

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Present: James O'Bryan, Supervisor
Dave Woods, Councilman
Laura Best, Councilwoman
Tom Thatcher, Councilman
Heath Towne, Councilman
Matthew Fuller, Town Attorney
Tonya M. Thompson, Town Clerk

Others: Harold Whitford, Brenda Donovan, Dolly Bechard, Dawn Millington, Dennis Hunsdon, Tom Hardy, Bill & Margaret Pohlironakis, Harold Towne, Kathy Curtis, Lori Messing, Joe Cypers, Stu Baker, Marge Cross, Dick & Sue Allen, Joe & Diane Michalak, Stacy Whitford, Dan & Candi Cruickshank, Joyce Cooper, Kathy Marshall and several others. Via Go-To-Meeting, Sherry, Scott, Lisa, T.T.. & caller 01

Supervisor O'Bryan opened the meeting with the Reciting of the Pledge of Allegiance.

Public Opening Comments

Stu Baker understands that there was a BESS research team meeting last night. It was not listed on the events calendar on the Town Website, now he attended the prior meeting when it was said that the meeting would be last night, but Tuesday evening when he was preparing written comment to submit, he double checked the events calendar on the Town's website and it said the meeting was actually next week. It was not listed on the calendar for last night and he hopes he wasn't the only one that didn't come to the meeting based on the website.

The Town will check into this.

Stacy Whitford is here representing Mountain Lake Services, with this storage battery unit, she does have some concerns. First of all, she doesn't want it, just like everyone else and second, there is not enough staff in any of the houses (Village Lane, Street Road) to evacuate people that are in wheelchairs, if we ever had to have an evacuation. There is just not enough staff and there would not be enough time. She is here representing Mountain Lake Services.

Marge Cross has been giving a lot of thought to this BESS mess that we are in right now and she did have a chance to talk to Mr. Powers last night. What she sees as the simplest solution is if changing the zoning on A,B,C,D &E is what is necessary to keep BESS away for right now, why can't we do that? She sees this as a win, win because it would buy the board more time to be able to try to get more information, because it seems you are not coming up with a lot because it is so new, nobody knows what the long term effects are going to be or the building effects are going to be or anything. So, we are kind of feeling a crunch, from what she understood, that will buy us time, BESS will not be able to get in. The public would relax a whole bunch and she really thinks that is what should be considered and she feels most people agree with her.

Joe Michalak would like to reiterate his comments that he started last month, and he is not here to point fingers, he is here to give information. He would like to ask this audience, how many of you would like to have your taxes go down (applause). The Town on June 1st, 2022, Mark

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Wright signed a memorandum of understanding with Essex County IDA and it involved six (6) solar projects that were 90% exempt from Town taxes. The Town's share in 2021 was \$39,694.14 at 10% with a 2% escalation for inflation (which has been 3 ½%) so we lose on that. 100% assessment, the Town's share for one year would be \$396,940.00, over a three-year period, that would amount to \$1,190,820.00 of tax revenue that we would get. On October 9, 2025, the Town Board unanimously voted to over-ride the NYS tax cap of 2%. So, we didn't get the million dollars and we paid more in taxes. He has some information about the IDA, General Municipal Law 489 – The IDA must evaluate job creation, job retention, economic impact to public benefit – these are mandatory criteria, not discretionary. This is from the IDA's website, the Essex County IDA – the language establishes a public benefit requirement tied directly to Economic Development, Solar and BESS projects are zero permanent jobs and do not meet the standard. From their website. Zero job creation and BESS projects do not qualify as economic development projects. Solar and BESS facilities typically create no permanent jobs. Temporary construction does not satisfy General Municipal Law Art. 18 – A – Job creation requirements a project that creates zero jobs cannot promote economic development, provide measurable public benefit, satisfy IDA public criteria and justify tax exemptions. Therefore, the Essex County IDA cannot lawfully approve PILOTS or (inaudible) for such projects. The IDA's authority under GML 18-1A is limited to economic development projects, approving PILOTS for zero job, Solar or BESS projects exceeds their statutory authority. Any PILOT or lease agreement approved under these circumstances would be VOID and subject to Article 78, and he is sure that is coming. We all know what that is. He also has one more item and this comes from Build Clean Energy: The local tax burden is a very significant element in determining whether a project is financially viable and Daniel Spitzer an attorney who has represented both renewable developers and municipalities in tax negotiations said that these projects "would not get built but for the IDA's PILOTS". Under NYS Real Property Tax law 487, this law provides affected governments with the ability to opt out of the tax exemptions provided by the state law in which case the energy projects would be fully taxed. His question in the end, do we have a memorandum of agreement with the IDA (inaudible – question if we do or don't) This HCA agreement, if the project didn't create jobs (this would be an IDA question) more than likely this could be subject to renegotiations (could be). He suggests that we look at that, please. He would also suggest that we talk to the Town Attorney and discuss an opt out law. If we are looking for someone to negotiate this, he has a name that Mr. Fuller might know, who did a great job for the Town when International Paper Company sued us. Mr. John Aspland. He believes that if we really truly do not want to see this thing, we can make it economically impossible for this company to put this project out there and he believes that it is the easiest, cheapest way for the Town to get past this. This opt law needs to be in place prior to when they begin their review process.

Supervisor O'Bryan stated that we are in a moratorium right now, there will not be a review process.

Mr. Michalak understands that, and in the different ways that people are talking about to get things done, his years sitting at these tables and on the Planning Board it is proving to be pretty difficult. He hates to say that, but, he would like to see this come to an end, he is losing a lot of sleep as well as a lot of other people here are. Thank you. (applause)

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Mr. Baker asked one more question, the BESS research team, as a committee appointed by the Town. Are minutes being taken and put on file in the Town Clerk's office?

Supervisor O'Bryan stated no, we are all doing our research and we are reporting back to the committee as what we are doing individually right now, keeping our own notes.

Opening Remarks

Supervisor O'Bryan offered the following opening remarks:

I have just a couple of comments regarding on-going projects. With regards to the Chilson/Eagle Lake water project, the project Team met with Greg Swart, PE, Suozzo, Doty & Associates to discuss developing an updated Map Plan and Report (MPR) for the Gooseneck Water Project. As I mentioned last month, the MPR will assist in determining the feasibility of utilizing Gooseneck Pond as a water source and be a critical part of our presentation to the to the NY State Health Department of Health (NYSDOH), The United States Environmental Protection Agency (EPA) and the Federal Court. In addition, the MPR will also support formation of a new water district for the residents currently provided with water within the Chilson/Eagle Lake area. Currently, the project is going through a required 30-day Referendum after which we will continue focusing on preparing our compliance presentation and setting dates for our appearance before the regulatory bodies previously mentioned.

With regards to our project with Battery Energy Storage Systems (BESS), Our project team met last evening and provided an update on where we are overall with respect to each of our assignments. The work by the members is beginning to draw a clearer picture of what is involved with BESS and the questions still needing to be answered and shared with the community. The next meeting for this project team is scheduled for Wednesday, August 26, 2026, at 6:00 P.M. here in the Community Building

Reports of Committees

Airport – Tom Thatcher, Councilman

Ticonderoga Airport 4B6

Airport Committee Meeting Minutes

Tuesday, August 4, 2026

The meeting was called to order at 0830 in the Town Hall followed by the pledge of allegiance.

Present: Alan Densmore, Ash Alexander, Bryan Douros, Tom Thatcher, Gary Vosburg and Laura Jarvis

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Guests: Dave Woods, Tim Woods, Chris Reap, Chris Kneppers, Rick Demans

Fuel sales for July were 4,216 gallons (126 transactions). 15,994 gallons sold year to date and 547 transactions year to date. 2,500 gallons remaining in the tank. Our cost is currently \$5.87/gallon. Training needs to be done annually for the fuel farm; Ash and Bryan will be doing the training.

Tim Woods was present and gave an update on the status of his hanger. He has had no response or heard from anyone at Passero or National Grid. Tom has a call into Passero for a timeline. There is a deadline of October to spend grant money. Passero is paid by the government, not the town. Tom will ask Jim O'Brien to step in and contract National Grid.

The tree removal is scheduled for October. Jim has been talking with the Mill manager, and the project should be on track.

New Business:

Bryan mentioned something was broken with the door closer and the reel lights on runway 20 (west lamp) are burned out; he is working on having these repaired.

