

Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025, commencing at 6:00 p.m., with Public Hearings regarding 144 The Portage – Nuisance Property, Local Law to Override the Tax Cap and CDBG application for Agway

Present: Mark A. Wright, Supervisor
Dave Woods, Councilman
Joyce Cooper, Councilwoman
Tom Thatcher, Councilman
Heath Towne, Councilman
Matthew Fuller, Town Attorney
Tonya M. Thompson, Town Clerk

Others: Jim O'Bryan, Alan Densmore, Laura Wright, Kyle & Rylie Dinsmore and Sherry Veneto and Frankel Lambert via Go-To-Meeting

Supervisor Wright opened the meeting with the Reciting of the Pledge of Allegiance.

Opening Remarks

Supervisor Wright

- The town continues to improve its infrastructure. Highway is constructing a small parking lot at the corner of Tower Avenue and Burgoyne Road. This will cater to skating rink, basketball court, and tennis/pickleball court participants.
- We are finalizing our sidewalk work for 2025. We have replaced over 2,640 sq ft of broken and failing sidewalks along Amherst Avenue, Algonkin Street, and near Hancock House. There is much more to do but that will have to wait until next year.
- Work continues to renovate 102 Racetrack Road for the new home of the police department. I checked last week, and drywall was up and mudded. Painting will begin soon. It is beginning to look like a functional workspace. This project has saved the town millions of dollars over the cost of new construction.
- The Town has completed 6 budget workshops. The tentative budget was provided to the Town Clerk on time on September 30. We are currently working on the preliminary budget.

Public Hearing

144 The Portage – Nuisance Property

PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Ticonderoga on October 9, 2025 at 6:00 p.m. at the Offices of the Town of Ticonderoga, 132 Montcalm Street, Ticonderoga, New York, to discuss potential enforcement of Local Law 2 of 2011 titled “Nuisance Properties” with regard to property at 144 The Portage, Tax Map Parcel 150.51-6-5.200, Ticonderoga, Essex County, New York. Enforcement may include potential revocation of the certificate of occupancy for violations of said Local Law, or such other action as may be permitted under said Local Law. Persons wishing to be heard on this matter must appear at said hearing.

Supervisor Wright explained the process of declaring a property a Nuisance and went over the many points that this particular process accrued. He explained that the Town Board has made a

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commitment to hold property owners accountable. Tonight, we are initiating a discussion regarding the Nuisance Law on this property at 144 The Portage (150.51-6-5.200). It has accumulated a total of 60 nuisance points over the last 6 months, the violations have included criminal possession of a controlled substance, criminal possession of a narcotic with intent to sell, criminal possession of a weapon and several other charges. The Town can invoke the Nuisance Law if there is sufficient evidence to support that continuation of activities within the subject property. The law also states that the threshold for consideration of the Nuisance Law is 12 or more points accumulated over a period of 6 months or 18 or more points in a period of 12 months. This is the opportunity to speak on this matter.

Frenkel Lambert is representing the Bank and someone else is present on his computer tonight to discuss this property. He noted that he did try to reach out to see if there was anything that could be done with this property and he disclosed that the property in question is in full foreclosure. He expressed his concerns of the Town pulling the Certificate of Occupancy on this property it may be detrimental to the sale. He would like to appeal to the board to reconsider that part of the process. They certainly understand the Town's concerns. Please take this request under consideration.

Supervisor Wright understands the bank's position; we are still working through a few issues with the property before we pursue any action. The concern is not with the sale of this property, but with the safety of the public in Ticonderoga. 60 Nuisance points involving the types of crimes that we are talking about, narcotic sales and distribution and illegal weapon possessions is pretty serious.

The bank understands this as well, there is no borrower or occupants in that house currently, they are not aware of these violations against this property. They are willing to work with the Town on this and would like to know if there is anything that they can do to work with the Town on this.

Supervisor Wright stated if you are not familiar with the law, you should become familiar with it. We will be entertaining a motion tonight to table this Public Hearing and bring it back in front of the board on November 13 at 6:00 p.m. and at that time if the Town chooses to pursue or acting on this Nuisance Law which will be pulling the CO and a maximum fine of \$1,000.00. He does not care who the lien holder is, our job is to protect the public in Ticonderoga.

Mr. Lambert's representative asked if he can have the Town Attorney's information to speak directly with him.

Supervisor Wright stated that the conversation needs to be with him and he will refer to the Town Attorney.

Kyle Dinsmore noted that the CO revocation is a temporary thing, maybe if he knows that it may alleviate the bank's concern.

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Supervisor Wright agreed, and we will decide what that is, but normally we pull it for a year and it is not reactivated until we are sure that the property has changed. The CO will need to be reapplied for and that can be done before the year.

Mr. Lambert's representative will write up a proposal to the Town of their action with the property.

No other public spoke.

Public Hearing will be tabled until the next board meeting in November.

Resolution #411-2025 brought by Mark Wright, seconded by Joyce Cooper to table the Public Hearing regarding the Nuisance Law on the property located at 144 The Portage until November 13, 2025, at 6:00 p.m. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Local Law to Override the Tax Levy

The 2026 Tax Cap

NYS initiated the 2% tax cap in 2011. The cap first applied to local governments and schools in 2012, and it now includes fire districts. It does not apply to NYC. The tax cap is a reminder for leaders to be fiscally prudent and responsible. The tax cap limits the annual tax increase to the lesser of the rate of inflation or 2%. NYS sets the cap each year and municipalities have no authority to raise or lower that cap.

NYS does include a provision that allows municipalities to override the tax cap. It should be emphasized that the Town Board takes the NYS mandated tax cap seriously and believes in the spirit of the tax cap, but not in its application of the formula. Ticonderoga is not alone in the sentiment. The Essex County Manager stated the tax cap issue quite eloquently when he said, "One of the things that I always thought that the tax cap did a poor job of reflecting, quite frankly, was that it's not based upon your expenditure, it is based upon your levy and it's a little disconcerting and misleading when the very people that place that tax cap formula are also removing revenue so when you lose revenue whether it be Federal and/or state, that's going to impact your levy way more than any other item. So, the reason that your cost to exceed the levy is based upon an arbitrary number that is caused by reducing revenues is simply not fair."

However, because the Town Board takes remaining below the cap seriously, we scrub our budget during 7 or more budget workshops each year and have done well at reducing and controlling costs in several areas. We simply cannot keep up with rising costs so ultimately, at the end of the day, our town's needs are our town's needs, and we thoroughly understand the difference between wants and needs. These factors are reflected in each proposed budget. Our budget approach is a transparent process which is done in the open. Workshops are open to the public to observe the process and minutes are posted. The public can review the tentative and Preliminary budgets in the Town Clerk's office. The Town holds a public hearing to allow public comment when it adopts

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a budget and adopted budgets are posted on the town website.

Many do not understand the tax cap issue or what it means for a municipality to exceed that cap. That's understandable. It has been mistakenly portrayed as a failure to properly budget when exceeding the cap. Some use the tax cap issue to imply fiscal irresponsibility and that's a shame because residents should really hear the facts and not be distracted by those who misrepresent this issue for personal or political gain. Exceeding the tax cap does not mean town government is irresponsibly over taxing its residents. It should be noted that to stay within our 2% tax cap based on our 2025 levy, the town board is constrained to keep the 2026 budget within a \$116K increase from the prior year. Remember that number because I am going to share some other numbers, some of which are outside our control which approach or exceed that \$116K limit.

At present, going into preliminary budget, we are at a 9.7% increase over the 2025 levy mainly attributed to the following costs, again some of which are not under our control:

- Approximately \$400K for ambulance district costs, a cost per thousand which has actually decreased in 2026 from \$0.49/thousand in 2025 to \$0.46/thousand. For a home valued at \$200,000, that is a decrease from \$98/year to \$92/year. For a home valued at \$1M, that's a decrease from \$490/year to \$460/year.
- 10.4% increase in health care benefits which is an approximate increase of \$66K over last year in a total health benefits budget of approximately \$806K in 2026. That increase is more than half of our \$116K margin.
- \$126K in workman's compensation participation share costs. These come from claims filed against the town. We can and must control these to prevent increases and reduce costs. This increase is greater than our \$116K margin.
- A standard and appropriate 3% increase in wages for non-bargaining unit staff. We do control this and if we want the jobs done and done well by our excellent staff, we must pay current rates or watch our expertise go somewhere else.
- As of tonight, any additional costs associated with ongoing labor negotiations on 3 contracts are unknown. We are currently in negotiations.

It's important to note that NYS does not recognize emergency medical services as essential. Therefore, those costs, which include the cost of our Ambulance District, are NOT excluded from the tax cap calculation as they should be. A bill was recently approved for the Governor's signature to exclude EMS costs from the tax cap but that has yet to be signed. Therefore, 83.5% of our tax cap exceedance alone is attributed to emergency medical care. Both the Fire District and the School District are separate taxing authorities and are not municipal departments under town control. However, the Fire District costs are in our budget because the town only collects the levy for that district, therefore that district's costs are not in our tax calculation. The Fire District has its own tax cap calculation in its budgeting process.

Municipalities have no control over the rising costs of healthcare. Therefore, the 10.4% rise for 2026 is 57% of our allowable \$116K budget growth and 14% of our tax cap exceedance. This is another area where the State should consider excluding these costs from the tax cap calculation as

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the municipality cannot control them and holding us accountable is unfair. On September 29, I and the other members of the Essex County Board of Supervisors unanimously adopted a resolution urging the state legislature to carry a bill to exempt public employee's health insurance premiums from the town and county tax caps. I will also ask this board this evening to pass a similar resolution, and I will convey that request to our State Senate and Assembly representatives.

Many Essex County towns continue to struggle with the tax cap in their budgets. I am proud of the efforts of this town board and department heads to make some significant cuts and postpone some necessary upgrades and expenditures to control spending for 2026 with the goal of remaining below the cap. Their years of experience were critical in understanding the issues and achieving this. Unfortunately, we cannot operate the town budget within a 2% cap unless we eliminate services such as our critical ambulance district appropriation, youth or senior programs, programs, eliminate needed staff, or use General Fund balance which is critically required to fund several capital improvement projects until receipt of federal and state reimbursements. The Town has used some water and sewer fund balance to reduce the increasing quarterly cost of providing those services to residents.

The Town is adhering to the spirit of the tax cap which is to increase any growth wisely. The Town Board, unfortunately, must seek authorization tonight for a local law to exceed the cap. In seeking to exceed the tax cap, a municipality must pass a local law to do so BEFORE it adopts the final budget. Failure to pass a local law while levying in excess of the tax levy limit comes with a negative impact requiring the town to place an amount equal to the excess amount of the levy in reserve.

No interested Public spoke.

Public Hearing closed at 6:25 p.m.

