

Wednesday, March 18, 2026
Regular Town Board Meeting – 7:00PM
Tannery Pond

In Attendance:	Sterling Goodspeed - Supervisor	Anna Bowers – Absent
	Paul Heid – Councilperson	Mindy Preuninger - Councilperson
	Matt Parobeck – Councilperson	Jean Comstock – Town Clerk

1. Pledge of Allegiance – Nancy Beaudin
2. Call the Town Board Meeting to Order – 7:00PM
3. Presentation from Tony Cucchiara re: Teddy Roosevelt 125th Celebration – thank you all for inviting me here; it is quite an ambitious program; since February 2025; it's been a major community effort; thanks to Mindy Preuninger and Michael Wilson for putting together this meeting; there is a QR code on the post card and the URL is live; you can follow us with all the activities we have planned; thank the TOJ for the Occ Tax monies, it helped with several important projects; dramatization the GEM Radio players will be doing an event; special anniversary exhibits at the Historic Society and the Depot Museum; lastly is a parade, Saturday, September 12, 2026, History Weekend; a lot of moving parts and a lot of fun putting this together; this is a very important regional event; showing the website; Michael Wilson is the creator of this website and it is now live; hoping to invite Governor Pataki to some of the events; thank you to Supervisor Goodspeed as well for his contacts.
4. Resolution to Accept the Minutes of the Regular Meeting from March 4, 2026
RESOLUTION # 48 – 26
Mr. Parobeck made a Motion to accept the Meeting Minutes of March 4, 2026 and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.
5. Supervisor's Report
 - Insurance – had a meeting with our insurance agents; we reviewed provisions; any questions; Erika Patton is our rep and does a great job; we did a detailed review.
Minder Lodge Issue – there is an MOU – ORDA has coverage in place for their six months; we may not have the coverage we need for our six months; they will confirm if we have it or what the cost would be to add this.
Umbrella Modification – in our discussions increasing our deductibles can enhance our umbrella to \$6 million.
 - Front Street Update
Pump Issue – during my insurance meeting, Pete Olesheski interrupted with an issue, my Assistant Joann called Mr. Crikelair to meet with us; I spoke with Mr. Crikelair and did not get a very satisfactory answer; a pump was frozen; Pete Olesheski saw it gurgling out of the ground; Mr. Crikelair was in denial, the odor was atrocious; Mr. Crikelair decided to shut it down; I reached out to Bone Bayse

and all bathrooms were shut down; repair will be done with warmer weather and Front Street will make the repairs; asked Mr. Crikelair to remediate the waste, no reply as of today; we reached out to our engineers; Mr. Crikelair did not report it to DEC which he was supposed to have; our Engineers notified DEC; Chris Heidrich – was DOH notified; Supervisor Goodspeed – after DEC was notified.

Parcel B – we were asked to expedite the conveyance of the deed; in a conference with our Attorneys; meeting tomorrow with Engineers, Town and Attorneys; the agreement is not a definitive working document, it is 21 years old and too many things have changed; 4-6 impediments to us signing the agreement; is it still applicable? Mr. Heid – the 21 year old contract/plan – land values have changed, it should be negated is my thought; Supervisor Goodspeed – it is an issue.

- Water District Update – this is a daily thing working on it; Well 1, 2, 3 – not in service; 4, 5, 6 – 4 and 6 functional, 5 is operational manually; trying to get well 5 back to being functional; as we do all this we have to look at water infrastructure made over the years – chemicals, electric- very expensive; there was a grant 5.325 million dollars; water funding is a match (60/40 or 50/50); first phase was capital improvements; the Board passed a Resolution on October 7, 2025 there are a lot of concerns from local folks; how costs have accrued, payment schedule, debt service in place; the district payments are broken into two parts – connection fee and usage; connection fee – in-district fee, this is a controversial thing; audience member – why am I paying for a blank lot, if I have two; Danae – access fee on both lots – combine lots, only one fee; Supervisor Goodspeed - merger can happen with Warren County; there was a 2023 Audit by the Comptroller, we didn't do well and they were highly critical of our operations; structures were weak.

Nick Bandel – Cedarwood Engineering – this process started in 2018, February 2025 Cedarwood did a presentation; old ledgers with improprieties; different commercial classes, residential classes; March 2025 another presentation, rates were set at that time; WIIA grant (60/40), a very lucrative grant; Phase 1 – replacement of tank; Phase 2 – on-going, rate increases pay for the debt service of the project; Phase 2 will help with well 5; need to change the scope of the original project waiting for final approval of DOH; main focus is to get wells at their maximum efficiency. Scott Allard - \$133 – Nick – basic residential fee; Scott Allard – why is the connection fee 2x a year; Nick – explained again; a direct balance of the budget for the debt service; Ms. Preuninger – 40% of debt service is what the district users are responsible for; Supervisor Goodspeed – the word connection fee is not descriptive of what the fee is; Nick – capital improvement fee can be used, Supervisor Goodspeed – in district fee? Chris Heidrich – are we looking at different aquifers? Nick – aquifers are really healthy here; Supervisor Goodspeed- good question and it is on our minds; Mr. Heid – wells 1, 2 and 3 – can they be put back in service; Nick – not 3; 1 & 2 – no, not sure if it's location, contaminate sources, etc. Peter Horvath – water meters? Nick – not sure where that is heading at this point; typically commercial properties are done first; Geoff Konis – aquifer pollution – would it be wise to explore surface water; Nick – DOH prefers ground water, less contaminants, less to treat; surface water has a lot

more contaminants; Geoff Konis– I ran it on both sides of the river, the PFOA’s were not a concern; Supervisor Goodspeed – thank you Nick.

6. Resolution to Amend Insurance Coverage – Mr. Parobeck – the overall cost, what was our budget for insurance? Danae - \$90,000 – there will be another budget amendment before the end of the year.

