

**Minutes of the Town of Johnsburg  
Regular Meeting  
January 16, 2018  
Tannery Pond Community Center  
228 Main Street, North Creek, NY**

Minutes of the Regular Meeting of the Town Board of the Town of Johnsburg held on Tuesday January 16, 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 7:03 p.m. and the pledge to the flag was led by Supervisor Hogan.

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

**ABSENT:** Peter Olesheski, Jr -- Councilman

**ORDA Presentation:** Presentation given by James Bayse of Gore Mtn. re: UMP and APA applications, plans for Ski Bowl Park. Mr. Bayse stated that January 24<sup>th</sup> DEC is holding a meeting Wednesday at 7pm in the Gore Mtn Base Lodge to discuss and get feedback on Gore's expansion plans for the ski area and for summer operations in the North Creek Ski Bowl. Go to the DEC site to see the planning document Gore submitted—when you reach the Gore page—scroll down to the 2018 amendments. <http://www.dec.ny.gov/lands/41866.html>

ORDA hopes for approval by April as well as funding.

**APPROVAL OF MINUTES FOR REGULAR MEETING January 4, 2018**

***RESOLUTION #17-18***

Mr. Arsenault presented the following resolution and moved its passage with a second from Mr. Stevens to accept the minutes of the January 4, 2018 Organizational Town Board Meeting.

With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Arnheiter,) Nays- 0

**Creation of Economic Development Committee:** Presentation by Laurie Arnheiter

**To my fellow team-mates on the Town of Johnsburg Board**

From Laurie Prescott Arnheiter 12/28/17

I am writing to encourage the Town of Johnsburg to add an additional committee to its list of committees that presently include Highway, Solid Waste, Fire & EMS, Planning Zoning, Buildings Park, Recreation, and Personnel.

**It's time that Economic Development is as important as solid waste!**

As you each know I campaigned for a seat on the Town Board based on a platform of Economic Development. You also know that for the past 30 years ED has been my constant effort within the town, on one committee or another.

As we all know the town of Johnsburg has seen dramatic growth and equally dramatic down turns.

An Economic Development Committee would be responsible for overall Economic Development issues as well as strategic planning, marketing, and public relations. The committee should have two members who have experience in these fields. I believe I should be one of these members. I believe the number of people who voted for me did so because they too believe it is time for an Economic Development Committee on the Town Board.

I believe it was the message not the messenger that put me on the Town Board. I'm here to work!

To those who say we have re-constituted the Town of Johnsburg Community Development Corp. Let me remind you that this reorganization is for the third time. I have spent almost three years working on this new reiteration. My concern is that if I for whatever reason, health, accidents, scheduling etc., was unable to continue my ongoing efforts to make this viable, it is questionable as to who presently on the board would step up to continue the efforts. If ED were a permanent committee of the town it would continue when we, individually, can no longer serve the community in any capacity. Additionally, the TOJ Community Development Corp is a private, not public corp. Interfacing with both boards is important but each board should remain independent and autonomous.

I have included in my justification the words of two of our past Town Supervisors. As they look back in hind-site at their tenure, their perspective is 20 – 20. I have also attached past articles written by local media covering the ebb and flow of our efforts. Additionally, I have reached out to neighboring supervisors to see what they do in their communities.

Craig Leggett Supervisor Chester "I started an Economic Development Initiative that is designed to encompass all the functions you listed. The Chamber of Commerce is playing a role as well."

Gene Marlino Supervisor Lake Luzerne "In my town I do most of the Economic Development actions. I work closely with Warren County Planning and my Town Historian Pam Morin."

Steve McNalley Supervisor Minerva / Olmstedville "The Economic Development for our communities are driven by individuals and businesses with technical and grant writing support from the Essex County IDA and ROOST. Both agencies help us with applications from the Regional Economic Development Counsel of NYS"

## Below are just a few of the articles written about our struggles:

Sun Community News:  
Business leaders held a  
ribbon-cutting ceremony  
Saturday, June 30

Main Street to celebrate  
the town's growth.

The ceremony began with  
a speech by Dave Bulmer,  
the outgoing president of  
the Gore Mountain Region  
Chamber of Commerce,  
who said that there aren't  
many towns with a  
population of 2,500 that  
can say they've had 13  
new businesses open in the  
past year, along with 12  
established businesses  
expanding.

