

COUNTY OF CLINTON)
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STATE OF NEW YORK)

July 18, 2025

Stenographer's minutes of the Regular Session of the Clinton County Legislature held
Wednesday, July 16, 2025 in the Legislative Chambers, 137 Margaret Street, Plattsburgh, New York.

PRESENT: David Bezio, Area 4
Calvin Castine, Area 1
Robert Hall, Area 10
Mark Henry, Chairperson, Area 3
Joshua Kretser, Area 9
Paul Lamoy, Area 8
Francis Peryea, Area 2
Kevin Randall, Area 5
Rob Timmons, Area 7
Patty Waldron, Area 6

ALSO PRESENT: Kim Kinblom, Deputy County Administrator
Jacqueline Kelleher, County Attorney
Christine Peters, Commissioner of Social Services

Chairperson Henry called the meeting to order at 5:15 p.m.

Kim Kinblom, the Deputy County Administrator, conducted roll call.

Legislator Hall motioned to accept the minutes of the June 25, 2025 Regular Session, seconded by Legislator Bezio. Carried (10-0-0).

Chairperson Henry asked if anyone wished to address the Legislature.

Jack Bilow, of 8 Grace Avenue, Plattsburgh, stated he is here to discuss the raising of tax assessments and what it is causing for residents. He noted County Administrator Michael Zurlo highlighted the County's 2025 tentative budget which featured a lower tax levy for the fourth consecutive year and a decreased tax rate. He stated Mr. Zurlo emphasizes stability and the efforts to keep the tax levy stable to prevent taxable increases. Mr. Bilow stated Legislator Timmons, who is the Chair of the Finance Committee, expressed his gratitude for the work resulting in the County adopting a budget which decreased the tax levy in 2024. Mr. Bilow stated when asking about the end result of higher taxes because of higher assessments he is told by the Assessor's Office to speak with his local politicians. He stated the taxpayers are told equalization will take care of the problem but that doesn't seem to be true. Mr. Bilow stated the median house assessment in the City of Plattsburgh is now \$291,000, with combined taxes of \$8,491. He noted it is \$13.20 per thousand between the Town of Plattsburgh and the City of Plattsburgh and after eight percent sales tax, car payments, insurance payments, etc. there is not much leftover. A single person who is making \$60,000 can't afford to buy a house in the City of Plattsburgh and tenants are not able to pay rent as many landlords are raising rent and when the tenants aren't able to pay, many are seeking subsidized housing.

Mr. Bilow spoke of the closing of the Plattsburgh City Police substation, stating it was barely used for four to five years and had rental costs of \$36,000 per year. Mr. Bilow noted the Plattsburgh City School District was paying a large salary to an Athletic Director who did little work and finally the full-time position has been eliminated. Mr. Bilow's point is how many other useless taxpayer jobs and projects are there going on in the County.

Mr. Bilow stated in 2022, he was paying \$6,575.89 in taxes and in 2025 his taxes are now \$7,646.76. He knows he is not the only one and asked where the money is going and will this body seek to help the taxpayers. He stated to eliminate the things the taxpayers don't need. He thanked the Legislature for their time and hopes they can do something for residents and for those living on a fixed income. Legislator Bezio stated \$3.97 is the rate for the County, the rest is the City tax.

Geoffrey Barker, of 4079 State Route 9, Plattsburgh, stated he wants to address the future use plans of the Clinton Community College property. Mr. Barker stated the Clinton County Industrial Development Agency (CCIDA) has received several proposals, none of which are viable. He noted the CCIDA's mission is to maximize billable area, jobs and revenue. Mr. Barker stated there is already enough of that as uncontrolled industrial and commercial growth in the large Town of Plattsburgh, as an example. He recommends to retain a majority of the land for public use as a park with wooded, grassland areas and walking paths. Mr. Barker stated to save and sell the large former hotel to be used as condominiums for upscale owners that can support this historical landmark. He believes it could also be combined as a privately owned assisted living facility. Mr. Barker read a copy of the letter he emailed to the CCIDA (a copy has been attached hereto and made part of the minutes).