Resolution #412-2025 brought by Dave Woods, seconded by Tom Thatcher adopting a Local Law to Override the Tax Levy Limit established in General Municipal Law Section 3-C. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

**RESOLUTION ADOPTING A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT
ESTABLISHED IN GENERAL MUNICIPAL LAW SECTION 3-C**

WHEREAS, pursuant to Section 3-c(5) of the New York State General Municipal Law, the Town Board (the "Board") of the Town of Ticonderoga (the "Town") has the authority to adopt a local law to override the real property tax levy limit as defined in General Municipal Law §3-c; and

WHEREAS, a budget has been prepared for the Town of Ticonderoga for fiscal year beginning January 1, 2026, and ending December 31, 2026, that exceeds the tax levy limit as defined in General Municipal Law §3-c; and

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WHEREAS, the Board finds that this law is necessary to comply with the provisions of General Municipal Law and, therefore, a local law to override the tax levy limit has been prepared.

NOW, THEREFORE BE IT:

RESOLVED, that a public hearing was held for the consideration of the proposed Local Law by the Town Board on October 9, 2025, at 6:00 pm; and be it further

RESOLVED, that this resolution shall take effect immediately.

**TOWN OF TICONDEROGA
COUNTY OF ESSEX, STATE OF NEW YORK
LOCAL LAW No. 1 of 2025**

**A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED
IN GENERAL MUNICIPAL LAW SECTION 3-C**

Be it enacted by the Town Board of the Town of Ticonderoga, as follows:

Section 1. Legislative Intent: It is the intent of this local law to override the limit on the amount of real property taxes that may be levied by the Town of Ticonderoga pursuant to General Municipal Law §3-c, and to allow the Town of Ticonderoga to adopt a budget for the fiscal year beginning January 1, 2026 and ending December 31, 2026 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law §3-c.

Section 2. Authority: This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes the Town Board to override the tax levy limit by the adoption of a local law approved by vote of at least sixty percent (60%) of the total voting power of the Town Board.

Section 3. Tax Levy Limit Override: The Town Board of Town of Ticonderoga, County of Essex is hereby authorized to adopt a budget for the fiscal year 2026 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

Section 4. Severability: If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective date: This local law shall take effect immediately upon filing with the Secretary of State.

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Resolution #413-2025 brought by Heath Towne, seconded by Joyce Cooper urging the State Legislature to carry a bill to exempt public employee's health insurance premiums from the Town and County tax caps. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Submission of a Community Development Block Grant application for 2025

The Town of Ticonderoga will hold a public hearing on **October 9, 2025, at 6:00 p.m.** at **132 Montcalm Street, Ticonderoga, NY** for the purpose of hearing public comments on the Town of Ticonderoga's community development needs, and to discuss the possible submission of a Community Development Block Grant (CDBG) application for the **2025** program year.

The CDBG program is administered by the New York State Office of Community Renewal (OCR) and makes funds available to eligible local governments to support housing, economic development, public facilities, public infrastructure, and planning activities, with the principal purpose of benefiting low- and moderate-income persons.

The Town of Ticonderoga is applying for **\$1,000,000 in CDBG Imminent Threat funds** to support the emergency demolition and clearance of the **Agway Building, 74 Montcalm Street, Ticonderoga, NY**, which has been declared a **Slum/Blight Spot (SBS)** and identified as an imminent threat to public health and safety.

The hearing will provide further information about the CDBG program, including progress toward beneficiary goals and program objectives, and will allow for citizen participation in the development of the proposed grant application. Comments on the CDBG program or proposed project will be received at this time. The hearing is being conducted pursuant to Section 570.486, Subpart I of the CFR and in compliance with the requirements of the Housing and Community Development Act of 1974, as amended.

The location of the hearing is **accessible** to persons with disabilities. If special accommodations are needed for persons with disabilities, those with hearing impairments, or those in need of translation from English, individuals should contact **Tonya Thompson at 518-585-6677** at least three days in advance of the hearing date to allow for necessary arrangements. Written comments may also be submitted to **Tonya Thompson, P O Box 471, Ticonderoga, NY 12883** until **October 14, 2025.**

No interested Public spoke.

Public Hearing was closed at 6:26 p.m.

Report of Committees

Airport – Tom Thatcher, Councilman

Ticonderoga Airport 4B6 Airport Committee Meeting Tuesday, October 7, 2025
The meeting was called to order at 0830 in the Town Hall followed by the pledge of allegiance.

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Present: Alan Densmore, Mark Wright, Tom Thatcher, Bryan Duros, Gary Vosburg, Ash Alexander and Laura Jarvis Guests: Chris Kneppers, Dave Woods, Sal Barnao

Committee approved Laura Jarvis to replace Jon Hanna's position as secretary. Will go before the Board on October 9, 2025, for Board approval.

Fuel sales for September were 4,013 gallons (125 sale transactions). 22,302 gallons sold YTD. There was a fuel delivery early October 7, 2025, of 6,500 gallons.

Passero is working on the apron extension and design.

Regarding tree removal, there will be selective cutting (not clear cutting).

Fill brought into the airport will need to coordinate with Tim's progress.

Tim Woods has signed a lease for the hanger and needs to submit permits for site approval.

Aircraft N3844C parked on the ramp is being investigated (plane out of Clarion, PA).

Discussed lights; numerous lights and poles have been replaced; some taxi lights still do not work.

Sprayed for wasps around the fuel farm.

QT pod has credit card reading issues.

Addressed mowing and maintenance on the inside of the airport fencing.

Bench and plaque for Jon Hanna memorial will be installed.

Meeting adjourned at 0850. The next meeting is scheduled for Tuesday, November 4, 2025.
Submitted by Laura Jarvis

Resolution #414-2025 brought by Dave Woods, seconded by Tom Thatcher to appoint Laura Jarvis to the Airport Committee. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Supervisor Wright wanted to express his appreciation to the Airport Committee members, it is amazing how much work these volunteers do, when the lights are out, they replace them, when the brush gets too high around the lights and other markers, they trim them, they maintain the fuel farm, they answer questions, they go to the airport when people call – we do not have the manpower to do that, if they did not do it, it would not get done.

Building & Grounds – Dave Woods, Councilman

- Fire escape on the Armory will be put in

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- Expansion of the Skating rink hut is beginning shortly

Parks, Recreation, Historical Lands, Beach, Cemeteries and Monuments –
Joyce Cooper, Councilwoman

**Parks and Recreation Committee Meeting Minutes
September 16, 2025**

Committee member present were James Chauncey, Bill Dolback, Nancy Kelley, and Chairs Dave Woods and Joyce Cooper. Also present were Supervisor Candidate Jim O'Bryan, Supervisor Mark Wright, and Bridget Simpson.

Pickleball Update:

Joyce reported that Patty Hogan continues to look for funding to continue improvements to the town's pickleball and tennis courts. Play is now possible on the older pickleball courts on the south end as well as the improved pickleball courts on the north side. At least one court will still be available for tennis. Patty is still researching companies to paint and seal the newly black-topped courts. Volunteers have painted temporary lines needed for play. Repairs to court fencing still need to be completed.

Volunteers have been at the courts on Monday evenings and Saturday morning; Monday eve to help women learn or advance the skills needed to play pickleball. On Saturday they offer the same assistance for mixed play. The key for courts is available at the Town Clerk's Office or at Aubuchon's where the equipment needed is also available for sign-out.

With so much money being invested in the courts, security is a concern. Presently this is being provided through privately owned equipment. It was the opinion of the committee that security going forward be provided with town-owned equipment.

Field 4:

Avery Energy is in the process of building 2 dugouts for Field 4 as a donation to the town. All the volunteer work on this field is greatly appreciated (and needed). The Parks and Rec budget could never have led to the completion of this field in such a short time. I am thankful for the cooperation with Dan Woods of Little League to share the cost of fencing, the contractor who brought in load after load of fill, Board Member Dave Woods who as a volunteer brought in his equipment and skills to keep the project moving forward, Highway Superintendent Barnao who cut a new road to the field, and now Avery Energy. It does take a village.

Next year I hope better parking can be addressed.

Park Benches:

Many benches in Bicentennial Park are in need of repairs. A Water Dept. employee has offered to make the necessary repairs with either wood or a Trek-like material. The latter is more expensive but will last much longer. Bill Dolback suggested we look into purchasing 10 new benches made of a similar material. The cost of new purchases or repair of existing benches may be very similar. Joyce will make a visit to the park to examine the present benches, how they are installed, research replacement benches, and report her findings to the committee.

Town Owned Bridges:

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Concerns have been raised about the structural condition of the Kissing Bridge which once was used by the Paper Mill. It was the opinion of the committee that this bridge and the Trestle Bridge should be on regular maintenance schedule. An engineer should be hired to inspect these bridges, and it should be done periodically.

Public Comment:

Bridget Simpson addressed the committee to share her disappointment that a security light has been added to the beach. It takes away from the natural beauty of the beach at night. Unfortunately, actual or potential vandalism or improper use of beach made the decision to install a light necessary.

Our next meeting is Tuesday, October 21 at 8:30.

Economic Development – Mark Wright, Supervisor

**Town of Ticonderoga
Economic Development Committee (EDC) Minutes (09/17/2025)**

Attendees: Mark A. Wright (Chair); Nicole Justice Green (NRDC); John Bartlett (TMSP); Beth Hill (Fort Ticonderoga Association); Heath Towne (Vice-Chair).

Excused: Matt Courtright (TACC).

Guests: Carol Calabrese. Jim O'Bryan.

Mark Wright opened the meeting (1500).

DRI Updates

- **Streetscape/Riverfront:** Wright provided the latest status. The draft RFP for the combined contract is completed. The Town has reviewed and sent it back to NRDC with no comments. This will now go to NYS DOS for review and clearance.
- **108 Montcalm:** Nicole provided the latest update. The EDC board is this week for project closeout. John Bartlett asked how many apartments were decided. Nicole stated five (5). These will pay the full carrying cost of the building. There is enough room for five (5) commercial units. Wright asked if there was any interest expressed in the commercial units. Nicole stated that several have come forward.
- **K of C (APAC):** Nicole stated they have awarded the engineering bid. This action will be followed by bids for construction. The parking lot behind the building was paved.
- **Small Projects:** Nicole reported that three (3) projects are underway. The Vilardo project was given an extension as funding from another project that fell through was awarded to their project.
- **Branding:** Matt Courtright was not present, but Nicole stated that NRDC is helping TACC write the RFP.

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Other Activities

- **Fort Ticonderoga:** Beth reported business was up 4-5% noting that surrounding businesses have seen the opposite. It is unknown if this is due to 250th anniversary events. There is a growth in group tours this season. She stated the Onward to Canada event went well and received great reviews. People were even following in boats. The Knox Trail event will occur during the first week of December. The Fort's You-Tube channel has some great professional videos on anniversary events.
- **Cobbler's Bench:** Nicole reported that the Land Bank has purchased the Cobbler's Bench (116 Montcalm). A press release is coming. This is expected to be an expanded brewery and restaurant. Demolition of the rear structure will occur within 3 weeks. The Land Bank will hold the deed during construction after which the developer will hold the deed.
- **Comprehensive Plan:** Wright reported the next committee meeting is on 9/29 and will begin with a tour of the downtown.
- **La Chute Trail:** Wright announced that a ribbon cutting will take place on September 24 at 4:30 pm on the trail.
- **Agway:** The Land Bank has purchased the property. It will be removed via CDBG funding and returned to green space as the structure is past its ability for renovation.
- **Lodging:** Heath reported weddings, the Fort Ticonderoga conference, and fishing tournaments have kept the industry busy. Once again, a discussion was held regarding a lack of transportation in the community. Beth provided some examples. Wright will contact Dan Kelleher at ROOST to see if they have ideas in how Ticonderoga can attract or generate some kind of livery service.
- **Best 4th in the North:** Wright asked Nicole about NRDC's efforts to aid the Best 4th planning. Nicole stated that this event has had challenges getting volunteers and ideas. NRDC is attempting to sponsor Amusements of America in a 1-year contract to provide carnival rides once again. NRDC has guaranteed the \$100K return to the provider. This contract will hopefully lead to a longer contract in the future. NRDC is waiting for the MOU from TMSP. John stated he has that MOU now.
- **Public Art:** Nicole reported they are working on a 5-year strategic plan. Wright asked what the completion goal was for that plan to which Nicole stated June 2026. Another Wall Between Waters event is planned for June 6, 2026. This will not be on the same order as the festival that was held in 2025. The towns of Jay and Westport are also looking into this kind of event. Nicole also reported that NRDC is funding business window paintings.