RESOLUTION # 49 – 26

Mr. Heid made a Motion to approve the Amendment to the Insurance Coverage and moved its passage with a Second Motion from Mr. Parobeck. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

7. Resolution for an Easement for Cellco Partnership d/b/a Verizon on Shields Road – Mr. Parobeck – the property is owned by the Town of Johnsbury? Supervisor Goodspeed – yes.

RESOLUTION # 50 – 26

Mr. Parobeck made a Motion to approve the Easement for Cellco Partnership d/b/a Verizon and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

8. Resolution for Authorization to Proceed for Street Sweeping – Supervisor Goodspeed – question re: enough quotes, several discussions about this; Fred Comstock - contacted Kingsbury which we’ve used in the past; DA Collins not offering sweeping services any longer, referred me to Kingsbury; Canaday – indicated they couldn’t compete with prices, but they are no longer providing this service; hoping to start sweeping the last week in April.

RESOLUTION # 51 – 26

Mr. Parobeck made a Motion to approve the authorization to proceed with street sweeping and moved its passage with a Second Motion from Ms. Preuninger. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

9. Resolution to Replace Truck – not ready to proceed with this at this time.

10. Resolution to Approve Attendance at Adirondack Planning Forum May 6-7, 2026

RESOLUTION # 52 – 26

Ms. Preuninger made a Motion to approve attendance at the Adirondack Planning Forum and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

11. Resolution to Authorize Pre-Payment of Credit Card Accounts

RESOLUTION # 53 – 26

Ms. Preuninger made a Motion to approve the pre-pay of Credit Cards to avoid late fees and moved its passage with a Second Motion from Mr. Heid. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

12. Warrants

RESOLUTION # 54 – 26

Mr. Heid made a Motion to approve the Warrants and moved its passage with a Second Motion from Mr. Parobeck. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

GENERAL FUND:	\$ 33,801.55
HIGHWAY FUND:	\$ 16,873.17
SEWER DISTRICT PROJECT:	\$ 15,506.24
LIBRARY FUND:	\$ 1,989.84
FIRE PROTECTION DISTRICT:	\$199,749.60
WATER DISTRICT:	\$ 4,413.88
TRUST & AGENCY:	<u>\$ 425.60</u>
TOTAL	\$272,759.88

13. Committee Reports

Matt Parobeck

- Sewer update – legal review of rules and regs (sewer use laws – per legal recommendation); Board should have the ability to look at the document; Cedarwood contacting the folks with laterals; construction – there has been some movement even though it’s still winter; Nick – looking at the 1st of April.
- Burn ban on through May 14, 2026.

Mindy Preuninger

- Comp Plan – 2 grants advancing, in a holding pattern right now – waiting for the State to sign contracts; seeking some matching funds.
- Business Tool Kit in development, landing/home page by summer time.
- Eco Development/Mktg – research on work force housing; NYS has some funding.
- Got some work done on Short Term Rentals.
- Open for occ tax workshop 3/31/26; rolling applications in April; another workshop in April as well to help with the understanding the applications; ROOST bringing their Porsche club here mid-June.

Paul Heid

- Not much this month; hopefully a Solid Waste Committee meeting before next Town Board Meeting; Pete Olesheski – railings are done, will paint when weather is warmer; brackets for permanent signage.

14. Privilege of the Floor

- Gerry Harris – speaking for myself and Arthur Webb – notes attached to minutes.
- Paving? – Main Street is a County Road; Supervisor Goodspeed – any idea about paving? Fred – no, but I’ll check with Kevin Hajos; Pete Olesheski – I’m hearing 2027 as their 2026 schedule is done; Pete Olesheski – we’re planning some sidewalk work.
- Scott Allard – speed limit sign by school, pavement cracked.
- Candace Lomax – crosswalk by town hall? Supervisor Goodspeed – discussed 10-15 years ago, it’s a great idea and a safety concern.

15. Motion to Adjourn

RESOLUTION # 55 – 26

Mr. Parobeck made a Motion to Adjourn the Regular Town Board Meeting at 8:30PM and moved its passage with a Second Motion from Ms. Preuninger. With the following Board Members voting in favor of the Resolution, it is carried. Ayes – 4 (Goodspeed, Heid, Parobeck, Preuninger); Nays – 0.

Prepared by:

Jean M. Comstock

Jean M. Comstock
Town Clerk

**THE NEXT TOWN BOARD MEETING WILL BE HELD ON
APRIL 1, 2026 AT 7:00PM
AT TANNERY POND AND LIVESTREAM**

March 18, 2026

Dear Supervisor and Town Board Members:

At the March 4, 2026 Town Board Meeting, you, the Supervisor, raised a set of issues related to the use and status of Parcel B at the Ski Bowl that dates back to 2005 agreement with Front Street to develop a hotel.

We strongly support this review because of several factors. It should be stated that we do not have all the facts to be definitive and look forward to being better informed. Our concerns are the following:

- For over 20 years, Front Street has not advanced its original intent to build a hotel. This lack of performance calls into question any further support for this project.
- The Ski Bowl development by ORDA with the establishment of the Lodge, Zip Chair, and new lifts perhaps makes the Front Street project perhaps changes the original purpose of the Front Street project.
- The Town is committed to closing the sand pit, which will enhance the Park use and vitality. Waiting for Front Street to complete all the permitting and other regulatory requirements frustrates the Town's timing and cost to enhance the Park land.

Therefore, the Town should not sign any deed or sell the property at this point and it should revisit the original agreement because of the lack of performance by Front Street. In addition, it is essential that the Town gather all the facts before taking any action.

We will closely monitor the process and gather the facts necessary to take any further action.

Sincerely,

Gerry Harris

Arthur Webb