

## WARREN COUNTY BOARD OF SUPERVISORS

**COMMITTEE:     PARK OPERATIONS & MANAGEMENT (O&M)**

**DATE:            MARCH 10, 2014**

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**COMMITTEE MEMBERS PRESENT:   OTHERS PRESENT:**

SUPERVISORS MONROE  
                  MERLINO  
                  DICKINSON

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS  
KEVIN B. GERAGHTY, CHAIRMAN OF THE BOARD  
PAUL DUSEK, COUNTY ADMINISTRATOR  
JOAN SADY, CLERK OF THE BOARD  
FRANK E. THOMAS, BUDGET OFFICER

**COMMITTEE MEMBER ABSENT:**

SUPERVISOR KENNY

SUPERVISORS BROCK  
                          FRASIER  
                          TAYLOR  
MICHAEL SWAN, COUNTY TREASURER  
DAVID HARRINGTON, SUPERINTENDENT OF PUBLIC WORKS, VILLAGE OF LAKE  
                  GEORGE  
MICHAEL CONSUELO, EXECUTIVE DIRECTOR OF THE LAKE GEORGE REGIONAL  
                  CHAMBER OF COMMERCE AND CVB  
JEPHSON HILARY, LAKE GEORGE REGIONAL CHAMBER OF COMMERCE AND CVB  
WILLIAM LAMY, PROJECT MANAGEMENT EXECUTIVE COMMITTEE MEMBER  
WALT LENDER, EXECUTIVE DIRECTOR, LAKE GEORGE ASSOCIATION  
FRED AUSTIN, TOWN OF LAKE GEORGE RESIDENT  
DON LEHMAN, *THE POST STAR*  
CHARLENE DIRESTA, SR. LEGISLATIVE OFFICE SPECIALIST

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Mr. Monroe called the meeting of the Park Operations & Management (O&M) Committee to order at 9:34 a.m.

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

Copies of the agenda were distributed to the Committee members; *a copy of same is on file with the minutes.*

Commencing the agenda review, Jeffery Tennyson, Superintendent of the Department of Public Works (DPW), pointed out an operating budget for the Charles R. Wood Park (formerly Gaslight Village Property) had been developed in the amount of \$33,000 and a Budget Performance Report for same was included in the agenda packet. He advised there had been no expenses or revenues to date for 2014. He stated he would provide Budget Performance Reports to the Committee periodically throughout the year.

Mr. Monroe said the next item on the agenda was a discussion on outstanding property taxes. Paul Dusek, County Administrator, commented this item would be reviewed by Michael Swan, County Treasurer, and he requested the item be placed on hold until Mr. Swan arrived.

Mr. Monroe mentioned the next item on the agenda pertained to the special events booked in 2014 for the Festival Space. David Harrington, Superintendent of Public Works for the Village of Lake George, advised Mayor Robert Blais had been working on a music festival to be held in the fall and had been in contact with the Shriner Circus for a second event. Mr. Monroe mentioned there would not be significant revenues garnered from these two events. He pointed out that a letter received

from Mayor Blais, dated February 27, 2014, indicated the Mayor wanted to schedule the 2<sup>nd</sup> Annual Festival for the Lake to coincide with the music festival on September 20-21, 2014. He added the letter also indicated that all proceeds from the 2<sup>nd</sup> Annual Festival for the Lake would be donated to the mandatory boat inspection program. Mr. Harrington agreed and commented this was the same festival which had been held in 2013 in order to raise funds for invasive species control. Mr. Dickinson asked if this was the event Mayor Blais was organizing in connection with a radio station and Mr. Harrington replied affirmatively. Mr. Monroe pointed out that the Mayor was requesting use of Beach Road and the Beach Road Parking Lot for the 2nd Annual Festival for the Lake, which would require a referral to the Public Works Committee.

Motion was made by Mr. Dickinson, seconded by Mr. Merlino and carried unanimously to refer the request to utilize Beach Road and the Beach Road Parking Lot on September 20-21, 2014 for the 2<sup>nd</sup> Annual Festival for the Lake to the Public Works Committee.

Mr. Monroe commented the letter from Mayor Blais also recommended the purchase of one additional pay station for the Beach Road Parking Lot at an approximate cost of \$9,000 to \$10,000. Mr. Harrington advised the Village of Lake George had received complaints last summer about the number of available pay stations. He added the County's share of the cost of an additional pay station was 25% or approximately \$2,500. Mr. Monroe advised this item would also need to be referred to the Public Works Committee.

Motion was made by Mr. Merlino, seconded by Mr. Dickinson and carried unanimously to refer the request to purchase an additional pay station for the Beach Road Parking Lot at an approximate cost of \$9,000 to \$10,000 (County's share - 25%) to the Public Works Committee.

Mr. Tennyson informed Mayor Blais was booking events for 2014 based on the usage rate which had been previously established of \$1,500 per day for use of the Festival Space. He advised the Festival Space would continue to be impacted in 2014 by construction in other portions of Charles R. Wood Park and the rates should be reviewed at this time next year to determine the usage rates following completion of the construction.

Mr. Swan entered the meeting at 9:40 a.m.

