

The Town of Moriah Town Board held their Regular Town Board Meeting on Thursday, March 9, 2017 at 6:00pm at the Town of Moriah Court House, 42 Park Place, Port Henry, New York.

Present:	Thomas Scozzafava	Supervisor
	Paul Salerno	Councilman
	Timothy Garrison	Councilman
	Thomas Anderson	Councilman
	Lucille Carpenter	Councilwoman

Others Present: William Trybendis, Jamie Wilson-Highway Superintendent, Diane Stevenson, Ann Tesar, Michael Crane and Rose French-Town Clerk.

Supervisor Scozzafava opened the meeting at 6:00pm.

ON MOTION by Councilman Anderson, seconded by Councilwoman Carpenter, the following resolution was

APPROVED	Ayes	Scozzafava, Salerno, Anderson, Carpenter, Garrison
	Nays	0

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

Supervisor Scozzafava introduced Special Guest Michael Crane from Crane Associates; Contractor for the Moriah Waterfront and Economic Strategic Plan.

Mr. Crane gave a presentation to the Board and gave them a detailed packet of the work that has been done so far and what the objectives are. The packet describes in detail three (3) development scenarios for the Moriah waterfront and a 10 year projection on what the revenues could be.

- #1 Improved Campground.
- #2 Improved Campground and Cabins/Yurts.
- #3 Hotel Resort and Cabins.

Supervisor Scozzafava stated he doesn't want another pipe dream. He also reiterated that the Town of Moriah will not be selling the Campsite; hopefully we will be able to lease it for 99 years and make money off of it. He also stated that phase 2 of this process will begin shortly, attract private investors, guarantee revenue, and community access.

Mr. Crane said he spoke to a lot of people in the community and the majority of them feel the Town has too many campsites right now. He would like to see some development at the Bulwagga Bay Campsite and leave Champ Beach Campsite as is for camping and for use by the community, with some improvements.

Mr. Scozzafava asked Mr. Crane if he thought Scenario #3 was realistic. Mr. Crane said it has a lot going for it. The developer would not be paying any taxes because the Town would still own the land, reduced construction costs and Lake Champlain itself.

Councilman Garrison feels it would be great for the community and Main Street would grow again.

Mr. Crane said the next step is to start negotiations with a developer.

Councilman Salerno asked if the property would be assessed and Mr. Scozzafava said all property is assessed, they would not receive a tax bill because the Town would still own the land. He also asked Mr. Crane what would attract people during the winter months. Mr. Crane stated the Developer would know what they are looking for. Councilman Salerno also stated that he likes Scenario #2. He asked Mr. Crane how many of these he has done that has worked.

Mr. Scozzafava said we will have to have Public Meetings to get input from the community. He said one thing this study has shown is that the Town should not be in the campsite business.

Councilman Anderson asked if there has been any interest from any developers yet and Mr. Crane said he has spoken to ROOST and they said they have had some interest from developers. Councilman Anderson also stated that he has seen a lot of advertisement for the “Adirondack Coast”, on Lake Champlain, which is good.

Councilman Salerno feels we are not getting enough revenue on the way the current Campsite is being run. Mr. Crane said the campsite currently is overcrowded and we are under charging. Mr. Crane stated that management should be spending 40-50 hours a week on the campsite and the Town Officials don’t and can’t spend that much time on the Campground. He said the per site revenue is very small. Mr. Crane stated it is impossible to be a Town Supervisor and a Campground Manager at the same time.

Mr. Scozzafava asked how Mr. Crane would communicate with the Board in the future. Mr. Crane said he would have more information in about a month and would like to meet again then. Mr. Scozzafava also stated that the Board has Mr. Crane’s information and they can contact him if they have any questions.

Ann Tesar asked if there was enough land for a hotel and Mr. Crane said yes, there is about 17 acres where the hotel would go and that is plenty, you really only need about 2.

Councilman Salerno asked who the developer was that wanted to put a hotel where the old Port Henry High School was and Mr. Scozzafava said it was Thomas Eliopoulos. He also stated that he has seen plans for a hotel for there, the campsite and Van Slooten’s Marina, the plans are there but that is where it ends, never goes any further.

Councilman Anderson asked Mr. Crane if a 99 year lease was common. Mr. Crane said it does happen. Supervisor Scozzafava said he thinks that’s how the Town of Bolton got the Sagamore. Mr. Crane did meet with Rick Doliver from Velez Marina.

