

The meeting was held in person. The Supervisor called the meeting to order at 6:50 p.m. with an attendance roll call.

PRESENT: Patrick Killian Councilmember  
Mark Stewart Councilmember  
John Donohue, Jr. Councilmember  
Jesse A. Fish, Jr. Supervisor

ALSO PRESENT: Erin Trombley Town Clerk  
Glen Bruening Town Counsel  
Chris Abrams Highway Superintendent  
Jeremy Brogan Director of Recreation  
Josh Westfall Building, Planning and Development (BPD) Coordinator

**OTHERS PRESENT:** Brandon Hayes, Benjamin Vaillancourt, Bruce Lant, resident at 7 Snowberry Ln., Jeremy Branst, Maureen Dennis

**FUTURE MEETINGS**

None were scheduled

**APPROVAL OF MINUTES**

**Resolution 278-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to accept the minutes from the July 22 Public Hearing for Local Law No. 6 of 2024.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Abstain
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 3:0

A vote on the minutes from the July 23 month-end audit meeting was tabled because only Supervisor Fish and Councilmembers Noonan and Stewart were present for the meeting, and in Councilmember Noonan's absence, there were not enough Board members present who were eligible to vote.

**Resolution 279-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Donohue, to accept the July 23 Regular Board Meeting minutes.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Abstain
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 3:0

**PUBLIC COMMENT PERIOD**

No comments were made.

## OLD BUSINESS

### Utility Permit Process

Supervisor Fish referenced a recent public comment made with regard to a utility company performing work near a resident's home without her prior knowledge. Supervisor Fish said the Town is looking into how other municipalities handle utility companies working within their jurisdictions. The Board will discuss information as it comes in.

## COURT REQUESTS

**Resolution 280-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to authorize Ella McFadden, Kara Gutowski, Danielle Relyea, and Christine Brown to attend New York State Magistrates Court Clerk's Association Conference September 29 to October 2 at a cost not to exceed \$4,035 to be paid from account A1110.4.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

**Resolution 281-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to authorize Justice McCabe to attend New York State Magistrates Association Conference September 22 to 25 at a cost not to exceed \$1,200 to be paid from account A1110.4.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

**Resolution 282-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to authorize the Moreau Town Court to apply for a JCAP grant for \$30,000 to digitize the court's records and destroy the original files, pending approval by the Albany archives, and to authorize the Supervisor to sign the application.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

**ASSESSOR’S OFFICE REQUEST**

**Resolution 283-2024** A motion was made by Councilmember Killian, seconded by Councilmember Stewart, to authorize the Assessor to attend the fall conference September 23-26 in Fairport, NY, where she will earn 12 hours of continuing education credits, at a cost not to exceed \$1388.16 from account A1355.4.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

**RECREATION DEPARTMENT REQUESTS**

**Resolution 284-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to approve the 2024 Pop Warner Football contract and authorize the Supervisor to sign the contract.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

**Resolution 285-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to authorize South Glens Falls Pop Warner to paint the shed they use in the Pop Warner colors.

Discussion: Councilmember Stewart said that in 2023 Pop Warner raised money to donate the shed in question to the Town, and that the organization would like to paint the shed in team colors, whereas, he said the Town’s policy had been to paint all the Recreation Department structures green. Councilmember Stewart said the shed stands alone on the property, and the team will paint and maintain the shed. He said he had no objections and some of the structures at the Recreation Park needed a new coat of paint.

Councilmember Killian asked if the colors would be red, white, and blue. Councilmember Stewart said it would be the team colors, which are red, white, and blue.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

## **BAKERS FALLS SOLAR**

Supervisor Fish said that following discussion between the Town’s attorney, and the Planning and Zoning Boards, the decision was made to postpone the Consent Agreement discussion related to Bakers Falls Solar.

## **MONTHLY DEPARTMENT REPORTS**

**Resolution 286-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Killian, to accept the monthly reports from the Building, Planning and Development; Recreation; Assessor; Transfer Station; Historian; and Highway Departments.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

## **REDMOND ROAD OFFER ACCEPTANCE**

Supervisor Fish explained that six offers had been received by the deadline of 8:45 a.m. on August 8, the highest of which was \$50,015. He continued, saying that once the offer was accepted by the Board, a 30-day permissive referendum would begin. If, in that time, no petition is received objecting to the sale of the property, the Town can then proceed with closing on the sale of the property. The Supervisor asked the Town Clerk to read a prepared resolution. She read:

