

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: PARKS, RECREATION & RAILROAD

DATE: OCTOBER 30, 2007

COMMITTEE MEMBERS PRESENT:	OTHERS PRESENT:
SUPERVISORS HASKELL	PAUL BUTLER, DIRECTOR OF PARKS, RECREATION &
BELDEN	RAILROAD
O'CONNOR	WILLIAM THOMAS, CHAIRMAN
GABRIELS	HAL PAYNE, COMMISSIONER OF ADMINISTRATIVE AND
VANNESS	FISCAL SERVICES
F. THOMAS	JOAN SADY, CLERK OF THE BOARD
STEC	SUPERVISOR SOKOL
GERAGHTY	SUPERVISOR GIRARD
MERLINO	SUPERVISOR MASON
	WILLIAM LAMY, DPW SUPERINTENDENT
	WAYNE LAMOTHE, ASSISTANT DIRECTOR OF PLANNING
	& COMMUNITY DEVELOPMENT
	CHARLENE DiRESTA, LEGISLATIVE OFFICE SPECIALIST

Mr. Haskell called the meeting of the Parks, Recreation & Railroad Committee to order at 10:33 a.m.

Motion was made by Mr. Geraghty, seconded by Mr. Merlino and carried unanimously to approve the minutes of the October 2, 2007 Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Wayne LaMothe, Assistant Director of Planning & Community Development, who distributed copies of the Department of State Press Release and proposed project plans to the Committee members; *a copy of same is on file with the minutes.*

Mr. LaMothe stated that the First Wilderness Heritage Corridor had been listed in the Department of State Press Release as one of the 'exciting projects' of the year. He said that the Planning & Community Development Committee had discussed partnering with the Town of Johnsbury for the 2008 Environmental Protection Fund Local Waterfront Revitalization Program (EPF LWRP). He added that the application was due on November 30, 2007. He said that he had participated in a two-hour conference call with the Department of State yesterday, during which they had discussed items from the First Wilderness Heritage Corridor project that could be included in the application. He added that since the majority of the

proposed plans would affect the railroad and the Kellogg property, he wanted to discuss the plans with this Committee. He said that details of the project were listed on the third page of the handout.

Mr. LaMothe stated that the County had previously applied for Environmental Protection Fund grant funding for the Kellogg Property. He added that the funds would be used for repairs and adaptive reuse of the structures for the two buildings on either side of the property. He said that there was an application pending for \$160,000 of brick and mortar money to be matched with \$160,000 from force account labor. He added that the center building had been excluded from the application due to its historic preservation value.

Mr. LaMothe stated that included in the application for LWRP funding was a request to rehabilitate the center building to meet historic preservation standards. He said that part of the request was for \$384,000 (\$160/square foot) for the 2,400 square foot structure. He added that an additional \$30,000 was also requested for design work on the center building. He said this would be a three to five year program with the County crews providing force account labor, which would be the County's match.

Mr. LaMothe said there were design work elements that had been requested by the community which related to the First Wilderness Corridor and could be incorporated in documents for future funding consideration.

Mr. LaMothe apprised that he understood there had been discussions pertaining to a reluctance to use Warren County funds for the Hadley Railway Station, which was in Saratoga County. He said that he had discussed this topic with the Department of State (DOS) and discovered that it would be possible to match the Federal Highway Administration funds with funds from the DOS, which would alleviate the 20% match from Warren County, if the application was for site work only. He added that the DOS was working with Saratoga County on a project for a pedestrian pathway from the Station to the Town of Lake Luzerne.

Mr. LaMothe stated that another item that would be included in the application was the extension of the First Wilderness Heritage Corridor from the track north of North Creek to Tahawus. He said he understood that there had been discussions about Warren County acquiring the Barton Mines building. He added that an acquisition component could be incorporated in the First Wilderness Heritage Corridor plan which would enable the County to apply for additional funding. He stated that he would discuss in his next meeting with the DOS, if the acquisition of the six miles of track that is to be purchased jointly by Warren

County and Barton Mines, could be included in the application. He added that if acquisitions could be included it would allow for additional line purchases. He said that DOS wanted marketing efforts and appropriate signage to be included in the application.

Mr. LaMothe apprised that the LWRP grant was a 50/50 match which could be matched with force account labor. He added that the 8029 Code in the Planning budget contained \$20,000 for this type of matching funds grant. He added that for a five-year program this account would provide \$100,000 in funds. He noted that the deadline for submission was November 30, 2007 and he wanted the Committee's approval to apply for the grant funding.

Mr. Belden apprised that in past discussions he had voiced concerns that the Open Space Institute (OSI) could change their mind about transferring ownership of the property to Warren County. Paul Butler, Director of Parks, Recreation & Railroad, responded that OSI and the County were in the process of transferring the property and it should be completed this winter. Mr. Belden stated that he was concerned that Warren County would invest time and money in the project and then OSI would decide to retain the property for themselves. Mr. Haskell said that there was a verbal guarantee from OSI that they would transfer the property. Mr. LaMothe stated that the County also had a letter from OSI stating that the property was in the process of being transferred.