Chris Reap mentioned the lead levels in fuel will be changing in a few years and we should all be aware of it. The town will probably need to pay for any changes or modifications to equipment at the fuel farm.

Meeting adjourned at 0847. The next meeting is scheduled for Tuesday, September 1, 2026.

Submitted by Laura Jarvis

Building & Grounds – Dave Woods, Councilman

**Town of Ticonderoga
Buildings
July 21, 2026, minutes of Meeting**

Present: Dave Woods, Fred Hurlburt, Terry Smith, Tom Thatcher, Nicole Justice Green

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Others: Bill Dolback, James O'Bryan, Tonya Thompson

Public Discussion

Said the Pledge of Allegiance

- Bill – Discussion on the Vault needing attention. (roof leaking)
- Bill - Would like to thank the Town and Hour Electric. Having lighting on the monument is great, we have been trying for 30 years.
- Champlain Legacy Park Lighting, and Lighting at the Lower Falls, can we have them fixed?
- Thank you for fixing the Northern Pylon.
- Front gates need to be sandblasted and painted.
- Concerns about the head stones down.
- Jim – What is the final plan on Agway? We are talking about the work on the bridge.
 - Nicole - We are waiting for the finalized paperwork; we are hoping for the next month or so.
- Tonya – We have had several complaints on the toilets at the beach. We need 3.
- Jim – I have been asked about dreading at the beach and adding fresh beach sand.

Committee Discussion

- Fred – flooring at the Armory need attention. Tiles are peeling up.
- Fred - The canopy at the Armory is getting repaired and will have new things to tie it down.
- The front doors and gates at the Armory have been repaired.
- Terry – the Restrooms at the 88 Building have been vandalized. We have cameras that do work.
 - Tom- Possible resolution is we have a key they will need to get from the staff in the building.
- Discussion on the drainage at the 88 Building. Possible donors. Inkind services.
- Discussion the Community Building Cupola, windows and cleaning the stone work.

Meeting was adjourned at 9:30am

Resolution #289-2026 brought by Dave Woods, seconded by Tom Thatcher to accept the resignation of Matthew Beeman as a member of the Grounds Crew effective Wednesday, August 19, 2026. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Parks, Recreation, Historical Lands, Beach, Monuments, Cemeteries, Library – Laura Best, Councilwoman

- Discussed the possibility of dredging the beach and the addition of new sand (spoke with LGPC – waiting for response from DEC)
- Toilets have been changed out – much better with water saving measures
- Lifeguards have requested a change in the age limit requiring adult supervision (currently it is 12)
- Playground grant for the Recreation Fields is still being investigated

Economic Development – James O'Bryan, Supervisor

- ROOST is looking at a lodging study – Ti is one of those areas
- Possibly a 130 room hotel with a convention center
- Comprehensive Plan – Please get involved, this is for our future of our Town

Highway & Transfer Station – Dave Woods, Councilman

**Town of Ticonderoga
Highway and Transfer Station
July 28, 2026 minutes of Meeting**

Present:

Dave Woods, Sal Barnao, Glen Swajger, Tom LaPointe, James O'Bryan

Others:

Tom Thatcher, Laura Best

Public Discussion

Said the Pledge of Allegiance

- Tom – the V in the road on Black Point Road where a break must have been has a large seam, the area is deep and continues to sink.
- Laura – Following up on the crosswalks on Alexandria Ave
 - Jim – County will be in to take care of this.

End public comment.

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Committee Discussion

- Jim O – Do we have a water tank for a truck; we are looking to replace trees at the transfer station. We would like to water them when replaced in September time.
- John D – Discussion on a “paper road” near Cossey St.
- Jim O – Discussion on the through way between Legacy Park and The That’s Rad building.

Meeting was adjourned at 9:30am

Minutes were taken and prepared by Rebecca Norton

Supervisor O’Bryan would like us to start thinking about winter and if the sidewalk plow is in working order. Let’s talk before the season is upon us.

Public Safety – Dave Woods, Councilman

Public Safety Meeting

July 28, 2026

Dave Woods called the meeting to order at 8:01am.

The following committee members were present: Dave Woods, Laura Best, Rhiannon Peters, Laura Wright, Dave Burrows, Tom LaPointe, Renee Kennedy, and Ross Kelley.

Absent: Chief Adam Hurlburt

Public: Tom Thatcher.

Dave Woods asked for public comments but there were none.

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

Codes Department: The monthly codes report was read by Rhiannon Peters (see attachment). Discussed garbage at 50 Defiance Street. Order to Remedy going to that property today, 7/28/26. Violations have been sent to Belden on Route 22. Tuffertown has been served for their non-compliance for their issues.

EMS: The monthly EMS report was read by Renee Kennedy (see attached).

The Corner Market property was discussed.

Dave Woods adjourned the meeting at 8:27am

The following is a summary of the activities of the Ticonderoga Police Department from May 26th 2026 to June 30th 2026

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

<u>Patrol Statistics</u>	<u>Monthly</u>	<u>YTD</u>
Approx. Calls to Service:	554	2173
Incident reports:	51	248
Arrests:	46	242
Uniform traffic tickets:	140	483
DWI arrests:	3	14
Accidents investigated:	12	70

July 27, 2026

To: Ticonderoga Town Board/Public Safety Meeting

So far in the month of July, we have had 83 calls for service total for the year so far is 657. Great news with our Adirondack Raffle we raised enough money to purchase new video laryngoscopes. Our old video laryngoscopes were discontinued, so we were unable to procure the supplies we needed to continue using them. These new devices can also be used for pediatric patients, while our old ones only worked for adults. These devices increase first-pass success by up to 20% during endotracheal intubation, which is a rare but life-saving intervention.

Thank you

Renee Kennedy
Operations Manager
Ticonderoga EMS

(June 30th-July 27th) 2026 Activity Report

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

<u>Building Inspection:</u>	(May-June)	YTD
Building Permits Issued:	12	77
Safety Inspections:	3	6
Pass/Fail:	2/1	2/2

Permit & Inspection Notes:

- 3- Fire/Safety Inspections→ Adirondack Dr, Wicker St & Cottage Rd
- 5- Alt/Repairs→ Lord Howe, Tin Pan, Wicker St, NYS Rt 9N & The Portage

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

- 2- Accessory Structure (Shed & pole Barn)→ Cottage Rd & Putts Pond Rd
- 1- Generator Install→ Wicker St (Walmart)
- 1- New residential Construction→ Alexandria Ave
- 1- Heating Device→ Montcalm St
- 1- Residential Demo→ Bennett Rd
- 1- New Manufactured Home→ Bennett Rd

Code Violation Notices:

	(May-June)	YTD
Order to Remedy:	6	13
Remediated:	1	4
Clean-Up Contractor:	0	3
NYS DFS	0	0
Condemned:	0	1
Do Not Occupy:	0	1
Appearance Tickets:	0	0

Code Violation Notes:

- 1→ OTR Structural & Safety issues- Abercrombie (1) & Wicker St (2)
- 3- OTR Overgrown Lawns→ Alexandria Ave, Champlain Ave & Treadway St

Miscellaneous:

	(May-June)	YTD
*Complaints:	4	13
Resolved:	2	5

Misc. Complaint Notes:

- Abercrombie St→ Structural Concerns- (OTR Sent, Permit pulled for repairs)
- NYS Rt 9N→ Water run-off into possible wetlands→ Site Visit to insect, no issues.
- Wicker St→ (McDonalds)Grease Fire- Inspected with Ti Fire, all issues taken care of

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Training:

iWorQ's Webinar

Safety & Resource Grants (YTD):

N/A

Noteworthy Highlights / Achievements:

- Appearance tickets have been sent out for properties on Pinnacle St, as well as Tuffertown concerning an unsafe conditions and non-compliance with contacting our office to Remediate these issues.
- Our office has received new complaints regarding a long-time vacant property on Abercrombie St that has structural issues, a permit has been pulled to start repairs.
- Welch Property on The Portage is going up for Auction this week, Bank has finally taken ownership.

