

The Town of Moriah Town Board held their Regular Town Board Meeting on Thursday, November 21, 2024 at 6:00pm at the Town of Moriah Court House, 42 Park Place, Port Henry, NY.

Present: Matthew Brassard Supervisor
Tom Anderson Councilman
Nathan Gilbo Councilman

Absent: Paul Salerno Councilman

Others Present: Bill Trybendis, Jim Curran, Chip Perry, David Killary & Wife, Mark Lashway, George Clark, Jamie Wilson, Kevin Kavanaugh, and Rose French-Town Clerk

The Supervisor opened the meeting at 6:00pm by saluting the flag.

192. **ON MOTION** by Councilman Gilbo, seconded by Councilman Anderson, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo
	Nays	0
	Absent	Salerno

RESOLVED to appoint James Curran as Town Councilman to the Town Board effectively immediately.

Discussion: The Supervisor stated James Curran was elected for 1/1/25; wants him to start now, can be immediately or December 1st, the Board agreed it should be immediately. The Town Clerk swore Mr. Curran and he joined the Board table.

ON MOTION by Councilman Gilbo, seconded by Councilman Anderson, the following resolution was APPROVED

Ayes	Brassard, Anderson, Gilbo, Curran
Nays	0
Absent	Salerno

RESOLVED that the Town of Moriah Town Board approve the minutes from the previous meeting.

The Supervisor introduced Kevin Kavanaugh from BlueLine Development. His company is interested in the site of the old Port Henry High School for rental units. Mr. Kavanaugh stated he is the President of BlueLine Development. His company would like to construct affordable/work force housing on the site. He gave the Board a handout and went over it. He stated home values are up; rent is up; population in Essex County is up 8%; sales of homes have gone up; fewer young people in the area; elderly people in area are increasing; need safe adequate housing. He stated he has been doing this for 20 years. 90% of the project is funded. BlueLine will hold mortgage. They need a site contract before they can do anything. Combined application with another site in southern Essex County. Great location, transportation, schools, shopping, etc. Eligible renters have to meet 30% - 80% median income per Essex County. Councilman Gilbo asked what happens if they get a raise, do they get kicked out and Mr. Kavanaugh said no. The Supervisor stated if somebody has no income, they will not be eligible and Mr. Kavanaugh said not necessarily, aid counts as income. Councilman Gilbo asked if County aid would be considered and Mr. Kavanaugh said yes, there will be a few units for people who get assistance. Mr. Kavanaugh stated they have to meet other requirements as well; credit score has to be over 600, etc. Mr. Kavanaugh stated it will be a 2-3 story building and hold 20-30 units. There will be a community room in the building also. He referred the Board to the arial photo of the property. He stated they will stay under the 40-foot APA requirement. Enclosed is a basic floor plan for a single unit. The Supervisor asked what Mr. Kavanaugh needs from the Board to move forward and Mr. Kavanaugh stated he needs an option agreement and long-term ground lease. The Supervisor asked what happens if it doesn't work out, would the property go back to the Town and Mr. Kavanaugh said yes. Mr. Kavanaugh stated there is an old sewer line that runs by the property so they would have to install a new line, that would be a benefit to the Town. Councilman Anderson asked about the exterior of the building, what type of maintenance would there be, there wouldn't be junk cars parked everywhere, Mr. Kavanaugh stated he can guarantee that there wouldn't be; there would be oversights in place; a private management company. Mr. Kavanaugh stated if it starts to go in a bad direction, they would deal with it. The Supervisor asked if they would evict anybody and the Mr. Kavanaugh said yes. Councilman Curran asked