Discussion ensued.

Committee concurred with Mr. LaMothe's recommendations for the grant application for funding through the Environmental Protection Fund Local Waterfront Revitalization Program.

Mr. Haskell apprised that Item No. 1 on the Agenda was a request for a resolution authorizing Warren County to enter into negotiations with the North Creek Railway Depot Preservation Association (NCRDPA) to lease in perpetuity the North Creek Depot Museum and its platform, the Owens House and the land holdings in exchange for some consideration. He added that he had reviewed the list of stipulations, which were included in the Agenda packet. He stated that three of their requests were reasonable; however, he added that most of the requests were very unreasonable. He said that he felt it would be worth negotiating some kind of agreement. Mr. Geraghty asked which three requests Mr. Haskell found reasonable and Mr. Haskell responded that maintenance of the depot, platform and the Owens House (No. 4), the County to assume mortgage of the Owens House (No. 6) and NCRDPA to participate in fund raising activities and

membership solicitation (No. 17) were all reasonable in his opinion. Mr. VanNess noted that the NCRDPA had given the County problems with use of the platform in the past. Mr. Haskell stated that at the first meeting the NCRDPA had been reasonable; however, he said, since then they had come up with the list of demands.

Discussion ensued.

Motion was made by Mr. Belden, seconded by Mr. Gabriels and carried unanimously authorizing Warren County to enter into negotiations with the North Creek Railway Depot Preservation Association (NCRDPA) to lease in perpetuity the North Creek Depot Museum and its platform, the Owens House and the land holdings in exchange for some consideration. *A copy of the resolution request is on file with the minutes and the necessary resolution was authorized for the November 16, 2007 Board meeting.*

Mr. Butler apprised that Item No. 2 on the Agenda was a resolution request to accept a donation to Up Yonda Environmental Education Center of an AED (Automatic Electronic Defibrillator) Heartsine Pad 300 from Mr. and Mrs. Frank Morgenstern through Cardiac Systems, LLC. He said that Up Yonda already had an AED; however, he added, the one that they had could not be used on children. He stated that the value of the donated AED was \$1,395 and added that it did not include the pediatric pads, which would cost an additional \$150.

Motion was made by Mr. Gabriels, seconded by Mr. Stec and carried unanimously to accept a donation to Up Yonda Environmental Education Center of an AED Heartsine Pad 300 from Mr. and Mrs. Frank Morgenstern through Cardiac Systems, LLC. *A copy of the resolution request is on file with the minutes and the necessary resolution was authorized for the November 16, 2007 Board meeting.*

Mr. Butler stated that Item No. 3 on the Agenda was a request for Committee approval to install a driveway culvert at the north entrance of Up Yonda Farm, which would require blasting. He said that he had received three quotes and the cost of the project would be \$3,101, which was available in the 2007 budget.

Motion was made by Mr. Gabriels, seconded by Mr. Merlino and carried unanimously to approve the installation of a driveway culvert at the north entrance of Up Yonda Farm.

Mr. Butler stated that Item No. 4 on the Agenda was to inform the Committee of a letter from the Johnsbury Historical Society (JHS), which was included in the Agenda packet. He said that JHS was very enthusiastic in working towards

common goals for the North Creek Railroad Station and the possible future use of the Kellogg property.

Mr. Butler apprised that Item No. 5 on the Agenda was a referral from the Municipal Shared Services Committee. He said that he had met with Josh Milton, Director of the Glens Falls Recreation Department, and received an analysis of the costs associated with the maintenance and operation of East Field, as well as quotes for the replacement of the bleachers. He added that it cost approximately \$13,000 per month to operate and maintain East Field. He said that Mr. Milton would address the Municipal Shared Services Committee at their next meeting.

Mr. Girard entered the meeting at 10:55 a.m.

Mr. Haskell stated that the cost of maintaining and operating East Field was approximately \$156,000 per year. He said that during negotiations it would have to be decided whether to use County employees or employees of the City of Glens Falls to maintain East Field. Mr. Butler said that Jim Girard maintained the stadium at East Field at a cost of \$60,000 per year. He added that the field needed a lot of work to update the structures. Mr. VanNess stated that the Municipal Shared Services Committee were hoping to join with the City of Glens Falls to apply for a \$400,000 inter-municipal grant (\$200,000 each for the County and the City of Glens Falls). Joan Sady, Clerk of the Board, apprised that Pat Tatich, Director of Planning & Community Development, would attend the Municipal Shared Services Committee meeting to discuss the criteria for the grant. Mr. Belden asked when the deadline for the grant application was and Mrs. Sady replied that it was due by December 15, 2007.

Discussion ensued pertaining to East Field.

Mr. Mason entered the meeting at 11:00 a.m.

