

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: GASLIGHT VILLAGE AD HOC

DATE: DECEMBER 2, 2011

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COMMITTEE MEMBERS PRESENT:

SUPERVISORS MONROE  
MERLINO  
THOMAS  
KENNY  
BELDEN

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF PUBLIC WORKS  
DANIEL G. STEC, CHAIRMAN OF THE BOARD  
PAUL DUSEK, COUNTY ADMINISTRATOR  
JOAN SADY, CLERK OF THE BOARD  
KEVIN GERAGHTY, BUDGET OFFICER  
SUPERVISORS STRAINER  
TAYLOR  
ROBERT BLAIS, MAYOR, VILLAGE OF LAKE GEORGE  
TONY HALL, *THE LAKE GEORGE MIRROR*  
DON LEHMAN, *THE POST STAR*  
REPRESENTING THE TOURISM DEPARTMENT:  
KATE JOHNSON, DIRECTOR  
TANYA BRAND, GROUP TOUR PROMOTER  
MICHAEL CONSUELO, SPECIAL EVENTS COORDINATOR, LAKE GEORGE  
REGIONAL CONVENTION & VISITORS BUREAU  
WILLIAM MASON, SUPERVISOR ELECT, TOWN OF QUEENSBURY  
AMANDA ALLEN, SR. LEGISLATIVE OFFICE SPECIALIST

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Mr. Monroe called the meeting of the Gaslight Village Ad Hoc Committee to order at 11:00 a.m.

Motion was made by Mr. Belden, seconded by Mr. Thomas and carried unanimously to approve the minutes from the last Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Jeffery Tennyson, Superintendent of Public Works, who distributed copies of the meeting agenda; *a copy of the agenda is also on file with the minutes.*

Mr. Tennyson announced the first agenda item pertained to a request for reimbursement in the amount of \$6,903.25 to the Warren County DPW for work completed to establish a temporary parking lot on the Gaslight Village property for summer parking. He noted that the agenda included a breakdown of the expenses incurred for this work, as well as a copy of Resolution No. 301 of 2011 which authorized it. Mr. Tennyson pointed out that the resolution specified materials expenses up to \$5,000 would be reimbursed, as well as the labor costs incurred, and identified parking revenues as the source of funding.

Mr. Belden questioned whether there were sufficient funds available to support the costs identified and Paul Dusek, County Administrator, replied affirmatively, but noted that any time the County approved a resolution to expend funds from the parking revenues, the Village of Lake George must do the same. Robert Blais, Mayor of the Village of Lake George, advised the Village Board would review this issue and approve a similar resolution.

Motion was made by Mr. Belden, seconded by Mr. Merlino and carried unanimously to approve the previously mentioned request and the necessary resolution was authorized for the December 16<sup>th</sup> Board meeting. *A copy of the request is on file with the minutes.*

The next agenda item, Mr. Tennyson advised, consisted of a request to provide reimbursements in the amount of \$603.94 to the Village of Lake George for costs incurred in association with parking services provided at the Gaslight

Village property, specifically the rental of light poles and generators to provide lighting for nighttime parking; he added that the source of funding would be parking revenues. The agenda included a breakdown of costs provided by the Village of Lake George, Mr. Tennyson noted, and he advised these charges had been included in a previous invoice submitted by the Village, but no authorization for payment had been provided at the County level.

Mr. Merlino questioned whether plans had been made to incorporate permanent lighting at the site in the near future so that they would no longer need to rent temporary fixtures. Mayor Blais stated that lighting sources were a necessity for nighttime parking purposes and he said he had encouraged the firm planning the park to look into solar lighting sources. He apprised he had been approached by a company that provided these types of lighting fixtures that was very interested in the project and had offered financing with no initial out-of-pocket expense. Mayor Blais opined that if construction on the property began in the spring as planned, construction of lighting facilities should be made a priority so that rental of lighting fixtures would no longer be necessary.

