

**Minutes of the Regular Monthly Meeting of the Town Board of the Town of Mooers held  
June 11, 2018 at the Mooers Office Complex commencing at 7:00 PM**

**Present:** Jeff Menard, Supervisor  
Donald Perras, Councilperson  
Christopher Bulriss, Councilperson  
Eugene "Dickie" Boulerice, Councilperson  
Irving Breyette, Councilperson

**Recording Secretary:** Jessica K. Bulriss, Town Clerk

**Others Present:** Larry Wolff, Assessor  
Jess Dixon, Code Enforcement Officer  
Corey Thompson, EMS  
Myrtle Hawksby, Beautification  
Scarlett Sample, Beautification

**Absent:** Kris Gilmore, Highway Superintendent

**Meeting:** Supervisor Jeff Menard called the Meeting to Order at 7:00PM. He then asked Mrs. Jessica Bulriss to lead them in the "Pledge of Allegiance," which she did.

**Minutes:** All the Board Members were asked if they had read their copies of the May14, 2018 minutes. Councilperson Perras made a motion to accept the minutes as written. The motion was seconded by Councilperson Bulriss. The result of the Roll Call was 5 AYES (Councilperson Perras, Councilperson Bulriss, Supervisor Menard, Councilperson Boulerice, and Councilperson Breyette) and 0 NOES. Therefore, Supervisor Menard declared the motion carried and the Minutes accepted as written.

**Rural Development:** Ms. Renee Hotte from Rural Development was present to answer any question the board or community members may have regarding the grant and low interest loan for the EMS building. Ms. Hotte informed the board that Rural Development has some direct loan and grant programs that may be able to help the town. The loan is a fixed rate of 3.875 currently. The town would be allowed to borrow what the life use is of the building. Typically, life use is roughly twenty-five years. She explained there isn't a catch. They aren't out to make money they are there to help communities and tax payers. There are no penalties for paying early. The loan also contains a small grant. If the town were to borrow \$500,000.00 the grant could be as much as \$100,000.00. It depends what time of year the application comes in. The direct loan program is open year-round and there is a lot of money to hand out for this type of project. She wanted the board to understand that it is not only real estate that they help out with but any essential community need. It is a federally funded program so with that, there are regulation that have to be met. It is important to comply with federal accessibility laws. They will not fund a building that is not completely ADA compliant. The security for the loan would go under a general obligation fund under permissive referendum.

Supervisor Menard asked how long the process would take. Ms. Hotte stated that you start out with an initial application. There is an architectural feasibility report that is required. Once the initial application has been turned in they have to review an annual update document and the budget to make sure the town can handle the burden of the loan. Her recommendation is then sent to the state office for review. They will then provide a preliminary funding offer. Once the offer has been presented the town will have sixty days to file a full application. The application is much more detailed than the initial application. An attorney or bond counsel should oversee the whole process. If you are building a new building an architect will also be required. Once the application has been submitted the town will be required to obligate, which means the town has five years to spend the money. At this time the process can slow down considerably. Realistically from the time of initial application to letter of conditions we can have it completed within three months. When purchasing a building the town will have to comply with an environmental process. If the ground will not be disturbed it will be a class one environmental review. Going through the permissive referendum process takes about fifty-five days. The board will have to approve a bond resolution, which will inform the community how much money the town will spend on the project. Once approved, the bond resolution must be published in a paid paper. Once thirty days have passed an estoppel notice will be

adopted. The estoppel notice gives the tax payers another twenty days to contest the project. If a certain percentage of the community does not oppose the project it is then a permissive referendum. The town clerk will sign a document that it has gone through without being contested. If a certain percentage do contest the project it would be a mandatory referendum and subject to a vote. It is important to discuss the process at the monthly meetings. They are looking for comments from the community in the minutes.

Councilperson Bulriss asked if an architect must be involved if we purchase a building. Ms. Hotte responded that it need to be accessible and the town can benefit by using their program because they will make sure the town is compliant with all federal regulations. If they building is not compliant when purchased an architect will have to be involved. Under municipal law they would have to be compliant regardless of the purchase method. Councilperson Bulriss asked about the grant amount. Ms. Hotte replied that if the loan is about \$250,000.00 typically the grant will be about \$50,000.00. She said the grant portion can only be used toward things like asphalt, equipment, furniture, or anything that is not permanently attached to the building. It cannot be used for the construction cost. The reason for this is to not service the grant for the life use of the building.

Councilperson Perras asked if the purchase cost and improvement cost be covered by the loan. She replied that everything but a fiscal advisor or grant writer is an eligible cost. She said the town will likely have to do some short-term borrowing because they will not loan the money until the end. The net interest of the short-term loan is considered a project cost and can be included. Councilperson Perras asked if we would be borrowing the money and then getting reimbursed. Ms. Hotte replied yes. She said there is a possibility of Rural Development being the interim financier, but it is not typical for a public body. It is usually done with non-profits. She asked if the building the town is considering is a two-story building. Councilperson Perras replied yes. Ms. Hotte stated that if it is two-story there would have to be an elevator. There was more discussion regarding the loan and grant program. The board thanked Ms. Hotte for attending the meeting.

