

**Minutes of the Town of Johnsburg
Regular Meeting
Tannery Pond Community Center
2370 State Route 28
March 20, 2018**

Minutes of the Regular Meeting of the Town Board of the Town of Johnsburg held on Tuesday March 20, 2018 at 7:00 PM at the Tannery Pond Community Center, 228 Main Street, North Creek, NY

Supervisor Hogan called the meeting to order at 7:00 p.m. and the pledge to the flag was led by Liam Connelly.

PRESENT: Andrea Hogan -- Supervisor
Eugene Arsenault -- Councilman
Arnold Stevens -- Councilman
Peter Olesheski, Jr -- Councilman
Kate Lorah -- Town Clerk

Absent: Laurie Arnheiter, Councilwoman

APPROVAL OF MINUTES FOR REGULAR MEETING March 6, 2018

RESOLUTION #37-18

Mr. Stevens presented the following resolution and moved its passage with a second from Mr. Arsenault to accept the minutes of the March 6, 2018 meeting. With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Olesheski) Nays- 0

Correspondence:

Note from Bone Bayse, General Manager of Gore Mtn
Letters from individuals seeking employment in the Summer Recreation program

Kate Lorah read Mr. Bayse's letter, written by Jim Rodrigues, in praise of the NENSA U16 Championship Nordic races at the Ski Bowl. Mr. Olesheski stated that although the event was held here, which was positive, he had received phone calls with complaints from residents who were unable to use the Ski Bowl for the weekend. Ms. Hogan said she was unaware that the lift had been closed during the races and that she would follow up on the situation.

New Business:

- Resolution to post want ad for Summer staff for the recreation program and town beach

RESOLUTION #38-18

Gene Arsenault moved that a resolution be made for posting a want ad for Summer staff for the recreation program and the town beach. This was seconded by Mr. Stevens. With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Olesheski) Nays- 0

- Internship program – Rec. Dept/ Judy Brown as volunteer coordinator of Ski Bowl Garden

Judy Brown spoke to her letter proposing an internship program to aid in the work that needs to be accomplished at the Ski Bowl Garden as well as helping with beautification projects throughout the town. Her suggestions are 1. to evolve the Ski Bowl Garden into a certified “Botanical Garden,” which in turn would create another “destination” attraction for the town, and 2. To expand work on the streetscape, and to put in place a watering plan for the upkeep of the plants.

RESOLUTION #39-18

Peter Olesheski moved for a resolution to support Judy Brown’s effort to begin an internship program for work that needs to be accomplished at the Ski Bowl Garden as well as helping with beautification projects throughout the town. Arnold Stevens seconded. With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Olesheski) Nays- 0

- Discussion of support for increased ranger staffing

RESOLUTION #40-18

Arnold Stevens moved that the request from Art Perryman for an increase in staff of State Forest Ranger Force be supported by the Town Board. This was seconded

by Mr. Arsenault, and with 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Olesheski) Nays- 0

- Seasonal roads

A discussion was had on the definition of a “seasonal” road, because of the implications it has on the Highway Department’s responsibilities in the maintenance of these roads. Andrea Hogan stated that if someone resides in a home, even “very part-time,” that the house is considered occupied, and the road leading to that home must be maintained so that it is possible for the owner to have access to the house. Ms. Hogan suggested that the Planning Board should research this and asked Mr. Olesheski if he would pursue this with the Planning and Zoning Committee. He said yes, that he would meet with Danae to discuss. Gene Arsenault added that Dan Hitchcock should have input in determining which roads in the town should qualify a seasonal, with the possibility of abandoning maintenance on other roads.

Old Business:

- OSI (Open Space Institute) / Mill Creek

The Mill Creek and Sullivan’s Island properties have been donated to the Town of Johnsburg. Supervisor Hogan asked Deana Wood to re-convene a committee to begin plans for the use of these areas. Gene Arsenault stated that there has been no appraisal, which is necessary before pursuing any grant money. Cork Nester stated that an appraisal for that amount of land would cost four to five figures. Mr. Arsenault said he has spoken with the DEC regarding the properties’ valuation, and thinks a survey exists. Mr. Olesheski asked what the assessed value was. Gene Arsenault answered that appraisals do not equal assessed value, and that the value of the land may be a basis to match a grant. Mr. Stevens asked if the value of the property is used for a grant, is it once-and-done, or can it be used over again. Ms. Hogan answered that it would be once-and-done. Bob Nettle noted that according to the donation agreement, the areas must remain park land. Mr. Stevens stated that there are various designations of park land.

Committee reports:

- Water district – Candace Lomax requested that Resolution #144-17 be amended to allow for rounding up to the nearest US dollar amount.

(Resolution #144-17 follows for reference, with individual rate categories omitted.)

RESOLUTION #144-17

Ms. Nightingale presented the following resolution and moved its passage with a second from Mr. Stevens to accept and approve a 15% increase in the water rents effective October 1, 2017 which is the beginning of the next billing cycle the new rates will be the following: (Listing of categories omitted here.)