ACTION ITEMS:

- 1) Wright: contact ROOST regarding transportation ideas.

Meeting adjourned: 1600.

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Highway and Transfer Station – Dave Woods, Councilman

**Town of Ticonderoga
Highway and Transfer Station
September 30, 2025, minutes of Meeting**

Present:

Dave Woods, Mark Wright, Sal Barnao, John Deming

Others:

Joyce Cooper, Tom Thatcher, Donna Vanwert, Tonya Thompson

Public Discussion

Said the Pledge of Allegiance

- Tonya – I would like to ask about the dump passes in the tax bills for the one free dump. We need specifics now so that I am able to get them in the tax bills at the end of the year. If we do this with tax bills it will only go to property owners. I would like your feedback or recommendations on how we will proceed. The property owners will have to work with tenants.
 - Mark- can each ticket state the parcel # or address?
 - Tonya- if that is how you would like to proceed then yes.
 - Mark- we need to make sure the transfer station needs to receive the ticket.
 - Tonya- okay, I will present this at the monthly meeting if you think we are in agreement.
- Donna – I am here about the complaint and photos I sent in. I live on Amherst and would like to say thank you for the new sidewalks. I would like to know if there is anything that can be done about the black top that has been “splashed” on the new sidewalk when repairing the road to the sidewalk. There is about 8 inches that was from the sidewalk to the roadway they were repairing. The team needs to be more mindful of the cost and work being done.
 - Mark/Dave – We will discuss this with the team to make sure they are more mindful to clean it as they go.

End public comment.

Committee Discussion

- Dave – We previously discussed putting a crosswalk near the Post Office. Can we place one at the intersection of Algonkin and Cannon Ball Path? Can we also place one of the signs in the middle of the crosswalk?

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- We can as long as there is no rise in the sidewalks. The roads are too narrow to place the sign in the middle and trying to turn out Cannon Ball will be difficult.
- Mark – do you have the paint and supplies to be able to complete that before the snow hits, Or should it be placed on the list for spring?
- Sal- Depends on the weather. If it gets too cold, we won't be able to.
- Dave – when will you be black topping the parking lot on Tower Ave?
 - Sal- Tomorrow hopefully (10/1/2025)
 - Dave- will you be painting the lines in the parking lot?
 - Sal- we need to get it filled first
- Mark- Had a call about the shoulders on Warner Hill. Will we be able to get to this?
 - We are trying to get to it. We have a lot that needs to be completed at this time. We have been helping with water breaks and paving those.
- John- Do you know if the Town received a deed for a turn around on Canfield Rd?
 - Sal- I am unsure at this time.
 - John- okay, I will look further into it.

Meeting was adjourned at 9:20am

Minutes were taken and prepared by Rebecca Norton

Municipal Facility Evaluation – Tom Thatcher, Councilman

Attendance: Tom Thatcher, Chris Dostie, Heath Towne

Public: Mark Wright, Laura Wright, David Woods, Adam Hurlburt, Shaundra Yaw, John Cheslik

Absent: Mike Moser, Jeff Cook

The meeting started at 6:30 at the 102 Racetrack Road location.

Handed out copies of the floor plan to all in attendance.

Walk through the building using floor plan as a guide. Answered all questions.

Adam stated that entrance area into evidence room is too narrow for the evidence cabinet which is 2' in depth. Had studding moved by 2' the following morning. This is noted as extra work required.

Spent time with Shaundra on future newspaper article. Laura invited Shaundra to come to the Police Station to see firsthand some of the reasons a new station is needed.

Next meeting is October 27 at 6:30 P.M. AT Racetrack Road

Meeting adjourned at 8:00 p.m. Minutes prepared by Tom Thatcher, Committee Chair

**Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025,
commencing at 6:00 p.m., with Public Hearings regarding 144 The Portage – Nuisance
Property, Local Law to Override the Tax Cap and CDBG application for Agway**

Public Safety – Dave Woods, Councilman

**Public Safety Meeting
September 30, 2025**

Dave Woods called the meeting to order at 8:00am with the Pledge of Allegiance.

The following committee members were present: Dave Woods, Joyce Cooper, Adam Hurlburt, Rhiannon Peters, Laura Wright, Dave Burrows and Ross Kelley.

Absent: Renee Kennedy.

Public: Supervisor Mark Wright, Tom Thatcher, Robert Pickoff and Jim O'Bryan.

Robert Pickoff addressed the committee regarding the Lord Howe and Alexandria intersection. Supervisor Wright stated that Essex County will be putting up stop signs on Alexandria at that intersection. The County did not state a timeline. Dave Burrows will also monitor signs placed on that corner regarding elections, etc.

Police Department: The monthly police report was read by Adam Hurlburt. (attached)

Codes Department: The monthly codes report was read by Rhiannon Peters (see attachment). There have been multiple complaints regarding roosters at a home on Wicker Street. Zoning laws were discussed.

EMS: Laura Wright read the Ticonderoga EMS report in the absence of Renee Kennedy (see attached). 84 calls in the past month, which is 887 year to date.

Ross Kelley discussed the foot traffic near the Post Office with the Committee.

Dave Woods adjourned the meeting at 8:34am.

The following is a summary of the activities of the Ticonderoga Police Department from August 24, 2025, to September 28, 2025.

<u>Patrol Statistics</u>	<u>Monthly</u>	<u>YTD</u>
Approx. Calls to Service:	533	3542
Incident reports:	35	280
Arrests:	30	247
Uniform traffic tickets:	57	616
DWI arrests:	2	14
Accidents investigated:	4	75

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Public Safety Meeting - Ticonderoga Emergency Squad, Inc. Report

So far in the month of September we have had 84 calls. Total calls for the year as of today is 887. Some exciting news, within the next two weeks our new ambulance will be here.

We will be hosting our annual car washes again soon. Renee Kennedy, Operations Manager

The following is a summary of activities for the Code Enforcement Office.

Building Inspection:

(August-Sept)

YTD

Building Permits Issued:

15

102

Safety Inspections:

0

4

Pass/Fail:

0/0

3/0

Permit & Inspection Notes:

- 5-Alteration/Repair Permits → Montcalm St (4) & Wicker St
- 3-Re-Roofing Permits → Highland St, NYS Rt 74 & Putts Pond Rd
- 3- Roof Mount Solar Permits→ NYS Rt 9N, Putts Pond Rd & Lake George Ave
- 2-Demo (Garage) Permits → Park Ave & County Rt 56
- 1-New manufactured Home Permit → Park Ave
- 1- Permit Renewal→ Veterans Rd

Code Violation Notices:

(August-Sept)

YTD

Order to Remedy:

1

27

Remediated:

0

7

Clean-Up Contractor:

0

0

NYS DFS

0

0

Condemned:

0

0

Do Not Occupy:

0

2

Appearance Tickets:

0

0

Code Violation Notes:

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- 1-OTR → Loose Chickens going into neighboring properties, Noise complaints, Sanitary issues.

Miscellaneous:

	(August-Sept)	YTD
*Complaints:	1	26
Resolved:	0	8

Misc. Complaint Notes:

- Complaints from neighboring properties concerning chickens/Roosters, crowing at 4am, smell coming from dirty cages, mice/rats being seen and 1 chickens going into neighbors' properties.

Training:

- No trainings this Month

Safety & Resource Grants (YTD):

N/A

Noteworthy Highlights / Achievements:

- 64 The Portage (Welch Property) inspection took place following complaints about people gaining access to fire damaged garage, no signs of entry were seen, boards still in place.
- Possible new construction taking place at Park View, behind the College. Interested Buyer, spoke to realtor, just waiting for full size plans.

Public Works – Mark Wright, Supervisor

**Town of Ticonderoga
Public Works Committee Meeting Minutes
September 30, 2025
10:00 am**

Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025, commencing at 6:00 p.m., with Public Hearings regarding 144 The Portage – Nuisance Property, Local Law to Override the Tax Cap and CDBG application for Agway

Committee Members Present: Mark Wright, Tom Thatcher, Derrick Fleury, Matt Fuller (Town Attorney) Sabrina Ross

Committee Members Absent: Eric Blanchard

Others: Hannah Neilly (Essex County), Jennifer Weeks (Wright-Pierce), Jim O'Bryan

Pledge to the Flag

Public Comment: None

Items for Discussion:

1. Susan Kneller- 2158 Black Point Road, Town of Putnam
 - a. Additional connection requested, property is in the district.
 - i. Derrick will discuss with The Town of Putnam.
2. William Doerler- 8 Mossy Point
 - a. Requested connection to Black Point sewer district.
 - i. Derrick completed paperwork and mailed the bill.
3. Vacant lot fees.
 - a. Mr. Fuller states vacant lot fees have both O&M and debt.
 - i. The debt will need to be figured and separated on the bill.
4. Howard Robbins- 240 Black Point Road
 - a. Water/Wastewater to figure out the charges for back sewer fees.
 - i. Mail letter to Mr. Robbins with back fees owed.
5. Mike Corbo- 42 Black Point Road
 - a. Close account # 53-00131100 from District 53.
 - b. Create accounts in Districts 51 & 64 for the Black Point District.
 - i. It is recommended to the Town Board to close account # 53-00131100.
 - ii. It is recommended to the Town Board to create 1 account in District 51 and 1 account in District 64 for 42 Black Point Road.
6. Angela Hayde- 36 Black Point Road
 - a. Close account # 53-00131200 from District 53.
 - b. Create accounts in Districts 51 & 64 for the Black Point District.
 - i. It is recommended to the Town Board to close account # 53-00131200.

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ii. It is recommended to the Town Board to create 1 account in District 51 and 1 account in District 64 for 36 Black Point Road.

Superintendent's Report

Items discussed above.

Tap done today on Montcalm Street, Highway Dept to black top the area.

Chief Wastewater Operator's Report

Eric absent.

Derrick noted there was a breaker/power lead broke off on 9N & 74 pump station. Electrician was called, waiting for parts.

Town Supervisor Discussions

MJ sent an email with some proposed tools/ideas for webpage, mailers.
Discussion to put information out to the public regarding water meters.
Supervisor Wright will coordinate with MJ for a project letter to let the public know.