Mr. Barker also spoke about what the Town of Plattsburgh is doing off Route 22. There was 139 acres converted from residential woods to industrial to suit Schluter Systems. He went to the rezoning hearing and stated all knew it was for Schluter Systems. The proposal is for a 773,000 square foot

building, which requires more housing and more sewage disposal. He stated this is in our front yard and would allow for 50 trucks per day out of this one wooded area. Mr. Barker stated it is 50 acres of disturbance of the 139 acres and because it's industrial they can expand more. He spoke of the height limit of 60 feet and the proposal is for a 100-foot-high structure, so there will be another variance coming up. Mr. Barker stated this is one example of what County residents are up against in this area because elected legislators, without an aviation background, are making decisions where all of us have to pay higher taxes to support what Mr. Barker considers absurd ideas.

There being no one else who wished to address the Legislature, Chairperson Henry moved onto the Committee Reports.

Buildings and Grounds Committee – Legislator Lamoy

Legislator Lamoy stated the Buildings and Grounds Committee meeting scheduled for Monday, July 14th was cancelled.

The next Buildings and Grounds Committee meeting is tentatively scheduled for Monday, August 11th at 4:00 p.m.

Children and Family Services Committee – Legislator Peryea

Legislator Peryea stated the Children and Family Services Committee met on Tuesday, July 1st.

Christine Peters, the Commissioner of the Department of Social Services, and Gretchen Crowningshield, the Deputy Commissioner, were present to discuss the resolutions, "Authorizing Supervision and Treatment Services for Juveniles Plan Funds Grant Application and Acceptance" and "Authorizing Contract with Youth Advocate Program, Inc." Ms. Peters also discussed the Work Participation Rates and the Family Supplement Plan.

Resolutions #482 and #483 have been placed on the agenda based on the Committee's recommendation.

The next Children and Family Services Committee meeting is tentatively scheduled for Tuesday, August 5th at 5:00 p.m.

Economic Development and County Operations Committee – Legislator Waldron

Legislator Waldron stated the Economic Development and County Operations Committee met earlier.

Tammy Lacey, the Real Property Director, was present to discuss her Letter of Intent for the renewal of her term.

Molly Ryan, the Economic Development Director, was also in attendance to discuss the resolutions, "Authorizing Change Order No. 3 with ECM Enterprises, Inc. d/b/a Ace Electric." Ms. Ryan also updated the Committee on Clinton Community College, the Clinton Business Innovation Gateway and the County of Clinton Industrial Development Agency.

Shannon Thayer, the Planning Director, was present to discuss several resolutions including, "Authorizing the Purchasing Agent to Solicit Request for Proposals for the Clinton County Countywide Resiliency Plan" and "Authorizing Contract with Barton and Loguidice, D.P.C. to Perform Consulting

Services for the Brownfield Opportunity Area Program Grant.”

David Randall, the Information Technology Director, was also present to discuss the resolution, “Authorizing Payment of Membership Dues.”

The Committee also discussed the resolution, “Authorizing the Deputy County Treasurer to Decrease Appropriation and Corresponding Revenue for the 2024-2025 Snowmobile Trail Grant.”

Resolutions #484 through #489 have been placed on the agenda based on the Committee’s recommendation.

The next Economic Development and County Operations Committee meeting is tentatively scheduled for Wednesday, August 13th at 3:00 p.m.

Finance Committee – Legislator Timmons

Legislator Timmons stated the Finance Committee meeting scheduled for Wednesday, July 2nd was cancelled.

The Committee was polled on Resolution #490 on Friday, July 11th.

The next Finance Committee meeting is tentatively scheduled for Wednesday, August 6th at 5:15 p.m.

Health Committee – Legislator Bezio

Legislator Bezio stated the Health Committee met on Wednesday, July 2nd.

Richelle Gregory, the Director of Community Services, was present to discuss the resolution, “Authorizing Out-of-State Travel.” Ms. Gregory also discussed the New York State Overdose Intervention Initiative.