Mr. Belden stated that the main discussion for the Municipal Shared Services Committee meeting should be the County and the City of Glens Falls working together on a shared services grant for maintenance of East Field. Mrs. Sady noted that there was a Memorandum of Understanding between the County and the City of Glens Falls to apply for the grant. Mr. O'Connor questioned how much information Ms. Tatich would be able to provide and Mrs. Sady responded that Ms. Tatich had indicated she would call the State to see if the needs of East Field fell within the criteria for the grant. Hal Payne, Commissioner of Administrative & Fiscal Services, apprised that if the County took ownership of East Field, they would also assume liability with the pool and the pond. He asked if there was revenue from East Field and he noted, that Adirondack Community College used

the field for their baseball games. Mr. Butler responded that there was a nominal usage fee for the field of approximately \$800 per game, to cover the cost of lighting the field.

Mr. Butler apprised that Item No. 6 on the Agenda was a request from Scott Wertans, President of Saratoga Railway Engineering PC, for Warren County to test some track circuit technology for General Electric, Inc. He said that the testing would be done on the southern end of the railroad, as the tests required welded rail. He said that the insurance requirements were given to the County Attorney's Office and a Memorandum of Understanding may be needed.

Motion was made by Mr. VanNess, seconded by Mr. Belden and carried unanimously to authorize the testing of some track circuit technology for General Electric, Inc. as requested by Saratoga Railway Engineering PC, as outlined above.

Mr. Butler expounded that Item No. 7 on the Agenda pertained to an awards letter from the Adirondack/Glens Falls Transportation Council 'Make the Connection Program' for improvements on the Warren County Bikeway. He said that the total amount awarded was \$75,824 and it was an 80%/20% matching grant. He stated there would be a meeting on November 5, 2007 pertaining to administration of the funds and he would be in attendance.

Mr. Butler stated that Item No. 8 on the Agenda was a request to remove the furnace from the Biondi building and install it in the Kellogg building for potential construction renovations this winter. He said that a fuel tank was available from the Airport and added that the expenses for this would be minimal. Mr. Belden asked what size the tank was and noted that if it was larger than 300 gallons a permit would be needed. Mr. Butler responded that he would check on the size before anything was done.

Motion was made by Mr. Belden, seconded by Mr. Merlino and carried unanimously to authorize the removal of the furnace from the Biondi building to be installed in the Kellogg building for potential construction renovations this winter.

Mr. Butler stated that Item No. 9 on the Agenda was an update on the Upper Hudson River Railroad (UHRR). He said the UHRR had not responded yet to the Committees request for a budget for the Thomas the Tank Engine event. He reminded the Committee that the UHRR had asked for relief from the \$1 per ticket that was paid to the County for the Thomas the Tank Engine event, as they had suffered a loss from operating the event. He apprised that all of the brush cutting for the railroad was completed. Mr. Belden asked if the brush cutting had been

checked and Mr. Butler replied that he had not checked yet but he would. He said that a modine heater had been installed in the gift shop so that it could be heated as needed.

Mr. Butler apprised the next item on the Agenda was to review the pending items for this Committee. He stated that Pending Item Numbers 1 through 3 were still pending and should remain on the list. He said Pending Item No. 4 should be removed from the list, as the Upper Hudson River Railroad had declined use of the County's railroad work car.

William Lamy, Superintendent of the Department of Public Works (DPW), stated that the Budget transfer and review had been done during the DPW Committee meeting and he asked, if the Committee had any questions on the Parks, Recreation & Railroad portion of the budget. He said that there had been a transfer of funds for Up Yonda Farm that involved transferring salaries from overtime to regular in order to cover a shortfall.

Mr. Girard apprised that Mr. Butler had gone to the City of Glens Falls Ward 1 to take care of some trees and brush that were interfering with the Bikeway. He said that he had told Mr. Butler that it could wait until spring; however, he added, Mr. Butler had taken care of the problem right away. Mr. Girard thanked Mr. Butler on behalf of the residents of Ward 1, noting he appreciated his professionalism. Mr. Butler apprised that the Department usually went along the Bikeway in the fall to take care of any trees and brush. He stated that there was also a request from Ward 1 for an eight to ten foot sidewalk extension, which would act as a pedestrian connection, as well as help to improve a wash problem. He said that there was a slope on Prospect Street that allowed water to wash into a resident's yard. Mr. Haskell asked if the problem was caused by the Bikeway and Mr. Butler responded that the problem was caused by a combination of the Bikeway and the sidewalk and he felt they could improve the situation. Mr. Belden apprised that if there were funds available then Mr. Butler should take care of the issue. Mr. Butler responded that the necessary funds would be minimal.

As there was no further business to come before the Parks, Recreation & Railroad Committee, on motion made by Mr. O' Connor and seconded by Mr. VanNess, Mr. Haskell adjourned the meeting at 11:12 a.m.

Respectfully submitted,

Charlene DiResta, Legislative Office Specialist