

Town Board Meeting

August 15, 2023

In Attendance: Mark Smith – Supervisor Justin Gonyo – Councilman
 Arnold Stevens – Councilman Pete Hoskins – Councilman
 Jean Comstock – Town Clerk

1. Pledge of Allegiance – led by Judy Brown
2. Call the Regular Meeting to Order at 7:00PM
3. Approval of the July 18, 2023 Town Board Meeting Minutes

RESOLUTION #23-154

Mr. Stevens made a Motion to approve and accept the Meeting Minutes from July 18, 2023 and moved its passage with a Second Motion from Mr. Gonyo. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

4. Supervisor Smith – burn marks in the ball field where someone started a bonfire from the event at the Ski Bowl recently, also bathrooms were vandalized, we can't have this happening. I will address with the appropriate individuals.
5. Approval of Special Event Permit – NYS Liquor Authority for Adirondack Pub & Brewery to sell alcohol at the September 23, 2023 event at Tannery Pond.

RESOLUTION # 23-155

Mr. Gonyo made a Motion to approve the Special Event Permit and moved its passage with a Second Motion from Mr. Hoskins. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 3 (Smith, Gonyo, Hoskins); Nays – 1 (Stevens).

6. Supervisor Smith - Public Announcement – Public Workshop for Affordable Housing will be held on September 13, 2023 at 7:00PM at Tannery Pond.

7. Board Discussion:

- 3673 State Route 28 – Supervisor Smith – it has been recommended that we don't do a condemnation per DOH; I have spent a lot of time with all parties that could help; County Attorney states that we can do more Notice of Violations, can't enter the home to prove it's a public health concern; have talked to Mike Jacobs (owner); we need a license to go on the property to clean up garbage, get VIN #'s off cars; dispose of garbage, owner to pay these fees; our Attorneys are drafting documents for this; I don't want our staff to do this; owner had started eviction procedures, paperwork filed out of order, needs to be started all over again, owner restarting process all over again; private property laws are difficult to deal with; Mr. Hoskins – dealing with the children is a concern; dealing with the junk and the trash is easier; Supervisor Smith – the County will deal with the children; the eviction notice has to be done; Mr. Hoskins – have an agency and contact person ready for the children when needed; Supervisor Smith – I will contact someone at the County.
- Construction of New Town Hall – initiative I started about a month ago; if we're going to develop ourselves, the economy, the Town, it would be nice to have a Town Hall that wasn't a jail; change the old Town Hall to a daycare center; Small Tails – they came in, enough room, bathrooms, liked that it was attached to the Library; build new or refurbish; Cedarwood looked at Wevertown Community Center and the concrete pad where the red barn used to be; would help pay for this

with the sale of Town properties; NYS can fund the Court portion of the building; we would have to possibly shoulder about \$200,000; unfortunately Wevertown has lead, black mold and asbestos, an aged septic system, etc. could not support a new Town Hall to do all the work would be \$1.25 million; build new, it will last longer and be more efficient; Mr. Hoskins – is it a Historic property? Supervisor Smith – it could be; but it should be taken out of the rental pool; Mr. Hoskins – I think it's worthy of investigation; what do we want a town hall to be as a community; Supervisor Smith – filling a need for daycare would be good; Mr. Gonyo – having the ability to close down a current town building that is not usable (cost savings), potentially put it on the market; using current town hall for daycare, benefit to moving town hall – power, water, sewer, existing pad, not purchasing additional property; it does make the number realistic; it seems to make a lot of sense to me; what are you suggesting for next steps? Supervisor Smith – initial engineering plans and cost – we have two years to get this done; prep work now with plans, material prices will change; we want to be ready to go when we can, we want to sell the properties to help offset the cost; Mr. Hoskins- who bears the cost of the day care center? Supervisor Smith – grants, apply for grants now; Amy – let's complete one thing at a time, too many projects going on; Roger Mosher– it would be better at Wevertown for a number of reasons; Mr. Stevens – the Wevertown building issues need to be addressed; Mr. Hoskins – I think we should use the Wevertown building; Supervisor Smith – we'll revisit at another time; Frank Thissell – any oil contamination done at the other site? Supervisor Smith – that's the next step.