Christa VanCour, the Children’s Services Coordinator, was present to discuss the resolution, “Awarding Request for Proposals for Preschool Transportation Services.” Legislator Bezio stated this resolution requires the County to transport these children to school and the cost has increased from \$670,000 to \$1,183,000. He stated he wants to make the Legislature is aware of this because of the large increase and First Transit, Inc. has been and was the only bidder. Legislator Bezio noted it would be helpful to push the State government to have the school districts take on this responsibility.

Jeff Sisson, the Director of Public Health, discussed the resolutions, “Authorizing Contract with Creative Commynunities Planning, LLC” and “Authorizing the Application and Acceptance of Juul Settlement Funds.” Mr. Sisson also discussed the Director’s Report for May, 2025 and the Health Department Report for June, 2025.

Resolutions #491 through #494 have been placed on the agenda based on the Committee’s recommendation.

The next Health Committee meeting is tentatively scheduled for Wednesday, August 6th at 4:00 p.m.

Human Services Committee – Legislator Randall

Legislator Randall stated the Human Services Committee meeting scheduled for Tuesday, July 1st was cancelled.

The next Human Services Committee meeting is tentatively scheduled for Tuesday, August 5th at 4:15 p.m.

Personnel Committee – Legislator Henry

Legislator Henry stated the Personnel Committee met on Tuesday, July 8th.

Resolutions #495 through #518 have been placed on the agenda based on the Committee's recommendation.

The next Personnel Committee meeting is tentatively scheduled for Monday, August 4th at 5:00 p.m.

Plattsburgh International Airport Committee – Legislator Hall

Legislator Hall reported the Plattsburgh International Airport Committee met earlier.

James Francesconi, the Deputy Airport Director, was present to discuss several resolutions including, "Authorizing Lease Agreement with Harlan Films, LLC" and "Authorizing Contract with Upstate NY Plow & Truck Body, LLC."

Resolutions #519 through #532 have been placed on the agenda based on the Committee's recommendation.

Resolution #525 has been withdrawn.

The next Plattsburgh International Airport Committee meeting is tentatively scheduled for Wednesday, August 13th at 4:00 p.m.

Public Safety Committee – Legislator Castine

Legislator Castine stated the Public Safety Committee met on Tuesday, July 8th.

Andrew Wylie, the District Attorney, was present to discuss the resolution, "Authorizing Out-of-State Travel."

Jami Rock, the Executive Director of the Child Advocacy Center, was present to discuss the resolutions, "Authorizing Contract with the New York State Office of Children and Family Services Grant Acceptance" and "Authorizing New York State Office of Victim Services Grant Acceptance."

Jamie Martineau, the Public Defender, was also in attendance to discuss the resolutions, "Authorizing Contract with Oval Development, LLC" and "Authorizing Payment of Membership Dues."

Resolutions #533 through #541 have been placed on the agenda based on the Committee's recommendation.

The next Public Safety Committee meeting is tentatively scheduled for Monday, August 4th at 4:00 p.m.

Transportation Committee – Legislator Kretser

Legislator Kretser stated the Transportation Committee met on Monday, July 14th.

Shannon Thayer, the Planning Director, was present to discuss the resolutions, “Authorizing Contract with Transpo Group for Mobility Management Services” and “Establishing Fees to Collect from Nongovernmental Entities for Inspection Services and Vehicle Storage.” Ms. Thayer also discussed Clinton County Public Transit Driver’s Pay.

Karl Weiss, the Highway Superintendent, was also in attendance to discuss the resolutions, “Authorizing the Purchasing Agent to Solicit Bids for Various Materials and Services as Needed for the Year 2026” and “Authorizing Contract with Albany Tank Services, Inc.”

Resolutions #542 through #545 have been placed on the agenda based on the Committee’s recommendation.

The next Transportation Committee meeting is tentatively scheduled for Monday, August 11th at 5:15 p.m.

