

The Town of Moriah Town Board held their Regular Town Board Meeting on Thursday, November 16, 2023 at 6:00pm at the Town of Moriah Town Hall, 38 Park Place, Port Henry, NY.

Present:	Thomas Scozzafava	Supervisor
	Paul Salerno	Councilman
	Tom Anderson	Councilman
	Matt Brassard	Councilman
	Nathan Gilbo	Councilman

Others Present: Bill Trybendis, Jamie Wilson-Highway Superintendent, Megan Murphy-Adirondack Roots, John Mannion and Diana Jakimoski-Housing Visions, Laurel Polttila-Stop Domestic Violence and Rose French-Town Clerk

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

The Supervisor apologized for the cramped space in the Board Room but due to the power outage we had to hold the meeting at the Town Hall where the generator is.

ON MOTION by Councilman Anderson, seconded by Councilman Salerno, the following resolution was

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

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

Floor Open to the Public:

The Supervisor introduced John Mannion, Laurel Polttila, Diana Jakimoski and Megan Murphy; they are here this evening to discuss the housing project at the old republic steel building in Mineville. Housing Visions is also interested in a piece of property off Hospital Road that the Town owns. The Supervisor turned the meeting over to John Mannion from Housing Visions.

Mr. Mannion stated Housing Visions was founded in 1990 for low income housing; it is non-profit; he referred everyone to the handout and their 5 mission points. Mr. Mannion turned it over to Laurel Polttila from Stop Domestic Violence. Ms. Polttila stated they are hoping Housing Visions can turn the old Republic Steel building in to a 9 bed emergency housing. They are partnering with Behavioral Health Services North to secure grant funding for safe affordable housing. Ms. Polttila reported that 1 in 3 women suffer from domestic violence. They are here to support them and housing is the biggest challenge. They provide crisis advocacy services and need supportable housing; main priority is housing and safety. Councilman Gilbo asked where their other housing is and Ms. Polttila stated they are undisclosed areas for safety. Councilman Gilbo asked if there have been any problems at these housing units and Ms. Polttila said no, not yet, they have only been open a year. Councilman Gilbo asked if this housing was for domestic violence only and Ms. Polttila said no. Mr. Mannion stated that 8 or 9 units in the old republic steel building would be for domestic violence housing; however, the possible 30-40 units on the vacant town land would be based on income. Councilman Gilbo referred to the handout and asked how many units the middle section would hold and Mr. Mannion said 20. Mr. Mannion stated individuals would start out in the domestic violence housing and move to regular housing. Diana Jakimoski stated the number is based on need. Councilman Gilbo asked if the grant states what kind of housing it has to be and Ms. Polttila stated yes, it is a domestic violence grant. Councilman Gilbo stated he wants to make sure that what is stated in there is crystal clear. Ms. Jakimoski stated the domestic violence housing is for the republic steel building; they will get credit from SHPO because it is historic building; additional funding will be available.

The Supervisor stated without the additional town property this project can't move forward; he stated this is the first step in the process. The Supervisor stated there is definitely a housing need here for domestic violence situations; just read the police log; Police are out every night. The Supervisor stated that if the Board decides to move ahead with the Town property it will need to be surplus, need an appraisal; it may be subject to permissive referendum. The Supervisor stated again that without the Town property this deal is over. The Supervisor stated he supports it; he feels it is needed; he feels it would be a win for the community. The Supervisor stated the

Town Code Enforcement Officer had to shut down four units last month due to code violations. The Supervisor asked if Housing Visions was tax exempt and Mr. Mannion said no, they pay taxes. Councilman Brassard asked if it was a pilot agreement and Ms. Jakimoski stated they are 581c; they work with the Assessor's. Councilman Gilbo asked for an example and Ms. Jakimoski stated in Syracuse NY it is 10% and other cities it is a pilot agreement; all different; it's all a conversation with the Assessor's. Councilman Brassard asked if they pay all district tax and Ms. Jakimoski said yes. Megan Murphy asked if Housing Visions manages their own property and Ms. Jakimoski said yes. Ms. Murphy asked about a day care center and Ms. Jakimoski stated whether there is one or not is based on community need and if SHPO allows it. Mr. Mannion stated it is all based on community meetings; what the community says is needed. Ms. Murphy stated a senior meal site would be great also. Mr. Mannion stated it will be what works economically and what the community needs. Ms. Jakimoski asked the Board if they give Housing Visions permission to start investigating the town owned vacant property. Councilman Anderson said yes; Supervisor Scozzafava said yes; the Supervisor stated Housing Visions does have a property manager. The Supervisor asked if this was a "safe house" and Ms. Polttila said no! Councilman Anderson asked if it was supportive housing that teaches life skills and Ms. Polttila said yes. The Supervisor stated the Town currently has Mountain Meadow Apartments and the Lee House. The Supervisor stated Housing Visions needs a resolution tonight to access the property.