Mr. Fuller suggests putting on agenda for next month's meeting for further discussion.

Hannah Neilly (Essex County) has some funding information. See attachment below.

Town Projects for Discussion

Water Meters- MJ Engineering

MEETING SUMMARY

**Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025,
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Town of Ticonderoga Water Meter Installation Project
MJ Project No: 1075.19

Agenda: BOD Report/Phase 2 Scope

Date & Time: September 17, 2025

@ 9:00 AM Location: MS Teams

ATTENDEES			
Present	Name	Representing	Email
X	Derrick Fleury	Town	tiwater@townofticonderoga.gov
X	Matt Fuller	Town	mfuller@meyerfuller.com
X	Mark Wright	Town	supervisor@townofticonderoga.gov
	Hannah Neilly	Town	hannah.neilly@essexcountyny.gov
X	Pete Holland	MJ	pholland@mjteam.com
X	Carrie Dooley	MJ	carriedooley@mjteam.com
X	Christina Armbruster	MJ	carmbruster@mjteam.com

MEETING SUMMARY:

The meeting was held to review outstanding questions for the final Basis of Design (BOD) Report and any necessary changes to the Phase 2 Scope. The following is a summary of the discussion:

1. BOD Report Outstanding Questions
 - a. Town provided MJ with a list of requested property service line sizes. While going through the list of requested users, the Town noted that some large users were not included. The Town will verify the sizes and report back to MJ and the BOD Report will be updated

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accordingly. The BOD Report has been updated from the preliminary comments provided by the Town on July 25, 2025.

- b. MJ to contact the DOH to confirm if meters are needed on fire lines. BOD report to be updated according based on response.

2. Phase 2 Scope

a. Expansion Tanks

- i. Where residential water meters are installed within the home, the installation of thermal expansion tanks will be incorporated into the project. However, MJ questioned the Town's responsibility for installing thermal expansion tanks within homes where external meter pits are utilized. The Town Attorney suggested that the Town consider implementing Town policy to require homeowners to install thermal expansions tanks in accordance with applicable building codes. Thermal expansion tank requirements will be discussed further with the Town Board and MJ will be advised on how to proceed.

b. Reduced Pressure Zone Assemblies (RPZs)

- i. For residential water meter installations, the installation of backflow prevention devices (i.e., double check valves) will be incorporated into the project. However, MJ questioned the Town's responsibility for RPZs on larger commercial service lines where they are not currently present. Town Attorney suggested that the Town consider implementing Town policy to require building owners to install RPZs in accordance with applicable building codes. RPZ requirements will be discussed further with the Town Board and MJ will be advised on how to proceed.

c. Easements/Temporary Work Authorizations

- i. The Town Attorney will prepare temporary work authorizations and acquire easements for properties requiring meter pit installation. MJ will provide a schedule of tax map numbers and

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general map to support the easements. PLS stamped survey level easements not required.

d. Design Inspections

- i. MJ/Town to conduct site inspections of properties with proposed water meters (1-1/2- inch or larger). The available space and size/configuration of the existing service line will be reviewed to assist with preparation of design documents.
- ii. The Town estimated approximately (35) users with 1-1/2-inch or larger water services. The Town will provide a list of properties where design inspections would be beneficial.

e. Pre-Installation Inspection

- i. Pre-installation inspections are recommended (with the Town and Contractor present) for each residential water meter installation to confirm existing water service line configuration and requirements for new water meter installation. Existing water service line materials will

be documented and provided to the Town for use in updating their existing lead service line inventory.
- ii. The Town indicated that they do not have staff capacity to provide fulltime oversight during the pre-installation walkthrough or during construction.
- iii. Construction phase Resident Project Engineer (RPR) services will be included in MJ's Phase 2 proposal. It is anticipated that construction inspection services will include final post-installation meter inspections, and limited inspection while the contractor is performing the work. MJ to review potential insurance concerns internally for pre- and post-installation inspections.
- iv. MJ's mobile mapping team commenced data collection of all streets within the project area on September 16th. The imagery obtained will be used to visually determine locations for exterior meter pit/vault installations. A map with GPS points of all proposed sites will be included in the final BOD Report.

Bid Documents

- v. Language indicating how service lines are to be shut down during meter installation will be provided in the contract documents. Line

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freezing will be considered for residential properties with inoperable curb valves and line stops will be considered for larger commercial properties. Unit prices for line freezing and line stops will to be incorporated into the bid form.

- vi. The Town's water/sewer connection application form will be provided in the bid documents for completion by the contractor. The Town will update the application form to be specific to water meter installation.

f. Public Outreach

- i. The Town would like to start public outreach on the project as soon as possible (early November). Public outreach will be initiated via mailings. MJ will draft an introductory letter discussing the project need and homeowner responsibilities during construction. Draft letter to be sent to the Town for distribution on Town letterhead.
 - ii. Suggested public outreach efforts include public workshops, dedicated page on Town website, social media, dedicated contact person for scheduling pre-installation walkthroughs, etc. The Town also suggested holding a public meeting in December/January. MJ will provide public outreach assistance as part of the Phase 2 proposal. See attached summary of proposed outreach plan to be provided by MJ.
 - iii. The Town's Water Use Law is currently being updated by the Town Attorney. Historically, users have been charged based on assigned EDU. The installation of meters will change how users are billed, and some users will have a decrease in costs, while others will have an increase. The Town will decide if fire flow will be billed and if so, meters will need to be added to fire service lines. Further rate analysis will be required for billing of metered water use (not part of current project scope).
- h. Project Funding**
- i. The project did not score under the Drinking Water State Revolving Fund (DWSRF) and will receive funding from the Clean Water State Revolving Fund (CWSRF) only.
 - ii. To receive funding, MJ will need to respond to the Environmental Facilities Corporation's (EFC) comments from the original water meter report submitted by AES Engineering in 2024. The only outstanding comment is in regard to the requirement for thermal expansion tanks to be installed on service lines where meter pits

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are utilized. There is currently no exception for thermal expansion tanks under this scenario in the International Plumbing Code (IPC) or any NYS specific building code. The Town Attorney expressed that not requiring expansion tanks at meter pits could be an insurance liability. MJ will contact Marlene Martin from the NYSDOH Saranac Lake office for information on the meter pit expansion tank requirements.

i. Miscellaneous

- i. Derrick Fleury announced that he will be retiring in March 2027.
- ii. MJ questioned the preferred approach for Contractor general liability insurance during construction, considering the amount of impacted properties. The Town Attorney advised that a broad “additional insured” status will be developed to cover all impacted properties.

The meeting ended at approximately 10:00 am. This document represents the writer’s understanding of the comments, decisions, or actions taken at the meeting listed and is not intended as a full representation of the meeting. Please advise the writer in writing of additions or corrections required upon receipt or the information herein shall be deemed to be an accurate record of the meeting.

Submitted by:

Christina Armbruster

Design Engineer

MJ Engineering, Architecture, Landscape Architecture, and Land

Surveying, P.C. cc: Attendees

Attachments: Proposed Public Outreach Plan

Wastewater Treatment & Collection System- Wright-Pierce

Date & Time: **9/30/2025 10:00 AM**

Location: **Ticonderoga, NY**

Project: **Ticonderoga (T), WPCP Upgrades & CSS Separation**

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Objective: **Monthly Water & Sewer Committee Mtg**

Attended By: **Jen Weeks, W-P**

Topics Discussed

1. Combined Sewer System Separation:

- a. Working with Derrick on obtaining property access for the on-site investigative work.
 - i. Landmark Archaeology – walkthroughs and shovel test pits (hand dug pits 12”-20” in diameter. They can occur approximately every 50 ft in areas of intact terrain (not in wetlands, streams, or steep slopes) and archaeological interest. The excavated soil is screened on site, any artifacts are removed to be studied, and the soil is returned to the hole before moving on to the next hole.
 - ii. Arold CCTV – access needed to get to manholes to camera the existing mains
 - iii. ATL Geotech – borings and probes. The plan is a hole approximately every 300 to 400 ft adjacent to the existing mains with every 3rd hole being a boring with soil sampling. Planning on a site visit to finalize the boring/probe locations before starting work. Depending on terrain will use a truck or offroad vehicle.
 - iv. Engineering – general walkthroughs, opening manhole covers, taking pictures v. Survey
- b. Plan is to have an on-site kickoff meeting on October 9th, with engineering walkthroughs on the 9th and 10th. Archaeology may start as soon as October 4th. No schedule yet for CCTV or Geotech. Survey will start with an aerial fly and may perform on-site work this winter or spring, weather dependent.

2. WPCP – Upgrades, Phosphorus, & Ventilation:

- a. Awaiting signed contract back from ATL for hazardous investigation.
- b. Will be scheduling an on-site kickoff with the design team in the near future. The short-term focus is getting the outdoor site investigations completed for the collection system and pump station projects.

3. Pump Stations:

- a. Survey (Ravi Engineering) scheduled to be on-site starting 9/29/25 for approximately 1.5 – 2 weeks.

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Chilson/Eagle Lake- AES

No one was present from AES. The Porter test well site did not work out.

In the meantime, we will move forward with the Williams test site. Mr. Fuller will contact them.

The meeting adjourned at 10:47 am
Next Committee meeting is October 28, at 10:00
Minutes submitted by Sabrina Ross Water/Wastewater Clerk

Essex County Project Status Update

1. Wastewater Project – Ticonderoga (C5-5510-05-00)

- **Funding:**
Secured through NYS EFC SRF.
WQIP/GIGP Grants were ***not prefinanced***
→ *See attached exhibit for details.*
- **Next Steps:**
 - Provide a Copy of the executed Engineering Agreement with Wright-Pierce.
 - (If not completed) - Complete MWBE Utilization Plan and provide a copy.
 - Submit both for EFC review and approval to initiate disbursement requests.
- **Invoices:**
May be sent directly to the Town and Hannah for processing.

2. Water Meters

- **Funding:**
GIGP agreement has been executed.
The Town has issued a BAN to cover engineering costs temporarily.
- **Next Steps:**
 - Town to submit and provide a copy of the 2024 AUD to apply for EFC financing.
 - Essex Co. (Hannah) to develop and submit a Plan of Finance for use of SRF Loan/GIGP grant funds.

3. Chilson / Eagle Lake

- **Funding & Eligibility:**
 - a. Pending NYS EFC SRF Funds (need district)
 - b. NYS DOH Funds (Executed pending plan of finance from EFC)
 - c. EPA has confirmed that the AES contract is an eligible expense – do we have a contract from them?
- **Progress:** Well investigations are currently underway.
- **Next Steps:**
 - Forward any bills/invoices to draw against the \$300,000 allocation.
 - Provide copies of executed contracts for:
 - AES Contract
 - Hanson Van VleetThese are needed to submit to EFC and budget overview.