where the closest building was that BlueLine has developed and Mr. Kavanaugh stated New Jersey and Philadelphia. Councilman Gilbo stated he is a numbers person, wants to make sure of the impact on the taxpayer; he stated if BlueLine has a fixed pilot agreement and the Town's expenses go up but housing stays the same, that gets passed on to the taxpayer. Councilman Gilbo asked how 30 families helps the Town. David Killary stated it would be 30-35 units; would be federal and state funds and Mr. Kavanaugh said yes. Mr. Kavanaugh stated they can only charge a certain amount for rent. Mr. Killary asked Mr. Kavanaugh what his end goal was and Mr. Kavanaugh stated he wants to hold on to the building. Jamie Wilson asked why they didn't buy a piece of land to build it on; he is concerned about the value of surrounding houses. Mr. Kavanaugh stated BlueLine is competing for money from the State. Mr. Killary asked where in Philadelphia the building was and Mr. Kavanaugh stated Camden and Woodbury. Mark Lashway asked if it was 30-35 units, where is everybody going to park and Mr. Kavanaugh stated there was a study done and each unit will need 1 ¼ to 1 ½ parking space. The Supervisor thanked Mr. Kavanaugh for coming.

Floor Open to the Public:

David Killary asked the Supervisor if he has had any luck finding a different internet provider and the Supervisor stated he has reached out to Comcast and Westelcom and neither has any interest in coming to the area and he has had no response from Spectrum. Councilman Curran asked Mr. Killary where he lives and he said he lives here in Town; he feels Spectrum can charge whatever they want because they have no competition in the area. The Supervisor stated he will continue to work on it; he stated the County has a broadband task force. Mr. Killary asked what the company was in Crown Point that does internet and Councilman Curran said it was Bridge Point.

Department Head/Town Board Reports:

Jamie Wilson-Highway Superintendent stated they are buttoning up the FEMA projects for winter. They may be able to do 1 more project this winter; won't affect the roads. They are getting trucks ready for winter. Mr. Wilson stated he has interviewed 2 candidates for employment; may bring back a laborer position. He stated the department is strapped for workers so please be patient.

Carl Perry-Water Wastewater Treatment Plant Operator stated the electric has been fixed at the North End Pump Station from the storm damage. They had some roof damage to a building at the WWTP; a tree fell on it; they will be looking for a contractor to give them a quote to repair it. He thanked the Board for the new pickup truck. The Supervisor stated the tree that fell on the WWTP building was reported to the Insurance and we already received a check for it; Tom Cowin did a zoom call with the insurance so they could survey the damage. Councilman Anderson asked what type of roof it was and Mr. Perry stated it is plywood, sheeting and shingles.

Supervisor Brassard stated Tom Cowin has been excused; they have been getting the furnaces ready for winter and putting up the Christmas lights. Mr. Cowin wanted to thank Ned Phinney for the Christmas trees; there will be one at the bandstand and one by the miner statue. The Supervisor stated there will be a tree lighting on December 13th.

Councilman Gilbo reported he has been answering questions for the grant consultant. He has been going over prices and options for more cabins at Bulwagga Bay Campsite. He addressed Mr. Killary and told him he uses Star Link for his internet; it is \$150 a month but the speed is so much better than Spectrum. Mr. Killary asked if it was satellite and Councilman Gilbo said yes.

Councilman Gilbo and Supervisor Brassard both stated we need a special meeting to discuss the COVID funds, the Supervisor stated we have @\$180,000 left to use. Special meeting will be Wednesday, December 11, 2024 at 6pm.

Councilman Anderson had nothing to report.

Councilman Curran stated he will be around to see Chip (WWTP) and Jamie (Highway). Mr. Wilson stated FEMA will be here Thursday, December 5th at 9am at the Highway Garage; it would be good for Councilman Curran to be there to see how it all operates.

Supervisor's Report:

The Supervisor stated the 2025 budget is a good budget; the department heads did a good job; we are 1 of 2 towns that stayed under the tax cap.

Resolutions:

193. **ON MOTION** by Councilman Gilbo, seconded by Councilman Anderson, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to approve shared service agreement for emergency assistance between the NYS DOT and Town of Moriah; 4 years.

Discussion: Councilman Gilbo asked what this was for and the Supervisor stated it allows Jamie to remove snow on state highway and then the Town can bill the state for the work.

194. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to approve purchase of a submersible pump for the Titus Road pump station; emergency repair; \$18,505.29 payable out of Sewer District #1 fund balance.

