

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: GASLIGHT VILLAGE AD HOC

DATE: AUGUST 23, 2013

COMMITTEE MEMBERS PRESENT:

SUPERVISORS MONROE
MERLINO
MONTESI
KENNY

COMMITTEE MEMBER ABSENT:

SUPERVISOR DICKINSON

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF
PUBLIC WORKS
KEVIN B. GERAGHTY, CHAIRMAN OF THE BOARD
PAUL DUSEK, COUNTY ADMINISTRATOR
AMANDA ALLEN, DEPUTY CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS FRASIER
MASON
STRAINER
TAYLOR
WESTCOTT
WOOD
ROBERT BLAIS, MAYOR OF THE VILLAGE OF LAKE GEORGE
MICHAEL CONSUELO, EXECUTIVE DIRECTOR OF THE LAKE
GEORGE CHAMBER OF COMMERCE & CVB
WILLIAM LAMY, PROJECT MANAGEMENT EXECUTIVE
COMMITTEE MEMBER
WALT LENDER, EXECUTIVE DIRECTOR, LAKE GEORGE
ASSOCIATION
TANYA BRAND, GROUP TOUR PROMOTER
DARLENE GUNTHER, CLERK, VILLAGE OF LAKE GEORGE
DEAN BOECCHER, RESIDENT, TOWN OF QUEENSBURY
THOM RANDALL, *ADIRONDACK JOURNAL*
SARAH MCLENITHAN, LEGISLATIVE OFFICE SPECIALIST

Mr. Monroe called the meeting of the Gaslight Village Ad Hoc Committee to order at 11:01 a.m.

Motion was made by Mr. Montesi, seconded by Mr. Kenny and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Copies of the Gaslight Village Ad Hoc Agenda were provided to the Committee members; a copy of which is on file with the minutes.

Mr. Monroe advised there was no need to discuss the first item on the agenda, as the Committee members were aware of the Park construction schedule because all of them had attended the Park Operations & Management Committee held earlier that morning where it was discussed. He stated the next item on the agenda referred to a request to increase Capital Project H338.9550 280, Lake George Environmental Park in the amount of \$395,000 to cover the cost of reinforced turf infield construction in the Festival Space. Mr. Tennyson explained that it was necessary to reallocate a portion of the grant funds that were approved by a prior resolution to pay for the next phase of construction. He said the remainder of the grant funds would be allocated to the West Brook parking lot project.

Mr. Montesi asked where the porous asphalt pavement was going to be utilized and Mr. Tennyson replied that it was for the parking lot. He stated that page four of the agenda included the estimated project costs for the Lake George Environmental Park and the parking lot that were submitted with the grant application. He explained that two separate Capital Projects were created because the parking lot was County-owned, while 62% of the Lake George Environmental Park was owned by the County, and the remaining 38% was owned by the Village of Lake George.

Discussion ensued regarding the funding associated with the project.

Mayor Blais asked whether there were funds available for installation of lighting in the parking lot and Mr. Tennyson replied in the negative. Mayor Blais advised he had received numerous complaints with regards to the lack of lighting in the parking lot. Mr. Monroe asked whether there was lighting near the parking lot outside of the Festival Space and Mr. Tennyson replied affirmatively. He said he thought that the lights outside of the festival space provided ample lighting for the park side of the parking lot; however, he stated, they could review lighting needs in future phases of the project.

Mr. Montesi queried whether the costs associated with providing lighting for the parking lot could be estimated for the project and Mr. Tennyson replied affirmatively. He explained that as the design work on the project moved further along he would return to the Public Works Committee to account for the remainder of the grant funding. He specified that a portion of the grant funding was directed through the Gaslight Village Ad Hoc Committee because it was being used for the Park Project, while the other portion channeled through the Public Works Committee, as it pertained to the County-owned West Brook parking lot.

Motion was made by Mr. Montesi, seconded by Mr. Kenny and carried unanimously to increase Capital Project No. H338.9550 280, Lake George Environmental Park, in an amount not to exceed \$395,000 as outlined above and refer same to the Finance Committee. *A copy of the resolution request form is on file with the minutes.*

Agenda Item 3, Mr. Monroe advised, referred to the County/Village cost sharing for cash flow. Mayor Blais stated that the Village of Lake George had no funds remaining to pay the contractors for the work performed on the Lake George Environmental Park. He recommended paying off the current bond in the amount of \$400,000 and applying for a new bond in the amount of \$1,000,000 to cover the shortages that had been predicted by William Lamy, Project Management Executive Committee Member.

