor would like to know whether or not the County would consider managing the entire parcel, and, **if not, then what**. He **stated that basically Mayor Blais had said the parcel the County did want was available for \$1 per year**.

Mr. LaMothe commented that exclusive of the County budget, which he acknowledged could not be ignored, they would want to control the entire parcel an ODT was located on in order to prevent scheduling conflicts between the drama presentation and ball games. He noted they felt the model to use for operating the ODT was the (County's Scenic) train in which the production company for the ODT would maintain only the facility during the time the ODT was in operation. Mr. LaMothe advised the production company would not maintain the ball fields, but they would maintain a presence during the summer for the ODT facility for security reasons. However, Mr. LaMothe stated, relative to the budget the Committee members would realize there would be an expense to maintain the ball fields.

Dialogue ensued between Mr. Haskell and Mr. LaMothe on the issue of funding for the ODT. Mr. LaMothe advised there were funds to do the preliminary design of the facility up to the stage of the construction documents. He confirmed they did not yet have the funds to build the ODT. were available for drama theater? Available for studies, but nothing for production.

Belden - only take over the piece of property that they need - will be doubling expense if take over everything. Make up a proposal and send it back to the Village.

VanNess - will be in trouble if take over maintenance of ball fields. Haskell - should have an estimate done for maintenance to see what cost would be in case Village demands.

LaMothe - ??? Facility does receive some \$\$

Belden - if take over every other town will want County to maintain their parks???

O'Connor - would love to see the project move forward, as chairman of municipal shared services they are working to take over East Field. If parks and rec starts taking over the parks and rec

fields will have everyone wanting the same based on the fact that residents other than just the towns use them. Has no problem with studying costs, but cautioned the Committee that it might be opening a can of worms.

Dusek - reso was done and sent to Sayward for conveyance of parkland property from Village to County - don't have a description of property or agreement that legislature needs. Worried that should not be pushing for legislation when not sure what are doing. If it is going to be months away he would suggest withdrawing legislation.

Belden - did legislation pertain to all property or just the one we want - Dusek says very vague - they want more info.

Wm. Thomas - resevoir issu?? Get from tape.

Stec - Commitment to project long term and the cost. Supports but knows it will be in the range of millions - agonizing over how much taxes will be raised for building needs, fire training center...cannot do all simultaneously - cannot see all of these items being included in 2008.

Haskell - Caimano is coming up with a list of all projects and a meeting will be held to prioritize them.

VanNess - from last meeting he got the sense that if the entire property were not taken the County could not have just the parcel they wanted.

Gabriels - can find out what access to that one piece of property too? Cannot see where get to this piece without touching others? LaMothe - thinks would have access.

Beland - maintaining the ball fields and soccer fields? Yes - do they have use now? Yes - they do have leagues that use. Will need to know league schedules.

Tessier - proposal would be \$1 per year for a 99 year lease - after that came forward entire piece??? Get from tape. Board says don't want to get rid of the whole thing. Village is willing to lease property to County.

Village trustees adopted a reso offering the parcel to the County for \$1 per year.

Dusek - presentation made to Committee is different than reso.
VanNess says many stipulations were made in meeting...

Belden - Village rec'd \$300,000 for property.....thinks all needs to be brought to the table.

Haskell - send this to the village and see what happens.

Belden/VanNess to make proposal to Village for parcel County wants only. Carried.

Parks -

Closed on property - Belden/Stec Carried.

1. Snowmobile trails - registration did go up - will see an increase next year. WC association of snowmobile clubs will be gone
2. Railataions - own property - Biondi Building - big building - was purchased with 70% highway money - can tear it down, can salvage - can sell - have to give 80% back to state though. If keep the building use within municipality for free. Are any Towns interested? Haskell, Merlino and Lamy all looked the building over and decided it would be a minumental undertaking to breakdown building and rebuild - would also be costly. Will put it out for salvage bid.

VanNess/Belden - authorize RFP for salvage bid.

4. 2006 financial statement from upper Hudson for review. Haskell - amazing that had the largest amount of kids there ever and sold the lease amount of candy....

\$2mill earmarked for WC railway rehab is still sitting in budget. If Budget is approved will still have another review process and if not taken will get money. The quicker move the quicker the money will be released. Have met with clough harbor ... To speed things along want to do a contract with LDSA. Purpose of process is to speed up state and federal projects... need to establish committee.

Belden/F. Thomas carried.

Referrals

- 1) Kellogg Facility Tour - scheduled for 4/16 @ 10am
- 2)North Creek Train Station - following Kellogg.
- 3) done
- 4)Fee Schedule - \$300 per day for entire facility and \$25 per building. Underutilized. Drop price by half to increase use then consider raising rate when usage increases.

Lower rent to \$200 per day plus buildings. Will that prohibit anyone from using just the pavillions? Butler - usutally \$25 for use of restrooms...thinks it would be better to keep the building charge. Haskell - says thinks bathroom charge is ok, pavillions should be free. Butler says that's correct pavillions can be used for free.

Beland/O'connor - \$150 per day charge and \$25 for buildings - amend prior reso.

Tim Benway - deputy?? Introduced.

Parks, Recreation & Railroad
March 30, 2007
Page 5

Goodbye's to Pat. Belden...great loyal employee - losing a good person. Thanks!!

Diana - poem on the record - get copy.

Haskell - Beland accomplishments....

Motion to adjourn - VanNess/ belden 12:29

There being no further business, on motion by Mr. Stec and seconded by Mr. Geraghty, Mr. Haskell adjourned the meeting at 2:49 p.m.

Respectfully submitted,

Katy Goodman, Secretary to the Clerk