Regular Monthly Town of Pierrepont Board Meeting, March 31, 2026
County of St. Lawrence, State of New York, 864 State Highway 68, Canton, NY 13617

Present:
Jane Powers, Supervisor
Julian "Olla" Filiatrault, Town Clerk
Robert Moulton, Highway Superintendent
Laurie Hance, Assist. to Supervisor

Councilpersons: John Glasgow
Shawn Spellacy
Chad VanBrocklin
Daniel Manor Jr.
Dep. Supervisor: Brad Filiatrault

Meeting attendees/Public: Darren Richards – Code Enforcement; James Corbett - Planning Board; Rick Perkins – Legislator; Amy Hunt – Assessor
14 Pierrepont residents in attendance.

REGULAR MEETING. Called to order.
Supervisor Powers opened the meeting with the Pledge of Allegiance at 6:30 PM.

Minutes Approved:

- **Motion** was made by John Glasgow, seconded by Daniel Manor Jr. that the minutes of February 2026 submitted by the Town Clerk are approved.

County Legislators,
Legislator, Rick Perkins submitted report of March 2, 2026 County Legislature Board Meeting. It is available upon request.
**Rick Perkins left the meeting at 6:38p.m.*

DEPARTMENT REPORTS:

Supervisor, Jane Powers:

- No monthly report for February 2026

Jane Powers permitted her Deputy, Brad Filiatrault to speak at the meeting regarding Town Buildings and Grounds Maintenance and Planning Advisory Committee. He announced that the committee held its first meeting on March 24 to discuss maintaining town properties and future planning. They reviewed progress on the new highway garage, timber removal, and the need for repairs to the salt storage building. The future use of the old garage and ongoing improvements to the town building were also discussed.

Additional topics included possible relocation of the neighborhood center, ideas for community beautification, and creating a small picnic area. The committee will meet again in early May.

The report is available upon request.

Highway, Bob Moulton:

- Bob Moulton reported that:
    1. An inventory of equipment and vehicles was compiled and submitted to the insurance company,

including approximate replacement values and the newly acquired truck.
(He provided the board with the equipment list)

2. Documentation for upcoming agreements was prepared for review.
3. Rising fuel costs are expected to negatively impact pricing, meaning less can be provided for the same budget.
4. Additional information about the new truck and plans for addressing a specific area ("the corner") was included for consideration.
5. Instead of pricing for a grader, an alternative option was presented that still requires review and pricing.
6. Construction of the highway garage is progressing well, with major structural elements in place and completion expected within about 1–1.5 months.

- A discussion was conducted regarding equipment budgeting and funding.

The highway budget already includes $150,000 for equipment, which could be used for the truck, while other funds (such as FEMA reimbursements or transfers) may help cover the grader. FEMA funds are expected and could be used to reimburse the general fund, which previously transferred about $587,540 to the highway department during the emergency. The board must decide how much to return to the general fund versus keeping in the highway fund for equipment. Additional revenue, including delayed CHIPS funding from 2025, has increased the 2026 account balance, providing more flexibility. Financing options (such as a lease with a $1 buyout) are available, and the total cost depends on the repayment scenario selected. The board must also consider other financial obligations, including a $95,000 engineering study and future project costs, as well as maintaining a stable general fund for operating expenses. Long-term planning is important, with potential annual payments of about $75,000 for five years if financing is used. Selling old equipment (truck and grader) could help offset costs. The decision is time-sensitive due to pricing that may change after April.
***Overall*:** The board must decide how to allocate funds, balance general vs. highway accounts, and choose a financing strategy while planning for both immediate equipment needs and long-term financial stability.

Town Clerk, Olla Filiatrault:

- Written report submitted. Available for review.

Revenue paid to Supervisor $151.00 with total revenue dispersed $158.00

- **Motion** to approve Town Clerk's report for the month of February 2026 made by Shawn Spellacy, seconded by Chad VanBrocklin. No discussion. All voted to approve. None opposed. Motion carried unanimously.
- Town Clerk Filiatrault asked Town Board's permission to attend annual NYSTCA Conference in April 2026. She stated that she plans to apply for certification to become a Registered Municipal Clerk at the conference using the credits she has earned. Deputy, Renee Miller to cover office.
- **Motion** to approve Town Clerk Filiatrault to attend annual NYSTCA Conference 2026 made by John Glasgow, second by Daniel Manor Jr. No discussion. All voted to approve. None opposed. Motion carried unanimously.

Code Enforcement, Darren Richards reported:

- The Code Enforcement Officer, Daren Richard discussed the 2025 Code adoption. He requested the Board to choose between adopting the current 2025 building codes or automatically following future New York State

updates. The decision is complicated by a lawsuit that could require fully electric homes, concerns about higher costs, and fairness issues with federal housing standards. Darren recommended adopting the current 2025 codes for now, though it requires a public hearing.