LIAISON REPORTS

Chamber of Commerce – Legislator Kretser

Legislator Kretser stated the Chamber was able to participate in the New York State Telecommunications Association meeting to discuss I LOVE NY and upcoming actions for Canadian outreach. The Chamber is working on a Canadian Sentiment Survey to follow up with tourism partners to gauge their sentiments on business performance in the summer season. Legislator Kretser stated the Chamber started the Welcome Canadian Campaign and cross border deal. They have been focusing on Canadian media coverage, with high profile media interviews with Radio Canada, CNN, etc. The Chamber is also working on some streaming and advertisement placements through Hulu and Disney Plus. He noted the America 250 website is live, which is www.battleofvalcour.com and there has also been a lot of advertising for the upcoming bass fishing tournaments.

Intercounty of the Adirondacks – Legislator Randall

Legislator Randall stated he missed the Thursday, June 26th meeting due to a family emergency. The next Intercounty meeting is scheduled for Thursday, July 24th in Hamilton County at the Long Lake Lodge.

Lake Champlain/Lake George Regional Planning Board – Legislators Kretser and Randall

Legislator Kretser stated the Board met about a week ago and discussed changes to the bylaws and the current initiatives throughout their Counties of coverage. He stated there is also a Board retreat coming up.

Soil and Water Conservation – Legislators Bezio and Timmons

Legislator Timmons stated the next meeting is on Thursday, July 17th.

STAFF REPORTS

County Attorney – Jacqueline Kelleher, Esq.

Ms. Kelleher requested an Executive Session to discuss ongoing litigation, the sale of real property and the employment history of a particular individual. Ms. Kelleher stated tonight at 6:30 p.m., the Town of Schuyler Falls is holding a meeting regarding the new water district on the Sand Road. The County has received a \$5 million grant to build this for the Town. The Town wants to have residents petition so a team from the Clinton County Department of Health went around door-to-door with a flyer and are very hopeful with the support of the Town, Legislator Randall and future County Administrator Christine Peters, who will be attending the meeting tonight. Ms. Kelleher wanted to thank them both for taking that on.

Deputy County Administrator – Kim Kinblom

Ms. Kinblom stated she provided a copy of the September meeting calendar. She stated since a majority of the Legislature will be attending the New York State Association of Counties (NYSAC) Conference in Niagara Falls from September 7th through 10th, would the Legislature like to move the Regular Session meeting to have one session on Wednesday, September 17th or have two Regular Sessions on Wednesday, the 17th and 24th. The Legislature voted to have one meeting on Wednesday, September 17th.

Ms. Kinblom stated at the last Finance Committee meeting, the Legislature approved to pay \$2.5 million of a \$5 million bond. Ms. Kinblom stated the County was also working with consultant Munistat Services, Inc. to change the County's Moody's rating, as it has been the same rating for decades. She noted County Administrator Michael Zurlo petitioned about 10 years ago and was denied a rate change. Ms. Kinblom reported last week there was an extensive interview process with Moody's and this time the County was successful in receiving a rate change, from A1 to AA3, which is one step up and pretty significant. The percentage for the new bond will be adjusted accordingly. Ms. Kinblom stated this is very good news and there will be a press release issued in the next few days.

Lastly, Ms. Kinblom stated herself, Ms. Peters, Kristin Eilers, the Purchasing Agent, Ms. Ryan and Mr. Cleveland met at Clinton Community College, along with their leadership team and reported they will be moving out sooner than they thought. The team will be working over the next few months to make sure everything is in place and will meet again in the next few weeks.

Chairperson's Report

There being no further business, Chairperson Henry moved on to resolutions. The following resolutions were approved unless otherwise noted.

Resolutions #482 through #491 were approved.

Resolution #492 titled "Awarding Request for Proposals (RFPs) for Preschool Transportation Services" was motioned by Legislator Bezio and seconded by Legislator Lamoy. Carried (9-1-0). Legislator Waldron voted in the negative.

