

The Regular Meeting of the Town Board of Crown Point, County of Essex, State of New York was held at the Town Offices, Crown Point, New York on, September 10, 2026.

PRESENT:

Clayton Menser, Supervisor

Tara Peters, Councilperson

Walter Worth, Councilperson

Sherlene Barrows, Councilperson

Roy Cutting, Councilperson

M. Cindy Bodette, Clerk

ALSO PRESENT: Chris Spaulding – Assessor, Bruce Burns – Highway Supervisor, Mikel Bennett – Campsite Manager, LeAnne Rice – Deputy Supervisor, Vicki Mero – Supervisor Clerk, Attendance attached.

Supervisor Menser called the meeting to order at 6:00 pm with the Pledge of Allegiance.

Minutes were presented from the August 13, 2026 Regular Board Meeting.

Councilperson Barrows made a motion, seconded by Councilperson Peters to accept the August 13, 2026 Regular Board Meeting minutes as presented. Motion Carried.

Ayes Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser

Nays None

Abstain None

Absent None

Communications:

NYMIR Insurance Report - Rate expected to go up less than 8%

FEMA Letter 09/01/2026 Re: Flood Plan

Code Officer Letter dated 9/3/2026

Code Officer Warning Letter dated 9/8/2026

Envirosafe Quotes Dated 8/21/2026 Re: Fuel Tanks

Town Clerk Monthly Report dated 9/1/2026

Assessor’s Report dated 09/3/2026

Elks of Ticonderoga Lodge #1494 August 2026 – Certificate of Appreciation – Clayton Menser

DOT Letter

Order of Business:

FEMA has completed the new Flood Hazard Determination for our area and is in the process of developing a new map for our district. Part of the process determined that our local law #1 of 1987 is no longer valid. An updated law recommended by FEMA and DEC is being worked on by our lawyer and a draft has been sent to DEC for verification. We need to schedule a Public Hearing on the new law.

Councilperson Peters made a motion, seconded by Councilperson Cutting to schedule a Public Hearing on updated Flood Hazard Law on October 8, 2026 at 6:00 pm at the Crown Point Fire Hall. Motion Carried.

Ayes Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser

Nays None

Abstain None

Absent None

Councilperson Peters made a motion, seconded by Councilperson Cutting to rescind the motion/vote to hold the public hearing on Flood Hazard Law on October 8, 2026 at 6:00 pm at the Crown Point Fire Hall. Motion Carried.

Ayes	Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser
Nays	None
Abstain	None
Absent	None

Councilperson Barrows made a motion, seconded by Councilperson Peters to schedule a Public Hearing on updated Flood Hazard Law on October 8, 2026 at 5:00 pm at the Crown Point Fire Hall. Motion Carried.

Ayes	Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser
Nays	None
Abstain	None
Absent	None

Councilperson Barrows made a motion, seconded by Councilperson Peters to hold a Public Hearing on the proposed 2027 Town Budget on October 8, 2026 at 5:30 pm at the Crown Point Fire Hall. Motion Carried.

Ayes	Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser
Nays	None
Abstain	None
Absent	None

Appointment of Town Health Officer: The Town Health Officer resigned effective September 1, 2026. We have one qualified candidate. His resume is in your packet. The Town is required by New York State Regulations to keep this position filled whenever possible.

Councilperson Worth made a motion, seconded by Councilperson Peters to appoint James M. Thomsen as the Town Health Officer effective October 1, 2026. Motion Carried.

Ayes	Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser
Nays	None
Abstain	None
Absent	None

Water/Wastewater- Clayton Menser, Supervisor reported in Gary Allen’s absence. Water meter installations are going well. Of 432 total meters to be installed 309 are completed and they are on target to be done by the end of October. There is one property owner who has requested different housing for their meter and they have been informed they need to cover the cost. We are waiting to hear back.

Properties in Captain’s Cove have been receiving town water all along. Each property is assessed as having municipal water. They are not part of the water district and we are not allowed to sell water outside of the district. There are ways to get around this. This can be done contractually and the properties be grandfathered in. We would install the meters with the understanding that problems with the line are the responsibility of property owners. A meeting could be held with residents and a contract drafted by the lawyer. They would pay for usage and water debt. Board permission would be required for Supervisor Menser to meet with the property owners to review contracts with final approval from the board.

Councilperson Peters made a motion, seconded by Councilperson Barrows for Supervisor Menser to conduct meetings representing the Board regarding providing water to Captain’s Cove properties with final approval to come before the Board. Motion Carried.

Ayes Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser

Nays None

Abstain None

Absent None

The water hydrant on Sugar Hill was replaced because of leaks. There was a subsequent leak on the downhill side which was repaired by Scalzo Construction and Gary Allen, Water Supervisor.

Supervisor Menser explained billing regarding the water. Previous debt was paid off and everything got closed out. The new debt was to go on water bills. The 1st quarter of 2026 the debt did not go on the billing – 2nd quarter billing had errors made by the billing company. We sent out a subsequent billing ourselves. Many errors were found which have been corrected. There is one bill which still has an issue.

Tom Walters – past Town Board member for 30 years -stated his understanding is that you cannot change how the water debt is billed. Town law Sec 202 P4 says you cannot switch the billing. Previously the water debt was billed on the property tax bills. This benefit was Ad Valorem. When the change was made to add the water debt onto the water bills was this action legal?