Resolution #290-2026 brought by Dave Woods, seconded by Tom Thatcher to accept the proposal from Ritch Waldron for the position of Dog Control Officer in the amount of \$15,000.00 annually twenty-four hours a day, seven days a week. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Public Works – James O'Bryan, Supervisor

**Town of Ticonderoga
Public Works Committee Meeting Minutes
July 28, 2026
10:00 am**

Committee Members Present: Supervisor O'Bryan, Matt Fuller (Town Attorney), Tom Thatcher, Derrick Fleury, Eric Blanchard, Sabrina Ross

Committee Members Absent: None

Others: Hannah Neilly (Essex County); Jennifer Weeks (Wright-Pierce); Kalyani Mer (Wright-Pierce); Pete Holland (MJ); Christina Armbruster (MJ); Greg Swart, SDA; Laura Best; Dave Woods; Dan Blanchette; Ash Alexander

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Pledge to the Flag

Public Comment: Ash Alexander (109 Montcalm Street, Ti Natural Foods Co-op) addressed the committee regarding the letter he received about increasing from 2 EDUs to 5 EDUs. The property includes Commercial space, then 3 individual apartments upstairs. He is asking for consideration as there are three single individuals in those apartments. He understands if one has 5 acres, 10 people; pool; garden it still would be billed as one billing unit. He feels a fair charge would be to add 1 unit /3 residents upstairs. The amount of the increase would be about \$102.00 per apartment; the bill for water and sewer with 5 units is more than his school and property taxes combined. He is trying to make the Co-op affordable for the local community.

Supervisor O'Bryan will need to discuss it further; he is not prepared to make a decision at this time.

This will be tabled for further discussion with the Town Board.

Items for Discussion:

992 NYS Route 9N (Sammis, Century 21)

- a. The property is currently billed 1 EDU water and 1 EDU sewer. It is listed as Commercial with 1 apartment on the final tax roll assessment. The account will need to be increased.
 - i. It is recommended that the Town Board increase to 3 EDU water and 3 EDU sewer for 992 NYS Route 9N.

85 Montcalm Street (85Montcalm, LLC/Vlachos)

- a. The property owner sent a letter of appeal regarding the increase from 3 EDU water and 3 EDU sewer to 5 EDU water and 5 EDU sewer.
- b. It is listed as Commercial with 3 apartments on the tax assessment roll.
- c. Per Supervisor O'Bryan, he is not prepared to talk about. This will need to be discussed further.
 - i. This will be tabled until further discussion with the Town Board.

6567 Montcalm Development, LLC

- a. 65 Montcalm Street (Account # 51-00167160) has been combined with 67 Montcalm Street (Account # 51-00525250).
- b. The account # 51-00167160 should be deactivated.
- c. The property will be revisited again after construction is complete and a final CO has been issued.

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

- i. It is recommended that the Town Board deactivate account # 51-00167160 (65 Montcalm Street) since it has combined with account # 5100525250 (67 Montcalm Street).

1550 NYS Route 9N (Welch)

- a. The property owner questioned her billing of 1.5 EDUs water.
- b. It is listed on the tax assessment roll as “240-Rural Residential”
 - i. It is recommended to the Town Board to decrease Parcel # 139.2-2-10.120 to 1 EDU water.

Fort Ticonderoga Water Line:

Supervisor O’Bryan discussed the possibility of the Town acquiring Fort Ticonderoga’s water line extending from the treatment plant to the Amtrak station. He has talked with CEO, Beth Hill helping the Town with long term growth and development using the LaBella plans. He would like to explore a historical walking tour where people would bus from the Fort into the Town, walk The Portage, down the Bottom Falls/Lachute , get a narrated tour along the river on Route 22, out into Lake Champlain and back to the Fort boat dock where they started. This is just one of the ideas and would build a relationship with the Fort. He realizes there are liabilities.

Dave Woods noted he maintained the waterline for 20 years. In that time, he had 25-30 repairs. It’s a new line now but eventually will need future maintenance.

Councilman Thatcher noted that engineering plans should be reviewed, there is a lot to consider.

Supervisor O’Bryan will review engineering reports with Chris from Fort Ti and discuss it further.

Superintendent’s Report

Derrick reported another leaking valve at Walmart outside the recently paved area and will coordinate the repair.

22 Pinnacle Street: The trailer (since demolished) was originally placed on the wrong parcel (17 Pinnacle Street), but were billed for both water & sewer. The property was recently purchased, and the owner would like water and sewer connection. After discussion it was agreed the Town will install water and sewer. Matt will be provided with the tax map number to prepare an easement.

Emergency Response Plan: Derrick is working with Jen to finalize and present to Town Board to adopt.

The generator on Alexandria Avenue was inspected and found to be inoperable. This will need to be replaced, and Derrick is obtaining cost estimates.

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

A valve on Champlain Avenue was repaired. There have been issues since with the PRV's. There were 3 water main breaks over the weekend.

Chief Wastewater Operator's Report

Eric said they were still waiting on the phosphorous analyzer, it is backordered. Still waiting to hear from DEC.

The letter from DEC for the renewal of the SPDES permit; they will be scheduling a full technical review.

Mossy Point (Bagneshi), the camp is going to be demolished, which will require relocating the E-One pump. The property owner will need to provide a sketch of what is to be done and Matt needs the tax map # to change the easement.

Town Supervisor Discussions

Supervisor O'Bryan and Matt Fuller noted they had a call with Regan Development. They are finalizing their permits in order to obtain a building permit.

Cannonball Path: Plans to construct additional apartments; the Town Board will need to review the plans prior to any permits being issued by the Code Department.

Town Projects for Discussion:

Water Meters- MJ Engineering

Pete reported they are ready to bid; however there are federal and environmental requirements to be completed prior.

Christina suggested doing another pop-up event: we will postpone for now.

The need for double-check valves was discussed; these will need to be determined.

Wastewater Treatment & Collection System- Wright-Pierce

Jennifer Weeks- (see attached)

Agenda

Wastewater Project

1. Project Funding

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

a. WP's contract for the wastewater project was accepted, and EFC is processing payment requests for

engineering services. WP is coordinated with ECCR for required quarterly reporting

2. Combined Sewer System Separation:

a. Working with Sewer Dept for site access to complete the CCTV and geotechnical boring/probe

investigations.

i. CCTV – completed final reports and videos received and reviewed

ii. Survey – completed, initial CAD drawings received 7/24 and currently under review.

iii. Geotech sitework – completed, awaiting boring logs and geotech report.

3. WPCP – Upgrades, Phosphorus, & Ventilation:

a. Working on finalizing selections, report and cost estimates.

4. Pump Stations:

a. Easements - the work is ongoing.

b. Environmental/permitting memo is near completion (sub); waiting on final report to review and progress

the easements/permitting discussions and layouts.

i. NY Court annulled NYSDEC Part 664 Freshwater Wetlands Regulations (citing SEQRA violations) in April

2026 - the environmental review process has very recently changed.

c. Working on finalizing equipment selections, report, and cost estimates.

Amherst Avenue Water Line Replacement

1. Preliminary Engineering Report completed and sent to the Town on 7/22 for review.

Ticonderoga Emergency Response Plan

1. Sent to Derrick on 6/26 for review. DOH comments received by the Town on 7/20. Comment responses are in process

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Ticonderoga/Wright-Pierce On Call General Engineering Services Agreement

1. On call agreement was executed

a. Drafting a task order for a proposed sewer main replacement off of Lake George Ave. for Town review.

Derrick consulted with Bellamy regarding pipe bursting. WP to provide MH rims & inverts from recently completed WW survey.

Chilson/Eagle Lake- SDA (Suozzo, Doty & Associates)

Greg is following up on the MPR and Feasibility Analysis contracts. Once contracts are approved, they can move forward with a schedule.

Greg will set up a meeting with the hydrogeologist.

Discussion of a follow-up meeting in 1-2 weeks.

Essex County Project Status Update

Wastewater Project – Ticonderoga (C5-5520-11-00)

Funding Secured:

- Secured through NYS EFC State Revolving Fund (SRF)
- WQIP/GIGP grants were not pre-financed
- GIGP eligibility will depend on total project cost

Progress / Activity:

- Engineering invoices are being submitted for disbursement

Invoices:

- May be sent directly to the Town and Hannah for processing

Next Steps:

- Continue submitting invoices as engineering work progresses

Water Meters- NYS EFC CW SRF C5- GIGP Project No.

Funding Secured:

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

- GIGP agreement executed
- Town issued a Bond Anticipation Note (BAN) for interim engineering costs (\$50,000)
- CWSRF application submitted; working toward short-term financing all missing items submitted for review

Next Steps:

- Environmental needs to meet Federal Equivalency Requirements
- Close on financing
- Advance design through construction phase

Chilson / Eagle Lake Project DW SRF Project No.

