

TOWN OF NORTH HUDSON  
REGULAR TOWN BOARD MEETING  
THURSDAY, JUNE 12, 2014

The Supervisor, Ronald Moore, opened the Board Meeting at 6:30 PM and led the assembly in the Salute to the Flag.

Present with the Supervisor were Board Members Donald Dresser, Robert Dobie, Marshall Gero and Laureen DeZalia. The Town Clerk, Sarah Vinskus, was also present.

Guests present were Linda Anauo, Virginia Kugler, Sarah Potter, Sindy Brazee, Woody Brazee, Angela and Tiffany Nolan, Steve and Doreen Ossenkop, Dan Snyder, Will Plumstead, Veronica Anderson and William Russell.

The Clerk read the Minutes of the May 8<sup>th</sup> Meeting.

Robert Dobie moved and was seconded by Donald Dresser to accept the Minutes as read. All voted "Aye".

Resolution #48 of 2014

Resolved that Adam Venner be hired as Substitute Landfill Attendant at a pay rate of \$11.00 per hour.

So moved by Donald Dresser and seconded by Marshall Gero. On roll call:

Donald Dresser	Aye
Robert Dobie	Aye
Ronald Moore	Aye
Marshall Gero	Aye
Laureen DeZalia	Aye

Resolution #49 of 2014

Resolved to amend Resolution #39 of 2014 to increase the cost to \$5,000 for the purchase and installation of the security system. This is to allow for the installation to include internet access from remote locations.

So moved by Donald Dresser and seconded by Laureen DeZalia. On roll call:

Laureen DeZalia	Aye
Marshall Gero	Aye
Ronald Moore	Aye
Robert Dobie	Aye
Donald Dresser	Aye

The Town clean-up went well.

The Memorial Day services went very well and many thanks to the Ladies Auxiliary and the Volunteer Fire Department for all their help.

The Essex County Board of Supervisors at their June 3<sup>rd</sup> Meeting agreed to transfer ownership of parcels of property tax numbers 125.1-1-21.000, 125.1-1-27.000, 125.1-1-19.000 and 125.1-1-12.134 to the Town of North Hudson for the consideration of \$60,000 and if the Town sells the property within five years the Town will pay the County 1/3 of the sales price over the original price of \$60,000.

The 2014 Election Schedule includes 3 election days: Federal Primary – Tuesday, June 24, 12 noon to 9:00 PM; Primary Election will be Tuesday, September 9, 2014 and the General Election is Tuesday, November 4, 2014.

The Supervisor then went over the contents of the Board Members packets.

The Supervisor’s Financial Report as of May 31, 2014:

Checking Accounts:

General Fund (due to Fire Dist. \$18,914)	.15%	\$735,578.37
Highway Fund	.15%	\$680,361.57
TOTAL		\$1,415,939.94

The Highway Department has been drawing sand for the winter and will begin work on Wonderview Road soon.

For the past two years the town has had only two BAR members and this year one did not come to the scheduled Grievance Day Hearings thus we did not have a quorum. As a result the County will convene an appointed BAR to hear our complaints on Monday, June 16<sup>th</sup> from 4:00 PM to 8:00 PM.

Chris Garrow has been sworn in as the new County DPW Superintendent.

Resolution #50 2014

Resolved to adopt the Standard Work Day and Reporting Resolution RS-2417-A and 2417-B.

So moved by Donald Dresser and seconded by Robert Dobie. All voted “Aye”.

The Common Ground Alliance of the Adirondacks will meet on July 16<sup>th</sup> at the Sabattis Pavilion in Long Lake. The cost is \$25.00.

Mrs. Bonnie Finnerty will be at the VFW Meeting in Schroon Lake to discuss the Alternative Veterans Program. Starting this year, this program gives School Districts an option to offer this program which would allow for an exemption to apply to School Taxes as well as County and Town Taxes.

The Town is in need of volunteers to fill a number of vacancies. They are four election inspectors (two Republican and two Democratic. These are paid positions. There are also two openings on the Board of Assessment Review which

are also paid positions. The last one is the Zoning Board of Appeals which is unpaid.

The 5 Towns met on June 12<sup>th</sup> in Lake Placid to discuss the application for the TNC grant.

Resolution #51 of 2014

Resolved to support Hamilton County's Proposal for an Adirondack Community-Based Trails and Lodging System as proposed by Leading E.D.G.E.

So moved by Donald Dresser and seconded by Marshall Gero. All voted "aye".

Resolution #52 of 2014

Resolved to transfer \$500 from A1010.4, Town Board Contractual to A6143.4, Food Assistance Contractual.

So moved by Marshall Gero and seconded by Donald Dresser. On roll call:

Laureen DeZalia	Aye
Marshall Gero	Aye
Ronald Moore	Aye
Robert Dobie	Aye
Donald Dresser	Aye

Mr. Moore announced that he had received an email which said that the US Geological Survey had approved renaming East Dix to Grace Peak.

Resolution #53 of 2014

Resolved to support Hamilton County's Tourism Infrastructure Assistance Program.

So moved by Donald Dresser and seconded by Robert Dobie. All voted "Aye".

Marshall Gero moved and was seconded by Robert Dobie to approve the audited vouchers for payment. All voted "Aye".

General Fund	\$31,185.34
Highway Fund	8,857.52
Total	\$40,042.86

Laureen DeZalia moved and was seconded by Robert Dobie to accept the audit of the Judge's Financial Report. All voted "Aye".

Marshall Gero moved and was seconded by Donald Dresser for the Board to move into Executive Session at 7:00 PM for litigation. All voted "Aye".