- **Motion** to hold a Public Hearing at the next meeting April 28, 2026 to adopt the 2025 Building Energy Codes was made by John Glasgow and seconded by Chad VanBrocklin. No discussion. All voted to approve. None opposed. Motion carried unanimously.
- He reported both positive and negative updates to the Board.

Positive: The Town of Pierrepont's ISO (Insurance Services Office) rating has improved following a recent audit. This rating influences homeowners' insurance premiums, and the improvement is expected to reduce insurance costs for residents. Officials described the change as significant, though no specific rating was provided.

Negative: FEMA has reversed a 1984 determination and will re-enter the Town of Pierrepont into the National Flood Insurance Program.

Approximately 40 properties will be newly designated within a flood zone; specific locations have not yet been released. This designation may result in increased insurance costs, as affected property owners could be required to obtain flood insurance. Flood zone determinations are based on a structure's base elevation and the lowest adjacent ground level. While removal from a flood zone may be possible through elevation modifications or FEMA applications, these processes are typically complex and costly.

Summary: Although the improved ISO rating may lower homeowners' insurance premiums overall, FEMA's action to place the Town back into the flood zone program is expected to increase costs for impacted properties. The Town will need to notify affected property owners and address cases individually. A floodplain administrator must also be designated, likely the Code Enforcement Officer.

- He also addressed two property maintenance concerns, one at 9 McMaster Lane and another on Hanson Road. Regarding the Hanson Road property, it was noted that Sally Remington and Kevin Ames have been patient with their neighbor; however, the situation now requires action. Darren recommended issuing a 30-day Notice of Violation.

Motion to permit Code Enforcement to issue a Notice of Violation related to a property concern at the corner of Hanson Road and Brown Road was made by Shawn Spellacy and seconded by Daniel Manor Jr. There was no discussion. The motion was approved unanimously, with all members voting in favor and none opposed.

- **Dollar General update:** The proposed Dollar General project was designed as a low-impact "green" store, incorporating additional landscaping, tree preservation, downward-facing lighting, and other aesthetic conditions set by the Planning Board and ZBA. A key requirement was the use of a sandstone-colored veneer exterior. However, due to an apparent contractor oversight, the building was constructed using split-face CMU (concrete block**)** instead of the approved material.

Correcting the exterior to meet original specifications would require either: removing and rebuilding the surface to apply veneer properly, or reconstructing portions of the façade entirely. Both options are estimated at $120,000.

Dollar General has requested consideration from the Town, Planning Board, and ZBA for alternative solutions to avoid the costly correction. Suggestions discussed included: additional landscaping improvements or other compensatory measures (e.g., community contributions).

Board members emphasized the importance of: upholding agreed-upon design standards, protecting the interests and quality of life of nearby residents and recognizing the effort already invested in establishing project conditions.

Dollar General is seeking a temporary CO by the end of the week to begin stocking shelves, but officials stressed that approval should come with clear expectations that a permanent CO will not be granted until compliance is achieved.
Consensus to refer the matter to the Planning Board and ZBA for recommendations and avoid premature concessions. Public comments noted concerns about building's appearance.

- 3 Building permits issued with the total $75.00 collected.
- **Motion** to approve Code Enforcement's report for the month of March 2026 made by Daniel Manor Jr, seconded by Shawn Spellacy. No discussion. All voted to approve. None opposed. Motion carried unanimously.

Assessor, Amy Hunt:

- The Assessor reported that the 2025 tax roll is being finalized and will be submitted by the end of the week. Informal review sessions are ongoing, with availability to address questions related to assessments, property changes, and notices. Grievance Day is scheduled for Friday, May 29, 2026.

Discussion was held regarding property revaluations. The Assessor explained that reassessments are conducted to ensure equitable distribution of the tax burden based on current market values, not to increase municipal revenue. Changes in assessments may result in higher or lower taxes depending on prior equity.
Recent local data indicates rising property values, with median sale prices increasing approximately 16.7% over the past year. The current equalization rate is approximately 59.5%.
The Assessor noted that the current reassessment process is nearing completion, with relatively few informal grievances received to date. Ongoing efforts include responding to property owner inquiries and providing supporting data.
It was also reported that New York State will be implementing a new property assessment software system, with training anticipated later this year. Future reassessments will require additional resources and support due to the scope of work involved.

Planning Board Report,
James Corbett, Chairman stated that the Planning Board will hold a meeting on April 7, 2026, at 7:00 p.m.