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

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED a resolution allowing Housing Visions to access Town owned property off of Hospital Road for possible low income housing project.

The Supervisor stated he will get a letter off to Christopher Trevisani. He stated landlords have been the problem. He asked if Housing Visions would start out by going out to bid and Ms. Jakimoski stated they appeal to local contractors in the area. Ms. Murphy stated this was a great conversation; quality housing is so important. The Supervisor thanked them all for coming.

Department Head/Town Board Reports:

Jamie Wilson-Highway Superintendent reported they are wrapping up summer and fall projects. They have been helping out with Viking Lane and getting their equipment ready for Winter. Councilman Gilbo asked when Viking Lane would be complete and Mr. Wilson thought in a day or two. The Supervisor stated Viking Lane is almost complete. The Supervisor stated he has no idea what the cost will be to fix Golf Course Way; sewer main runs on top of culvert and culvert is plugged. Will talk to the property owner; work will be done under emergency work. Councilman Gilbo asked about the hydro study and the Mr. Wilson stated they are waiting on the Engineer's report. The Supervisor stated they don't want the culvert to back up in to Viking Lane. Councilman Gilbo asked about the 75% from FEMA. The Supervisor stated they will reimburse 75% and the Town would be responsible for 25%. Councilman Gilbo asked if it would be a whole new culvert and the Supervisor stated the DEC would like that; it is a protected stream; they want the same size culvert as Viking Lane. The Supervisor stated that FEMA has been great. Mr. Wilson stated the culvert and the road is the Town's and the rest of the property is the School's. Councilman Salerno asked if the DEC suggested or mandated the culvert and Councilman Brassard stated they mandated it. The Supervisor stated all of Mr. Wilson and his time is reimbursable. Councilman Salerno asked who was responsible for maintaining it in the future and the Supervisor stated the school; not Town property; only the culvert. Mr. Wilson stated they need to maintain the ends of the culvert. Councilman Gilbo asked about other landowners when there is clean up for either side of a culvert; are they responsible and the Supervisor stated there has been case law and 90% of the time the Town ends up paying. The Supervisor stated he will know more in the weeks to come. The Supervisor stated he is still working on the State for 12 1/2 % that way the Town would only have to pay 12 1/2%.

Councilman Salerno had nothing to report.

Councilman Anderson had nothing to report.

Councilman Gilbo stated he wrote up the RFP for Champ RV Beach House. Councilman Salerno asked if the contractor would have to come back to the Town before they do anything and Councilman Gilbo said yes. The Supervisor stated using stimulus money may be an issue if we have to pay prevailing wages.

197. ON MOTION by Councilman Brassard, seconded by Councilman Salerno, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED to go to bid for the design and alteration of the Champ RV Beach House.

Councilman Gilbo would like to submit an application for an Economic Development Consultant in the amount of \$69,000.

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

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED to submit a grant application in the amount of \$69,000 for an Economic Development Consultant.

Discussion: The Supervisor suggested Councilman Gilbo reach out to the planning office for help.

Councilman Brassard stated he has been working alongside the Supervisor and Jamie Wilson in the last few weeks; learning all that he can.

Councilman Salerno asked about the status of Rice Lane and the Supervisor stated he has an update on it in his report.

Supervisor's Report:

The Supervisor stated the Rice Lane property is still privately owned. Waiting on a firm for an environmental assessment. The Supervisor would like to convince Mike Diskin, Essex County Treasurer to start the foreclosure process on it. The Supervisor is positive that Mountain Lake Services would want the property. Councilman Anderson asked how long the foreclosure process takes and the Supervisor stated probably a couple of months. The Supervisor asked the Board what they wanted to do and Councilman Anderson wants to start the foreclosure process; Councilman Gilbo asked if they could go to jail? The Supervisor stated the Town could go after them legally; he will find out more about the foreclosure process. Councilman Salerno stated Mountain Lakes is not a definite thing; we can't spend \$50,000 on that house when it is tax payer's money. The Supervisor stated he will get in touch with the Town Attorney Bill Tansey to start going after the homeowner legally and he will also talk to Mike Diskin about the foreclosure process.