**Highway:** Supervisor Menard asked if anyone from the Highway Department would like to address the board. No person was present wishing to address the board. Supervisor Menard stated the Superintendent Gilmore is tied up at the garage with the paver. He wanted the board to know that the new truck is in. He would also like to know if his wife, Christiana Gilmore, can work at the garage to help with paperwork. Councilperson Breyette stated the he thought according to the handbook a spouse cannot work for a spouse. Supervisor Menard made a motion to hire Christiana Gilmore to help at the Highway Department pending the employee handbook at her previous rate of pay. The motion was seconded by Councilperson Bulriss. The result of the Roll Call was 4 AYES (Councilperson Perras, Councilperson Bulriss, Supervisor Menard, and Councilperson Boulerice) and 1 NOES (Councilperson Breyette). Therefore, Supervisor Menard declared the motion carried

**Library:** Mr. Art Menard stated that they applied for a grant in October but have yet to hear anything. He is hoping to have an answer before the end of June. They were awarded a \$5,000.00 grant through Billy Jones' office. They should have more details by the end of June. Ms. Olivia Gillette, the new library director, is very hard worker. She has moved things around and is doing a great job. The library hours have changed. The hours are as follows; Monday 10-5, Tuesday 11-6, Wednesday-Closed, Thursday-Closed, Friday 11-6, Saturday 9-1, and Sunday-Closed. He said the building looks great and if the grant comes through it will be spectacular. The community room is available. There is a procedure and a form that must be filled out. There is a deposit of \$25.00 required. Every Saturday there is a preschool reading hour beginning at 10:30 am. It also includes a craft. There will be a summer reading program beginning in July. Mr. Jess Dixon stated he had spoke with Ms. Gillette regarding the water situation in the community room. It has to be dictated by the DOH how it should be handled. He suggested that the library contact the DOH to see how to address it to avoid any liability issues.

**Dog Control:** Ms. Kaleigh Mills, present, informed the board that she believed the issue at Mooers Lawn and Garden was resolved, but there has been another complaint. As of tomorrow, she will be writing a ticket accompanied by someone from law enforcement. Her work phone is broken, but another one will be ordered tomorrow. She asked about the status of the shelter. Supervisor Menard said we have a spot but we need to get power. She asked if the town would like her to work out something temporary with the SPCA maybe a three-month contract. Councilperson Perras asked about the new location for the shelter. Supervisor Menard replied there is a spot by the town highway garage before the gate.

**Tax Assessor:** Mr. Larry Wolff, present, stated that roughly seven people showed for grievance night. He received a letter from Clinton County stating the town is at 100%. He will need two new board of assessment members. He said anyone who put up a new building will get a raise.

**Beautification:** Mrs. Scarlet Sample stated that their planters need to go out. She suggested that the town rent a lift to put up the banners because it is an important anniversary for the fire department. She asked about their excess money from 2017. They did not receive a check this year.

**Youth Program:** Supervisor Menard asked if anyone from the Youth Commission would like to address the board. No person was present wishing to address the board. Supervisor Menard said he spoke with Mr. Tyson Dumas and he has ordered two new backboards for Mooers Forks Rec Park. Two loads of clay will be delivered tomorrow for the walking path. There is a no parking on the Hemmingford Road. The state police made everyone move their cars. Supervisor Menard suggesting contacting the county and asking them to fill in the ditch to create a parking area. There was more discussion regarding the parking on Hemmingford Road.

**Town Historian:** Supervisor Menard asked if anyone from the Office of the Historian would like to address the board. No person was present wishing to address the board.

**Fire Department:** Supervisor Menard asked if anyone from the Fire Department would like to address the board. No person was present wishing to address the board. Supervisor Menard read the report for the month of May. There was a total of 31 calls, 28 for the town, 3 mutual aid. Year to date there have been 91 calls.

**EMS:** Supervisor Menard read the report for the month of May. There were 20 calls in the town of Mooers, 58 in Champlain, and 23 in Rouses Point. He received a quote for the new EMS building from Ron Buskey for \$60,000.00 for renovations. He said we may need to change the plans. Mr. Jess Dixon asked if they require two stories. Supervisor Menard replied no it already has town stories. To be ADA compliant with two floors you must install an elevator. There was more discussion regarding the EMS building.

**Court:** Supervisor Menard asked if anyone from the court would like to address the board. No person was present wishing to address the board. He read the report for the month of April. There was a total of \$14,298.30, \$9,611.00 went to New York State, \$14.00 went to Clinton County, \$4,673.30 went to the town of Mooers. He read the report for the month of May. There was a total of \$11,115.80, \$8,510.00 went to New York State, \$57.50 went to Clinton County, \$2,548.30 went to the town of Mooers.