Marshall Gero moved and was seconded by Donald Dresser for the Board to move out of Executive Session at 7:26 PM. All voted "Aye".

The Supervisor then opened the Meeting to the Privilege of the Floor. The first person that wished to speak was Sindy Brazee, who asked several questions. Did North Hudson have a representative at the (tax sale) auction bidding on property? Answer – not bidding. Would discussion of acquisition of the property in an open session of a Board Meeting rather than in an Executive Session affect the value of the land deal? Answer – That is why we go into Executive Session because of that possibility. Then why was it discussed in November and December 2013 in an open Meeting? Answer – Since that was quite a while ago I cannot be positive but I think that it was when the possibility of an auction was raised, whether or not we wanted to acquire the property and make an offer to the County. Why did you go into Executive Session, why couldn't the public hear this? Answer – because of the circumstances of land acquisition and also whether it would affect the ability to go ahead with the acquisition.

The next speaker was Angela Nolan who asked where the money for the acquisition of the property was coming from? Answer – From the General Fund. Where is the money for the demolition of the buildings coming from and is there asbestos in those buildings? Answer – Since we do not yet own the property we have not gotten full estimates, but we are looking into those costs and there are risks involved

Steve Ossenkop stood and said he was in favor of the acquisition by the Town because we cannot wait another 8 years to go by while both time and money drift away because that is being lost now.

Mr. Moore said that if someone came and presented a plan to develop the property he would gladly see it sold to them because what the Town is looking for is the creation of jobs and improvement in the monetary health of the Town.

Doreen Ossenkop said that she is all for the Town acquiring the property because at least the Town will investigate ways to use the property that will generate bringing money and jobs into the Town instead of the property sitting another 8 years, further deteriorating and becoming a bigger eyesore then it is right now.

Mr. Moore then acknowledged Sarah Potter who asked how bike and horse trails will benefit the Town. Mr. Moore answered that for the past ten years the Town has tried bringing the business in and it is our hope that if we use our natural environment to attract people for hiking, horseback riding, snowmobiling, and bicycling, then businesses will be attracted to the area.

Veronica Anderson asked how long will it take to make up the money that is spent on acquiring the property, building trails, etc.? Mr. Moore said that these things won't be done over night but gradually.

Also asked how many use the trails now? Mr. Moore said that is hard to tell but hopes that will change when the sign in logs in the kiosks are put in use. Will this bring in troves of people? Who knows? When Wilmington started their mountain bike race there weren't many but now they hold world-class events.

Next to speak was William Russell, the Attorney for George Moore (no relation to the Town Supervisor, Ronald Moore). Mr. Russell asked if there had been any inspections for hazardous waste such as asbestos or underground fuel tanks? Mr. Moore replied that we don't really own the property. Mr. Russell said that if you did you would be under strict rules to clean up the property. Mr. Moore said that he did realize that. Mr. Russell asked if Mr. Moore had done any inspections. Mr. Moore repeated that we don't own and all he had done was to do cursory inspections. Mr. Russell asked if Mr. Moore was going to do an in depth inspection before buying the property. Mr. Moore answered if we have access we will do a full assessment. Mr. Russell then said that there was criticism of Mr. George Moore because nothing has been done with the building. In short Mr. Russell said that Mr. George Moore did not have clear title to the A-Frame and that is why he needed to purchase those parcels he bid on. Mr. Ronald Moore asked if he (M.G. Moore) has had it for sale for the past ten years and Mr. Russell said that he did not know. Mr. R. Moore said that there was a Glebus Real Estate "For Sale" sign there. He also said that not having the lot he says is needed should not have kept him from keeping the building in decent repair and did not stop him from asking for \$600,000 for the place. Mr. Russell continued to make excuses for Mr. Moore. Dan Snyder spoke up and said that Mr. Moore made it a practice to buy properties, not develop them and then sell for high prices, which is good for Mr. Moore. In the meantime, the Town of North Hudson keeps losing because nothing is being done with the property.

There were more questions from the floor such as was there to be a fee for using the trails (probably not) and would the Town offer the property for \$500,000 (if it meant a business coming in, offering jobs and sprucing the property, then if we got back our \$60,000 the Town would be happy).

Mr. Ossenkop asked if Mr. Moore at this time has all the deeds to all the properties needed to make the A-Frame marketable and Mr. Russell said yes. Then Mr. Ossenkop said that if he sells and has a reasonable idea to bring in business then perhaps the town and Mr. Moore could come to an understanding.

Mr. Ron Moore then spoke saying that he felt he could speak for the Board and if he couldn't please correct him, that if Mr. Moore had a good plan for the property, he could give the town a good, faithful plan, viable enough to provide those businesses with the opportunities and the economic boost that we were talking about and Mr. Moore would have no problem talking to him. Mr. Moore said that he understood that George Moore wanted to make money but couldn't Mr. Moore and Mr. Russell understand that what he wanted is to do something to provide economic growth for the Town of North Hudson. Mr. Russell replied that if Mr. Moore sold it that would bring in a business. The back and forth between Mr. Russell and Mr. Moore continued for some time and they reached no agreement. Mr. Moore asked if there were any other comments and Board Member Lauren DeZalia said that as everyone knows she is a figures person and has been concerned about the cost. Someone said why didn't the towns people know about this and she said the people of the town need to come to the Board Meetings all the time not just when they want to gripe.

Mr. Moore asked if anyone had anything else to say and Marshall Gero said that if anyone had any questions he was always available. No one else had anything to say.

Lauren DeZalia moved and was seconded by Marshall Gero to adjourn the Meeting at 7:03 PM. All voted "Aye".

Respectfully submitted,  
Sarah Vinskus, North Hudson Town Clerk