Bulmer said that in the  
long history of the town,  
this year would be  
remembered as the one  
during which it became a  
year-round destination  
location.

"We should all be thrilled  
because if you go 12 miles  
down the road or 12 miles  
north, what's happening  
here isn't happening  
there," Bulmer said.

Town of Johnsburg  
Supervisor Ron Vanselow  
commended the ingenuity  
and efforts of local  
business leaders in the  
town's successful  
expansion.

"It wasn't long ago that  
there were many more  
investment opportunities in  
this town," he noted  
humorously.

Bulmer introduced Edward  
Maitino, director of  
tourism for Empire State  
Development, which  
administers the I Love  
New York program.

Maitino said that he has  
always been a believer in  
the value of main streets  
because they serve as focal  
points for communities  
where arts and culture can  
blend with shopping and  
eating.

Now, with all the recent  
growth combined with the  
town's connection to Gore  
Mountain and all of its  
assets, as well as the train  
coming in, Maitino said  
that North Creek had  
created a "premier main  
street."

"You are a model for the  
Adirondacks, and on  
behalf of the governor, I'm  
thrilled to be able to  
support what you have  
done here," Maitino said.  
"I Love New York will be  
talking a lot about this  
main street and what you  
have achieved here."

Laurie Arnheiter, owner of  
Hudson River Trading  
Company, had expanded  
into a new building with  
the Outlet Store. Another  
longtime resident, Bulmer  
noted that 20 years ago  
Arnheiter had been an  
active leader in creating  
the action plan that  
established the vision and  
laid down the framework  
that played a key role in  
North Creek's economic  
development and success.

*Arnheiter said she had  
recently received approval  
from the Town Board to  
form another working  
committee to update the  
original 1992 action plan  
for the next 20 years, and  
that she was excited to be a  
part of establishing a  
vision and goals for the  
continuing growth and  
success of North Creek.*

For those of us who have experienced this generational boom and bust of development and despair in this town it is time for the Town Board to make Economic Development a priority.

Let me share what two past town Supervisors have to say on this topic.

William H Thomas:

The Economic Development Committee would be a valuable committee to the Town Board for the following reasons.

1. The Warren County EDC would have a contact regarding development in the Town. If an opportunity becomes viable, it is important to show them it is important to us. Also, the contact recently developed with the APA Economic Person is very important. In their conversations with the Town in the future, our commitment to Economic Development is strengthened by having a committee to respond.

2. In the past, we started economic programs which did not continue because of lack of opportunities, which discouraged members, and caused busy businessmen in the Town to use their time in better ways

than attending meetings without results. If there were a couple of board members they could contact, the situation may be different. It would create a feeling that we were interested in their concerns.

3. With the active business alliance in Town, a board member on the committee could attend meetings and report back to the Town Board. I believe they would like this more positive arrangement rather than hoping someone from the board is attending or listening to their concerns.

4. The Town Board should recognize the importance of having a businessperson on the board, and take advantage of their expertise in this field.

William H Thomas

Sterling Goodspeed:

I am writing in response to the notion of establishing an economic development committee with town participation. I would like to take a moment to identify why I support the proposal, offer a few notes of caution and close with a few specified ideas.

We stand at both a unique and challenging moment. On the one hand growth at Gore and acknowledgment of Gore's potential is at an all-time high. Mike Patt's ascent to the head of ORDA with his knowledge of things North Creek and Gov. Cuomo's interest in the park are significant. So too I am convinced Bone Bayse will be an excellent mountain manager. At the same time there is at least a perception that government has not always been receptive to the potential for such growth. There has not always been a full understanding of the relationship between the town, county, state and regional stake holders for economic growth.

An economic committee could identify stake holders and seek common goals. Such a group must acknowledge stake holders and not come to the table with preconceived notions that ultimately hamper progressive growth. In other words, I see such a committee to be one seeking the higher ground and not a place for the petty squabbles that have divided us historically. As I have said to you before our town seems sometimes to be a place where people would rather fight than win.

I envision the group potentially including a board member, a county representative, a liaison to environmental interests, historic preservation interests and established economic development players at the county and regional development levels as well as an ORDA liaison and one business representative. Such group diversity can lead to planning and growth that is progressive, economically sound and celebratory of our regional heritage. The interconnect is an example of what can be accomplished. It received bi-partisan support, was generally environmentally acceptable and rooted in our ski heritage.