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ESTIMATED PROJECT COSTS

Engineering - AES Northeast (dated 6/22/2023)
Engineering Services (Lump Sum)

\$

DISBURSEMENT SUBJECT TO PENDING APPROVAL S

Construction Costs (Pending executed contract, P&S approval, Compliance) ^[1]

Contract 1 - WPCP Ventilation (Estimate)	2,277,958.14
Contract 2 - WPCP Process Upgrades (Estimate)	4,016,250.00
Contract 3 - Collection System (Estimate)	17,170,316.77

Engineering - AES Northeast (Pending executed contract and approval, Compliance)

Engineering Services (Estimate)	2,276,552.50
Engineering Services during Construction (Estimate) (Pending P&S approval)	2,346,452.49

Other Costs

Local Counsel (Estimate) (Pending executed agreement)	20,000.00
Bond Counsel (Estimate) (Pending executed agreement, Compliance)	25,000.00

<u>Contingency</u>	7,039,358.10
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TOTAL PROJECT COSTS	35,196,788.00
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<u>Less: Green Infrastructure Grant Program (GIGP) Grant</u>	(1,000,000.00)
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<u>Less: Water Quality Improvement Project (WOIP) Grant</u>	(2,393,000.00)
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<u>TOTAL PROJECT COSTS FUNDED</u>	\$ 31,803,788.00
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202 WIHA GRANT ^[2]	\$ 7,743,293.00
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BIL-GS GRANT ^[3]	\$ 8,559,500.00
------------------------------------	------------------------

BIL-GS SHORT-TERM INTEREST-FREE FINANCING	\$ 15,500,995.00
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[1] EFC may require other contract-specific documents that may need to be submitted prior to the disbursement of construction funds. Please refer to the EFC plan and specification approval/eligibility letter, once available, or contact the assigned EFC engineer for detailed information. After further review of the submittals, we may require additional information, but will assist you in identifying these items.

[2] Maximum 2023 WIHA Grant not to exceed the lesser of 25% of eligible project costs or \$7,743,293.

[3] Maximum BIL-GS Grant not to exceed the lesser of 50% of eligible project costs or \$8,559,500.

Human Services: Youth – Joyce Cooper, Councilwoman

There has been much discussion regarding soccer – it is up and running and we have finally scheduled games under the lights. This year our afterschool program is up and running, this is the earliest we have ever been able to do this.

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Human Services: Seniors – Heath Towne, Councilman

**TI AREA SENIORS
MEMBERSHIP MEETING
MINUTES
SEPTEMBER 24, 2025**

IN ATTENDANCE: Sharon Mitchell, President, Joan Kay, Vice President, Patty Reid,
Secretary/Treasurer

Marlene Charboneau, Activities Director

Heath Towne – Town of Ticonderoga Representative

Haley Parker – Fort Ticonderoga Representative

MEMBERS: Jackie Hurlburt, Sara Guyette, Aileen Rafferty, Sandra Trepanier, Colleen Bessett
and Susan Guido

CALL TO ORDER: Meeting was called to order at 1:00 by the President, Sharon Mitchell.

PLEDGE OF ALLEGIANCE: The pledge of Allegiance was recited by the membership.

GUEST SPEAKER: Haley Parker-Fort Ticonderoga

Haley stated that the Fort is celebrating the 250th year of the American Revolution as it pertains
to the Ticonderoga Fort. In August of 1775 the American forces started their trek to Canada.

They were looking for aid from the Canadians to help fight the British.

Haley went over the clothes and supplies that the soldier would carry on the trek to Canada. A
soldier carried his belongings in a sack on his back. She showed the membership shirts, Socks,
hat, mittens, coat and shoes that a soldier would wear.

She also showed soap, toothbrush, spoon, bowl, canteen and other items.

The fort will be open on certain days during the winter to reenact what went on in 1775.

MINUTES: The minutes of the August 27th meeting were read by Patty Reid. Motion by Sara
Guyette to accept the minutes as read. Second, by Susan Guido. All in favor. Motion carried.

FINANCIAL REPORT: The August financial report was given by Patty Reid. The beginning
balance was \$13,875.03. The ending balance is \$13700.88.

OLD BUSINESS

SECRETARY/TREASURER -Sharon stated that we might have someone for the
secretary/Treasurer. If anyone might be interested in the position let the Board know. It was
suggested that we split up the secretary and treasurer's positions.

NEW BUSINESS:

HANCOCK HOUSE CHRISTMAS TREE - Sharon stated that the theme for the Christmas tree
is "Christmas Memories".

OFFICE OF THE AGING – Krissy Leerkes will be at the ACAP meal site on Wednesday,
October 1st at 11:30am. She will be going over any updates and early enrollment for health
insurance.

DRAWING FOR THE ACAP LUNCH: The two members chosen for the free lunch at
ACAP are Mary Anne Laslow and Joan Hier.

TOWN REPORT: Heath Towne, Town of Ticonderoga Representative

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Heath reported that last Monday the Board did a walk through at the building on Racetrack Road. The framing is going up for the downstairs for the police department. Next month they will do another walk through and see what progress has been made. Mark Wright awarded the Country Club for 100 years in business.

The airport is getting another private hanger. There are three hangers.

There will be sculptures placed in several locations at the library. A fireside Folkfest on October 24th will be for the dedication of these sculptures.

The Newberry's building is coming along. The sidewalk work will be ending soon. The town has spent \$200,000.00 on this project.

Dave Woods will get in touch with Sal at the Highway Department to see when the extra Handicap space will be painted.

The budget for 2026 is coming along. There is a substantial increase in the insurance for the employees.

BIRTHDAYS: Aileen Rafferty read off the birthdays for October.

ACTIVITY REPORT:

SENIOR SUPPER: Marlene reported that the supper will be on Thursday, October 2nd at 5:00pm. It will be at the Burgoyne Grill. We will be ordering off the menu.

CHRISTMAS TREE: The theme for the tree at the Hancock House is "Christmas Memories". We will be looking for ideas to decorate the tree. Marlene stated that her daughter came up with the idea of the members bringing in a picture of their Christmas memories and have them copied and put them on the tree. The original picture will be returned to the member.

RAFFLE: Winner of the free milkshake or sundae and free coffee or hot chocolate at Stewart's is Sandy Urban.

ADJOURNMENT: Motion by Jackie Hurlburt to adjourn the meeting at 2:20pm. Seconded by Aileen Rafferty. All in favor. Motion carried.

Health Insurance – Mark Wright, Supervisor

No report

Contract Negotiations – Mark Wright, Supervisor

Initial meetings have been held with CSEA and PBA, we have exchanged preliminary proposals and will schedule the second round of meetings.

I.T. / Cable T.V. – Mark Wright, Supervisor

This letter will serve as notice that by October 29, 2025, Spectrum Northeast, LLC ("Spectrum") will launch Envoy TV on channels 145 (Ch 495 in Plattsburgh) on the channel line-up serving your community.

On or after October 31, 2025, Spectrum Northeast, LLC ("Spectrum") is contractually required to add Fox Sports 2 to Spectrum TV Select and Spectrum TV Select Signature packages on the channel lineup serving your community.

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Resolutions for Consideration

Resolution #415-2025 brought by Heath Towne, seconded by Tom Thatcher authorizing the creation of new accounts: A.5610.405 Airport Memorial Donations **To expend funds given to Airport in memoriam.** **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed – none. Carried.**

Resolution #416-2025 brought by Dave Woods, seconded by Tom Thatcher authorizing the purchasing agent to issue a purchase order with Southworth Milton, in the amount of \$139,873.98, for a Caterpillar Model 307.5 Excavator, under New York State Contract. Funds to come from Highway Equipment Capital Reserve. Further authorizing Department Head or Town Supervisor to execute said purchase order. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed – none. Carried.**

Resolution #417-2025 brought by Dave Woods, seconded by Tom Thatcher authorizing the following budget transfers:

○ A.1989.400	Contingency	(\$3,433.86)
○ A.5410.410	Sidewalk Repair / Replacement	\$1,670.00
○ A.1620.461	General Cleaning Supplies	\$265.68
○ A.1620.462	Buildings Repair & Maintenance	\$649.81
○ A.3120.105	Police & Constable Retro Overtime	\$114.12
○ A.1650.452	Central Communications Virtual Meeting	\$192.00
○ A.1910.400	Unallocated Insurance	\$339.00
○ A.8510.463	Beautification Repairs & Maintenance	\$29.00
○ A.3620.467	Safety Inspection Equipment & Small Tools	\$174.25

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 49,966.79).

○ A.0450.019	Capital Reserve – General Sidewalks	(\$37,090.00)
○ A.5410.410	Sidewalk Construction and Replacement	\$37,090.00

Transfer funds from Capital Reserve for sidewalk repair/replacement.

○ A.2190	Sale of Cemetery Lots	(\$925.00)
○ A.2192	Charges for Cemetery Services	(\$1,150.00)
○ A.8810.462	Cemeteries Building Repair & Maintenance	\$2,075.00

Transfer revenue funds for Cemetery to the appropriate expense line.

○ A.2705	Gifts and Donations	(\$2,015.00)
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**Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025,
commencing at 6:00 p.m., with Public Hearings regarding 144 The Portage – Nuisance
Property, Local Law to Override the Tax Cap and CDBG application for Agway**

○ A.5610.405	Airport – Memorial Donations	\$2,015.00
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Transfer Donations received to the appropriate expense line.

○ A.2705	Gifts and Donations	(\$100.00)
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○ A.1620.463	Parks Repair & Maintenance	\$100.00
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Transfer Donations received for Dog Park to the appropriate expense line.

○ A.2705	Gifts and Donations	(\$2,650.00)
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○ A.1620.463	Parks Repair & Maintenance	\$2,650.00
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Transfer Donations received for Pickleball & Tennis Courts to the appropriate expense line.

○ A.2705	Gifts and Donations	(\$200.00)
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○ A.6772.463	Programs for the Aging Repair & Maintenance	\$200.00
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Transfer Donations received for Senior Bus to the appropriate expense line.

○ A.2389.000	Other Government (ROOST)	(\$50,000.00)
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○ A.6989.405	Economic Dev – TIME Program	\$50,00.00
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Transfer ROOST funds to TIME Program expenditure.

○ SS05.1989.400	Contingency	(\$1,392.03)
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○ SS04.8130.410	Sewage Treatment & Disposal Cont. Electric	\$56.60
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○ SS04.8130.485	Sewage Treatment & Disposal Operational Costs	\$643.44
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○ SS06.8130.410	Sewage Treatment & Disposal Cont. Electric	\$116.59
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○ SS06.8130.485	Sewage Treatment & Disposal Operational Costs	\$.20
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○ SS07.8130.410	Sewage Treatment & Disposal Cont. Electric	\$94.89
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○ SS08.8130.410	Sewage Treatment & Disposal Cont. Electric	\$122.12
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○ SS09.8130.410	Sewage Treatment & Disposal Cont. Electric	\$136.53
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○ SS11.8130.410	Sewage Treatment & Disposal Cont. Electric	\$208.67
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○ SS12.8130.410	Sewage Treatment & Disposal Cont. Electric	\$12.99
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Fund underbudgeted Sewer accounts & increased costs from Contingency (Balance after transfer \$ 6,989.64).

○ SS05.2770.000	Sewer Miscellaneous Revenue	(\$6,251.60)
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○ SS09.8130.405	Sewage Treatment & Disposal Cont (Black Point)	\$6,251.60
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Transfer Sewer Tapping Fees to appropriate expense line.

