

August 13, 2024 Town Board Meeting

In Attendance: Kevin Bean – Supervisor Anna Bowers – Councilwoman
 Paul Heid – Councilman Arnold Stevens – Councilman
 Jim Williams – Councilman Jean Comstock – Town Clerk

1. Pledge of Allegiance – led by Matt Byrne.
2. Call to Order the Regular Meeting at 7:01PM.
3. Approve the Minutes of the July 30, 2024 Meeting
RESOLUTION # 149 – 24
Mr. Stevens made a Motion to approve and accept the Town Board Meeting Minutes from July 30, 2024 and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nays – 0.
4. Resolution for Website Hosting – Ms. Bowers explained the reason for the Hosting Solution for the new website. We do not have to go live the day it's ready, we can use North Shore Solutions until that contract runs out and go live January 1, 2025. Don't want to wait until our January meeting to do the resolution, if we could have the discussion as to where we want to go, at least in November we can have a decision and move on from there. Mr. Heid – the amount we can save on the service is a no brainer, that would be my choice; Mr. Williams – if we're not going to launch now, could we do a presentation to the public to offer their feedback as they will be the ones using it; Ms. Bowers I can check on that; she will be reaching out to the Board as well as Town Hall Staff
RESOLUTION # 150 – 24
Mr. Heid made a Motion to table this until there is further discussion and moved its passage with a Second Motion from Mr. Stevens. With the following members voting in favor of tabling this the Resolution is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nays – 0.
5. Resolution for Common Roots – Clerk will change the wording in this to take out the Farmer's Market reference.
RESOLUTION # 151 – 24
Ms. Bowers made a Motion to approve the sale of alcohol from Common Roots at the August 29, 2024 Adk Glass Blowing event and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution, it is carried. Ayes – 4 (Bean, Bowers, Heid, Williams); Nays – 1 (Stevens).
6. Resolution to approve a payment for a credit card bill so we won't have to pay - 20% surcharge and late fee - \$250-260 – don't need to incur these charges. Mr. Williams – it's been audited and verified and just moving it along.
RESOLUTION # 152 – 24
Ms. Bowers made a Motion to approve the payment of the credit card bill to avoid late fees/charges and moved its passage with a Second Motion from Mr. Heid. With the following Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams).

7. Library Report – in packet.

8. Committee Reports:

Mr. Heid

- Very little to report at this meeting. I have been busy at work and have missed a few meetings.

Mr. Hoskins

- Solid Waste – hoping to have a meeting in the next week or two to discuss fee schedules, scales, construction debris so it gets into the budget cycle.

Mr. Heid

- Highway busy and doing well with all the trees that are down.

Ms. Bowers

- Occ Tax Meeting -9/10/24 – tentative scheduled workshop.
- Childcare – education outreach at Music by the River; they are a lot of fun; Ms. Nightengale has done this for many years and if you haven't been, please stop down, thank Mr. Olesheski as well, they all do a great job. Backpack program and assistance through the outreach center. Host an information night in October – date TBD; Southern Adk Childcare Network.
- EDC – public workshop will be moved to Sept. TBD; committee meeting next Monday;
- Received our pro-housing status – LGLCRPB – Allison Gaddy – will be working with her; meeting with Cloudsplitter – for grant coordinators – library, parks; meeting next Tuesday.
- Planning/Zoning – nothing to report.

Supervisor Bean

- Budget Committee met a couple of weeks ago; looking at contracts currently in place;
- Meeting Friday with Highway re: contract.
- Meeting 8/14/24 – 10:00AM – raising sales tax to 8% - at the Board of Supervisors Meeting – presentation; County not wanting to raise real estate taxes; my biggest concern is that the percentage of sales tax from visitors – 35%; – 65% by Warren County residents; Mr. Gaechter – 35-40% visitors? Supervisor Bean - yes. Mr. Hoskins – is this County wide or Johnsbury? Supervisor Bean - I believe County wide; Mr. Hoskins – it could be different for Johnsbury? Supervisor Bean - this is going to take some time; possibly looking at January 2026 to start; looking at different ways to do this. Mr. Hoskins - we'd need to find out how much comes to our Town – 3% to County, 4% to the State now; Mr. Webb – this vs. the property tax increase? Supervisor Bean – yes; it will be live streamed; Mr. Konis– are 2nd homeowners considered tourists? Supervisor Bean – not sure, I'll have to find out; Mr. Hoskins – we'd want to maximize what comes to Johnsbury.

Mr. Williams

- Mosher's Garage site – we do not own that piece of property; we entered into an Intermunicipal Agreement with the County; County entered into an agreement with the State re: a spill – as long as we don't own it, we're protected; if we were to own the property the Town would be responsible for any remediation/clean-up; State not interested in any agreement with the Town and they can't guarantee more clean up

would potentially be needed; I'm not an environmental engineer, water runs down Oven Mountain Road; 30 years from now we could have wells there and contamination in drinking water in the area; risk and reward – the risk is too great, that's my opinion; that is the status on that piece of property; I don't think Warren County would have a problem with anyone putting wildflowers or planters on the property;

- Thanks to Mr. Olesheski and crew for a great job getting Waynestock done.
- There is an opportunity with the Parks – reached out to Mr. Olesheski and Friends of the Park – want to make a permanent timing shack – it would sit a little off from the dugout; I see this as a win/win; it would be the Town's as is Minder Lodge during the summer; could potentially allow night games on the field.
- Sewer – finally have a DEC technical permit for the Sewer system; it is now in the hands of the USDA, waiting for their stamp of approval and then can go out to bid; this has been a long, drawn-out process; it's been a rough 6 months for me, so thanks to Ms. Hogan/Mr. Smith, Town Boards and dedicated committee working on it.
- ORDA – continues to progress; had a meeting last week, many issues were discussed; and I believe we have a collaborative path moving forward, avoid bumps and pitfalls, keep it on track.