Motion was made by Mr. Kenny, seconded by Mr. Belden and carried unanimously to approve the request to provide reimbursement to the Village of Lake George as previously noted and the necessary resolution was authorized for the December 16<sup>th</sup> Board meeting. *A copy of the request is on file with the minutes.*

Mr. Tennyson said the next agenda item pertained to an update from Mayor Blais regarding the prospective use of the Festival Space on the Gaslight Village property as a venue for the Big Apple Circus. Mayor Blais confirmed that he had been contacted by Tom Larson, General Manager of the Big Apple Circus, and advised there was some interest in possibly adding Lake George to their traveling circuit beginning in the summer of 2012. He said Mr. Larson had indicted the Big Apple Circus, which was a traveling attraction mainly consisting of a stage show production in a large tent that typically ran for one to two weeks in each community, had an opening available for the last two weeks of July beginning in 2012. Mayor Blais added that as per Mr. Larson, he and his associates would like to visit the area within the following weeks to determine if it was appropriate for their attraction and he noted that if they found the facility appropriate to their needs, they would require a three year commitment from the County/Village to ensure it would be available to them. He said the event timing would be perfect for the area as there was not currently anything planned for that time frame and he noted that this type of event would be appropriate for the Festival Area which offered unobstructed flat land to erect the large tent their attraction was held in, as well as to place all of the necessary stabilizing stakes that had to be driven into the ground. Mayor Blais advised the group would require water facilities and a place to expel gray water but would provide their own electricity and sewage removal services for the RV's and trailers that the performers resided in; he added that they would also require parking facilities somewhere in the vicinity of the Festival Space for the 18 trailer trucks used to transport their equipment, but he did not feel this was a great concern as parking was available nearby.

Mayor Blais stated the only worrisome factor associated with the event was that construction on the Festival Space was projected to begin in the spring of 2012 which might make the ground too soft to be driven on by large vehicles, allowing them to become stuck. He said that for the 2012 event, it might be sensible to contact the State and request authorization to hold it at Battlefield Park to avoid this issue; however, he added, he was unsure whether the State would allow use of the property for a reasonable fee. Mayor Blais concluded that he and Mr. Larson had not discussed any of the financial aspects associated with bringing the attraction to Lake George and said that if the Committee was in agreement, a special meeting could be held to discuss these matters during Mr. Larson's visit.

Mr. Kenny said he felt the Circus was a perfect use for the Festival Space area and he encouraged Mayor Blais to proceed in his efforts to draw it to the area.

Relative to Mayor Blais' concerns with the ability to use the Gaslight Village property during construction, Mr.

Tennyson noted that although a spring construction start date had been estimated, it was not guaranteed. He said that, if necessary, a solution might be to delay construction until after the event was held to ensure there would be no issue with use of the property, assuming Mr. Larson and his associates deemed the site appropriate for use in its current state.

Following further discussion on the matter, it was the consensus of the Committee that Mayor Blais should proceed with his efforts to draw the Big Apple Circus to the area and notify the Committee if an additional meeting was necessary to meet with Mr. Larson and his associates.

Continuing, Mr. Tennyson announced the next agenda item pertained to winter maintenance for the Gaslight Village property. He apprised that during the snowmobile club meeting held on the prior evening, discussion had been introduced relative to the status of the Gaslight parking area for the winter and whether the County/Village intended to plow a section for parking that could possibly be used by vehicles with snowmobile trailers as a dismounting and parking location due to its close proximity to the trail system. Mr. Merlino added that if a portion of the property was maintained during the winter months, the snowmobile clubs might consider holding rallies or snowmobile shows where new machines could be test driven, and he questioned whether a charge would be assessed to the clubs for such use.

Mr. Belden said that he was agreeable to allowing use of the parking lot for snowmobile trailer parking and rally events, but noted that plowing of the area would likely incur overtime costs, which the County should be reimbursed for. Mr. Kenny agreed, suggesting that a fee be attached to the requested use, totaling at least the same amount as the overtime costs incurred. Mr. Merlino stated that, if allowed to do so, the snowmobile clubs would probably be willing to plow the parking lot themselves, eliminating any cost to the County, but noted that if they intended to institute a parking fee, the County/Village would need to pay someone to remain at the site to collect money. Mr. Tennyson pointed out that use of the parking area might be sporadic as snowmobilers used the trails at different times during the day. He apprised that the County maintained a parking lot on West Mountain Road at the foot of the snowmobile trail and the Gaslight parking lot could be maintained in the same manner; however, he added, the gates would have to be left open to allow for public use, but could be closed and a fee charged for parking during special events.

In response to a question posed by Mr. Belden relative to insurance concerns, Mr. Dusek advised the County did not require any insurance certificates to be provided for use of the West Mountain Road parking lot, so there would not be any for the Gaslight parking lot if they sought to address it in the same manner. However, he added, insurance certificates for special events should be required.

Discussion ensued.