○ SW.1989.400	Contingency	(\$1,405.60)
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○ SW.8310.468	Water Safety Equipment & Supplies	\$36.00
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Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025, commencing at 6:00 p.m., with Public Hearings regarding 144 The Portage – Nuisance Property, Local Law to Override the Tax Cap and CDBG application for Agway

- | | | |
|---------------|--------------------------|----------|
| ○ SW.8320.421 | Power & Pumping Electric | \$938.84 |
| ○ SW.8320.425 | Power & Pumping Sewer | \$430.76 |

Fund underbudgeted Water accounts & increased costs from Contingency (Balance after transfer \$ 12,766.47).

All in Favor Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #418-2025 brought by Heath Towne, seconded by Joyce Cooper authorizing the following budget adjustments:

- | | | |
|-----------------|---|-------------|
| ○ A.1310.495 | Professional Contr. Payroll Services | \$1,258.78 |
| ○ A.1440.494 | Engineer Comprehensive Plan | \$4,092.10 |
| ○ A.1620.424 | Buildings Water | \$1,596.00 |
| ○ A.3620.491 | Safety Inspection Legal Fees | \$1,147.50 |
| ○ A.8020.491 | Planning Legal Fees Supplies | \$540.00 |
| ○ A.3120.191 | Police & Constable Overtime | \$6,452.02 |
| ○ A.81602.427 | Refuse & Garbage Tipping Fees C & D | \$8,841.00 |
| ○ DA.5130.442 | Highway Equipment Rental | \$3,700.00 |
| ○ DA.5130.463 | Machinery Vehicle/Equip Repair & Maintenance | \$5,534.95 |
| ○ DA.5130.467 | Highway Small Equipment & Tools | \$2,083.38 |
| ○ SS05.8130.462 | Sewage General Repair & Maintenance | \$12,920.50 |
| ○ SS01.8130.405 | Sewage Treatment & Disposal Contractual | \$2,674.99 |
| ○ SS03.8130.405 | Sewage Treatment & Disposal Contractual | \$2,112.31 |
| ○ SS03.8130.485 | Sewage Treatment & Disposal Operational Costs | \$1,192.50 |
| ○ SS05.8130.191 | Sewage Treatment & Disposal Overtime | \$1,688.23 |
| ○ SS08.8130.485 | Sewage Treatment & Disposal Operational Costs | \$1,900.42 |

Funding un/underbudgeted accounts and increased costs by respective Fund Balances.

All in Favor Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #419-2025 brought by Dave Woods, seconded by Joyce Cooper authorizing the following Inter-Fund Loans:

- | | | |
|------------|------------------------------|--------------|
| ○ A.0391 | General Due From Other Funds | (\$2,928.24) |
| ○ H21.0630 | Airport Apron Expansion | \$2,928.24 |

Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025, commencing at 6:00 p.m., with Public Hearings regarding 144 The Portage – Nuisance Property, Local Law to Override the Tax Cap and CDBG application for Agway

Transfer funds from General to Airport Apron Expansion project under funding is received.

- SW.0391 Central Water Due From Other Funds (\$19,180.00)
- H63.0630 Water Meter Project Due To Other Funds \$19,180.00

Transfer funds from Central Water to Water Meter project until funding is received.

- A.0391 General Due From Other Funds (\$393.30)
- H69.0630 LaChute River Walk Trail Extension \$393.30

Transfer funds from General to LaChute River Walk project until funding is received.

- SS05.0391 Sewer Due From Other Funds (\$157.50)
- H71.0630 WWTP Upgrade \$157.50

Transfer funds from Sewer to Waste-Water Treatment Plant Upgrade project, until funding received.

All in Favor Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #420-2025 brought by Joyce Cooper, seconded by Tom Thatcher to close Montcalm Street for the Halloween Fest from 3:00 pm to 5:15 pm beginning at the Sunshine Laundry to the Intersection of Montcalm Street and Tower Avenue on October 31, 2025. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #421-2025 brought by Heath Towne, seconded by Joyce Cooper to re-appoint Brenda Wells to the Board of Assessment Review. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

(Resolution #422-2025 was missed in these minutes - omitted)

Resolution #423-2025 brought by Heath Towne, seconded by Tom Thatcher supporting the application for a Justice Court Assistance Program Grant in an amount up to \$30,000.00. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #424-2025 brought by Dave Woods, seconded by Tom Thatcher to award the annual fuel bid to Avery Energy, LLC as the lowest responsible bidder. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #425-2025 brought by Tom Thatcher, seconded by Heath Towne to award the annual C&D and Shingle bid to Serkil as the lowest responsible bidder. **All in Favor** Mark Wright –

**Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025,
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Property, Local Law to Override the Tax Cap and CDBG application for Agway**

Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye.
Opposed – none. Carried.

Resolution #426-2025 brought by Tom Thatcher, seconded by Dave Woods authorizing the Supervisor to execute a quote to StoredTech in the amount of \$60,790.60 for the installation of a security system for the new police department at 102 Racetrack Road. Funds to come from the Building Improvements capital reserve and police budget with half of the invoice billed in 2025 and half in 2026. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed – none. Carried.**

Resolution #427-2025 brought by Heath Towne, seconded by Joyce Cooper authorizing the Supervisor to execute a quote to StoredTech in the amount of \$18,684.86 for the relocation, replacement and installation of IT equipment for the new police department at 102 Racetrack Road. Funds to come from the Building Improvements capital reserve with half of the invoice billed in 2025 and half in 2026. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed – none. Carried.**

Resolution #428-2025 brought by Dave Woods, seconded by Tom Thatcher authorizing the Supervisor to execute a quote to StoredTech in the amount of \$5,580.00 for the relocation, replacement and installation of phone equipment for the new police department at 102 Racetrack Road. Funds to come from the Building Improvements capital reserve with half of the invoice billed in 2025 and half in 2026. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed – none. Carried.**

Resolution #429-2025 brought by Heath Towne, seconded by Joyce Cooper to accept the minutes of the September 4, 2025, Budget Workshop #3, September 9, 2025, Budget Workshop #4, September 11, 2025, Regular Town Board Meeting, September 12, 2025, Budget Workshop #5, September 18, 2025, Budget Workshop #6, and September 25, 2025, Finance Meeting. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed – none. Carried.**

Resolution #430-2025 brought by Heath Towne, seconded by Dave Woods to pay Abstract #10-2025. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed – none. Carried.**

Board Meeting Date 10/9/2025				
Gross Payroll # 20	118,492.28			
Gross Payroll # 21	117,766.90			
Gross Payroll #	-			
Trust & Agency Total	\$236,259.18			

**Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025,
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Property, Local Law to Override the Tax Cap and CDBG application for Agway**

Pre-Pays:	\$0.00			

ABSTRACT # 10	10/9/2025	Cash Transfers	YTD Revenue	YTD Expenses
General (A)	225,562.76	225,562.76	4,865,390.22	3,431,980.13
CD20 LaChute Trail Connector	-	-		
CD21 LISC Zombie		-	-	15,776.37
CM Library Trust Special		-	935.86	-
Highway (DA)	23,512.63	23,512.63	1,928,100.58	1,658,374.27
H15 - Airport Runway And Taxiway Lighting	-	-		3,500.00
H17 - Ticonderoga Airport Improvements		-	-	-
H18 - Airport Pavement Management	-	-	-	-
H19 - Airport Apron Reconstruction / Taxiway Rehab	-	-	-	-
H20 - Airport Environmental Assessment	-	-	-	3,905.12
H21 - Apron Expansion	2,928.24	2,928.24	31,738.60	56,795.47
H36 - C/P Chilson Res. Replacement	-	-	-	-
H45 - C/P Equipment Purchase		-	-	-
H48 - FEMA Chilson Water Main		-	-	-
H49 - GIGP Daylight Streaming	-	11,437.92	-	-
H50 - C/P WQIP WWTP Disinfection	-	-	-	-
H51 - Res & Design French Sawmill		-	-	-

**Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025,
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H53 - Clean Water Main Project	11,437.92	-	-	11,437.92
H54 - LaChute Signage Grant		-	-	-
H56 - Sewer Pollution Right to Know		-	-	-
H57 - Parking Lot Cannonball Path		-	-	-
H58 - WWTP HVAC Project		-	-	-
H59 - LCBP Storm Water Sewer Separation	-	-	-	-
H60 - Veterans RD Culvert/Bridge NY Project	-	-	621,622.81	
H61 - Chilson/Eagle Lake Water Exploration	-	19,180.00	7,572.76	7,572.76
H62 - Lead Service Line Replacement Grant	-		-	-
H63 - Water Meter Project	19,180.00		-	44,415.00
H64 - WWTP Ventilation Project GIGP	-		-	630.00
H65 - 5052 WWTP Phosphorous removal EPG	-		-	-
H66 - NYS DEC EPG #104867	-		-	-
H67- Wet Weather Operating Plan	-	-	-	-
H68 - Black Point HVAC 5099	-	-	-	-
H69 - LaChute River Walk Trail Extension	393.30	393.30	18,540.00	43,515.73
H70 - Skating Rink Project	-		-	185,000.00
H71-Waste Water Treatment Plat Upgrade WTP	157.50	157.50		16,957.50
PN - Permanent Fund Mt. Hope Cemetery			754.84	-
SF01- Ticonderoga Town/Village Joint Fire District	-		752,352.00	752,352.00
SF02 - Chilson Fire Protection District	-		105,240.00	105,240.00
SM03 - Ticonderoga Ems District	-		397,140.00	397,140.00

**Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025,
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Claymore Sewer District (SS01)	3,171.81		6,075.00	4,608.65
Park Ave Sewer District (SS02)	10,598.44		53,397.83	42,536.04
Alex Ave Sewer District (SS03)	10,733.81		37,811.61	41,669.84
Homelands Sewer Dist (SS04)	4,540.40		32,102.76	19,945.73
Central Sewer (SS05)	47,925.71	137,531.57	1,578,686.70	1,129,876.45
Commerce Park Sewer (SS06)	17,638.39		78,980.43	71,928.43
Delano Point Sewer (SS07)	4,420.41		34,114.73	18,681.76
Baldwin Road Sewer Dist (SS08)	6,720.62		47,068.56	46,491.95
Black Point Road Sewer (SS09)	23,505.63		281,700.49	226,652.33
Hague Road Sewer (SS10)	-			-
9N & 74 Sewer (SS11)	5,972.42		31,177.23	27,375.70
Hague Sewer (SS12)	2,303.93		12,321.81	9,371.39
Consolidated Water (SW)	125,932.12		1,272,723.12	1,301,804.04
9N & 74 Water (SW01)	-		-	
Street Road Water (SW02)	-		-	
Alex Avenue I Water District (SW03)	-		-	-
Homelands Water District (SW04)	-		-	-
Alex Ave II Water District (SW05)	-		-	-
Central Water (SW06)	-	125,932.12	23,640.74	32,641.95
Park Ave Water Dist (SW07)	-			-
Shore Airport Water (SW09)	-		-	127,230.20
Multi Account Total	546,636.04	546,636.04	12,219,188.68	9,835,406.73
Total Expenditures This Abstract	\$782,895.22	TRUE		