“WHEREAS, the Town accepted a gift of real property pursuant to Town Law §64(8) located at 170-172 Redmond Road in the Town of Moreau (hereinafter “the Property”); and

WHEREAS, in accordance with Town Law §64(2), the Town wishes to convey the Property; and

WHEREAS, the Town advertised for sealed bids; and

WHEREAS, the Town received six (6) sealed bids from parties interested in buying the Property; and

WHEREAS, Cerrone Land Holdings was the highest bidder with a price of \$50,013.00.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board accepts Cerrone Land Holdings’ bid for \$50,013.00 for the purchase of the property.
2. The Town Board authorizes the Town Supervisor’s Office to inform Cerrone Land Holdings of the acceptance of its bid.
3. The Town Board authorizes any expenses on the part of the Town relating to closing costs associated with such purchase including, but not limited to, recording costs.
4. The Town Board authorizes and directs the Town Clerk to publish the Notice of permissive referendum, which is required by Town Law §64.
5. The Town Supervisor, Town Clerk, Town Attorney and any other necessary Town Officials are hereby authorized and directed to take all actions necessary to effectuate the intent of this Resolution, including but not limited to, the Supervisor signing any necessary real property forms and title forms.
6. This Resolution shall take effect immediately.”

**Resolution 287-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to accept the high bid on 170-172 Redmond Road.

**Discussion:** Councilmember Stewart asked to be reminded why a permissive referendum was required on the sale of the property. Attorney Bruening stated that in prior discussion it was asked whether the property had to be declared a surplus, but he said under §64, the only requirement for this type of transaction is that the Town publish a notice that the resolution is subject to the invitation of permissive referendum.

Councilmember Stewart thanked Counsel, and said he thought the offer was a fair one, stating that it covered the costs the Town had into the property and back taxes. He said the property would be going to a reputable builder and he was sure the neighbors would all be happy, so he didn't want to slow the process. Councilmember Donohue said the situation with the property in question had gone on for years and the neighbors had been very patient. He described it as a "health hazard" and an "eyesore." He said multiple departments had been involved and he was glad it was coming to an end.

Councilmember Killian said this situation was important in terms of establishing protocols and to ensure hazardous situations like this one do not happen again. He said he found it frustrating to see the situation unresolved for so long. He said he hoped new standards would be set so future situations do not take as long to resolve.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

### **LOCAL LAW No. 7 of 2024 – 532A Selfridge Road**

Councilmember Killian introduced the proposed Local Law No. 7 of 2024 to rezone 532A Selfridge Road from Zone R2 to R5. Attorney Bruening explained that at the meeting prior, the Town had authorized the setting of a Public Hearing to rezone the property in question. He continued, saying that rather than have the hearing and then introducing a rezoning law later, the two were being combined into this new proposed Local Law. The subject of the public hearing is the same for the Local Law, he said, and by the time of the hearing, the County should have responded as part of the consultation process, and if the Board was in favor they could approved the rezoning through the Local Law process. Councilmember Stewart asked if the Town Planning and Zoning boards should have been consulted in the process. Attorney Bruening said that was in progress at the time of the meeting.

BPD Coordinator Westfall said the County meeting would be the 15<sup>th</sup> and the Town Planning Board meeting was set for the 19<sup>th</sup>.

### **MEMORIALIZE REHIRE LEAVE VOTE**

Supervisor Fish explained that this year there had not be an employee rehired to work for the Town until this point in the year, though the Town employee handbook mentioned time off and other benefits after 1 year of service, the instance of someone being rehired is not addressed, and the requirement is not listed that the employee must service a continuous year.

**Discussion:** Councilmember Stewart asked if the returning employee had to have worked a year before leaving to have their past time counted toward time off. Supervisor Fish restated that the handbook didn't specify. Councilmember Stewart said he was in favor, adding that if the person was returning, then in the eyes of the current officials that person is in good standing, and since some Town positions are appointments that extend beyond the term of the elected officials, it was important to allow past employees to have these benefits. He also said he would like to address paternity/maternity/family leave policies in the future. Councilmember Killian said he thought it was a good idea. Councilmember Donohue concurred.

**Resolution 286-2024** A motion was made by Councilmember Donohue, seconded by Councilmember Stewart, to allow employees who had previously worked for one year or more for the Town to have access to prorated leave time accruals.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

#### **PUBLIC COMMENTS**

No comments were made.