Mr. Monroe asked Mr. Tennyson to provide examples of how similar joint ventures were managed. Mr. Tennyson apprised that the Corinth Road Project in the Town of Queensbury was the most prominent example. He explained that the contracts and bills were paid by the County with the Town of Queensbury providing reimbursement for their portion of the expenses. He said that there were some instances when the County had advanced the Town expenses and awaited payment.

Mr. Tennyson stated that although it never came to fruition, the proposed agreement between the New York State Department of Conservation (NYSDEC) and the County with regards to the Beach Road Construction was similar, in that it was structured based on the percentage of

ownership. He explained that the NYSDEC was slated to pay for 30% of the costs, as they owned 30% of the roadway, with the County paying the balance, as they owned the remaining portion of the road.

Mr. Monroe advised that the entire cost of the project was being paid for by State grants and privately donated funds such as those from the Wood and Wright Foundations; however, he said, funds needed to be available to pay out-of-pocket expenses which would then be submitted for reimbursement. He stated that cash flow issues were being created because of the delay in receiving the reimbursements.

Mr. Monroe apprised that in prior situations the County had used funds from the surplus to pay for reimbursable expenses; however, he said, this was not a viable option for the Village of Lake George, as their reserve fund was considerably smaller than the County's. Mr. Monroe recommended a motion be made authorizing the County to pay 62% of the cash flow needs based upon percentage of ownership, with the source of funding for the County portion to be determined by the Finance Committee. Mr. Tennyson noted that the County would expect to receive 62% of the grant reimbursements.

Pursuant to further discussion, a motion was made by Mr. Montesi, seconded by Mr. Kenny and carried unanimously to authorize an intermunicipal agreement with the Village of Lake George indicating that the County would pay 62% of the cash flow needs associated with grant funding based upon the percentage of ownership, with the agreement being retroactive for the costs already incurred, contingent upon review and approval by the County Attorney, and to refer the matter to the Finance Committee to determine a source of funding.

Darlene Gunther, Clerk, Village of Lake George, questioned whether any of the Wood Foundation funds would be allocated to the Village of Lake George and Mr. Monroe replied he was unsure. Mr. Tennyson apprised the original concept was for the funds to be used as they were received for current projects; however, he noted, there was a County resolution allocating the first \$380,000 of the Wood Foundation funds to Warren County. Mr. Monroe commented it might be possible to amend the resolution to reflect that the County pay 62% of the cash flow needs, based upon the percentage of ownership.

Discussion ensued regarding the Wood Foundation funds, following which it was determined that Mr. Tennyson would return to the Committee to provide clarification/status of the Wood Foundation grant funding at the next meeting.

Agenda Item 4, Mr. Monroe advised, referred to the land swap status. Mr. Tennyson stated that the County and Village of Lake George were ready to proceed with the land swap; however, he said, he had not received any status updates from the other parties involved. Mayor Blais stated that he thought the delay was because the Fort William Henry Hotel and Conference Center had refinanced and were awaiting the documentation from their loan agency.

Mr. Tennyson suggested a meeting be scheduled with all parties involved to discuss what steps were required to complete the process. He pointed out that the County would have to own the parcels before grant funds could be spent for construction on them.

Mayor Blais suggested Paul Dusek, County Administrator, schedule the meeting with all parties

involved. Mr. Dusek advised he would coordinate the meeting with the parties involved in the land swap to determine what issues were causing the delay and report back to the Committee. He noted that if he was able to identify the issue without having to hold a special meeting he would do so.

Mr. Tennyson suggested that the Gaslight Ad Hoc Committee meetings always be scheduled as "immediately following the Park Operations & Management meetings" instead of for a specific time and the Committee members concurred.

There being no further business to come before the Committee, on motion made by Mr. Montesi and seconded by Mr. Merlino, Mr. Monroe adjourned the meeting at 11:36 a.m.

Respectfully submitted,

Sarah McLenithan, Legislative Office Specialist