Motion was made by Mr. Merlino, seconded by Mr. Thomas and carried unanimously to authorize use of the Gaslight parking lot for parking of snowmobile trailers and vehicles during the winter months but reserving the right for the County and/or Village of Lake George to close the lot and charge parking fees during special events, and the necessary resolution was authorized for the December 16<sup>th</sup> Board meeting. *A copy of the request is on file with the minutes.*

Mr. Monroe noted that the Village of Lake George would need to approve a similar resolution to authorize winter use of the parking lot and Mayor Blais advised the Village Board would take action on the matter.

Mr. Tennyson stated that agenda page 12 reflected a request to authorize a gift of historical items to the Warren

County Historical Society. He explained that multiple items had been recovered from Charley's Saloon prior to its demolition which had been given to the Historical Society for safe keeping and display. Mr. Tennyson advised the Historical Society was now seeking execution of a Deed of Gift for those items; he added that the agenda included a listing of the items transferred which consisted mostly of photographs, prints and paintings. At Mr. Dusek's request, Mr. Tennyson clarified that the items did not pose any significant monetary value to the County and would most likely have been disposed of if the Historical Society had not accepted them. Mr. Dusek noted that as with prior requests, the Village of Lake George would need to adopt a similar resolution to finalize the matter.

Motion was made by Mr. Belden, seconded by Mr. Kenny and carried unanimously to approve the previously mentioned request and the necessary resolution was authorized for the December 16<sup>th</sup> Board meeting. *A copy of the request is on file with the minutes.*

Moving on to the Items of Interest section of the agenda, Mr. Tennyson apprised there was a meeting that morning with NYSDOT (New York State Department of Transportation) Region 1 where they were laying out the framework for the West Brook Conservation Initiative/Festival Space design report. He said he expected the design report to be similar to the NYSDOT format used for road and bridge projects and he anticipated that the report would be available in January or February. Mr. Tennyson noted that once the design report was approved, authorization would be given to proceed with the final design documents. Mr. Monroe noted that a meeting of the PMEC (Project Management Executive Committee) was scheduled for December 8<sup>th</sup> at 1:00 p.m.

Mr. Tennyson concluded the agenda review with the Referrals section which he outlined as follows:

1. No update was provided relative to an RFP (request for proposal) for naming rights of the features planned for the Gaslight Village property;
2. No update was provided relative to an interim and long term plan for maintenance of the stormwater treatment area of the Gaslight Village property; and
3. Regarding the proposal to introduce a municipal parking lot on West Brook Road, Mr. Tennyson apprised it would be possible to proceed with the initiative and he said he hoped to have further information on the matter in January, as well as an indication as to whether the grant applications submitted had been approved and they would be ready to establish a capital project for the work.

Mr. Monroe asked if the Village of Lake George needed to take any action on the West Brook Road parking lot initiative and Mr. Tennyson replied in the negative, advising that only County ROW would be used. Mr. Monroe then questioned whether the Town of Lake George had made any plans to install parking meters on the east bound lane of West Brook Road on their ROW and Mayor Blais said he had no knowledge of these plans.

Mayor Blais apprised the Village of Lake George had a contract with Pepsi Cola to furnish vending services at all of their facilities which was to be renewed in the near future and he noted that the County held a similar contract with Pepsi Cola, as well. Since both municipalities held contracts with the same company, he questioned whether it was appropriate to include the Gaslight Village property in their renewal contract as per Pepsi Cola's request. Mayor Blais noted that if they decided to proceed in this manner, they would also need to include appropriate space for vending machines in the park plan and he suggested the restroom facility proposed for placement between the children's playground and the skate park. Mr. Dusek advised he was very apprehensive about committing to the contract at this point and would prefer to maintain flexibility in the current park plans as he foresaw a number of possible scenarios for the property, such as including concession stands or other such facilities. He added that they could easily amend their Pepsi Cola contracts in the future to include the park, if they chose to do so.

Mayor Blais then noted that a number of organizations had contacted him relative to securing naming rights for different facets of the Festival Space and park, and he questioned whether someone should be working on developing an RFP for naming rights in order to actively solicit sponsors for the park, as well as who that person should be. Mr. Belden stated that they should wait until the park was built before considering the naming rights issue. Mr. Monroe added that they needed to consult with the County Attorney to ensure that they proceeded in the correct and legal manner. Mr. Tennyson agreed and advised that if the issue was deferred until January or February, they would have received a response on the grant opportunities applied for and a clearer picture of what proposed facets of the park would come to fruition.

There being no further business to come before the Committee, on motion made by Mr. Belden and seconded by Mr. Kenny, Mr. Monroe adjourned the meeting at 11:41 a.m.

Respectfully submitted,  
Amanda Allen, Sr. Legislative Office Specialist