Councilperson Worth commented that there was a water commission who recommended they add the debt on the water bills. It was assumed that the committee had done their homework. Discussion was held regarding how to go forward appropriately. It was questioned what was used to determine the current charges, numbers of units charged to properties. A reassessment needs to happen for apartments and large users. Scenarios were presented. We need to determine legal responsibilities – do we still have time to go back to Ad Valorem?

Further discussion was held regarding taking the debt for installation of meters out of the general fund and then paying it back from the original bond. Can we get overage added to the bond? Work is being done to make everything correct. The 2002 loan was paid off several years ago.

Wastewater testing is good.

Assessor – Chris Spaulding noted school taxes are down slightly because of work done. They are moving along with site visits. Equalization rate needs to get to 100%. It will take us three years to assess properties correctly. There are lots with houses on them that are not on the tax rolls. Exemptions were not removed from many properties when they were sold.

Highway:

Bruce Burns, Highway Superintendent reported that paving has been completed. They had assistance from Schroon Lake, North Hudson and Hague. Maintenance bills next year will be higher.

During the decision process in 2025, to put up the new building for the Highway Department, it was agreed that money would be removed from the Highway Department to cover the cost of the building (\$110,000.00). There are two of the Highway Department Plow Trucks that have a total of (\$89,485.52) still owed on them. Request that the Board approves the purchase of a 2,000 gal. fuel tank for diesel and either a 1,000 or a 500 gallon tank for gas to be placed at the highway department in place of the current in ground tank. Delivered cost (\$61,351.65 or \$63,108.03) depending on which size gas tank.

Discussion was held regarding the need to pull the current tanks out of the ground by the end of the year. The tanks being removed are over ½ of their life. The DEC has recommended that all tanks be taken out of the ground. We do not have an operator to inspect the underground tanks on a regular basis which would be cost prohibitive to train for this.

Councilperson Worth made a motion, seconded by Councilperson Barrows to approve fund transfer of \$200,000 from the Highway Fund Balance to cover the cost of the building \$110,000- pay off Highway Department Plow Trucks \$89,485.52 and purchase a 2,000 gallon fuel tank for diesel and a 1,000 gallon tank for gas to be placed at the Highway Department in place of the current in ground tank \$63,108.03. Motion Carried.

Ayes	Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser
Nays	None
Abstain	None
Absent	None

Code Enforcement – Supervisor Menser reported for Colin Mangan, code officer that a warning notice has been sent to a property owner. Colin is requesting an increase in his hours from 8 to 12.

Youth Commission: Leanne Rice reported that soccer season is in full swing. Tuesday and Thursdays they practice in the park. There are games scheduled until the weekend prior to Halloween. There are lots of volunteers. The wrestling program will need to have space prior to it continuing. Basketball will begin next month. Leanne noted that the porta Johns and benches are being used. No bill for food for the summer program was received. Moriah added our lunches to the state reimbursement.

Senior Citizens: Seniors are enjoying their van still and expressed appreciation for the old van being replaced. Lucky Euber has asked if he can use the senior van to take some of the seniors to appointments. Supervisor Menser will check on that. It was questioned how people know about the seniors. Kathy Hyatt is the President. Clayton will put the information on the website with contact information.

Monitor Bay: Councilperson Worth stated things have been going smoothly. A light has been put on the end of the boat launch and others will be coming.

Library – A \$4,000 check will be given to the library for their research on BESS. The assistance is appreciated. Wendy Terbeek has been attending the meetings in Ticonderoga. Wendy will set up a meeting to form a committee in Crown Point which she will chair.

Supervisor Menser reported that in order to pass a law to ban the storage units. Having no zoning laws makes it more difficult. A 2025 Mandate changed that they have jurisdiction if 25 megawatts or larger. This supersedes local law. Crown Point is 12.5 megawatts at this time.

Supervisor and Town Clerk reports were presented to the Board for review.

Any Other Business/ Comments from the Floor: Supervisor Menser explained that the County keeps the majority of the sales tax and provides towns with funds. This amount they pay to towns will be doubled going forward. A provision of this that it cannot be used to offset property tax. Only for special projects.

Tom Walters provided an explanation on the history of Churches and the amounts of sewer/water debt they pay. Councilperson Cutting, Water Supervisor Gary Allen and Tom Walters will form a committee to explore options for billing.

It was noted that the dead pine tree in the park needs to be removed.

The new time clock system has improved the processing of payroll and saved time. The initial intent has been met.

It was questioned why the town highway tax rate is 4.4% when other towns are much less. Supervisor Menser noted that Crown Point has more roadway than other towns. Highway Supervisor Bruce Burns explained the rotation of equipment so it does not all need to be purchased at the same time.

Bills were presented by Leanne Rice, Deputy Supervisor as follows:

Highway	\$508,590.36
Water	\$51,072.07
Sewer	\$3,503.15
General	\$32,904.02

Total Feb Vouchers \$596,069.60

Councilperson Worth made a motion, seconded by Councilperson Barrows made a motion to pay the bills as presented. Motion Carried.

Ayes	Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser
Nays	None
Abstain	None
Absent	None

With no further business, Councilperson Worth made a motion, seconded by Councilperson Cutting to adjourn the Regular Meeting. Motion Carried. Meeting was adjourned at 8:09 pm. Motion Carried.

Ayes	Councilpersons Peters, Worth, Barrows, Cutting, Supervisor Menser
Nays	None
Abstain	None
Absent	None

Duly Submitted,

Mary Cindy Bodette
Town Clerk