Mr. Monroe suggested the Committee return to the issue of outstanding property taxes. Mr. Swan explained the outstanding taxes in question were for the three parcels on the south side of West Brook. He said the 2009 taxes for all three parcels were outstanding as a result of the sale, due to the timing of the sale. He added the sale of the property had been after the deadline for declaring the property to be tax exempt for the 2009 taxes. He commented the outstanding taxes for 2010 going forward, were for Caldwell Sewer District on all three parcels. Mr. Swan said he was unsure of the status of the 2014 tax bill for Caldwell Sewer District.

Mr. Dickinson asked if the outstanding taxes were for the Town or Village of Lake George and Mr. Swan replied they were from the Town of Lake George. Mr. Monroe pointed out the taxable status deadline was March 1<sup>st</sup> and the closing for the property had been in mid-March 2008. Mr. Swan noted tax bills were completed through the local assessor and were out of his control. He commented tax bills for the property from this point forward would be for Caldwell Sewer District only.

In answer to a question from Mr. Dickinson, Mr. Swan replied this was the Special District Tax for Caldwell Sewer District and not a usage tax. Mr. Dusek explained this was merely a matter of the County re-paying itself, as the County had already made the Sewer District, School, Village, Town

and County whole regarding these tax bills. Mr. Monroe noted this would impact the budget for the Festival Space and commented the tax bills totaled approximately \$29,000 and the only available source of funding was parking revenues. Mr. Dusek advised the current agreement allowed the County, Town and Village to remove surplus monies at the end of the year. He added there had been a surplus balance at the end of 2013 of approximately \$43,000 and it seemed appropriate to use those surplus monies for the outstanding tax bills.

Motion was made by Mr. Merlino, seconded by Mr. Dickinson and carried unanimously to amend the 2014 County Budget in the amount of \$29,108.28 to increase estimated revenues and appropriations to reflect the payment of outstanding tax bills as outlined above and to forward same to the Finance Committee. *Copies of the resolution request form and the outstanding tax bills are on file with the minutes.*

A brief discussion ensued during which it was determined that a mirroring resolution would not be required from the Village of Lake George.

Chairman Geraghty questioned the percentage of revenue the County was entitled to from the Beach Road Parking Lot and Mr. Monroe replied 25%. Mr. Monroe said parking revenues from the Beach Road and West Brook Road Parking Lots were not connected to the Gaslight Village Property Budget (A.1625) previously presented by Mr. Tennyson, as they were allocated to the DPW Budget. Chairman Geraghty questioned the percentage of revenue the County was entitled to from the West Brook Parking Lot and Mr. Tennyson replied there was a contract in place with the Village of Lake George for the management of the parking lot and this contract entitled the Village to 10% of the parking revenues with the remaining 90% being allocated to the County.

Mr. Monroe said the next item on the agenda pertained to the Park Rules and Mr. Tennyson commented a draft version of the Park Rules had been distributed a few months prior. Mr. Tennyson stated the County Attorney had made some revisions to the Park Rules which he would discuss with the Village's Attorney. He said Mayor Blais was concerned that the Park Rules should be established and in place prior to the events to be held in September.

Mr. Monroe commented the next item on the agenda was a proposal from the Village of Lake George regarding daily maintenance of Charles R. Wood Park. Mr. Harrington said he did not have a written proposal with him today but he pointed out the Village would take care of the daily, weekly and monthly maintenance of Charles R. Wood Park, as far as items such as plowing, mowing, care of the flowers, etc. He added the Village would keep track of and require reimbursement for their time.

Mr. Tennyson interjected the original proposal had been for approximately \$30,000 per year and had been based on the Park being fully constructed. He added the construction at the Park would not be fully completed until sometime next spring; however, he continued, Mayor Blais wanted to ensure the Committee was aware that there was some maintenance which would need to be completed in the meantime, particularly on the south parcel. He pointed out that turf would be planted on the Festival Space by June of 2014 and would require watering and mowing for July, August and September.

Mr. Harrington commented that for maintenance completed on the south parcel in 2013, the Village had kept track of the time expended and had submitted for reimbursement, as needed. Mr. Harrington said the Village could continue in this fashion for 2014 maintenance until the Park was fully constructed. Mr. Tennyson stated he and Mr. Harrington kept each other apprised of the necessary maintenance and the Village submitted the invoices to the Committee for reimbursement.

He advised there was an issue because parking revenues were being utilized to pay off debt which occurred when the Park was originally purchased. He added they were not anticipating a lot of revenue to be generated until after September. Mr. Monroe pointed out there would be approximately \$14,000 remaining in the surplus after the outstanding tax bills were paid and Mr. Tennyson replied that he felt that amount would be more than sufficient.

Mr. Tennyson said there were two pending items for the Committee, both of which had been commented on during the meeting and he noted he had no further information on either item.

As there was no further business to come before the Park Operations & Management (O&M) Committee, on motion made by Mr. Dickinson and seconded by Mr. Merlino, Mr. Monroe adjourned the meeting at 9:54 a.m.

Respectfully submitted,  
Charlene DiResta, Senior Legislative Office Specialist