Bid Opening:

Supervisor Scozzafava read the legal notice for the Used Loader.

Two (2) bids were received:

Abele Tractor & Equipment:	1.	2003 Volvo	\$52,500
	2.	2004 CAT	\$59,000
	3.	2004 CAT	\$52,500
	4.	2012 Doosan	\$87,500

Trade in: \$17,500

Burfeind & Sons :	1.	Case 721D Loader	\$66,000
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Trade in: \$8,500

Floor open to the public:

N/A

Town Board Reports:

Councilman Anderson reported that the Youth Commission has met and would like to hire Steve Pelkey as the Director for the 2017 Summer Program. They will probably hire Cecelia Briggs and Deb Brace again, but he would like to hold off on those Resolutions until he has a chance to speak to Deb Brace. Supervisor Scozzafava stated Councilman Garrison brought to his attention that the Town does not need to pay staff counselors of Children’s Camps minimum wage; they do not fall under the Minimum Wage Laws. This is good news for the program. Councilwoman Carpenter asked if this would affect the YCC program and the Supervisor said he is not sure yet. There will be more discussion on this at a later date. Tom Anderson would like to speak to the Youth Commission Board regarding this.

Councilwoman Carpenter: Steve Stahl-Officer in Charge: Absent: Report read by Councilwoman Carpenter: Handled 138 calls for service. 3 Violations: 1-trespass, 1-disorderly conduct, 1-harassment 2nd degree. 2 Misdemeanors: 1-criminal trespass 2nd degree, 1-criminal contempt 2nd degree. 0 Felonies. Issued 14 traffic tickets. Handled 6 traffic accidents. Conducted 9 pistol permit background investigations.

Councilwoman Carpenter also reported that she and the Supervisor have met with Officer Stahl and Officer Brassard regarding coverage on the weekends. They are only 2 officers and it is impossible for them to provide the coverage that is needed. They would like to hire another police officer. Councilwoman Carpenter reported that there are no grants out there yet through the COPS Program. Councilman Garrison stated it is time to make the decision if we are going to increase the size of the Police Department or not. Councilman Salerno asked if this would be a part time police officer and Supervisor Scozzafava stated it is up the people of the Town and the Board to make the decision to increase the size of the Police Department or not.

Councilman Garrison: Had nothing to report.

Councilman Salerno reported that he and Councilwoman Carpenter have met with the Managers from the Village Campsite, Rich Lapier and Julie Ida regarding the upcoming season. Rates and Rules are the same for each campsite. Trying to simplify the transition. The Seasonal letters should be going out in the next couple of days. Supervisor Scozzafava reported that the bids for the pump outs has gone out and they will be opened/read at the April meeting. Councilwoman Carpenter reported that they worked hard to make sure that both campsites were equal.

Councilman Salerno also reported that the furnace at the Highway Garage is still not working and he would like to buy a new Modine heater from FW Webb and the Highway employees would install it.

Councilman Garrison would like to go out for state contract bid to lease or purchase a new loader for the Highway Garage. It makes more sense to do this. The Payment would be the same or less to lease one. We could get on a replacement program and that way we would not end up repairing aging equipment. He stated that the bids that we received were a good starting point, so now we have a number to work with.

Department Head Reports:

Art Morgan-Water & Sewer Superintendent: Excused.

Rich Lapier-Building Codes: Excused.

Jamie Wilson-Highway Superintendent: He wanted to bring up the Loader and the Furnace but it has already been done.

Ed Roberts, Building & Grounds Superintendent: Excused.

Supervisor's Report:

Supervisor Scozzafava reported that the parking lot and sidewalks are in terrible condition at the Health Center. When the old health center closed and closed their bank account there were some funds left in there, @7,000, the Supervisor called the Comptroller and he said we were able to use these funds to do the repairs, as long as it was for the health center. Hudson Headwaters will help fund the project also.

The Supervisor stated that the Transfer Station is not making a lot of money. There is going to come a day when we aren't even breaking even. With the dissolution of the Village it will get even worse. Councilman Garrison asked who owns the Transfer Station. The Supervisor said the Town owns it and runs it but the equipment belongs to the County. The Supervisor believes that the only way to improve the Transfer Station is to get scales to weigh the garbage. He is in negotiations now for some scales.

The Supervisor will be meeting next week with Jim Beshaw and the Attorney's regarding the Hydro Project. They are starting the lease process.