Funding & Eligibility:

- Pending NYS EFC SRF funding (district formation required)
- NYS DOH funding executed (pending EFC plan of finance)
- EPA funding pending contract execution (CSD award)

Progress:

- RFQ awarded to Suozzo, Doty & Associates
- Federal procurement (RFQ) submitted for eligibility compliance
- Well site locations need confirmation

Next Steps:

- Submit invoices against \$300,000 allocation
- Coordinate with full project team, including hydrogeologist

Cybersecurity Grant (Wastewater Systems)

Background:

- New NYS DEC cybersecurity regulations impact on all SPDES-permitted facilities

Grant Opportunity:

- NYS EFC SECURE Grant Program
- Covers cybersecurity assessments and system improvements
- Up to \$50,000 funding

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

- 0% local match required

Progress:

- Essex County coordinated with NYSTECH (state-contracted provider)
- Proposal received for initial cybersecurity assessment of wastewater system
- Proposal can be executed upon grant award

Next Step / Deadline:

- Submitted application on May 15, 2026. Awaiting decision.

Amherst Ave (New Project)

Background:

- Continuous breaks along Amherst Avenue. Town hired Wright Pierce to develop a preliminary engineering report.

Grant Opportunity:

- Consolidated Funding Application(s) with Regional Economic Development Council (REDC)
- Office of Community Renewal CDBG Grant - \$1,500,000.00
- Eligible costs include engineering and construction costs
- 100% grant up to \$1,500,000.00 (project cost \$3 Million)
- Essex County submitting the application

Next Step/Deadline:

- Submit application by July 31st, 2026

Project Fiscal Administration

- Review project financial tracking process
- Discuss Town's role in fiscal administration
- Determine level of fiscal support needed moving forward

The meeting adjourned at 11:13 am

Next Committee meeting is August 25, 2026 at 10:00 am

Minutes submitted by Sabrina Ross Water/Wastewater Clerk

Resolution #291-2026 brought by Dave Woods, seconded by Tom Thatcher to increase the account for 992 NYS Route 9N (Sammis, Century 21) to 3 EDU water and 3 EDU sewer as it is listed as Commercial with an apartment on the tax roll. This was confirmed by the assessor. **All in favor**

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #292-2026 brought by Tom Thatcher, seconded by Heath Towne to deactivate account # 51-00167160 (65 Montcalm Street) as it has been combined with 67 Montcalm Street. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Discussion Item: 85 Montcalm Street (85 Montcalm, LLC/Vlachos) sent a letter of appeal for the recent increase of two to five EDUs (resolution #260-2026).

109 Montcalm Street (Ti Natural Foods Co-op) Ash Alexander was present at the last PW meeting asking for reconsideration of the increase from two to five EDUs (resolution # 261-2026).

The Board agreed if you start doing this for one, you must do it for all. More discussion will be held at committee level.

Note: On August 10th the public works department underwent a Solid Waste Audit conducted by the Department of Environmental Conservation (DEC). The report we received back noted that “no issues were observed at the time of the inspection.” On behalf of the Town Board, I want to thank everyone at the Public Works Department for a job well done.

Human Services: Youth – Laura Best, Councilwoman

Summer camp is done, it was well attended and many compliments have been received.

Soccer sign-ups are happening now, practices are being set up.

After School Program will be starting up in another couple of weeks.

Resolution #293-2026 brought by Heath Towne, seconded by Dave Woods accepting Makayla Barber's resignation as Summer Camp Counselor effective July 23, 2026. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Human Services: Seniors – Heath Towne, Councilman

**TI AREA SENIORS
MEMBERSHIP MEETING
MINUTES
JULY 29, 2026**

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

IN ATTENDANCE: Sharon Mitchell, President, Sara Guyette, Treasurer, Joan Kay, Vice President, Linda Thompson, Secretary

Marlene Charboneau, Activities Director

Heath Towne – Town of Ticonderoga Representative

Sara DeSimone, Sayna Paradis, Heather Laufer – High Peaks Hospice

MEMBERS: Jackie Hurlburt, Rosemary Matte, Bev Oneil, Sandy Urban

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: Sara DeSimone, Shayna Paradis, Heather Laufer-High Peaks Hospice

The Organization covers four counties in the Northern Part of New York. Franklin, Hamilton Essex and Warren Counties. It has served over 500 patients per year. People are covered by the hospice benefit under Medicare with no co-pays or deductibles. They have programs for “Five Wishes” and “Coping with Grief”. Hospice may possibly come for another presentation in the fall.

MINUTES: Linda Thompson read the minutes of the June 24, 2026, meeting. Motion to accept the reading was made by Sandy Urban and seconded by Rosemary Matte.

FINANCIAL REPORT: The June financial report was given by Sara Guyette. The beginning balance was \$16801.96. The ending balance is \$15,699.50.

OLD BUSINESS:

Adirondack Osteopathy: Todd Waldorf wanted to have another meeting for questions and answers and to get more information to members and others. Sharon Mitchell stated that it has been decided we would not have another meeting at this time.

Depot Theatre: Sharon Mitchell stated that we did not get enough members to go as a group. Anyone who signed up would have to go on their own.

Lake George Steamboat Co.: The Tuesday luncheon will take place on August 4. Sharon stated that seven people signed up, and they were notified.

Fund Raiser: Sharon stated that as of now, we have raised over \$700.00.

NEW BUSINESS:

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

New Printer: Our office printer gave out. It lasted about 10 years. A new printer has been ordered through Walmart.

Fort Ticonderoga Boat Cruise: The Carillon boat ride cost \$42.00 per adult. If you show proof of residence, the cost is \$21.00 per adult. 15 people are needed but the boat holds 35. "The cruise times are 1:00pm and 3:30pm. We are hoping for an August or September ride.

Saratoga Casino: We are looking to have a carpool trip in late August for September.

DRAWING FOR THE ACAP LUNCH: The two members chosen for the free lunch at ACAP are Mark McKiernan and Joseph Iannuzzi.

TOWN REPORT: Heath Towne, Town of Ticonderoga Representative

Heath reported the Sawmill Tavern recently opened, and it is going well.

The July 4th celebration event was fantastic. A lot of hard work goes into planning this.

Pickleball and tennis Courts: Town would like to keep them unlocked so the people do not have to get a key. They will see how it goes. Patty Hogan will be teaching women on Monday at 5:30pm. Sharon Mitchell said we should put up a sign-up sheet for anyone interested in learning pickleball.

Heath would like to see more activities be done at the park.

Emergency Squad Grant from Sylvomo.

Scooters, electric bikes: The town is looking into kids riding on the roads and sidewalks and not paying any attention to traffic.

Deadline for 2027 budget is no later than September.

Second meeting for BESS will be held tonight.

BIRTHDAYS: Marlene Charboneau read the birthdays for August.

ACTIVITY REPORT: Marlene Charboneau

Marlene reported that the senior dinner was held on July 2nd at the Crab Shack, and everyone had a great time.

The next senior supper will be held on Thursday, August 13th at 5:00pm at the Café Adirondack in Pottersville. We Will be ordering off the menu. The sign-up sheet is posted on the bulletin board.

Luncheon Cruise: The date is August 4th. Tickets have been purchased. It is too late to sign up now. Your tickets will be at the ticket office. Boarding starts at 11:30am.

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

RAFFLE: Winner of the free milkshake or sundae and free coffee or hot chocolate gift cards from Stewart's is Sara Guyette who have them to Sandy Urban.

ADJOURNMENT: Motion by Sandy Urban to adjourn the meeting at 2:30pm. Second, by Jackie Hurlburt. All in favor. Motion carried.

Respectfully Submitted

Linda D. Thompson, Secretary

Health Insurance – James O'Bryan, Supervisor
No report

Contract Negotiations – James O'Bryan, Supervisor
No report

Cable T.V. & I.T. – James O'Bryan, Supervisor
No report

Finance

Resolution #294-2026 brought by Dave Woods, seconded by Heath Towne authorizing the creation of new accounts:

A.1110.151 Justices Court Office Manager

Payroll line for newly created court position.

A.8160.194 Refuse & Garbage Snowplow Incentive

New Payroll line per Collective Bargaining Agreement.

All in favor James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #295-2026 brought by Tom Thatcher, seconded by Laura Best to offer employment to Wendy Shaw as part-time, on-call, Senior Bus Driver at a pay rate of \$16.00/hr., no benefits.