#### **COMMITTEE REPORTS**

##### Fire Department

Councilmember Stewart said he had met with the Fire Company and that there would be another meeting on the 21<sup>st</sup> with South Glens Falls Village. He said one of the main topics is that the Fire Company has provided their audit and a summary of their needs, and he wanted the Board to consider that in 2021 the Town had approximately \$900,000 in excess sales tax that had not been budgeted for, in 2022 over \$1 million was unbudgeted for, and in 2023 over \$863,000 was unbudgeted for in sales tax. He said he thought those funds went to the General Fund, including 2023 when it went to the Recreation outside fund. Councilmember Stewart said he thought the Fire Company should come forward with specific needs, and he referenced a fire truck, that could be potentially paid for with excess sales tax funds. He said he hoped the Fire Company would have had an opportunity to review their options and have a plan for the way or ways they would like to be supported by the Town by the next meeting.

Supervisor Fish said that when it comes to public safety and fighting fires, whatever equipment is needed should be available and up to par, in good working order. Supervisor Fish said he didn't believe it would be possible to pay for a fire truck in a single year. Councilmember Stewart said the tower truck the company was looking at started at \$2.1 million and had risen to 2.8 million since it was originally discussed. He said he believed about \$200,000 had been allocated by the town, \$150,000 of it during his time on the Board, and even if it can't be done all at once, it would be good for taxpayers, and the Fire Company is funded exclusively by sales tax. Taxes are kept low, he said, by not having a fire tax, so using excess sales tax is appropriate for these big-ticket items.

Councilmember Stewart wanted to add that the Fire Company is run by volunteers, and he said it's unfair to ask them to additionally volunteer their time to raise money for gear and equipment they need to do their work, also as volunteers. The gear needed for a single firefighter now costs around \$15,000, he said. Councilmember Killian agreed. Councilmember Donohue said he had been outspoken during his 5 years on the Board that the Fire



Company needs more funding to be equipped to properly do their job. He called it a show of respect to give them what they need to do their work.

Councilmember Stewart also said he would like Supervisor Fish to take the proposition to the county that they support some of the organizations that work outside Town boundaries, and he cited the Fire Company's scuba team, which is called on regularly to assist in rescue and recovery situations outside the Town. Councilmember Killian said he didn't know the Fire Company had a scuba team.

### Recreation

Councilmember Stewart said one of the areas of progress that's being made at the Recreation Department is communication between organizations. An illustration of this, Councilmember Stewart said that the day of the meeting the school district had been on site assisting with sod cutting, The Village of South Glens Falls had brought over equipment the Town doesn't have to assist with field preparations, the Town Highways Department was there with a bucket truck helping with siding. He called our Recreation Director Brogan, Highway Superintendent Abrams, TJ from the Village, and the contact at the school to thank them all for working together for the good of the Town.

Recreation Director Brogan added that lights and security cameras had been installed, and he praised all the departments and individuals who had assisted so far this year. He also said the final 3 disc golf holes would be completed the day following the meeting, a project which had been 3 years in the making. He said a winter disc golf league was potentially being formed as well. Mr. Brogan also thanked BPD Coordinator Westfall for obtaining a \$10,000 grant to improve recreation park restrooms. He gave an update on the Big Bend Trail and that recent storms had damaged trees. He said they were waiting for insurance to take some of them down but otherwise the trail is nearing completion and he said it was looking good.

Mr. Brogan said he walked the grounds with the Little League and examined the new parking lot, and determined there was room for t-ball batting cages and a small field with a road for access with some tree removal. He said the field 3 fence was crushed by a falling tree during storms, and quotes were expected for replacements in the few days following the meeting. He said he was also getting figures to replace the 40-50 year-old fences around the whole field. Councilmember Stewart said he recommends starting with field 3 and not field 1 for fencing. He said it didn't make much sense to just repair the fence there due to its age since the backstop was destroyed. Councilmember Stewart also wanted to clarify that Mr. Brogan had been quoted saying the field would be closed for the rest of the season. The season, he said, was only one more week long.

### Big Bend Reserve

Councilmember Donohue said the Big Bend Reserve had opened a few weeks prior, and he said issues had arisen when people parked on the side of the road when the gate to the Reserve was closed. The tires of the vehicles were on people's lawns, he said, and he suggested perhaps no parking signs on the residential side of the road. Highway Superintendent Abrams said residents don't want no parking signs on their lawns, and that he had spoken with the park, who made it clear it was an issue for the Town to resolve. He said the gates will close at sunset. Councilmember Stewart asked if there was a way to paint the road to prohibit parking, and said he had issues restricting parking by vacant land near the entrance to a park they want to encourage people to use. Superintendent Abrams also said there was an issue with cars parking around the crosswalk on Butler Road, a complaint he said the park was not interested in addressing, but put it back on the Town. Councilmember Stewart suggested that is an area where signage may be possible since there are no homes in the area.