Discussion: Legislator Waldron stated she voted in the negative on this resolution in the Committee meeting and feels it's important the County hire this company for a year and then try to figure out a new path forward. She stated as Mr. Bezio mentioned earlier, that perhaps moving forward the school districts and the County can come together for a solution. Legislator Bezio stated Mr. Sisson has had some meetings with school districts and is trying to make headway. Legislator Waldron stated this has come up for years and is not sustainable anymore. She understands this resolution has to pass now

but moving forward the Legislature has to pay attention to this. Chairperson Henry asked why there was a \$400,000 increase. Legislator Bezio responded First Transit, Inc. needs new buses, their buses are 15 years old, and they are looking to replace three buses a year. There are other options that need to be thoroughly discussed.

Resolutions #493 through #524 were approved.

Resolution #525 has been withdrawn.

Resolutions #526 through #546 were approved.

Resolution #547 titled, "Voiding Purchase/Forfeiture of Deposit in the Towns of Mooers and Schuyler Falls" was motioned by Legislator Timmons and seconded by Legislator Castine. Carried (10-0-0).

Discussion: Ms. Kinblom stated there were two properties from the foreclosure tax action where individuals paid the deposit but didn't proceed with the sale. The Schuyler Falls property went to the backup bidder for \$5,000. The Town of Mooers property will be in the online auction held on Wednesday, July 30th.

Resolutions #548 through #550 were approved.

Legislator Peryea motioned to enter into Executive Session to discuss ongoing litigation, the sale of real property and the employment history of a particular individual at 6:17 p.m., seconded by Legislator Kretser. Carried (10-0-0).

Legislator Kretser motioned to exit Executive Session at 6:38 p.m., seconded by Legislator Castine. Carried (10-0-0).

There being no further business to come before the Legislature, Legislator Hall motioned to adjourn the meeting at 6:38 p.m., seconded by Legislator Timmons. Carried (10-0-0).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Erin M. Light".

Erin M. Light
Senior Typist

:EL

Good evening. My name is Geoffrey Barker of Plattsburgh, NY. Tonight, I want to address the future use plans for the CCC property.

I have read how the CC IDA has several proposals none of which to me are viable. Their mission is to maximize buildable area, jobs, and revenue. We already have enough of that as uncontrolled commercial and industrial growth in the large Town of Plattsburgh.

What I recommend is to retain a majority of the land for public use as a park with wooded and grassland areas and walking paths. Save and sell the large former hotel to be used as condominiums for upscale owners that can support this historical landmark with its priceless views. It could also be combined as a privately owned assisted living facility

I am now going to read to you what I emailed into the CC IDA since there is no way of knowing it was received or will be entered into the record and considered.

17 July 2025

XXXXXXXXXXXXXXXXXXXX

This letter is to provide feedback and input to the three concepts concerning the former CCC campus property.

Being aware of the limits and challenges facing Clinton County, I reject all three to include the numerous subproposals as unsubstantiated and overly optimistic plans that are not practical to be financially feasible and successful. The proposals are all full of optimistic "buzz-words" to convey acceptance and comfort when in fact the proposals are just not practical. Additionally, it puts the property in competition with other local operations such as farmers markets, museums, education centers, etc. Also, beware of Lake Champlain- it can turn dangerous in a short time and is no place for tourists or the inexperienced boater.

Further, there seems to be no regard to the future of the large building once known as a hotel and what is to become of that historically important structure. Perhaps returning it for such housing in "partnership" with the needs of the NYC populace should be explored with the rail and bus transport available.

The county and area is already tasked with carefully developing many other properties such as the former county airport, industrial development properties, former air base properties, a housing shortage, etc.

This could prove similar to Clinton County trying to make the little used Plattsburgh Airport into a successful "international" airport. Here the taxpayer has to pay for several unutilized airport buildings for airline growth that never materialized due to faulty decision making.

I urge the Clinton County Legislators to refrain from being "excited" and moving from "vision to action" until cool heads can evaluate all the serious challenges these proposals shed light on and protect the county taxpayers from another foolish buildup.

Thank you.

Geoffrey B. Barker
4079 State Route 9
Plattsburgh, NY

7 July 2025