**Minutes for the Ticonderoga Regular Town Board meeting held on October 9, 2025,
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Resolution #431-2025 brought by Tom Thatcher, seconded by Joyce Cooper to accept the Supervisor's report as submitted. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Supervisor's Report

10/9/2025

Account Title	GFNB	NYCLASS	GFNB ICS	Total
General	44,139.40	190,986.90	4,323,586.64	4,558,712.94
Airport	128,113.51			128,113.51
Highway	23,571.33	96,168.32	1,812,547.60	1,932,287.25
H17 - Airport				-
H36 - Master Drinking Water	100,238.22			100,238.22
Clean Water H49 H50 H53	158,644.82			158,644.82
H56 - Sewer Pollution Right to Know				-
H57 - Parking Lot Cannonball Path				-
H58 - WWTP - HVAC Planning Grant				-
H59 - LCBP NEIWPCC				-
H61 - Chilson Eagle Lake Project				-
All other Capital Projects	1,805,712.69			
SS01 - Claymore				-
SS02 - Park Ave				-
SS03 - Alex Ave				-
SS04 - Homelands				-
SS05 & All Districts	728,146.99	783,830.14	1,124,968.66	2,636,945.79
SS06 - Commerce				-
SS07 - Delano Point				-
SS08 - Baldwin				-
SS09 - Black Point				-
SS10 - Hague Rd				-
SS11 - 9N&74				-

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SW01 - 9N&73				-
SW02 - Street Road				-
SW03 - Alex Ave I				-
SW04 - Homelands				-
SW05 - Alex Ave II				-
SW - Central Water All Districts	109,267.74	578,138.47	225,265.14	912,671.35
C/R - Carillon Park		5,879.71		5,879.71
C/R - Liberty Monument		27,987.55		27,987.55
C/R - Unemployment		34,759.37		34,759.37
C/R - Police Equipment		57,396.12		57,396.12
C/R - Senior Bus		55,167.67		55,167.67
C/R - Frazier Bridge		7,584.47		7,584.47
C/R - Forfeiture		1,987.92		1,987.92
C/R - Building Improvement		389,700.99		389,700.99
C/R - General Sidewalk Improvement		72,197.27		
C/R - Building & Grounds Equipment		35,460.78		
C/R - Airport Development		278,367.53		
C/R - Highway Equipment		530,565.93		530,565.93
C/R - DA Sidewalk Repair		56,548.32		
C/R - Sewer Equipment + Infrastructure		167,314.77		167,314.77
C/R - Sewer Repair		115,270.17		115,270.17
C/R - Water Equipment + Infrastructure		320,257.39		320,257.39
C/R - Water Repair		103,942.15		103,942.15
0				-

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Library Trust		39,036.05		39,036.05
Mount Hope Cemetery		31,487.98		31,487.98
				12,315,952.12
Total	3,097,834.70	3,980,035.97	7,486,368.04	14,564,238.71

Tonya M. Thompson, Town Clerk

Will have a discussion about dump days.

Matthew Fuller, Town Attorney

Will need a brief Executive Session to discuss Contract Matters

Dump Days – Tonya Thompson

We have been discussing a better resolution to handle our open dump days. (Past practices were discussed) We were considering the option of putting a Free dump pass in the Town and County tax bills for each property owner; however, there is going to be an expense to that and there also has to be a local law passed in order to allow me to put something other than the tax information in that envelope. She has also spoken with the Town that had done this in the past and they expressed that they will NOT be doing it that way again. She has spoken to the attendants at the transfer station and they are fine with continuing with the open days, but to open it back up to more than one day. This year the one day we opened caused a serious traffic issue and it was non-stop for the entire day.

The board agreed to open the transfer station for a couple of days instead of sending out passes, more discussion will be held at the Highway/Transfer station committee meeting.

NYMIR – discussion about a battery disconnect switch.

Supervisor Wright explained that this subject comes up during every inspection – there is a major concern of fires for highway garages. Because we have been spoken to several times, NYMIR is now looking at potentially reducing the coverage for the Town because we are not doing our part to protect ourselves. In 2022 alone, fires resulted in 12 million dollars in losses. We remember the one that was in Crown Point. The Highway Superintendent needs to sign off on this; a decision needs to be made to resolve this issue.

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102 Racetrack Road

A sign needs to be investigated and installed (Ticonderoga Municipal Facility) and possibly a directional sign at the intersection. There should probably be room underneath the name for those departments that will be housed in the building.

Public Comment

Kyle Dinsmore wanted to discuss a recent article that was published in the Sun Times regarding the Cobblers Bench building and he would like to make some corrections after reading the article. One of the things that was stated was that there was no one interested in that property. He has a contract of sale for that property, he was under contract to buy it. In prior meetings he was told that ‘they’ wanted to partner with him and he told them that he was not interested in having a partner because his son was looking to start a business here in Ticonderoga for entertainment for children during the winter, we met with the Chamber of Commerce many times, we met with NRDC to go over our business plan, we met with people from NYS to go over that business plan. His project had nothing to do with grant money at that time, it was to purchase that building because he wanted to put in a 2 – story arcade for kids to have a place to go. Non-alcoholic! Not another bar in this Town, this Town does not need another brewery. It needs entertainment for people that do not drink, he works at the mill and deals with young engineers all the time, they quit all the time. The main reason for leaving the Town is that there is nothing for them to do after work. They go to work, they come back to their apartments, they sit in their apartments alone because they don’t know anybody in the area, they don’t do anything, but they will go to Burlington, they go to Middlebury, they will go to Plattsburgh for entertainment in the evenings and then they decide they don’t want to live in Ticonderoga anymore and they quit and they leave. This is a fact. We were under contract with that building, we had what we needed to purchase it, he thinks if you look at his pictures from the original plan that he is willing to share, and look at the store that he has opened up without a dime of grant money from anybody, you will see that his plan, his vision is coming to fruition by itself, but it is a way too small place where he is at. He wants a place for birthday parties, for entertainment, for concerts, for ComiCon’s, for toy shows, for people to come together every day and socialize where it is not a drinking environment. There are other people that don’t have that in mind. In the meantime, while this was going on, he had investors come to him that realized what an opportunity that building was because it is truly a great building with a lot of opportunities. They asked to partner with him and their dream was, well, no, you need to make it apartments. Now that they have seen that space, that is where the money is, that is the income, you need to put apartments in that building, you are stupid. They went to his son and told him that he was being taught the wrong way and his father was naïve. No, he wanted to support his son’s dream, he was backing him. He is not a rich person, he goes to work every single day, he puts all his money into his family. That person told him, if he doesn’t partner with them then they would make it so he did not get that building and sure enough he has all the emails to prove it, and he started getting emails that they no longer want to entertain a contract and they are going to use a mortgage contingency clause to back out of the contract, because he was going to pay from his savings because he could not get a loan in time with COVID and everything else that was going on in the world, he could not secure a mortgage for that building in the time frame that he had to

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get everything finished. He went back to the owners of the property and said, he has a way to get the funds, he just needs the contract written out that it is a cash sale and not a mortgage sale anymore to satisfy that legal requirement. They used that as the means to get out of a contract so it could go to somebody else, a private investor that was going to put in apartments. These same people, his feeling on it, are going to get the grant money, they will make this building great and all of a sudden five years from now it will be put up for sale for millions of dollars and they will take that money and leave the town and could care less about what will happen. He doesn't know who is going into the Cobbler's Bench, he doesn't know what the plan is for it. All he knows is, we had a dream, his dream was to support his son's dream and that was to build an arcade. To build something for the people of this community and for them to say, we had no interested parties in the Sun Community News, that was just an outright false statement.

Supervisor Wright asked what it is that you want from this board.

Mr. Dinsmore stated nothing, but he wants NRDC to understand, because this board is involved with NRDC and the grants

Supervisor Wright stated no, sir, this is a private sale. We can't control what Sun Community prints. This is a private sale between who we believe is Jasama and whoever, possibly Essex County Land Bank.

Mr. Dinsmore feels his main reason for coming today was to speak in a respectful manner to the board so they understand what is going on. He would like it on public record so you know, because the next step, unfortunately, he has outgrown his space. He is unaware of how many here have been in there to see how great it is and what it does for the community. He would love to share pictures, he has his game night, there are 20 to 40 people crammed into a room smaller than this to play cards and games, video games to have fun and socialize. A space like that is what is needed and we didn't need 2 million dollars from someone to do it. All he wants is to be heard.

Supervisor Wright stated that is fair and he certainly understands where he is coming from and he is sorry that it has turned out that way, but we have no control over that sale. Have you expressed your feelings with Sun Community and ...

Mr. Dinsmore stated that Sun Community is only reporting what they were told..., they obviously interviewed somebody and those are the words of the person that was interviewed.

Supervisor Wright stated that those are the people that you need to talk to. Even the parties that are involved in the sale.

Mr. Dinsmore stated that they did approach them after they lost the grant money and tried to again buy it a second time and they said they were not interested. He thanks the board for letting him speak.

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Supervisor Wright is sorry he had to wait, and he is sorry that it turned out this way. He thinks Rylie's store is great.

Mr. Dinsmore stated that unfortunately, he is not going to be able to stay in that space. We talked to the new owner of the Tops building because they approached us because people told them that this is the person you want in that space, this is what should be in this community and unfortunately the price we were going to pay for a mortgage on the Cobbler's building was substantially lower than what the rent will be on the Tops building, \$8,000.00 a month on the Tops building. Thank you again for taking the time, he just wanted the Town to know that this is what is going to happen. These younger people, that are supposed to be the next generation, are going to leave. They don't drink like 'my' generation did, the breweries are doing great, but there is nothing like what he is doing around here. Nothing for the people that enjoy this stuff, nothing for the non-drinking crowd right now. He personally owns 40 arcade machines; they are in a back room shoved in storage just waiting for a space. It isn't like we need funding to make this happen; everything is there already. You look what Treadway is doing down in Glens Falls right now with the old Sears store, obviously that is a much larger scale with the go carts, but we had investors that were down in Queensbury that were willing to give us bumper cars, everything that was in the fun spot when it closed down, those people were willing to work with us to move that equipment. There is opportunities and he feels we are missing out. Even when we talk about NYS, when they came to help with our business plan, that gentleman said the businesses that are opening up are huge.

Councilman Woods asked if this is possible to still happen if you can find the space.

Mr. Dinsmore stated absolutely! He has reached out to other building owners to see if anything else possible.

Rylie Dinsmore stated that everything is ready to go, he is paying to have his inventory stored.

Mr. Dinsmore stated that he has land in Schroon Lake and he has the option to place a steel building, but that is not really what they want. He feels the commitment to this Town because he already has people that love what he is doing and he does not want to abandon them and go somewhere else because he cares. We are open for more discussion. Thank you.

Jim O'Bryan wanted to ask about the NYMIR issue. Are they considering decreasing the Town's insurance.

Supervisor Wright stated that they have discussed decreasing coverage, it may not stay as full replacement value.

Mr. Dinsmore stated that they sell shut offs right at Advance Auto, it is pretty easy to put in.

Supervisor Wright agreed, but it is not done.