All in favor James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #296-2026 brought by Dave Woods, seconded by Tom Thatcher to accept the resignation of Palen Eubar from the position of Transfer Station Attendant, effective 9/1/2026.

All in favor James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #297-2026 brought by Tom Thatcher, seconded by Heath Towne to advertise for a full-time Transfer Station Attendant, at a rate of \$18.49/hr., with benefits. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Resolution #298-2026 brought by Heath Towne, seconded by Tom Thatcher to publish the notice that the Annual Financial Report for the Town of Ticonderoga for the fiscal year ending December 31, 2025, has been completed. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #299-2026 brought by Dave Woods, seconded by Tom Thatcher authorizing the following budget transfers:

A.1989.400	Contingency	(\$5,059.05)
A.3510.461	Dog Control General Supplies	\$59.30
A.3120.105	Police & Constable Retroactive Pay	\$88.24
A.8160.194	Refuse & Garbage Snow Plow Incentive	\$500.00
A.8160.421	Refuse & Garbage Electric	\$165.89
A.8160.477	Refuse & Garbage Education & Training	\$164.50
A.1310.193	Finance Vacation Buy-back	\$1,204.40
A.1410.193	Town Clerk Vacation Buy-back	\$651.43
A.1620.457	Buildings Security Alarm	\$105.00
A.1620.461	General Cleaning Supplies	\$1,284.32
A.7140.461	Playgrounds & Recreation Beach Supplies	\$8.35
A.7140.462	Playgrounds & Rec. Summer Program Materials	\$256.26
A.6772.464	Programs for the Aging	\$71.36
A.6989.499	Economic Development Prof Contract Grants	\$500.00

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 71,373.89).

A.1110.121	Justices Court Clerk	(\$21,501.86)
A.1110.191	Justices Overtime	(\$3,718.54)
A.1110.131	Justices Clerk Part Time	(\$1,130.00)
A.1110.141	Justices Security Guard	(\$600.00)
A.1110.151	Justices Court Office Manager	\$26,950.40

Transfer funds to fund new Office Manager line.

DA.1989.400	Contingency	(\$701.98)
DA.5130.467	Highway Small Equipment & Tools	\$701.98

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 8,850.52).

SS05.1989.400	Contingency	(\$1,211.51)
SS01.8130.410	Sewage Treatment & Disposal Cont. Electric	\$59.12
SS04.8130.410	Sewage Treatment & Disposal Cont. Electric	\$120.99
SS06.8130.410	Sewage Treatment & Disposal Cont. Electric	\$136.04
SS07.8130.410	Sewage Treatment & Disposal Cont. Electric	\$190.50
SS08.8130.410	Sewage Treatment & Disposal Cont. Electric	\$243.24
SS09.8130.410	Sewage Treatment & Disposal Cont. Electric	\$263.51
SS11.8130.410	Sewage Treatment & Disp. Cont. Electric	\$101.13
SS11.8130.430	Sewage Treatment & Disposal Gas/Diesel	\$96.98

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 8,406.30).

SS05.2770	Miscellaneous Revenue	(\$8,221.37)
SS05.8120.466	Sewer Collection Sys Materials	\$8,221.37

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Transfer sewer tap fees received to the appropriate expense line.

All in favor James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #300-2026 brought by Heath Towne, seconded by Tom Thatcher authorizing the following budget adjustments:

A.5410.410	Sidewalks Construction & Replacement	\$51,760.00
A.5610.462	Airport Building Repairs & Maintenance	\$2,385.58
SS05.8110.493	Sewer District Wastewater Engineer	\$3,998.48
SW.8310.493	Water Admin Prof. Contractual Engineer	\$5,699.50
SW.8320.465	Source of Supply Chemicals & Additives	\$3,150.20

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

All in favor James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #301-2026 brought by Tom Thatcher, seconded by Heath Towne authorizing the following Inter-Fund Transfer:

A.9950.900	General Inter-fund Transfer	(\$672.32)
H61.5031	Chilson / Eagle Lake	\$672.32

Transfer funds from General to Eagle Lake Water Project.

All in favor James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #302-2026 brought by Tom Thatcher, seconded by Heath Towne authorizing the following Inter-Fund Loans:

A.0391	General Due from Other Funds	(\$3,351.57)
H21.0630	Airport Apron Expansion	\$3,351.57

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

SW.0391	Central Water Due from Other Funds	(\$4,200.00)
H63.0630	Water Meter Project Due To Other Funds	\$4,200.00

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

SS05.0391	Sewer Due from Other Funds	(\$15,475.75)
H71.0630	WWTP Upgrade	\$15,475.75

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

All in favor James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Other Business

Resolution #303-2026 brought by Dave Woods, seconded by Tom Thatcher to accept the minutes from the June, Town Board Meeting (6/11/26) and Financial Meeting (6/25/26), also the minutes from the July Town Board Meeting (7/9/26) and Financial Meeting (7/23/26). **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Resolution #304-2026 brought by Tom Thatcher, seconded by Heath Towne to pay the abstract #8 of 2026. **All in favor** James O’Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Board Meeting Date 8/13/2026				
Gross Payroll # 16	146,728.57			
Gross Payroll # 17	147,204.79			
Gross Payroll #				
Trust & Agency Total	\$293,933.36			
Pre-Pays:	\$0.00			

ABSTRACT # 8	8/13/2026	Cash Transfers	YTD Revenue	YTD Expenses
General (A)	219,809.27	219,809.27	5,102,922.74	3,145,849.08
CD20 LaChute Trail Connector	-	-		
CD21 LISC Zombie		-	-	-
CM Library Trust Special		-	-	-
Highway (DA)	29,557.88	29,557.88	1,738,318.86	820,056.78
H15 - Airport Runway And Taxiway Lighting	-	-		-
H17 - Ticonderoga Airport Improvements		-	-	-
H18 - Airport Pavement Management	-	-	-	-
H19 - Airport Apron Reconstruction / Taxiway Rehab	-	-	-	-
H20 - Airport Environmental Assessment	-	-	-	17,032.00
H21 - Apron Expansion	3,351.57	3,351.57	2,875.77	50,869.20

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

H36 - C/P Chilson Res. Replacement	-	-	40.69	-
H45 - C/P Equipment Purchase		-	-	-
H48 - FEMA Chilson Water Main		-	-	-
H49 - GIGP Daylight Streaming	-	-	-	-
H50 - C/P WQIP WWTP Disinfection	-	-	24.07	-
H51 - Res & Design French Sawmill		-	-	-
H53 - Clean Water Main Project	-	-	39.82	-
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	-	-	-	
H61 - Chilson/Eagle Lake Water Exploration	672.32	4,872.32	10,769.93	11,442.25
H62 - Lead Service Line Replacement Grant	-		-	-
H63 - Water Meter Project	4,200.00		-	81,561.38
H64 - WWTP Ventilation Project GIGP	-		-	275.00
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	-	-	-	-

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

H70 - Skating Rink Project	-	-	8,750.00	8,750.00
H71-Waste Water Treatment Plat Upgrade WTP	15,475.75	15,475.75	229,430.53	256,131.85
H72- Lachute Riverfront Enhancement DRI	3,840.00	3,840.00	3,840.00	3,840.00
H73 - Streetscape DRI	14,187.50	14,187.50	14,187.50	14,187.50
H74 - Amherst Ave Waterline		-		225.00
PN - Permanent Fund Mt. Hope Cemetery			-	-
SF01- Ticonderoga Town/Village Joint Fire District	-		801,000.00	801,000.00
SF02 - Chilson Fire Protection District	-		107,345.00	107,345.00
SM03 - Ticonderoga Ems District	-		397,140.00	397,140.00
Claymore Sewer District (SS01)	751.53		4,585.75	1,249.12
Park Ave Sewer District (SS02)	27.08		41,679.71	33,607.37
Alex Ave Sewer District (SS03)	415.58		28,659.74	27,463.63
Homelands Sewer Dist (SS04)	120.99		24,731.77	15,366.18
Central Sewer (SS05)	365,446.81	374,487.91	1,188,791.16	1,051,077.49
Commerce Park Sewer (SS06)	136.04		61,223.10	56,176.24
Delano Point Sewer (SS07)	880.50		26,150.75	15,538.87
Baldwin Road Sewer Dist (SS08)	243.24		36,083.26	39,111.74
Black Point Road Sewer (SS09)	5,396.80		219,386.75	206,155.44
Hague Road Sewer (SS10)	-		-	-
9N & 74 Sewer (SS11)	1,053.76		24,153.64	21,411.06
Hague Sewer (SS12)	15.58		9,517.29	7,318.33
Consolidated Water (SW)	77,080.19		1,301,502.50	1,254,783.93