- Aging Population in the Town of Johnsbury – Supervisor Smith – reviewed some studies; handout if you'd like; it needs to play into effect of what we're doing today; Johnsbury median age – 2020 is 52 by 2030 it will be well over 60; the losses that we're seeing will be in the rural areas; we want to maintain the school system, we want to maintain our EMS/Fire volunteers; no real answers to discuss; job creation, businesses, housing; Mr. Hoskins – comprehensive plan update is underway, survey sent out last week; the plan is to reach deeply throughout the community and get answers; there are various ways to do the survey; they're will be other meetings to discuss this; we don't know everything right now; we don't know the answers; Roger Mosher – I know what we need; Judy Brown– outdoor rec for the young people; Janet Konis– it's not a fair census/survey, people can do it multiple times.
 - Salt Shed – Supervisor Smith – the current one needs to be replaced; Fred Comstock got quotes to have it replaced – it's a safety concern at this point; how much it would cost to buy the materials and build – significantly less; Fred Comstock – we have barely a wood shed now; Supervisor Smith – how do we want to proceed, we need to have done before winter; Fred – I've talked to local contractors; Mr. Stevens – resolution? Supervisor Smith – I think we just need to approve and get bids and then do a resolution for the plan; Amy Sabattis– did you check out the DEC Grant I sent you? Fred – Ernie and I are working on it, we'd need to pay 25%; Mr. Gonyo – materials and contractor with 3 bids for next meeting? Fred – yes; Mr. Gonyo – why aren't we going with pressure treated? Supervisor Smith – we'll look forward to that info at the next meeting.
8. Resolution to Approve the Reorganization of Public Property & Programs – Matt Olden moved to the Highway Department; left a void of person, skill and salary; new org chart is in the packet; the Personnel Committee has reviewed.

RESOLUTION # 23 – 156

Mr. Gonyo made a Motion to approve the Reorganization of Public Property & Programs and moved its passage with a Second Motion from Mr. Hoskins. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

JG/PH –

9. Resolution for a New Hire – Laborer – for Public Property & Programs – Supervisor Smith – this would be budget neutral, filling a gap that’s already there at \$15/hour.

RESOLUTION # 23 – 157

Mr. Hoskins made a Motion to approve the hiring of a Laborer at \$15/hour and moved its passage with a Second Motion from Mr. Gonyo. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

10. Pay Changes for the Reorganization of Public Property & Programs – Supervisor Smith – the personnel committee approves and agrees; in recognition of the new duties.

RESOLUTION # 23 – 158

Mr. Stevens made a Motion to approve the pay changes for the reorganization of Public Property and Programs and moved its passage with a Second Motion from Mr. Gonyo. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

Mr. Hoskins with Budget coming up – all salaries might need to be looked at; Mr. Gonyo – recognize long term employees, pay increases to retain people; Mr. Hoskins – we don’t want to make changes in the middle of the year.

11. Supervisor Smith - there was a request for an increase for the Director of Public Property & Programs – Mr. Hoskins – the pay increase is warranted, however with it being the middle of the year and almost budget time; Supervisor Smith – I have been a little uncomfortable with this mid-budget salary changes; it’s sets a bad precedent; I’ve talked to Mr. Olesheski and we agreed that it’s a discussion for the budget. This is tabled for now.

RESOLUTION # 23 – 159

Mr. Gonyo made a Motion to table this discussion until Budget time and moved its passage with a Second Motion from Mr. Hoskins. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

12. Resolution for Budget Line Transfer – Supervisor Smith – these are housekeeping issues and it is all budget neutral. The Library has their own General Fund.