Now a few concerns.

1. Conflicts of interest must be identified and disclosed.
2. Assistance will be needed on structural matters and legal matters including the open meetings law and the potential for unanticipated quorums.
3. Meetings should never become a forum for petty personal squabbles.
4. Historical bias must be replaced by an acknowledgment of a need to work with the current players.

And a few specifics of what the group may agree on, lobby for and support.

1. Implementation of the recently negotiated summer ski bowl operation

- agreement including the local marketing component.
- 2. Expansion of ski bowl night skiing to the Hudson Chair area in the next five-year management plan.
- 3. Marketing the mountain and community together.
- 4. Kiosking Main Street at local ORDA venues.
- 5. Introducing ORDA customers to the spring/summer rafting industry.
- 6. Reinvigorating the farmer's market.
- 7. Recommending a target date for full ORDA operation to commence in Ski Bowl Park annually.

8. Identifying state opportunities for assistance.
  9. Creating events that unite Main Street and Mountain.
  10. Partnering with agencies such as the APA to understand how to secure economic benefit including jobs while protecting resources.
- Again, I think this works if we seek the high ground. Find areas of consensus and then push them in a unified manner.
- Good luck to all and best wishes for a successful 2018.

Sterling T. Goodspeed

John Alexander – The Post Star  
Newspaper June 16<sup>th</sup> 2011

#### NORTH CREEK –

What two years ago was an air of unrelenting optimism on Main Street has turned acrid, as some North Creek businesses are closing while others struggle to survive.

A boom and bust cycle has dominated North Creek's business district for decades, and local officials and entrepreneurs worry that the downward trend is under way once again.

Downtown North Creek experienced an influx of new business beginning in 2008. Some 16 startups opened their doors in the last two years alone. The prospects of the then-planned Interconnect, linking Gore Mountain with a town park, and the proposed \$250 million resort on adjacent property by Front Street Mountain Development gave would-be business owners a reason for optimism.

But the Front Street project has seen little progress. Just one-and-a-half units have been constructed since 2008 and none are yet for sale. The developers are still grappling with how to design their wastewater treatment system and have had to seek multiple permit extensions from an ever more cynical Town Board just to keep construction moving. The Interconnect opened in 2010 but wasn't enough to save some of the floundering businesses. In the interim, businesses are struggling and closing.

North Creek's small Main Street business district now touts six vacant properties and more are on the way. Within the last few months, a wave of businesses, cafes, restaurants and bars have closed or announced they are going out of business.

"We always seem to get this big build-up and then can't seem to sustain it," said Mark Bergman, a longtime local real estate broker. "I'm not sure if you'd call it a mass exodus yet, but you may be able to in a few months."

The North Creek business community was dealt another blow last month when Adirondack Woodworking shuttered its doors after 22 years when April floods irreparably damaged its equipment. Six manufacturing jobs were lost.

Main Street was abuzz with optimism just two years ago. That feeling has since turned increasingly sour with each business' closure.

"Optimism is a great thing to have, but it has to be tied to reality," Goodspeed said Tuesday. "Growth at the mountain brought interest in Main Street but didn't change the facts of living in a small Adirondack hamlet."

Most remaining businesses have reduced their hours of operation, hoping for a summer boom.

"It makes more sense not to be open seven days a week," said Joel Beaudin, of the Copperfield Inn.

The hours of operation at the Copperfield Inn and its two restaurants, Trapper's Tavern and Lorenzo's Restaurant, have been slashed over the last few months.

Lorenzo's spent much of the spring shuttered. The Copperfield's eateries do have more competition, as the Basil & Wicks restaurant recently reopened on state Route 28.

But the current boom-bust cycle isn't unique in North Creek's history.

The 1970s, '80s and '90s all saw similar booms in the community.

Each followed the promise of a large-scale developer to turn North Creek into a year-round tourist mecca. But in each case, Main Street again fell quiet as the planned development ground to a halt within a few years.

Even the stately Copperfield sat vacant for nearly a decade, prior to its 2008 reopening.

"At least we're still here," said Tom Stoddard, owner of the Ski Bowl Cafe.

"Front Street isn't dead in the water, but it's not doing much either."

More than 60 houses are for sale in the town of about 2,500 full-time residents.

Some residents have grown increasingly annoyed with Gore Mountain, which unlike Whiteface, its sister state-owned mountain near Lake Placid, is largely void of summer events.