### Satellite Community Center Food Pantry

Councilmember Donohue said a Town resident had suggested that a food pantry at Town Hall in the past, and in discussion with the Moreau Community Center, they agreed it was a good idea. He said the Board had approved

the project and the Supervisor's Confidential Secretary, Liz Bennett, had done a lot of legwork to get a bookshelf for this purpose, put it together, and found a good place to put it at Town Hall. The Community Center had come and stocked the shelves the week prior to the meeting, he said, and the idea is that some people might not be able to get to the Community Center for food. He called this a trial to see what the need may be. He also said the Moreau Community Center is a tremendous resource to the Town and he didn't realize it until he became their liaison.

From Councilmember Noonan

Supervisor Fish provided a report on behalf of Councilmember Noonan regarding Crandall Library. He said Councilmember Noonan wanted to make people aware of the family-friendly events being offered, including children's stories, folk music, cultural talks and presentations.

Supervisor Fish also said Councilmember Noonan had reached out to cable and internet providers and spoke to Kevin Lynch, COO of CLIC, with regard to fiberoptic cable they have yet to bury. The Supervisor said a map would be forthcoming.

**SUPERVISOR'S ITEMS**

Supervisor Fish asked Councilmember Donohue about a meeting with Moreau Emergency Squad on the 15<sup>th</sup>. The Supervisor thanked Superintendent Abrams for putting up Stop signs on Pine Road after a few years of complaints. He said the residents in the area are delighted. He also said the Rte. 9 pump station would be ready for testing soon, and that some nice photos had been taken of the Northern Lights from Nolan Road.

Water Department Truck

The Water Department had budgeted for a truck, the Supervisor said, and the time to purchase one was running short, so the Highway Superintendent got some information for them to assist. Supervisor Fish said the lowest price of three quotes obtained was through Mohawk Chevrolet on a 2024 2500HD truck for \$53,364 including Department of Motor Vehicle fees, leaving enough money for a plow.

Councilmember Stewart asked if the rebate pricing was the same as in the past. Superintendent Abrams said Chevrolet and RAM cannot be purchased through the State or using contracts. Councilmember Stewart asked about Ford, which Mr. Abrams came in with quotes near \$66,000. Nemer Ford and Ram, he said, would not talk about a contract price. Supervisor Fish asked if there had been a quote from VanBortel, and Superintendent Abrams said there had been but it was even higher. He went on to say Mohawk was easy to work with, had a municipal division because they sell vehicles frequently to Saratoga and Saratoga County, and give a good discount.

Councilmember Stewart said that based on his experience and looking at the original MSRP of around \$58,000, the total amount of discounts was likely equivalent to the rebate they would have received anyway.

**Resolution 287-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to authorize the Supervisor to purchase a 2024 Chevy 2500 from Mohawk Chevrolet for \$53,364 on behalf of the Water Department.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0



Councilmember Stewart asked when the truck would be expected, to which Highway Superintendent Abrams replied that the truck was expected at the dealership August 19<sup>th</sup>. Councilmember Stewart asked if any of the older trucks could be auctioned off. Superintendent Abrams said one was in rough shape, and estimated a few thousand dollars in repairs would be needed due to cracked exhaust manifolds. Councilmember Stewart said he would work with the Water Department and Mr. Abrams to make a recommendation on what to do with the older truck. Supervisor Fish said Water Superintendent Mechanick was able to start it and it ran alright but there was some sort of exhaust leak. Supervisor Fish said since it has a plow, maybe it was something that could be used at the Recreation Park.

**EXECUTIVE SESSION**

**Resolution 287-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to enter into Executive Session to discuss a current or former employee’s work history or status.

A roll call vote resulting in the following:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0

Following the Executive Session, Supervisor Fish stated that no action had been taken in the Executive Session.

**ADJOURNMENT**

**Resolution 287-2024** A motion was made by Councilmember Stewart, seconded by Councilmember Killian, to adjourn the meeting.

Asked if all were in favor, the responses were as follows:

Councilmember Killian	Aye
Councilmember Stewart	Aye
Councilmember Donohue	Aye
Supervisor Fish	Aye

The motion carried 4:0. The audit meeting was adjourned at 8:32 p.m.

Respectfully submitted,  
*Erin Trombley*  
Erin Trombley, Town Clerk