

**Town of Johnsbury
Regular Meeting of the Town Board
Tannery Pond and Zoom Meeting
July 20, 2021 7:00 PM**

<https://us02web.zoom.us/j/2172603617>

Meeting ID: 217 260 3617

888 788 0099 US Toll-free

877 853 5247 US Toll-free

PRESENT: Andrea Hogan – Supervisor
Eugene Arsenault – Councilman
Arnold Stevens – Councilman
Laurie Arnheiter – Councilwoman
Justin Gonyo – Councilman
Kate Lorah - Town Clerk

Supervisor Hogan called the Meeting to order at 7:07 and the Pledge to the Flag was led by Justin Gonyo.

Approval of Minutes June 15 and June 21, 2021 meetings

RESOLUTION #130-21

Mr. Stevens presented the following resolution and moved its passage with a second from Mr. Gonyo to approve the minutes from the June 15 and June 21, 2021 meetings. With 4 members voting in favor the resolution is declared carried. Ayes – 4 (Hogan, Arsenault, Stevens, Gonyo) Nays – 0 Abstain – 1 (Arnheiter)

Presentation by Tannery Pond Futures Committee

Donna Welsh began her presentation by saying that Tannery Pond is doing well but could do even better, and that the formation of the Futures Committee was a great idea. The committee's summary report follows.

The Tannery Pond Community Center ("TPCC"), owned by the Town of Johnsbury, is a 15,000 square foot building and adjacent lot in North Creek that houses an auditorium/theater, art gallery, offices, meeting rooms, open spaces and a small tourist information center. TPCC is managed by a nonprofit, Tannery Pond Center ("TPC").

TPCC is used by individuals and organizations several hundred times each year. Literally thousands of people **walk** into the Center, for musical and theatrical performances, art exhibits, classes, presentations, meetings and many other organizational and private activities.

When the Town accepted TPCC as a gift in 2002, the Town agreed to be responsible for maintenance and repair. The Town has kept up with day-to-day maintenance and repairs, but has not adequately addressed long term repairs and updates, primarily due to budgetary and staffing constraints. In April 2021, Supervisor Hogan convened a meeting of community members to consider the future of TPCC, and the TPCC Futures Committee was formed. The mission assigned to the TPCC Futures Committee is to propose a plan of action to the Town to ensure the future viability of TPCC as a community center and arts venue. This plan being submitted to the Town today is reflects the work of the TPCC Futures Committee to date.

PLAN HIGHLIGHTS

Alternatives considered:

- X Maintaining the status quo for TPCC
- X Town assumes all management control of TPCC
- X Changing the use of the property
- X Closing TPCC rather than continuing to support current mode of operation
- ✓ Transfer of TPCC through lease or purchase

Plan to transfer TPCC:

- Sell or lease TPCC for nominal amount to a Nonprofit
- Nonprofit would take responsibility for maintenance, capital projects, updates, and repairs
- Nonprofit would operate and manage TPCC, including maintaining TPCC's long-standing role as a community center and arts venue
- Programming options would increase under the Nonprofit

Issues to be determined:

- Arrangement for lease or sale

- Obligations of each party
- Financial commitment of Town
- Other obligations

Benefits to the stakeholders:

- Well-managed arts venue and community center that would continue to be available to Town residents
- Visitor welcome center
- Expansion of a thriving community asset and regional destination
- Important contribution to the Town's economic well-being and growing arts presence
- Annual expenses expected to exceed \$200,000 drives more funds into the community
- Staff of at least 2.0 FTE personnel expands local employment opportunities
- Development of a sustainable revenue stream through grants, sophisticated fundraising strategies and a reserve fund for maintenance
- Increased collaboration with third party stakeholders, such as local schools, libraries, businesses and community groups

Budget and funding:

- Continued Town support similar to current levels for 10 years
- Nonprofit has greater opportunities to raise funds from third party sources than the Town has found in the past
- Nonprofit would engage in significant capital fund drive to establish reserves for ongoing expenses and capital projects

Timing:

- TPCC Futures Committee recommends putting new arrangement in place by early 2022
- Need for Town Board to make a decision to move ahead with this plan by the end of summer 2021
- Current documented repairs should be completed quickly
- Failure to address ongoing and future needs of TPCC jeopardizes ongoing operations in this post-pandemic environment

Mr. Gonyo asked if a transition would interfere with the newly written MOU with the Town. Ms. Welsh said it should not.

Ms. Arnheiter asked if the 'nonprofit' would be new or the existing. Ms. Welsh said it has not been determined, but perhaps the Futures Committee would morph into it.

Mr. Stevens asked about a preference for sale or lease – which has not yet been determined.

Mr. Arsenault said he has been amazed by the accomplishments of the committee in such a short time.

Ms. Hogan asked the Board about a next step.

RESOLUTION #131-21

Mr. Gonyo presented the following resolution and moved its passage with a second from Mr. Stevens to move forward in support of the Tannery Pond Futures Committee plans. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

Ms. Hogan noted that there will have to be a legal review of deeds and that as much as the Town will help improve Tannery Pond, the Town will not be able to come up with all the money needed for completion of improvements in the next two years.

Correspondence:

None

New Business:

- **RFP for mechanical services for highway department**

There are certain diagnostic and specialized services which our highway department cannot do. The Highway Superintendent has suggested putting out an RFP so that the Town has a company to call on if needed.