Resolutions:

1. **ON MOTION** by Councilman Salerno, seconded by Councilwoman Carpenter, the following resolution was
APPROVED Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
Nays 0
RESOLVED to appoint Ronald Mitchell as Fire Commissioner for Fire District #3.

Discussion: The Town advertised twice for this position and the Supervisor ran into Mr. Mitchell and he said he was interested. This is to fill the vacancy left by Dwayne Maye; it will be effective 3/9/17-12/31/17.

2. **ON MOTION** by Councilman Salerno, seconded by Councilman Anderson, the following resolution was
WITHDRAWN Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
Nays 0

Before the matter was voted on, Councilman Salerno withdrew his motion and Councilman Anderson withdrew his second. All were in agreement to look into the option of leasing or purchasing a loader for the Highway Garage.

3. **ON MOTION** by Councilman Anderson, seconded by Councilwoman Carpenter, the following resolution was
APPROVED Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
Nays 0

RESOLVED to authorize the issuance of a Request for Qualifications (RFQ) for Professional Design and Engineering Services: Community Development Block Grant Project for the replacement of the sewer main located on Lamos Lane and Witherbee Road

WHEREAS, the Town of Moriah has received \$600,000 in Community Development Block Grant funding from the New York State Office of Community Renewal for the purpose of a sewer main replacement project on Lamos Lane and Witherbee Road, and

WHEREAS, a request for Qualifications has been prepared to identify the best available consultant to provide professional design, engineering services and construction management, and

THEREFORE, be it resolved by the Town Supervisor and Town Board of the Town of Moriah, approves the public Request for Qualifications and its advertisement for solicitation of proposals.

Discussion: These are RFQ's for Engineering.

4. **ON MOTION** by Councilman Garrison, seconded by Councilman Salerno, the following resolution was
APPROVED Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
Nays 0
RESOLVED to sign the contract amendment with Crane Associates.

Discussion: This is to replace Strategic Industry Analysis with Highest and Best Use Analysis.

5. **ON MOTION** by Councilwoman Carpenter, seconded by Councilman Anderson, the following resolution was
APPROVED Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
Nays 0
RESOLVED to appoint Denise Daly as Water & Sewer Clerk effective 4/1/17.

Discussion: Ms. Daly will also learn payroll and help out at the Court House.

6. **ON MOTION** by Councilman Anderson, seconded by Councilwoman Carpenter, the following resolution was
 APPROVED Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
 Nays 0
RESOLVED to hire Steve Pelkey as Director of the 2017 Summer Program.

Discussion: Salary will be the same as last year.

7. **ON MOTION** by Councilman Salerno, seconded by Councilman Garrison, the following resolution was
 APPROVED Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
 Nays 0
RESOLVED to purchase one oil fired 145,000 BTU Modine suspended wall heater for the Highway Garage.

8. **ON MOTION** by Councilman Garrison, seconded by Councilman Salerno, the following resolution was
 APPROVED Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
 Nays 0
RESOLVED to go to bid for a new front end loader, leased or purchased.

9. **ON MOTION** by Supervisor Scozzafava, seconded by Councilman Salerno, the following resolution was
 APPROVED Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
 Nays 0
RESOLVED to lease the Port Henry Fire Department to Fire District #3 for their equipment.

Discussion: Councilman Garrison asked if the cost would be \$1.00 so we are not making the people pay for it twice. The Supervisor explained that the Village of Port Henry's Attorney will be drafting the lease.

10. **ON MOTION** by Councilwoman Carpenter, seconded by Councilman Anderson, the following resolution was
 APPROVED Ayes Scozzafava, Salerno, Carpenter, Anderson, Garrison
 Nays 0
RESOLVED to approve payment of the warrant.

Floor open to the public:

The Supervisor reminded everyone that there is a Public Hearing on March 15, 2017 at 6:30 at the Court House on the extension of the Water and Sewer Districts for Port Henry.

Ann Tesar asked if she was in Water District #3 and the Supervisor told her everyone in Port Henry will be in Water District #3.

The meeting adjourned at 7:28pm.

Abstract Distributions:

Claim Numbers:

February 23, 2017

General	\$4,938.19	2017/6283-6309
Highway	\$3,842.02	
Water #1	\$188.86	
Water #2	\$128.16	
Water #4	\$20.24	
Sewer	\$337.24	

March 9, 2017

General	\$18,474.14	2017/6314-6398
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Highway	\$35,497.82
Water #1	\$7,974.49
Water #2	\$5,770.77
Water #4	\$741.94
Sewer	\$17,299.00

Town Clerk