RESOLUTION # 23 -160

Mr. Stevens made a Motion to approve the Budget Line Transfers and moved its passage with a Second Motion from Mr. Hoskins. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

13. Shoulder Machine Rental –Supervisor Smith - Fred Comstock is looking for 1 month lease to use the shoulder machine up at Bartons and other roads; this is CHIPS money; Fred Comstock – I may not need it for a full month, could be less. Mr. Hoskins – this is CHIPS reimbursable? Fred Comstock – yes. Supervisor Smith – will make a note that this is not to exceed \$8,500.

RESOLUTION # 23 – 161

Mr. Hoskins made a Motion to approve the Shoulder Machine Rental for the Highway Department not to exceed \$8,500 and moved its passage with a Second Motion from Mr. Stevens. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

14. Resolution Authorizing the use of CHIPS money to purchase Highway Equipment – Supervisor Smith- equipment to be purchased – roller (not to exceed \$55,000), 1 ton dump truck (not to exceed \$100,000), pick-up truck (not to exceed \$70,000); Mr. Stevens – can CHIPS money be used for equipment? Fred Comstock – as long as the equipment lasts 10 years; Mr. Hoskins – why a dump truck? Fred Comstock – the one we have now is spending more time being repaired; Mr. Gonyo – what happens to the money in

there after we spend this; Fred Comstock - \$500,000 to roll over for next year; Mr. Gonyo – Bond - ? Fred Comstock – 3 years left; Mr. Gonyo – why are we not using this money for a tandem; let’s keep us on the right cycle, let’s put in for a tandem now, it will be here in two years in time to order another; ¾ ton? Why? Fred – the one we currently use is 15 years old; Mr. Gonyo – we’ve bought a lot of trucks, are we replacing old trucks? Mr. Gonyo – is the salt shed CHIPS eligible? Fred – yes, we’re replacing some of the older vehicles; if we get a fabric building it would be; Mr. Gonyo – salt shed next to town well? Fred – it’s the County well not the Town well.

RESOLUTION # 23 -162

Mr. Stevens made a Motion to approve the purchase of said equipment through CHIPS funds and moved its passage with a Second Motion from Mr. Hoskins. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

15. Resolution Approving the Corrective Action Plan – Water District Charges – Supervisor Smith we provided the answer in our response; this is a housekeeping resolution; reorganizing water department; October 1st for water re-organization; this audit is available on line.

RESOLUTION # 23 -163

Mr. Stevens made a Motion to approve the Corrective Action Plan re: Water District and moved its passage with a Second Motion from Mr. Hoskins. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

16. Resolution Authorizing the MOU for the North Country Trail Association – Supervisor Smith – clarifying languages; the Town of Johnsburg has been designated a Trail Town; I’m looking for approval to execute the MOU; I spoke with Public Property and Programs and there is no obligations on the Town’s part, best efforts on our part.

RESOLUTION # 23 – 164

Mr. Hoskins made a Motion to approve the MOU for the North Country Trail Association and moved its passage with a Second Motion from Mr. Stevens. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

17. Discussion of the Town Properties for sale – Supervisor Smith – before we start – Sullivan Island is not for sale that was an error on my part. Mr. Gonyo – not happy with some of the numbers for assessment; the values are assessed values, not sale number? Supervisor – assessed values; the next step is to get this to the Town Attorney involved; these could be considered professional services or put out to bid; I’d prefer the bid process.

RESOLUTION # 23 -165

Mr. Stevens made a Motion to approve moving forward with the process of selling the noted Town Properties and moved its passage with a Second Motion from Mr. Hoskins. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

18. Transfer Station Proposal – Supervisor Smith - we can and need to do better; C&D material costs – put scales in is the answer; being conservative is a good thing; with the money that was banked could be used to provide more services to the people; did some figuring; explained financial findings; compared to neighboring towns; I think \$0.10/pound will help us, we’ll pick up the hours of the transfer station; Mr. Gonyo – we’ve been working on transfer station issues for well over 4 years; having said that I have asked a lot of questions as well; scaling C&D, we may see more use; Amy Sabattis – upfront investment? Supervisor Smith - \$300,000 to purchase the scales at this point – rough numbers \$63,000 – about \$100,000 total with delivery; Mr. Hoskins – I agree with the basic plan; the transfer station needs to be open more, only open 34 hours a week – it needs to be more, at least 40 hours at least 6-7 days a week; Amy Sabattis – composting, free garbage may eliminate that; Paul Heid – those that already compost

will continue and those that don't probably wouldn't anyway. Mr. Hoskins – Mr. Olesheski needs to work on this with his staff.