**Code Enforcement:** Mr. Jess Dixon, present, read his report for the month of May. There were 2 building permits, 2 certificates of occupancy, and 1 appearance ticket was issued. As far as clean up violations Hemmingford Rd. has been given an extension and has made some improvements. The violation on Route 11 was issued an appearance ticket and was a no show. The case has been adjourned to this Thursday. Mr. Dixon said if she does not appear the building will be condemned due to the sanitary conditions. There will be three new violations going out tomorrow. He said if you think your building has value then it at least needs to look nice. He spoke with Mr. McArdle regarding Garrard Road. Mr. McArdle advised the town to start the procedure over because so much time has passed. The town will have to schedule a public hearing. If there is a special meeting the public hearing can be scheduled for the same night. He said the actual order will have to come from the town board. The bill for clean up will be billed directly to the property owner. If she does not pay the town may take her to court. He stated either way it will go on her taxes.

Mr. Dixon spoke with Delaware River Solar and the solar farm is going in. It is considered four projects. They have three permits and are waiting for the fourth. He is going to amend the first permit to include all four projects.

He has addressed his first noise ordinance complaint. A citation has been issued.

He has heard nothing from Dollar General. Supervisor Menard said that he spoke with Mr. Davison. They are trying to stay on budget. The new tariffs have affected the price of materials. They are closing soon and should be up and running within 120 days. Councilperson Perras asked about the interim meeting. Mr. Dixon said if we are having one to let him know so that the notice for a public hearing can be put in the paper.

**Cemeteries:** Supervisor Menard said there is a problem in the Riverside Cemetery. It has been infested with grubs. They have killed all of the grass and has affected Mr. Jack Dragoon's yard as well. Mr. Dragoon is getting ready to treat his yard. An employee from Soil and Conservation came out and confirmed the grub infestation. They indicated that treating it now will not kill the existing grubs or beetles but will act as a preventative and kill any new eggs. If nothing is done the problem will continue. Supervisor Menard voiced his concern for the Rec Park which is right next to the cemetery. He also said the cemetery has no money. He will be contacting the Division of Cemeteries. Councilperson Perras suggested using dematiaceous earth. There was more discussion regarding the cemetery.

**Old Business:** **None**

**New Business:**

**New Business 1:** The town received a letter informing them that Labarge Insurance Agency has merged with Eastern Insuring in Plattsburgh.

**New Business 2:** The town received a letter from Excellus. The letter read if approved the percentage change to our group premium is 1.5%.

**Public Comment:**

**Public Comment 1:** Ms. Liz McNeil stated that her dog situation has been solved by the state police. They gave her permission to use pepper spray on the dog. She has been sprayed twice on the rear. She is hoping that she will not have to spray her in the face. The reason she is here tonight is the statements at last month's meeting were incorrect. Her dog has always been on a leash except when he was very small and was carried. She stated that these dogs have been a problem for four years. She was rescued by Mr. Favreau on one occasion when the fence was knocked down. Another community member confirmed Ms. McNeil's story. The owner told the ladies to kick the dog. She was asked by the state police to contact the Town Supervisor and did not receive a call back. She wanted the town board to know that her dog has never been in the other dog's yard. Mr. Favreau confirmed Ms. McNeil's story. A third gentleman confirmed Ms. McNeil's story and voiced his concern for her welfare. He asked if there was another option other than contacting the dog control officer. Supervisor Menard said they can be ticketed. There was more discussion regarding Ms. McNeil's situation. Mr. Dixon suggested that a dangerous dog ticket be issued which would require the owner to put up a fence or keep the dog on a leash. He offered his assistance to Ms. Mills. Mrs. Crystal Bulriss stated if the conditions are not met then the dog would be euthanized Councilperson Boulerville suggested sending a letter to the dog owner.

**Public Comment 2:** Several community members voiced their concerns over two pit bulls that are running loose on East Street. They are aggressive. They also urinate and defecate on neighborhood yards. The owner of the dogs is Christopher Rhinehart. Ms. Sally White voiced her concern over the dogs, loud parties, and bonfires. Mr. Dixon informed the ladies to call him when the incidences are occurring so he can address the problem. There was more discussion regarding the issue on East Street. Supervisor Menard asked if the owner of building had any liability. Mr. Dixon replied yes, he can issue violations to the owner.

**Vouchers:**

<b>General Town Wide</b>	<b>Voucher 114-140</b>	<b>\$29,445.29</b>
<b>Highway</b>	<b>Voucher 104-125</b>	<b>\$54,964.25</b>
<b>Trust &amp; Agency</b>	<b>Voucher 22-25</b>	<b>\$14,324.37</b>
<b>Union Cemetery</b>	<b>Voucher 32-35</b>	<b>\$1,111.68</b>
<b>Mooers Forks Lights</b>	<b>Voucher 137</b>	<b>\$1,019.22</b>

**Total of Abstracted Vouchers Paid** **\$100,864.81**

**Adjourn:** Councilperson Perras made a motion for the meeting be adjourned. All in favor. Thus, Supervisor Jeff Menard declared the motion carried. Meeting adjourned at 8:12 PM.

Respectfully Submitted,

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*JESSICA K. BULRISS, TOWN CLERK*