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

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)	-	77,080.19	-	-
Park Ave Water Dist (SW07)	-			-
Shore Airport Water (SW09)	-		-	126,777.15
Multi Account Total	742,662.39	742,662.39	11,383,150.33	8,571,741.59
Total Expenditures This Abstract	\$1,036,595.75	TRUE		

Resolution #305-2026 brought by Heath Towne, seconded by Tom Thatcher to accept the Supervisor's Report as submitted. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Supervisor's Report

8/13/2026

Account Title	GFNB	NYCLASS	GFNB ICS	Total
General	99,892.32	194,160.19	6,152,715.90	6,446,768.41
Airport	131,041.95			131,041.95
Highway	800,674.50	97,766.20	2,468,849.32	3,367,290.02
H17 - Airport				-
H36 - Master Drinking Water	6.64			6.64
Clean Water H49 H50 H53	147,312.63			147,312.63
H56 - Sewer Pollution Right to Know				-
H57 - Parking Lot Cannonball Path				-

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

H58 - WWTP - HVAC Planning Grant				-
H59 - LCBP NEIWPCC				-
H61 - Chilson Eagle Lake Project				-
All other Capital Projects	1,542,309.97			
SS01 - Claymore				-
SS02 - Park Ave				-
SS03 - Alex Ave				-
SS04 - Homelands				-
SS05 & All Districts	1,186,853.38	796,853.68	1,158,462.38	3,142,169.44
SS06 - Commerce				-
SS07 - Delano Point				-
SS08 - Baldwin				-
SS09 - Black Point				-
SS10 - Hague Rd				-
SS11 - 9N&74				-
SW01 - 9N&73				-
SW02 - Street Road				-
SW03 - Alex Ave I				-
SW04 - Homelands				-
SW05 - Alex Ave II				-
SW - Central Water All Districts	293,585.67	587,744.38	186,917.03	1,068,247.08
C/R - Carillon Park		5,974.03		5,974.03
C/R - Liberty Monument		28,436.48		28,436.48
C/R - Unemployment		35,336.86		35,336.86
C/R - Police Equipment		133,316.80		133,316.80
C/R - Senior Bus		76,052.58		76,052.58
C/R - Frazier Bridge		7,706.13		7,706.13
C/R - Forfeiture		2,020.99		2,020.99
C/R - Building Improvement		33,373.91		33,373.91

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

C/R - General Sidewalk Improvement		106,353.40		
C/R - Building & Grounds Equipment		36,049.98		
C/R - Airport Development		307,992.69		
C/R - Highway Equipment		498,384.61		498,384.61
C/R - DA Sidewalk Repair		57,487.94		
C/R - Sewer Equipment + Infrastructure		168,420.32		168,420.32
C/R - Sewer Repair		117,119.17		117,119.17
C/R - Water Equipment + Infrastructure		362,076.62		362,076.62
C/R - Water Repair		174,154.81		174,154.81
0				-
Library Trust		39,036.05		39,036.05
Mount Hope Cemetery		31,487.98		31,487.98
				16,015,733.51
Total	4,201,677.06	3,897,305.80	9,966,944.63	18,065,927.49

Town Clerk, Tonya Thompson

The Town is offering its open dump days on August 25, 26, & 27, the recycle area will be closed on those dates. However, we are doing a separate date of August 17th for those Senior citizens and disabled residents that would like to schedule a pick-up. Please call the office at 585-6677 to schedule that pick-up.

Matthew Fuller, Town Attorney

Late this afternoon we found out that the pending case against the Town regarding Christmas decorations has been dismissed.

A few months ago, someone gave public comment regarding the NYS Code Enforcement Law and Dave Burrows did look into that and there are some suggested changes to get that up to date. We have a draft of those changes and we can schedule the Public Hearing.

Resolution #306-2026 brought by Dave Woods, seconded by Jim O'Bryan to set a public hearing on September 10, 2026, at 6:00 p.m. regarding a Local Law providing for the

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

administration and Enforcement of the NYS Uniform Fire Prevention & Building Code and the Repeal of LL #6 of 2022 entitled the same. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

TOWN BOARD OF THE TOWN OF TICONDEROGA
COUNTY OF ESSEX, STATE OF NEW YORK
Resolution No. 306 of 2026
Adopted August 13, 2026
Introduced by Dave Woods
who moved its adoption
Seconded by James O'Bryan

RESOLUTION INTRODUCING PROPOSED LOCAL LAW PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (THE UNIFORM CODE) AND THE STATE ENERGY CONSERVATION CONSTRUCTION CODE (THE ENERGY CODE) IN THE TOWN OF TICONDEROGA, AND REPEAL OF LOCAL LAW 6 OF 2022 TITLED “A LOCAL LAW PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE”

WHEREAS, the State of New York updated the Uniform Fire Prevention and Building Code and Energy Code as provided for under the Executive Law and Energy Law of the State of New York, which updates require municipalities enforcing the Uniform Fire Prevention and Building Code and Energy Code to make certain updates to their local laws providing for such enforcement; and

WHEREAS, a local law has been drafted by counsel to the Town in cooperation with the Town's code enforcement officer, and the Town Board of the Town wishes to proceed with a public hearing on said local laws for the adoption thereof; and

WHEREAS, said adoption would also require repeal of the Town's current local law 2 of 2016 dealing with the Uniform Fire Prevention and Building Code, and the Town Board wishes to hold a public hearing on the adoption of a local law repealing local law 6 of 2022 as well.

NOW, THEREFORE BE IT

RESOLVED, that the consideration and proposed adoption of the foregoing local laws is an action under the New York State Environmental Quality Review Act (SEQRA). The Town Board hereby declares that this action is a Type II action pursuant to 6 NYCRR 617.5(33) and the action is hereby precluded from further environmental review; and be it further

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

RESOLVED, that a public hearing shall be scheduled for the consideration of both local laws to be held concurrently by the Town Board on September 10, 2026, at 6:00 p.m. at the Town Hall, Town of Ticonderoga; and be it further

RESOLVED, that the Town Clerk is direct to post and publish a notice of said public hearing in the *Post Star* at least five (5) days before the public hearing.

RESOLVED, that this resolution shall take effect immediately.

PRESENT:

James F. O'Bryan, Supervisor	AYE
Dave Woods, Councilman	AYE
Laura Best, Councilwoman	AYE
Tom Thatcher, Councilman	AYE
Heath Towne, Councilman	AYE
{Seal}	

Tonya Thompson, Town Clerk, Town of Ticonderoga

There are some additional items of litigation for Executive Session.

Supervisor O'Bryan wanted to make the board aware of an Alcohol Permit request that is in front of him. This is from TMSP for the Fall Fest and they have had an Alcohol tent for the last few years during this event. As he said before, he will bring these before the board and just yesterday he was over with NRDC talking about the DRI and other projects and a few minutes we talked about the 4th and what a great job they did for the 4th. We also talked about the Alcohol permit that they had requested and he told them as a board we did not want to stop them from having their beer tent, but it was the position in the park and we as a board voted 4 to 1 not to allow it. He had told him to put it in a whole different area and bring it back, but it was not brought back. He gets public comments on these things and he appreciates it. He does not have a problem with this, it is in the right place, and it is appropriate as they have been doing this for several years now. He wants to hear what the board has to say about it.

Councilwoman Best agreed and regarding the 4th of July, it is already a high risk holiday and there is so many people down there and we don't have that huge of a police department in that situation, but with these other smaller events they go really well.

Councilman Woods stated that the Chief remarked that he would rather have the beer garden so it was a more controlled environment.

The Board agrees to allow the Alcohol tent at this event.

Public Closing Comments

Letter received from Mark Wright and requested to be in the minutes.

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

I was really hoping to stay out of this crap once retired...but one never stops being a resident.