RESOLUTION # 23 – 166

Mr. Hoskins made a Motion to approve the changes to the Transfer Station effective September 15, 2023 and moved its passage with a Second Motion from Mr. Stevens. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

19. Supervisor's Report – Supervisor Smith – I have reviewed this; looking for approval.

RESOLUTION # 23 -167

Mr. Gonyo made a Motion to approve the Supervisor's Report and moved its passage with a Second Motion from Mr. Stevens. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

20. Committee Reports – Mr. Gonyo – on August 21, 2023 we met regarding the water main on south end of Main Street; the contractor has a schedule; should be completed by 11/1/23; they're (J&K Trucking) working with the County and school.

21. Warrants – Supervisor Smith – I have reviewed and signed all vouchers. Could I get a Motion to approve.

RESOLUTION # 23 – 168

Mr. Gonyo made a Motion to approve and accept the Warrants and moved its passage with a Second Motion from Mr. Hoskins. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

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| GENERAL FUND: | \$ 78,382.24 |
| HIGHWAY FUND: | \$ 180,715.51 |
| SEWER DISTRICT PROJECT: | \$ 28,175.00 |
| LIBRARY FUND: | \$ 5,434.52 |
| WATER DISTRICT: | \$ 8,655.50 |
| TRUST & AGENCY: | <u>\$ 1,428.16</u> |
| TOTAL | \$ 302,790.93 |

Mr. Gonyo – before privilege of the floor – we did zoom during COVID, we either need to make an investment or drop it – just throwing that out there; Supervisor Smith asked to have this put on the Agenda for next meeting.

Supervisor Smith – before privilege of the floor – pickle ball resurfacing is not an option, too expensive; we can fill it in, but need weather for 4 sunny days; Mr. Olesheski is going to try a test spot; until we make a decision for the vision of the park, it's best to not spend that kind of money.

22. Privilege of the Floor –

- Mr. Bean – I looked at the agenda and facts – if there is a drop in population why do we need a new Town Hall; Public Property and Programs – if you look at similar size towns or even larger populations – none have a parks & rec director;
- Ms. Konis – we need to have jobs, \$15/hour is embarrassing; \$41,000 for ZEO – not good; Johnsbury should be the one to set the example to set the living wage; Mr. Gonyo – could you include this in a budget workshop? Ms. Konis - yes
- Mr. Mosher – thank you Supervisor Smith for sending my granddaughter the letter re: the butterfly park she presented.

- Mr. Horvath – re-use shed in place; we need volunteers; thank you to Judy Brown for all her hard work;
- Ms. Brown - only open two hours on the days that the dump is open; that's what we working on;
- Ms. Bowers – wonderful plan for trash; trash cans on Main Street to avoid littering would be helpful as well;
- Mr. Mosher – great meeting, it was run very well.
- Ms. Stafford (via Zoom) – Heads & Beds business – 191 Main – replacement of sidewalk in front of her house; also I have taken advantage of the Zoom meetings; you need to upgrade the equipment and make it available;

23. Motion to Adjourn –

RESOLUTION # 23 -169

Mr. Stevens made a Motion to Adjourn the Town Board Meeting at 9:11PM and moved its passage with a Second Motion from Mr. Hoskins. With the following Board Members present voting in favor of the Resolution, it is carried. Ayes – 4 (Smith, Gonyo, Hoskins, Stevens); Nays – 0.

Prepared by:

Jean M. Comstock

Jean M. Comstock/Town Clerk

**NEXT TOWN BOARD MEETING WILL BE HELD SEPTEMBER 5, 2023 AT 7:00PM AT
TANNERY POND AND VIA ZOOM**