RESOLUTION #41-18

Mr. Arsenault moved to rescind Resolution #144-17, and Mr. Stevens seconded. With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Olesheski) Nays- 0

RESOLUTION #42-18

Mr. Stevens moved that water rents be increased 15% with allowance for rounding up to the nearest US dollar amount ending in an even number. With a second from Mr. Arsenault the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Olesheski) Nays- 0

- Management of proposed work to be done this summer on sidewalks and water lines in North Creek from Circle Ave. north.

Grant money has been awarded to the town from Local Land and Water Revitalization for improvements in the sidewalks and water lines in North Creek. The total grant is \$240,000, with a \$35,000 match which is in the budget for sidewalks, and \$100,000 in the budget for water main laterals installation. The materials must go out to bid. The question for discussion is whether to put the work out to bid or to have it done “in-house”, meaning hiring workers for the project, but using the town’s resources, such as equipment and some labor. If done in-house, the Town of Lake Luzerne has offered to loan us sidewalk forms. Ms. Hogan stated that the budget has to be amended for the work on the water lines, to increase the figure from \$100,000 to \$125,000, which is a condition of the grant. There was a question about putting in new sidewalks and the potential conflict of the water lines disrupting the new installations. Joel Beaudin stated that the lines

will not run along Main Street. This means that both projects could proceed at the same time.

Mr. Olesheski suggested that putting the project out to bid would result in the winning bidder taking responsibility for worker's compensation, insurance, etc.

Mr. Arsenault replied that the idea to have the work done in-house came from Wayne LaMothe, with the reasoning being that the grant money could be stretched a lot further by using the town's resources.

Joel Beaudin stated that one approach would be to hire a superintendent for the project, who would in turn hire the labor needed for completion. Ms. Hogan answered that because of the dollar amount, with our procurement policies, it would have to go out to bid. Public works contracts over \$35,000 have to go out to bid. Gene Arsenault referred to the advice of Mr. LaMothe regarding maximizing the grant money by having the work done in-house, rather than going to the bidding process.

Mr. Olesheski stated that it was difficult to make a decision without knowing about how much the projected costs would be. To this Mr. Arsenault responded that Mr. LaMothe had strongly advocated doing the work in-house, because whatever the end cost was, more work would be accomplished having used town resources.

- Highway – update on challenges of the winter so far

Supervisor Hogan spoke to the difficult winter it has been for the Highway Department. Machinery has broken down, and with the major snowstorms falling on weekends and holidays, the highway employees have put in 420 hours of overtime in the last pay period. Gene Arsenault asked if they were over budget. Ms. Hogan replied that for snow removal, yes, they are over budget.

- Economic Development

Andrea Hogan received a letter from Laurie Arnheiter, who is not present tonight, talking about attending the Adirondack Destination Marketing Summit in Lake Placid. She spent time with ROOST (Regional Office of Sustainable Tourism) and attended workshops and has presentations which she will be sharing with the Marketing Advisory Committee, part of the Economic Development Committee. Ms. Hogan added that she had met with Ed Bartholomew and discussed the tax bill passed at the federal level which

includes opportunities for economically disadvantaged places. It uses tax incentives to draw long-term investment to areas of high poverty which have traditionally had slow job growth. In Warren County, the EDC (Economic Development Committee) singled out two places in the county, the Town of Johnsbury being one. Thus, we are being included in a proposal and have the potential to be labeled as an “opportunity zone” denoting it as an area in need of development. If the town becomes an opportunity zone, it means that investors would be encouraged to look to this area as a place to provide capital for such development.

- Personnel – highway contract

There were no questions and there was no discussion on the highway contract.

Privilege of the Floor –

A suggestion was made for signs to be made for each hamlet in the town – “Hamlet of, Town of Johnsbury.”

Bob Nessel questioned when the Johnsbury garage was going to be torn down. Arnold Stevens asked if the building could be condemned. Supervisor Hogan stated that both Warren County Real Property and Treasurer have advised that the town should proceed by getting permission from the owner, take the building down, then let DEC take over.

Ms. Hogan said that the Greens have offered \$1500 more this year to improve the fireworks display for the 4th of July celebration if the Town would match that. Mr. Olesheski stated that the fireworks are funded by Occ tax, so the issue has to wait until the awarding of April Occ taxes.

John Goddard asked if there was any thought on holding Town Board meetings in other hamlets. Ms. Hogan said there had been conversations about that, but when it happened in the past, attendance was not very good. She went on to say that she was open to ideas if anyone wanted to pursue this idea. Bob Nessel noted that there is also the consideration regarding ADA (Americans with Disabilities Act) compliance.

Tim Record stated that in Manchester, NY, the work of replacing sidewalks was done by high school students.

Joel Beaudin asked when Spring Occ tax applications are due. Peter Olesheski said April 15th.

Jim Jones mentioned that he had picked up a proposal for the trail bid and that he still had questions regarding the criteria for the bid. Andrea Hogan answered that she would get him further information.

Motion to adjourn – The motion to adjourn was made by Gene Arsenault, with a second by Arnold Stevens at 8:23 p.m. With four in favor the motion is carried. (Hogan, Arsenault, Stevens, Olesheski) Nays – 0

The next regular Town Board meeting will be held at 7:00 p.m. on April 3rd, 2018 at Wevertown Community Center, 2370 State Route 28, Wevertown.

Prepared by:

Kathleen C. Lorah, Town Clerk