Must I say, shame on the Town of Ticonderoga? Has the town government, through some of its members, begun to transform into a hypocritical and discriminatory municipal body? If so, what has happened to this respectable, efficient, group? Recent comments from residents shared with me regarding the upcoming FallFest event are disturbing. Have some of you forgotten WHY you are in an elected position? Your mission is to make the best decisions on behalf of the Town of Ticonderoga, NOT an individual. Sometimes your decisions will disappoint and/or anger some residents, and you will have to face that fire. THAT is the job. Sometimes they will not, but ALL THE TIME your decisions should be based on facts, justice, common sense, and always acting without bias or prejudice or even the perception of such. Sometimes action requires tough decisions, uncomfortable talk, and uncomfortable actions. Again, THAT is the job! Your mission is to carry out the desires of the residents of Ticonderoga to the greatest extent possible WHEN they benefit the town...not carry out the wishes of the minority over the desire of or to the detriment of the majority or to the town. Always have the guts to stand up to what is right!

Through a vindictive town resident looking for revenge against North Country Rural Development Coalition (NRDC) and its Executive Director at a town public meeting, an apparent puppet Town Council member, and a Town Supervisor with what I can only describe as an apparent blinding Pollyanna attitude, the municipality blatantly, and in my opinion, illegally, certainly unjustly and without merit, **DENIED** a request to NRDC and the Best 4th in the North Committee to allow a beer garden in Percy Thompson Bicentennial Park (in fact, I understand that the Town sat on the request for weeks) for our 250th National celebration during Independence Day weekend 2026, but has **APPROVED** a beer garden request for the Ticonderoga Area Chamber of Commerce and Ticonderoga Montcalm Street Partnership (TACC/TMSP) FallFest celebration in the same park. Same request except that NRDC's request for a beer garden proposed to use reliable off duty police officers for beer garden security like they have for other local events while TACC laughably uses a TACC staff member.

The Town Supervisor informed that vindictive town resident at the town public meeting that there would never be a beer garden in the park while he was Supervisor. Really?! Great follow through. We've heard the Town's excuses for denial - a desire for no drinking in the park in front of the children (even though it's been done informally since the park has been in existence) and beer gardens have been allowed multiple times in the past. We've heard the excuses about denial because of the beer garden's location in the park. It's okay to make a policy but apply it consistently and without bias. These apparently have simply been excuses to execute an apparent discriminatory action against a very specific organization that has done more to revitalize Ticonderoga and advance its economic development in a few short years than any other organization, including TACC, has done in multiple decades. Perhaps you thought no one would notice. We did.

This bickering and jealousy between local organizations should stop and the town government should stay out of those fights unless it is attempting to heal those wounds. THAT is what the leader and elected officials of this town should be doing – without bias. THAT is your mission and responsibility. As a former Town Supervisor for the Town of Ticonderoga, I am disheartened

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

by the actions of some in your body and the many inactions leading up to the Best 4th celebration.

I would recommend that you remember why and how you serve the people...it is not for your own agenda...it is not for prestige or to listen to yourself talk...it is not to aid as an instrument for vindictive attacks from one or more residents against another resident...it is not to carry out the instructions of those who want to create chaos through a puppet council member.

Please do your jobs. Recognize your fights. Don't be afraid to say NO. For God's sake, do what is right...and do it consistently!

Mark A. Wright
gi.joeguy1@verizon.net
www.tibranch.com

Marge Cross would like to speak regarding the letter that Mr. Wright sent in, she would like to claim ownership of the vindictive person that asked you not to have the beer garden there. It was personally against NRDC, if he wants to make it personal, she can, because she feels very victimized in this letter and everybody that is here can see it and everybody that sees the minutes. She wants it down that she said that she is the person and she will also say that she hopes your decision isn't made based on pressure from Mr. Wright because all of a sudden it is looking that way. She feels strongly that her tax dollar can go in much better places than covering an accident because the 4th of July committee put a beer garden or who else is doing it. She doesn't want somebody to get hurt down there and sue our Town and that is what her tax dollars are going to go toward. She feels her tax dollars can go to a more appropriate place to help our community. They can have their fund raisers wherever they want to, she doesn't care and she will support them or not, whichever she wants to do, but she can say right now that they won't get a dime from her, but she hopes that the decision of the board isn't based on this trash. She does not understand why Mr. Wright is allowed to have this included...

Mrs. Thompson interjected that anything can be requested to be included in the minutes and he asked that this letter be.

Mrs. Cross stated well isn't that nice that he knows that, she is big enough a person to believe in herself enough that she doesn't have to cry on somebody else's shoulder, but when she is attacked like this, you can damn well believe she will get mad and she will take care of this on her own.

Supervisor O'Bryan stated that nobody knows that Marge Cross came in and talked to him. He read this letter and he is not under any influence of Mr. Wright by any means, he has said that these will stand on their own merits and we will look at these individually and we are not setting precedents to say well you did it for this one, you need to do it for this one, no. In this case, he wouldn't have had a problem with the 4th of July, we have people up on that rim that drink, as long as they behave themselves...(inaudible)

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Mrs. Cross stated that wouldn't have a problem with that either, but she has a problem with the alcohol being sold on the Town property when there is such a huge crowd and she doesn't see how they can control the underage drinking...

Supervisor O'Bryan did explain that there is a whole plan, you just can't go in there, you have to have a bracelet, they have officers at the entry points, it is highly regulated, he has to give credit for that and in this case there won't be as many people packed into such a small area and he does recognize it was a fund raiser, but he does appreciate the fact that you came forward and told him that you opposed it and he took that into consideration.

Mrs. Cross continued saying that the other thing that she will mention is when we were at the meeting (Parks & Rec), she knows that Mrs. Wright was here taking notes and is that the way things are going to get done, if it is then fine, she can sit here and take notes on things that she doesn't like either and send a letter and say put it in here (inaudible)..

Supervisor O'Bryan stated that just because you send in a letter doesn't meant that we are going to do what you ask us to do. We have an obligation to read it and consider it just as we would for anyone in the community, but we will make a decision. He can make this decision on his own, he can sign this in two seconds and it is done, but he wants to know, he values what these people think especially the ones that have been on this board a long time and we value what you and the community has to say.

Mrs. Cross stated that she could not let this go without addressing it because she thinks it is very rude on Mr. Wright's part, but she also didn't very much like him. She is done, thank you. (applause)

Supervisor O'Bryan thanked everyone for coming tonight and he appreciates the civility and the questions. There is a lot going on in this Town, but please bare with us, give us your thoughts. We can't do everything that we are asked to do, but believe him, we do consider it. Thank you.

Resolution #307-2026 brought by Tom Thatcher, seconded by Laura Best to exit the Regular Town Board meeting at 7:15 p.m. and Enter into an Executive Session to

- discussions regarding proposed, pending or current litigation
- collective negotiations pursuant to article fourteen of the civil service
- the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation
- the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof

All in favor James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #308-2026 brought by Dave Woods, seconded by Laura Best to exit out of the Executive Session at 9:20 p.m. and re-enter the Regular Town Board meeting with a Resolution

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

to follow. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Resolution #309-2026 brought by Tom Thatcher, seconded by Heath Towne authorizing the supervisor to finalize negotiations and execute a lease modification with the Ticonderoga Fish & Game Club. **All in favor** James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Mrs. Thompson made the board aware that they should have scheduled some budget workshops at this meeting.

Resolution #310-2026 brought by Dave Woods, seconded by Laura Best to schedule the following 2027 budget workshops:

- Workshop #1: 08/20/2026 8:00 a.m. to 11:00 a.m.
- Workshop #2: 08/26/2026 8:00 a.m. to 11:00 a.m.
- Workshop #3: 09/03/2026 1:00 p.m. to 3:00 p.m.
- Workshop #4: 09/08/2026 8:00 a.m. to 11:00 a.m.
- Workshop #5: 09/15/2026 8:00 a.m. to 11:00 a.m.
- Workshop #6: 09/22/2026 1:00 p.m. to 3:00 p.m.
- Workshop #7: 09/25/2026 1:00 p.m. to 3:00 p.m.
- Workshop #8: 10/06/2026 8:00 a.m. to 11:00 a.m.

All in favor James O'Bryan – Aye, Dave Woods – Aye, Laura Best – Aye, Tom Thatcher – Aye, Heath Towne – Aye. **Opposed** – none. **Carried.**

Meeting adjourned at 9:26 p.m.