RESOLUTION #132-21

Mr. Gonyo presented the following resolution and moved its passage with a second from Ms. Arnheiter to put out an RFP for mechanical services for highway department. With 5 members voting in favor the resolution is declared carried.

Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

- **RFP for construction support in non-emergency situations**

There are instances when the Parks Department or the Water Department need help with heavy equipment the Town does not have access to. If the situation is not an emergency, the procurement policy of hiring out must be followed. The suggestion again is to put out an RFP to have a company to call on.

RESOLUTION #133-21

Mr. Stevens presented the following resolution and moved its passage with a second from Mr. Gonyo to put out an RFP for construction support in non-emergency situations. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

- **Occ Tax Committee**

The Occ tax committee had \$5000 left to award for 2021. The only ask was from the Historical Society, which has many expenses for opening their newly acquired building.

RESOLUTION #134-21

Mr. Arsenault presented the following resolution and moved its passage with a second from Mr. Gonyo to award the Historical Society the remaining \$5000 from

Occ tax for 2021. With 4 members voting in favor the resolution is declared carried. Ayes – 4 (Hogan, Arsenault, Arnheiter, Gonyo) Nays – 0 Abstain – 1 (Stevens) (Mr. Stevens is a member of the Historical Society.)

Old Business:

• **DEC Grant submission for culvert on Dippikill Road**

Mr. Comstock has been working with Warren County Soil and Water on a grant for the road leading to Dippikill. Grant ask through DEC is for \$125,000 with the Town's match being \$31,250 from highway funds.

RESOLUTION #135-21

Ms. Arnheiter presented the following resolution and moved its passage with a second from Mr. Stevens to support the submission of a grant ask through DEC for \$125,000 with the Town's match being \$31,250 from highway funds for culvert work for the road leading to Dippikill. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

• **RFP for Red Barn**

RESOLUTION #136-21

Mr. Arsenault presented the following resolution and moved its passage with a second from Mr. Gonyo to put out an RFP for removal of the Red Barn. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

• **SEQR for sewer project – parts 2 and 3**

Mr. Hogan read parts 2 and 3 of the SEQR for the sewer project item by item.

RESOLUTION #137-21

Mr. Stevens presented the following resolution and moved its passage with a second from Mr. Gonyo to approve Parts 2 and 3 of the SEQR for the sewer project. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

- **SEQR for Connector Trail**

A SEQR must also be submitted for the Connector Trails grant application.

RESOLUTION #138-21

Mr. Arsenault presented the following resolution and moved its passage with a second from Ms. Arnheiter to approve Parts 2 and 3 of the SEQR for the Connector Trails project. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

Committee Reports:

- Mr. Stevens and Mr. Gonyo had their first meeting with the Fire Companies to listen to their ideas and concerns for 2022. There will be further meetings, but one point the companies wanted to make clear was that they have no interest in merging.

ZEO, Animal Control, Assessor and Historian reports

In Board packets.

Supervisor's Monthly Report

RESOLUTION #139-21

Mr. Arsenault presented the following resolution and moved its passage with a second from Mr. Gonyo to approve the Supervisor's monthly report. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

Approval of Warrants

General Fund (Total \$53,465.02)
Highway Fund (Total \$206,190.19)
Library Fund (Total \$1411.63)
Water District (\$21,999.77)
Trust and Agency (\$575.82)
Total all warrants \$283,642.43

RESOLUTION #140-21

Ms. Arnheiter presented the following resolution and moved its passage with a second from Mr. Stevens to approve the warrants. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays - 0

Privilege of the Floor

Kelly Nettle is working on a grant for the Connector Trail. She is asking the Board for expressed consent to submit the grant and that the trails be built. The grant would cover construction not to exceed \$50,000, with the Town match of \$9800. She is proposing that the match will be met with in-kind services.

RESOLUTION #141-21

Mr. Gonyo presented the following resolution and moved its passage with a second from Mr. Stevens to approve expressed consent to submit the grant for the Connector Trails and that the trails be built. The grant would cover construction not to exceed \$50,000, with the Town match of \$9800. She is proposing that the match will be met with in-kind services. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

Ms. Nettle asked if the highway department could repair the hole at the corner of Durkin Road near Stewart's. Mr. Gonyo said that Mr. Comstock is working on this.

Ms. Nettle asked for a „bulletin board“ for Town events. There was a discussion about Dick Carlson's work coordinating the North Creek and Town websites.

Christian Holt spoke about upcoming events at Tannery Pond and is concerned about the HVAC system and the elevator.

RESOLUTION #142-21

Mr. Gonyo presented the following resolution and moved its passage with a second from Mr. Arsenault to approve the required HVAC work at Tannery Pond once three quotes are received, not to exceed \$90,000. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

RESOLUTION #143-21

Mr. Arsenault presented the following resolution and moved its passage with a second from Mr. Stevens to approve the required elevator work at Tannery Pond once three quotes are received, not to exceed \$45,000. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays – 0

Motion to adjourn

RESOLUTION #144-21

Mr. Gonyo presented the following resolution and moved its passage with a second from Ms. Arnheiter to adjourn. With 5 members voting in favor the resolution is declared carried. Ayes – 5 (Hogan, Arsenault, Stevens, Arnheiter, Gonyo) Nays - 0

Next meeting Tuesday, August 17, 2021 7 pm
Tannery Pond and
Online Zoom Meeting

Prepared by:

Kathleen C. Lorah