The Supervisor will do a walk-through of the police station tomorrow with the Sheriff; we have @\$130,000 to renovate it for the State Police and Sheriff's Department to use as a processing office.

The Dog Control Officer Inspection Report was on 11/2/23 and everything was satisfactory.

The Supervisor stated we have \$318,502.42 in stimulus money left.

Jamie Wilson stated the Court House needs a generator; especially if the State Police and Sheriff's Department are going to be using it and the Supervisor said yes.

The Supervisor stated he was supposed to attend a meeting at Whistlepig with the DEC regarding the whiskey mold and he decided not to go; not a Town issue.

The Supervisor went over a list of items that the new Supervisor Matt Brassard and the Board will have to address next year:
 School/Golf Course Way
 Housing Project
 Sell Fire House-legal notices etc., Councilman Salerno stated the appraisal was \$41,000
 Consolidate Sewer Districts 1 and 2; Consolidate Water Districts 1, 2 and 4
 Advertise for Campground Manager
 Restore Grant-another location-the old K of C failed twice-possibly Gilbo's store
 Sewer Project
 Phoenix Tailings-they are on Barton Hill-working with Solvay

Resolutions:

199. ON MOTION by Councilman Anderson, seconded by Councilman Salerno, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED a resolution appointing the following people to the Board of Assessment Review:

Terri Northup	11/16/2023-9/30/2028
Nicholas Gilbo	11/16/2023-9/30/2027
John Boyea	11/16/2023-9/30/2025

200. ON MOTION by Councilman Gilbo, unanimous second, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED a resolution of condolences to the family of Rose French on the passing of her brother.

201. ON MOTION by Councilman Salerno, unanimous second, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED a resolution of condolences to the family of Becky Gilbo on the passing of her sister.

202. ON MOTION by Councilman Salerno, unanimous second, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED a resolution of condolences to the family of Kay Hanson, former Court Clerk.

203. ON MOTION by Supervisor Scozzafava, unanimous second, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED a resolution of condolences to the family of Dick Sherman, former Highway Superintendent.

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

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED a resolution authorizing the Supervisor to sign agreement with H & T Engineering; Viking Lane-\$1,450.00 and Golf Course Way-\$1,750.00.

205. ON MOTION by Councilman Brassard, seconded by Councilman Salerno, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED a resolution to change health insurance from “Gold” to “Bronze” plan with Excellus as per the 2024 Budget.

Discussion: There will be an insurance meeting tomorrow; no changes; better benefits and less out of paycheck.

206. ON MOTION by Councilman Brassard, seconded by Councilman Anderson, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED to go to bid for Sodium Hypochlorite Solution for January 1, 2024-December 31, 2024; bids to be opened at the Regular Town Board Meeting on Thursday, December 21, 2023.

207. ON MOTION by Councilman Brassard, seconded by Councilman Anderson, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED to approve Local Law #3 of 2023 amending Local law #1 of 2021 increasing sewer rates in Sewer District #1 and Sewer District #2 from \$241.00 (operation & maintenance) to \$246.00 per unit/per year; effective January 1, 2024.

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

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED approval to do transfers in budget as needed.

209. ON MOTION by Councilman Anderson, seconded by Councilman Salerno, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED approval to do adjustments in water and sewer as needed.

210. ON MOTION by Councilman Anderson, seconded by Councilman Salerno, the following resolution was

Approved	Ayes	Scozzafava, Salerno, Anderson, Brassard, Gilbo
	Nays	0
	Absent	0

RESOLVED approval of payment of end of month and monthly warrants.

Floor Open to the Public:

N/A

The meeting adjourned at 7:18pm.

Abstract Distributions:
October 26, 2023

Claim Numbers:

General	\$409.42	2023/1635-1641
Water District #1	\$44.01	
Water District #2	\$29.86	
Water District #4	\$4.70	
Sewer District #1	\$114.36	
Sewer District #2	\$19.26	

November 16, 2023

General	\$67,025.78	2023/1643-1816
Highway	\$200,573.64	
Water District #1	\$11,684.32	
Water District #2	\$5,728.58	
Water District #3	\$5,123.53	
Water District #4	\$346.64	
Sewer District #1	\$16,741.45	
Sewer District #2	\$8,122.90	

Stimulus:

Court House Siding Extension	RWS Construction	\$5,905.00	#2
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Capital Project:

Sewer District #1 Improvements (approved at Public Hearing on 11/6/23)	MJ Engineering	\$35,800	#14
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Town Clerk