"Gore has a large tourist mecca just down the road in Lake George and they can't lure people to ride the gondola?" said Dick Carlson, a Johnsbury resident and marketing manager at the Georgian Resort in Lake George. "Whenever they were open, they marketed on the cheap."

Whiteface is the site of mountain bike races, brewfests and concerts on an almost weekly basis throughout the summer.

Even the gondolas won't be running at Gore.

Jon Lundin, a spokesman for the Olympic Regional Development Authority, which operates the two mountains, said previous summer events at Gore have lost money.

"It basically comes down to the fact that Gore is not a summer destination like Whiteface is," Lundin said.

The former site of the Mountain and Border Town ski shop on Main Street has been vacant for years.

Not everything is sour in North Creek, though. The prospects of increased tourist traffic via the Saratoga and North Creek Railway have some again feeling hopeful.

"Bring us people and we can wine them and dine them," said Arnheiter, the Hudson River Trading Co. owner.

### ***RESOLUTION #18-18***

Ms. Arnheiter presented the following resolution and moved its passage with a second from Mr. Stevens to create a standing Economic Development Committee.

With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Arnheiter) Nays- 0

### **CORRESPONDENCE:**

Councilman Olesheski sent in an email stating he would like to express his support for the creation of a standing committee to address the issue of town-wide economic development.” I appreciate the hard work and research that Laurie has done in preparation for presenting this idea to the Board.”

### **Old Business**

#### **Appointment of Town Historian:**

Personnel Committee recommended appointing Jo A. Smith as Town Historian for a period of 6 months.

### ***RESOLUTION #19-18***

Mr. Stevens presented the following resolution and moved its passage with a second from Mr. Arsenault to appoint Jo A. Smith as town Historian for a period of 6 months.

With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Arnheiter) Nays- 0

### **EMS Contract Update and Approval**

### ***RESOLUTION #20-18***

Mr. Arsenault presented the following resolution and moved its passage with a

second from Ms. Arnheiter to approve the award of EMS 1<sup>st</sup> quarterly payment of \$138,465.00 subject to the issuance of a written contract signed by February 1<sup>st</sup>.

With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Arnheiter) Nays- 0

### **Phone System Upgrade:**

Static IP needed to bring the highway and Court house into our phone system with this the cost of the new contract will be \$10.00 more per month the monthly fee of this contract will be \$99.98 instead of the \$89.98 that we were quoted to begin with.

### ***RESOLUTION #21-18***

Mr. Stevens presented the following resolution and moved its passage with a second from Mr. Arsenault to approve the additional charge of \$10.00 to the new phone contract.

With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Arnheiter) Nays-0

### **New Business:**

#### **Bookkeeper**

Sherry would like to be granted an extra 8 hours a week for a maximum of 8 weeks on top of her normal 32-hour work week in order to be able to continue to help the new Town Clerk get caught up because of the Governor's memorandum about paying property taxes, and then get her own work caught up that she has had to set aside while helping the clerk.

### ***RESOLUTION #22-18***

Mr. Arsenault presented the following resolution and moved its passage with a second from Mr. Stevens to grant an extra 8 hours a week for a maximum of 8 weeks on top of her normal 32-hour work week.

With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Arnheiter) Nays- 0

### **Water District Updates**

Mr. Rawson gave a report to the board. In one weeks' time we had 2 water main breaks. The first was on the corner of River Rd and Main St. and there was no way to shut the water off to the main. Mr. Rawson ended up having to spend \$6,500.00 to have a company come in and resolve the issue. The water pipes are almost 100 years old and made of cast iron; the second break was on Holcomb St but was easier to fix. There is an upgrade definitely needed on these water lines. Mr. Rawson is very concerned that when the County starts doing their road work that we will have more breaks because of the age of these pipes which were installed around 1930.

**Supervisor's monthly report** is in the Board packets

**Supervisor's annual financial statement** is in the Board packets

### ***RESOLUTION #23-18***

Mr. Arsenault presented the following resolution and moved its passage with a second from Ms. Arnheiter to accept the Supervisor's annual statement.