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Mr. O'Bryan wanted to talk about exceeding the cap, you mentioned workman's comp. at \$126,000.00. Have we seen an increase on our comp?

Supervisor Wright stated that it has gone up and down, but this year is as high as it has been. It always depends on how many claims you get. The Town needs to be better, when there is a broken sidewalk and we get a notice, get it fixed; when the gates are open at the transfer station, close them; people stepping on steps and putting their own items in the recycle trailer – they are not supposed to be up there; stop signs get knocked down and not put back up and someone has an accident and we get claim. These are simple things that can be done to make sure they don't occur. You have to be vigilant when you see something take care of it right away.

Mr. O'Bryan stated that this is good to know, his background is from health and safety management, but also, he was part of the New York self-insured for 30 years. He is very entuned to the compensation. We need to put an eyeball on ourselves.

Resolution #432-2025 brought by Dave Woods, seconded by Tom Thatcher to exit the Regular Town Board meeting at 7:14 p.m. and enter into an Executive Session to discuss the acquisition of Real Property. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #433-2025 brought by Mark Wright, seconded by Dave Woods to exit the Executive Session at 7:42 p.m. and re-enter the Regular Town Board meeting with no resolutions being brought. **All in Favor** Mark Wright – Aye, Dave Woods – Aye, Joyce Cooper – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Meeting adjourned at 7:43 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk

Town of Ticonderoga

Board Meeting Agenda (Thursday, October 9, 2025; 6:00 p.m.)

Call Meeting to Order

Pledge to the Flag

Opening Remarks

Presentations

Public Hearings

- 1) Nuisance Property – 144 The Portage

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2) Local Law to Override the Tax Cap.

RESOLUTION adopting a Local Law to Override the Tax Levy Limit Established in General Municipal Law §3-C. ROLL CALL VOTE.

RESOLUTION urging the state legislature to carry a bill to exempt public employee's health insurance premiums from the town and county tax caps.

3) Proposed submission of a Community Development Block Grant (CDBG) application.

Committee reports

Airport TT

RESOLUTION to add Laura Jarvis as a member of the Airport Committee to replace Jon Hanna who recently passed.

Building Grounds Parks Rec Library JC/DW

Economic Development MW

Highway / Transfer Station DW

Municipal Facility Evaluation TT

Public Safety DW

Public Works MW

Human Services - Youth JC

Human Services - Seniors HT

Health Insurance MW

Contract Negotiations MW

I.T. / Cable T.V. MW

RESOLUTION authorizing the creation of new accounts:

- o A.5610.405 Airport Memorial Donations

To expend funds given to Airport in memoriam.

RESOLUTION authorizing the purchasing agent to issue a purchase order with Southworth Milton, in the amount of \$139,873.98, for a Caterpillar Model 307.5 Excavator, under New York State Contract. Funds to come from Highway Equipment Capital Reserve. Further authorizing Department Head or Town Supervisor to execute said purchase order.

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RESOLUTION authorizing the following budget transfers:

○ A.1989.400	Contingency	(\$3,433.86)
○ A.5410.410	Sidewalk Repair / Replacement	\$1,670.00
○ A.1620.461	General Cleaning Supplies	\$265.68
○ A.1620.462	Buildings Repair & Maintenance	\$649.81
○ A.3120.105	Police & Constable Retro Overtime	\$114.12
○ A.1650.452	Central Communications Virtual Meeting	\$192.00
○ A.1910.400	Unallocated Insurance	\$339.00
○ A.8510.463	Beautification Repairs & Maintenance	\$29.00
○ A.3620.467	Safety Inspection Equipment & Small Tools	\$174.25

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 49,966.79).

○ A.0450.019	Capital Reserve – General Sidewalks	(\$37,090.00)
○ A.5410.410	Sidewalk Construction and Replacement	\$37,090.00

Transfer funds from Capital Reserve for sidewalk repair/replacement.

○ A.2190	Sale of Cemetery Lots	(\$925.00)
○ A.2192	Charges for Cemetery Services	(\$1,150.00)
○ A.8810.462	Cemeteries Building Repair & Maintenance	\$2,075.00

Transfer revenue funds for Cemetery to the appropriate expense line.

○ A.2705	Gifts and Donations	(\$2,015.00)
○ A.5610.405	Airport – Memorial Donations	\$2,015.00

Transfer Donations received to the appropriate expense line.

○ A.2705	Gifts and Donations	(\$100.00)
○ A.1620.463	Parks Repair & Maintenance	\$100.00

Transfer Donations received for Dog Park to the appropriate expense line.

○ A.2705	Gifts and Donations	(\$2,650.00)
○ A.1620.463	Parks Repair & Maintenance	\$2,650.00

Transfer Donations received for Pickleball & Tennis Courts to the appropriate expense line.

○ A.2705	Gifts and Donations	(\$200.00)
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- A.6772.463 Programs for the Aging Repair & Maintenance \$200.00

Transfer Donations received for Senior Bus to the appropriate expense line.

- A.2389.000 Other Government (ROOST) (\$50,000.00)
- A.6989.405 Economic Dev – TIME Program \$50,00.00

Transfer ROOST funds to TIME Program expenditure.

- SS05.1989.400 Contingency (\$1,392.03)
- SS04.8130.410 Sewage Treatment & Disposal Cont. Electric \$56.60
- SS04.8130.485 Sewage Treatment & Disposal Operational Costs \$643.44
- SS06.8130.410 Sewage Treatment & Disposal Cont. Electric \$116.59
- SS06.8130.485 Sewage Treatment & Disposal Operational Costs \$.20
- SS07.8130.410 Sewage Treatment & Disposal Cont. Electric \$94.89
- SS08.8130.410 Sewage Treatment & Disposal Cont. Electric \$122.12
- SS09.8130.410 Sewage Treatment & Disposal Cont. Electric \$136.53
- SS11.8130.410 Sewage Treatment & Disposal Cont. Electric \$208.67
- SS12.8130.410 Sewage Treatment & Disposal Cont. Electric \$12.99

Fund underbudgeted Sewer accounts & increased costs from Contingency (Balance after transfer \$ 6,989.64).

- SS05.2770.000 Sewer Miscellaneous Revenue (\$6,251.60)
- SS09.8130.405 Sewage Treatment & Disposal Cont (Black Point) \$6,251.60

Transfer Sewer Tapping Fees to appropriate expense line.

- SW.1989.400 Contingency (\$1,405.60)
- SW.8310.468 Water Safety Equipment & Supplies \$36.00
- SW.8320.421 Power & Pumping Electric \$938.84
- SW.8320.425 Power & Pumping Sewer \$430.76

Fund underbudgeted Water accounts & increased costs from Contingency (Balance after transfer \$ 12,766.47).

RESOLUTION authorizing the following budget adjustments:

- A.1310.495 Professional Contr. Payroll Services \$1,258.78

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○ A.1440.494	Engineer Comprehensive Plan	\$4,092.10
○ A.1620.424	Buildings Water	\$1,596.00
○ A.3620.491	Safety Inspection Legal Fees	\$1,147.50
○ A.8020.491	Planning Legal Fees Supplies	\$540.00
○ A.3120.191	Police & Constable Overtime	\$6,452.02
○ A.81602.427	Refuse & Garbage Tipping Fees C & D	\$8,841.00
○ DA.5130.442	Highway Equipment Rental	\$3,700.00
○ DA.5130.463	Machinery Vehicle/Equip Repair & Maintenance	\$5,534.95
○ DA.5130.467	Highway Small Equipment & Tools	\$2,083.38
○ SS05.8130.462	Sewage General Repair & Maintenance	\$12,920.50
○ SS01.8130.405	Sewage Treatment & Disposal Contractual	\$2,674.99
○ SS03.8130.405	Sewage Treatment & Disposal Contractual	\$2,112.31
○ SS03.8130.485	Sewage Treatment & Disposal Operational Costs	\$1,192.50
○ SS05.8130.191	Sewage Treatment & Disposal Overtime	\$1,688.23
○ SS08.8130.485	Sewage Treatment & Disposal Operational Costs	\$1,900.42

Funding un/underbudgeted accounts and increased costs by respective Fund Balances.

RESOLUTION authorizing the following Inter-Fund Loans:

○ A.0391	General Due From Other Funds	(\$2,928.24)
○ H21.0630	Airport Apron Expansion	\$2,928.24

Transfer funds from General to Airport Apron Expansion project under funding is received.

○ SW.0391	Central Water Due From Other Funds	(\$19,180.00)
○ H63.0630	Water Meter Project Due To Other Funds	\$19,180.00

Transfer funds from Central Water to Water Meter project until funding is received.

○ A.0391	General Due From Other Funds	(\$393.30)
○ H69.0630	LaChute River Walk Trail Extension	\$393.30

Transfer funds from General to LaChute River Walk project until funding is received.

○ SS05.0391	Sewer Due From Other Funds	(\$157.50)
○ H71.0630	WWTP Upgrade	\$157.50

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Transfer funds from Sewer to Waste-Water Treatment Plant Upgrade project, until funding received.

RESOLUTION to close Montcalm Street for the Halloween Fest from 3:00 pm to 5:15 pm beginning at the Sunshine Laundry to the Intersection of Montcalm Street and Tower Avenue on October 31, 2025.

RESOLUTION to re-appoint Brenda Wells to the Board of Assessment Review.

RESOLUTION supporting the application for a Justice Court Assistance Program Grant in an amount up to \$30,000.00.

RESOLUTION to award the annual fuel bid to Avery Energy, LLC as the lowest responsible bidder.

RESOLUTION to award the annual C&D and Shingle bid to Serkil as the lowest responsible bidder.

RESOLUTION authorizing the Supervisor to execute a quote to StoredTech in the amount of \$60,790.60 for the installation of a security system for the new police department at 102 Racetrack Road. Funds to come from the Building Improvements capital reserve and police budget with half of the invoice billed in 2025 and half in 2026.

RESOLUTION authorizing the Supervisor to execute a quote to StoredTech in the amount of \$18,684.86 for the relocation, replacement and installation of IT equipment for the new police department at 102 Racetrack Road. Funds to come from the Building Improvements capital reserve with half of the invoice billed in 2025 and half in 2026.

RESOLUTION authorizing the Supervisor to execute a quote to StoredTech in the amount of \$5,580.00 for the relocation, replacement and installation of phone equipment for the new police department at 102 Racetrack Road. Funds to come from the Building Improvements capital reserve with half of the invoice billed in 2025 and half in 2026.

RESOLUTION to accept the minutes of the September 4, 2025, Budget Workshop #3, September 9, 2025, Budget Workshop #4, September 11, 2025, Regular Town Board Meeting, September 12, 2025, Budget Workshop #5, September 18, 2025, Budget Workshop #6, and September 25, 2025, Finance Meeting.

RESOLUTION to Pay the Abstract.

RESOLUTION to accept the Supervisor's Report as submitted.

Town Clerk, Tonya Thompson

Attorney, Matt Fuller

Discussion

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Dump Days

NYMIR battery disconnect switches.

102 Racetrack municipal sign.

Public Comment

Executive Session

RESOLUTION to enter executive session to discuss acquisition of real property.

Adjourn the Town Board Meeting