Courtesy of The Floor:

- **Krystal Anson, resident.**

Krystal Anson and her husband Michael requested support for a special use permit or use variance to develop 4–6 small eco-cabin rentals on her 18-acre property on Howardville Road, Pierrepont. The project is intended to be low-impact, environmentally sensitive, and designed to minimize noise and traffic.
The property is currently zoned agricultural/residential, which does not permit this use. Ms. Anson is seeking an exception or initiation of a rezoning process. She stated willingness to meet all regulatory requirements and provide detailed plans.
It was noted that five or more units may require a community water system per Department of Health guidance. The appropriate next step is for the Town Board to consider the request and potentially refer the matter to the Planning Board for rezoning review**.**

NEW BUSINESS:

- **Using the Town Hall for a quilt show to celebrate the 250th birthday of the USA**

The Town Hall will be used for a quilt show on August 15 as part of the USA's 250th birthday celebration. Deputy Brad Filiatrault stated that the event has already been approved for special use, and organizers will have a representative on-site at all times to supervise. Attendance is expected to be strong, and organizers will attend an upcoming meeting for confirmation.
Planned activities include Revolutionary War soldier cutouts for photos and a commemorative travel stamping activity for visitors participating in the 250th celebration. He added that the Town has been registered on the St. Lawrence County Tourism site for a July 4th event. The museum and church will be open, with Katie Rafferty available at the museum. There is ongoing discussion about whether and how to open the Town Hall that day due to another scheduled event, with the possibility of securing a volunteer.

- **Job application letters for a clerk for the Planning and Zoning**

Applicants are seeking a larger role than intended. The position is part-time, paid per meeting ($40–$60). Responsibilities include recording and submitting meeting minutes. The board is looking for someone local (possibly a member or spouse) to fill this low-commitment role.

- **ADA Compliance letter**

Deputy Brad Filiatrault provided a brief update on new ADA-related website accessibility requirements. Current website features that managed by North Shore Solution, already include an accessibility tool (blue icon) that allows users to adjust display settings such as text size and color on both desktop and mobile.
Municipalities with populations over 50,000 were required to comply by April 2026. The town's compliance deadline is April 2027, allowing additional time to review and ensure full adherence to the updated standards. The town will continue working with North Shore Solutions to ensure the website meets all new accessibility requirements. It is expected that the vendor will incorporate necessary updates into their system. Adding fillable, directly submittable PDF forms was proposed to improve online services. Further review and implementation will follow.

- **Community water system issue and discussion.**

Roger Hazen, resident spoke to the Board. He is the operator, and he will prepare for the break. He stated that there are 40 homes in the area, and he provides water service to 32 of them, drinking water and all other uses. He has been doing this for 50 years. and can no longer maintain daily operations. There is no backup operator or succession plan in place.
The system generates only about $15,000 per year, which is insufficient to support proper maintenance, staffing, or upgrades. The system is privately owned and regulated by state agencies, with oversight from the Department of Health and potential involvement from the Department of Public Service.
Residents expressed concern that the system is aging about50 years old, and may fail. Without water service, homes cannot be sold or occupied. Many residents are retired or on fixed incomes, limiting their ability to fund major upgrades.

Deputy Brad Filiatrault responded to the public and stated that the Town Board discussed a significant legal issue regarding potential involvement in a private water system. It was emphasized that taking over the system is complex and would make the Town responsible for all associated infrastructure and liabilities. The matter has been referred to the town attorney for guidance, with a focus on protecting the interests of all taxpayers. Creating a water district was described as extremely costly, potentially requiring millions of dollars, along with expensive engineering studies, long-term debt service and ongoing costs passed on to residents as utility bills. Board members expressed sympathy for residents' concerns, but stressed the Town's legal and financial responsibilities. The attorney advised that the issue should initially be resolved between the landowners and the corporation involved. Any further town involvement will depend on legal guidance and future board decisions.
An additional from Darren Richard, Code Officer, he emphasized that the first and most critical step is establishing a water ordinance to govern the system. Properties connected to the system cannot drill new wells, to prevent aquifer depletion and ongoing separation issues. He suggested that participation in the water system be mandatory, with details for existing wells to be decided by the community. Water sources would undermine the system and impact neighbors negatively. He also shared a successful example of system growth from $76,000 to over $400,000 with manageable rate increases 5% over five years.
Councilman Shawn Spellacy offered to serve at the town level in a listening and supportive role for the community.
Overall: The community faces an urgent need to transition from reliance on a single aging operator to a structured, sustainable management system**,** but all available solutions involve significant financial, legal, and organizational challenges**.**
No decisions have been made at this time.