With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Hogan, Arsenault, Stevens, Arnheiter) Nays- 0

### **Motion to pay warrants**

### **Warrant for January 16, 2017**



## **Resolution # 23-18**

Mr. Stevens presented the following resolution and moved its passage with a second from Mr. Arsenault that the following certified bills which have been reviewed by the board members be paid for January 16, 2018:

**General Fund** (Total \$59,646.14) - Claims #17-1332 - 17-1339 & 17-1351 - 1353 & 17-1354-1361 & 17-1380 - 17-1394 & 18-003-005 & 18-008-18-016 & 18-018

**Highway Fund** (Total \$70,871.08) - Claims #17-1340-1347 & 17-1353 & 17-1362-1369 & 18-008 & 18-013 - 18-016

**Fire Protection District SF** (Total \$ 2,901.63) – Claims # 18-008

**Water District SW** (Total \$17,129.31) – Claims #17-1348 & 17-1349 & 17-1370 - 17-1374 & 17-1395 & 18-016 & 18-019

**Public Library Fund L** (Total \$ 2,356.22) – Claims # 17-1325 & 17-1376-1379 & 18-008 & 18-013-18-014

**Trust & Agency Fund TA** (Total \$ 3,551.77) – Claims # 18-014-016

**Total all warrants \$156,456.15**

With 4 members voting in favor, the resolution is declared carried. Ayes-4 (Arsenault, Stevens, Olesheski, Arnheiter) Nays - 0

**PRIVILEGE OF THE FLOOR**

January 16, 2018

Johnsburg Town Board  
219 Main Street  
North Creek, NY 12853

I am asking the town board to look into the public transportation situation that is important for making this region a vital place to visit and reside in. There is a vast amount of untapped potential of visitors that do not travel by car. This can be seen in other areas that are thriving resort economies. Buses travel early in the morning to Gore Mountain from ski shops in the metropolitan area and return at dusk with busloads of people never experiencing our hamlets. Conversely, Amtrak advertises skiing in Vermont with trains to Rutland and connections to Killington as well as trains to Westport with connections to Whiteface and Lake Placid. Our location is **closer** and offers more **year-round** activities. The people who travel here by train or bus would be staying and spending money in town. The ski train was started originally as a weekend excursion and this town is now set up to handle more visitors. My research into the matter offers the following three options to consider.

1. Run a shuttle van or bus between the Fort Edward/Glens Falls Amtrak station (and bus terminal) and North Creek that meets the Friday evening 9:43 PM train and returned back down on Sunday afternoon by 4:15 PM. This could be run by a Chamber of Commerce type organization or group of hotels similar to shuttles that run between airports and hotels. People could use this year round, particularly if there were packages offered for skiing, rafting, hiking and weekend getaways.
2. The Adirondack Trailways can make a stop in North Creek. Three weekday buses go to Warrensburg. Two of them terminate there and the other one goes on to Lake Placid. One of these three buses could go up Route 28 to North Creek and either terminate here or go on to Lake Placid either by returning to Chestertown on Route 9 or continuing up route 28 through Indian, Blue Mountain, Long and Tupper Lakes. This may be able to get off the ground by a petition of signatures from people in the Town of Johnsburg as well as Indian Lake and Minerva showing committed ridership.
3. Another option is to have a public transit bus run up route 28 between Glens Falls and North River. There is a public bus that runs between Rutland and Killington hourly every day for a \$2 fare. For this to work there needs to be a consistently significant number of riders and Warren County is set up only for non-rural bus service around Glens Falls. If you look at Plattsburg, it has rural bus routes radiating out from the city which may only make two trips a day.

A concerted effort could make this happen. It may start with surveys to community members and visitors, a delving talk with the county transportation contingent, researching what permissions would be required and getting support from motels, inns and hostels. When you think about it, Glens Falls/Fort Edward Amtrak station is much closer to New York City than Rutland and has more trains. Also, North Creek is no farther from Glens Falls than Killington is from Rutland. This can only help and complement our existing scenic train to Saratoga and websites such as Gore Mountain would then advertise directions with alternatives to driving.

Sincerely,



John Sleckman

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**Motion to Adjourn** made by Mr. Arsenault, seconded by Mr. Stevens at 8:23pm.

With 4 members voting in favor, the motion is declared carried. Ayes-4 (Arsenault, Stevens, Olesheski, Arnheiter) Nays- 0

The next regular Town Board meeting will be held at 7:00 p.m. on February 6, 2018 at Wevertown Community Center, 2370 State Route 28, Wevertown.

Prepared by:

Joann M. Morehouse, Secretary to the Supervisor