Discussion: The Supervisor asked Mr. Perry to explain and Mr. Perry stated Titus Road is Art Morgan's territory; he does know they have been running with only one pump; need 2; one needs repairs. The Supervisor stated we need to start budgeting for repairs. Councilman Gilbo asked if it is a spare and Mr. Perry stated there are 2 pumps and they alternate.

195. **ON MOTION** by Councilman Gilbo, seconded by Councilman Anderson, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED a resolution of appreciation to the Moriah Girl Scouts for their donation of food to the Moriah Food Pantry.

Discussion: The Supervisor stated he sent a picture to The Sun; the girl scouts got monetary donations and then went and bought all the food. The Supervisor stated between that and the Holiday train, the pantry should be in good shape.

196. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to advertise for Campground Managers at both Champ RV Park and Bulwagga Bay Campsite for the 2025 Season.

197. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to approve quote from Bearcom Communications for radio installation in the new pickup trucks; work done on site in one day; \$2,971.15.

Discussion: Jamie Wilson stated it may be cheaper; they have a couple that might be compatible.

198. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to go to bid for Sodium Hypochlorite Solution for 2025; bids to be opened at Regular Town Board meeting on Thursday, December 19, 2024.

199. **ON MOTION** by Councilman Gilbo, seconded by Councilman Curran, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to approve Local Law #1 of 2024 amending Local Law #3 of 2023 increasing sewer rates in Sewer District #1 and Sewer District #2 from \$246.00 (operation & maintenance) to \$256.00 per unit/per year; effective January 1, 2025.

200. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to appoint Charles French to the Board of Assessment Review; effective 10/1/24-9/30/29.

Discussion: The Supervisor stated we had one member step down; Mr. French volunteered his services; he feels he will be a great candidate.

201. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED approval to do transfers in budget as needed.

202. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to do adjustments in water and sewer as needed.

203. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED approval to pay end of month and monthly warrants.

204. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to award Phase 1A Sewer District #1 Collection System Upgrades to J. Hutchins, Inc. in the amount of \$2,552,107.50.

Discussion: The Supervisor stated we have some grant money for this; 3-year project. Councilman Gilbo asked who the other bidders were and the Supervisor stated Kubricky, Reale and Manfred. Councilman Gilbo stated our engineering firm looked at these and this is their recommendation and the Supervisor said yes. Carl Perry stated we will be going after more WQUIP money.

205. **ON MOTION** by Councilman Anderson, seconded by Councilman Gilbo, the following resolution was

APPROVED	Ayes	Brassard, Anderson, Gilbo, Curran
	Nays	0
	Absent	Salerno

RESOLVED to purchase a spray in bed liner for the new WWTP pickup truck from Yipes Auto Accessories in the amount of \$659.00.

Discussion: The Supervisor stated 2 of the new trucks came without any bed liner.

Regular meeting was adjourned to go in to Executive Session to discuss the Union Contract at 7:08pm.

The Board came out of Executive Session at 7:23pm.

The Supervisor stated he will have Becky/LeeAnn work up some numbers for Councilman Gilbo regarding the difference in a percentage or dollar figure raise.

The meeting adjourned at 7:24pm.

Abstract Distributions:

Claim Numbers:

October 25, 2024

2024/1690-1716

General	\$3,909.16
Highway	\$3,784.13
Water District #1	\$30.80
Water District #2	\$20.90
Water District #3	\$530.95
Water District #4	\$3.29
Sewer District #1	\$1,336.54
Sewer District #2	\$1,049.91

October 30, 2024

2024/1780

General	\$51,754.90
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November 6, 2024

2024/1840

Water District #1	\$7,029.88
Water District #2	\$5,467.69
Water District #3	\$7,029.88
Sewer District #1	\$12,692.84
Sewer District #2	\$6,834.61

November 18, 2024

2024/1917

Highway	\$60,784.55
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November 21, 2024

2024/1717-1929

General	\$41,453.92
Highway	\$187,122.00
Water District #1	\$7,997.49
Water District #2	\$5,575.58
Water District #3	\$3,368.72
Water District #4	\$488.51
Sewer District #1	\$60,679.64
Sewer District #2	\$9,679.60

Sewer District #1 Improvements:	Orrick	\$9,565.00	#9
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Town Clerk