Mr. Stevens

- Stormwater Mitigation – waiting for the final inspection report from the Engineer.
- Water tank replacement – looking at it, it's coming to a rapid conclusion; things look good.

9. Warrants

RESOLUTION # 153 – 24

Mr. Williams made a Motion to approve the Warrants and moved its passage with a Second Motion from Ms. Bowers. With the following Members voting in favor of the Resolution, it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nays – 0.

GENERAL FUND:	\$ 15,571.51
HIGHWAY FUND:	\$ 371,229.64
WATER IMPROVEMENT PROJECT:	\$ 600.00
LIBRARY FUND:	\$ 3,610.19
WATER DISTRICT:	\$ 12,564.96
TRUST & AGENCY:	\$ 9,201.87
TOTAL	\$412,778.17

10. Privilege of the Floor:

- Mr. Horvath – what happened with the Common Roots Resolution? Supervisor Bean – the wording will be changed.
- Mr. Webb – saving/supporting the nursing home; thanks for putting up the new banner to support; it's fully open; biggest issue is staffing; 90% capacity right now, good news; VAP – State has still not made a decision; the group is pressuring the Owners to keep them accountable as well as the Governor; we're still in a watch and see situation; thank you to the Town Board for putting up the new banner; Mr. Hoskins – the forever part – what we've heard is for the current year; what is the discussion for next year; Mr. Webb – get a financial bridge from the VAP, that puts us beyond the current year; it's all on watch, owners and governor.

- Mr. Mosher – I don't sugar coat things; Nessle's sign is legal by the Constitution; Freedom of Speech; Mr. Konis – you're far from being an expert on Town issues and your reference to Zoning Laws; violations – sandwich board signs, banners at ski bowl park, Beck's; hope my language did not offend you as it has in the past; Town Board voted with 3 Town Board Members – it should be re-voted on and Mr. Heid is on the Board of the NCHF; it should be re-voted on – named - Thomas, Goodspeed, etc. Do a revote or there will be legal actions; Mosher's Garage – agreement takes away liability – look again; I will help you comprehend Ms. Hogan; I can show you where the test holes should be where it will be clean; I'll show the County or the State.
- Mr. Heid – all knew I was on the Board of Directors, it is a non-for profit organization; I've checked to be on both Boards; I was very open about it; there's no profit on this; Mr. Mosher – don't get upset; Supervisor Bean – this is a sidebar conversation, not here;
- Ms. Sabattis – County owns it? Mr. Williams – yes; Ms. Sabattis can they leave it, auction it off? do we have a say? Mr. Williams – it's their property, they can auction it off; Mr. Webb - was the Town thinking of naming that property? Supervisor Bean – not to my knowledge, I'd have to look back;
- Mr. Gaechter – lived here 12 years; thanks to ORDA for all the work you do; Mosher's Garage – we should get the ball rolling on it; it's not perfect, it does exonerate the Town; we could buy for 1/3 of the cost; rest stop in Wells, we could do a little rest stop; Mr. Ashline – it was just said we're not recused; Mr. Gaechter – we need to get moving on this; Ms. Bowers – do you want to do some research on this? Mr. Gaechter – I don't have time. Mr. Williams – our legal team has looked into this and it's not possible to attach to the Deed; we can't do it; Supervisor Bean – if Larry Elman hands me a letter stating we're not responsible, it won't happen; letter to Roger Mosher for \$470,000; DEC wants their money; Mr. Ashline – I have limited experience with garages – Johnsbury Market – was sued for contamination and they never had anything underground, Conway's Store – sued; stay away from this property; no one should touch this property; last owner is responsible for the property; Mr. Heid – there was survey done – the public does not support the purchase of this property. Supervisor Bean – I'll see Larry Elman tomorrow – I'll see what he has to say. Mr. Harris - because the County owns the property – stay off the property until you get an access agreement. Ms. Brown – there was \$10,000 set aside for this property, can we do something with it? Ms. Sabattis - have soil and water come in and do an independent survey of the property; Mr. Mosher - I'd like the pollinator garden my granddaughter spoke of, but we shouldn't touch the property.
- Mr. Gaechter – what happened with the survey to remove the sand mine at DPW and Ski Bowl – Park Vision 2020 – Mr. Williams - \$100,000 set aside for plans for the park; remediate the Town Sand Pit; it was for engineering design; Mr. Gaechter- pickleball –Town people have to play in Chestertown.

11. Motion to Adjourn

RESOLUTION # 154 – 24

Mr. Williams made a Motion to Adjourn the Town Board Meeting at 7:51PM and moved its passage with a Second Motion from Ms. Bowers. With the following Members voting in favor of the Resolution it is carried. Ayes – 5 (Bean, Bowers, Heid, Stevens, Williams); Nays – 0.

PREPARED BY:

Jean M. Comstock

Jean M. Comstock
Town Clerk

**THE NEXT REGULAR TOWN BOARD MEETING WILL BE HELD ON SEPTEMBER 3,
2024 AT 7:00PM AT TOWN HALL.**