Respectfully submitted, Tonya M. Thompson, Town Clerk

Town of Ticonderoga

Board Meeting Agenda (Thursday, August 13, 2026)

Call Meeting to Order

Pledge to the Flag

Public Opening Comments:

Opening Board Meeting Remarks:

I have just a couple of comments regarding on-going projects. With regards to the Chilson/Eagle Lake water project, the project Team met with Greg Swart, PE, Suozzo, Doty & Associates to discuss developing an updated Map Plan and Report (MPR) for the Gooseneck Water Project. As I mentioned last month, the MPR will assist in determining the feasibility of utilizing Gooseneck Pond as a water source and be a critical part of our

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

presentation to the to the NY State Health Department of Health (NYSDOH), The United States Environmental Protection Agency (EPA) and the Federal Court. In addition, the MPR will also support formation of a new water district for the residents currently provided with water within the Chilson/Eagle Lake area. Currently, the project is going through a required 30-day Referendum after which we will continue focusing on preparing our compliance presentation and setting dates for our appearance before the regulatory bodies previously mentioned.

With regards to our project with Battery Energy Storage Systems (BESS), Our project team met last evening and provided an update on where we are overall with respect to each of our assignments. The work by the members is beginning to draw a clearer picture of what is involved with BESS and the questions still needing to be answered and shared with the community. The next meeting for this project team is scheduled for Wednesday, August 26, 2026, at 6:00 P.M. here in the Community Building

Committee reports

Airport TT – Report

Building, Building Grounds Committee DW/TT

Resolution: To accept the resignation of Matthew Beeman as a member of the Grounds Crew for the Town of Ticonderoga, effective Wednesday, August 19, 2026.

Parks, Rec, Cemeteries, Library LB/HT

Economic Development JO/HT

Highway / Transfer Station DW

Public Safety DW

Public Works JO/TT

Resolution: to increase the account for 992 NYS Route 9N (Sammis, Century 21) to 3 EDU water and 3 EDU sewer as it is listed as Commercial with an apartment on the tax roll. This was confirmed by the assessor.

Resolution: to deactivate account # 51-00167160 (65 Montcalm Street) as it has been combined with 67 Montcalm Street.

Resolution: to decrease the account for Parcel # 139.2-2-10.120 (Welch) to 1 EDU Water from 1.5 EDU as it listed as rural residential on the tax assessment roll.

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

Discussion Item: 85 Montcalm Street (85 Montcalm, LLC/Vlachos) sent a letter of appeal for the recent increase of two to five EDUs (resolution #260-2026).

109 Montcalm Street (Ti Natural Foods Co-op) Ash Alexander was present at the last PW meeting asking for reconsideration of the increase from two to five EDUs (resolution # 261-2026).

Note: On August 10th the public works department underwent a Solid Waste Audit conducted by the Department of Environmental Conservation (DEC). The report we received back noted that “no issues were observed at the time of the inspection.” On behalf of the Town Board, I want to thank everyone at the Public Works Department for a job well done.

Human Services - Youth LB

Resolution Accepting Makayla Barber’s resignation as Summer Camp Counselor effective July 23, 2026.

Human Services - Seniors HT

Health Insurance JO

Contract Negotiations JO

Cable T.V. JO

Finance

RESOLUTION authorizing the creation of new accounts:

- A.1110.151 Justices Court Office Manager
Payroll line for newly created court position.
- A.8160.194 Refuse & Garbage Snowplow Incentive
New Payroll line per Collective Bargaining Agreement.

RESOLUTION to offer employment to Wendy Shaw as part-time, on-call, Senior Bus Driver at a pay.
rate of \$16.00/hr., no benefits.

RESOLUTION to accept the resignation of Palen Eubar from the position of Transfer Station Attendant, effective 9/1/2026.

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

RESOLUTION to advertise for a full-time Transfer Station Attendant, at a rate of \$18.49/hr., with benefits.

RESOLUTION to publish the notice that the Annual Financial Report for the Town of Ticonderoga for the fiscal year ending December 31, 2025, has been completed.

RESOLUTION authorizing the following budget transfers:

○ A.1989.400	Contingency	(\$5,059.05)
○ A.3510.461	Dog Control General Supplies	\$59.30
○ A.3120.105	Police & Constable Retroactive Pay	\$88.24
○ A.8160.194	Refuse & Garbage Snowplow Incentive	\$500.00
○ A.8160.421	Refuse & Garbage Electric	\$165.89
○ A.8160.477	Refuse & Garbage Education & Training	\$164.50
○ A.1310.193	Finance Vacation Buy-back	\$1,204.40
○ A.1410.193	Town Clerk Vacation Buy-back	\$651.43
○ A.1620.457	Buildings Security Alarm	\$105.00
○ A.1620.461	General Cleaning Supplies	\$1,284.32
○ A.7140.461	Playgrounds & Recreation Beach Supplies	\$8.35
○ A.7140.462	Playgrounds & Rec. Summer Program Materials	\$256.26
○ A.6772.464	Programs for the Aging	\$71.36
○ A.6989.499	Economic Development Prof Contract Grants	\$500.00

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 71,373.89).

○ A.1110.121	Justices Court Clerk	(\$21,501.86)
○ A.1110.191	Justices Overtime	(\$3,718.54)
○ A.1110.131	Justices Clerk Part Time	(\$1,130.00)
○ A.1110.141	Justices Security Guard	(\$600.00)
○ A.1110.151	Justices Court Office Manager	\$26,950.40

Transfer funds to fund new Office Manager line.

○ DA.1989.400	Contingency	(\$701.98)
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Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

- DA.5130.467 Highway Small Equipment & Tools \$701.98

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 8,850.52).

- SS05.1989.400 Contingency (\$1,211.51)
- SS01.8130.410 Sewage Treatment & Disposal Cont. Electric \$59.12
- SS04.8130.410 Sewage Treatment & Disposal Cont. Electric \$120.99
- SS06.8130.410 Sewage Treatment & Disposal Cont. Electric \$136.04
- SS07.8130.410 Sewage Treatment & Disposal Cont. Electric \$190.50
- SS08.8130.410 Sewage Treatment & Disposal Cont. Electric \$243.24
- SS09.8130.410 Sewage Treatment & Disposal Cont. Electric \$263.51
- SS11.8130.410 Sewage Treatment & Disp. Cont. Electric \$101.13
- SS11.8130.430 Sewage Treatment & Disposal Gas/Diesel \$96.98

Fund underbudgeted General accounts & increased costs from Contingency (Balance after transfer \$ 8,406.30).

- SS05.2770 Miscellaneous Revenue (\$8,221.37)
- SS05.8120.466 Sewer Collection Sys Materials \$8,221.37

Transfer sewer tap fees received to the appropriate expense line.

RESOLUTION authorizing the following budget adjustments:

- A.5410.410 Sidewalks Construction & Replacement \$51,760.00
- A.5610.462 Airport Building Repairs & Maintenance \$2,385.58
- SS05.8110.493 Sewer District Wastewater Engineer \$3,998.48
- SW.8310.493 Water Admin Prof. Contractual Engineer \$5,699.50
- SW.8320.465 Source of Supply Chemicals & Additives \$3,150.20

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

RESOLUTION authorizing the following Inter-Fund Transfer:

- A.9950.900 General Inter-fund Transfer (\$672.32)
- H61.5031 Chilson / Eagle Lake \$672.32

Transfer funds from General to Eagle Lake Water Project.

Minutes for the Ticonderoga Town Board Meeting held on August 13, 2026, commencing at 6:00 p.m. in the Community Building Conference Room

RESOLUTION authorizing the following Inter-Fund Loans:

- A.0391 General Due from Other Funds (\$3,351.57)
- H21.0630 Airport Apron Expansion \$3,351.57

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

- SW.0391 Central Water Due from Other Funds (\$4,200.00)
- H63.0630 Water Meter Project Due To Other Funds \$4,200.00

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

- SS05.0391 Sewer Due from Other Funds (\$15,475.75)
- H71.0630 WWTP Upgrade \$15,475.75

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

Other Business

Resolution: to accept the minutes from the June, Town Board Meeting (6/11/26) and Financial Meeting (6/25/26), also the minutes from the July Town Board Meeting (7/9/26) and Financial Meeting (7/23/26).

Resolution: to pay the abstract

Resolution: to accept the Supervisor's Report

Town Clerk, Tonya Thompson

Attorney, Matt Fuller

Any further Discussion before this Board?

Public Closing Comments

Executive Session

Adjourn the Town Board Meeting