- **Colton Swim Program**

A letter from Steve Knight to Supervisor Powers, referenced a February 19 email regarding a youth swim program, which was not placed on the previous agenda. The program, supported in the past, provides community-oriented swim instruction for children at a cost of approximately $50 per student.
Historically, transportation changes created challenges for Pierpont families, as Colton schools could no longer bus non-district students, requiring parents to provide transportation. Participation declined over time, and the program was never included in the town budget nor previously requested for funding.
This is the first formal request for financial support, with Colton proposing cost-sharing options. Questions remain regarding transportation logistics, total costs, and participation. Steve Knight outlined possible next steps, including returning to a prior agreement or splitting costs among parties.
The board expressed general support for the program in principle but requested more details before making a decision. Councilman Daniel Manor Jr. offered to follow-up with Jenn McKinley and Steve Knight to clarify costs, logistics, and options moving forward.

- **Budgeting for Highway Department equipment purchases**

Snowplow truck acquisition:
The Board discussed how to finance a new truck and potentially a grader. Options include structured payments over 3–5 years, with the flexibility to pay off early if funds allow. The current equipment inventory is in relatively good condition for trucks, but a grader may be a more urgent need.

The Board discussed the use of funds (FEMA and accounts). FEMA funds should be restored to the general fund to allow flexibility in transfers. Savings accounts are preferred over restricted accounts to avoid tying up funds. The highway fund has significant available resources, including $150,000 in the equipment budget and $164,000 from prior revenue (CHIPS funding). The estimated remaining FEMA-related funds total $587,000, with upcoming expenses expected to reduce this amount. FEMA funds should be returned to the general fund to keep them usable and avoid restrictions.

The Board discussed budgeting and financial strategy, emphasizing the importance of maintaining flexibility by keeping funds in transferable accounts. A long-term goal is to save in advance and pay cash for future equipment, such as trucks. The Board also suggested developing a multi-year capital plan for equipment replacement.

The Board discussed project and bidding considerations. Upcoming project costs are uncertain until bids are received. There is also a risk that regulatory approval (DEC) could impact the project scope or approval process. The Board agreed on the need for long-term equipment replacement planning and saving to pay cash when possible.

The Board also discussed infrastructure concerns, noting the need for durable solutions due to flooding and debris challenges.

Motion to approve the Highway Department's purchase of a snowplow truck with a $75,000.00 down payment using a five-year payment plan. was made by Daniel Manor Jr. and seconded by Shawn Spellacy. There was no discussion. All voted in favor; none opposed. Motion carried unanimously.

Grader acquisition:

The Board discussed purchasing a used Caterpillar grader for approximately $800,000–$870,000, with features such as all-wheel drive and a snow wing. The equipment would support road maintenance and snow removal and is expected to last 15–20 years.

Superintendent Bob Moulton noted that new or similar used graders can cost up to $700,000 or more, making this option comparable in price. The importance of purchasing a reliable brand like Caterpillar was emphasized due to parts availability and durability. Rising material costs and uncertain funding may impact related roadwork plans and the final purchase decision. Delivery and warranty details are pending confirmation.

Motion to approve spending up to $100,000.00 for the purchase of a grader was made by Daniel Manor Jr. and seconded by Shawn Spellacy. There was no discussion. All voted in favor; none opposed. The motion carried unanimously.

- **Status of new Town Garage budget**

Admin/Asst. Highway Superintendent Laurie Hance reported to the Board that the project began with a bond of $3.525 million. After contractor payments, including the most recent invoice, the remaining bond balance is $443,200. Additional charges total $176,049, with $6,350 in accounting-related expenses, leaving a final balance of $169,838.99 to complete the remainder of the building.

The Board confirmed project finances are current, with approximately $443,000 remaining to complete the building, including interior components, doors, and equipment. Some items, such as overhead doors, are only partially paid, while the propane tank has been completed.

Discussion included remaining costs (insulation, generator, interior finishes, and electrical work) and coordination of fire alarm systems. The Board also reviewed insurance classification concerns regarding use of the building as a working garage versus storage.

Drone-based mapping and survey work was discussed, with agreement to begin planning soon to support future project bids.

- **Relocation of CDP to Central Colton location**

The Board discussed transitioning oversight of the service, with Sandy Huckel coordinating efforts as staffing changes occur, including an upcoming employee departure. It was noted that this presents a suitable opportunity to implement the change.

While some concern was expressed that residents may need to travel farther, the Board acknowledged several advantages, including expanded service availability (four days per week), consolidation with neighboring communities, and improved use of available space and equipment.

The Board also discussed providing a letter confirming the Town's continued support and contractual commitment to ensure services remain available to residents. It was noted that consolidation may allow for expanded hours and help address ongoing staffing challenges related to split locations.

Overall, the Board agreed the transition is a practical and beneficial solution.

AUTHORIZATION TO PAY BILLS:

- **Motion** by Chad VanBrocklin, seconded by Shawn Spellacy. No discussion. None opposed. All in favor to authorize payment of the **General Fund Abstract #3**, Vouchers #69-98, **Total of $1,076,022.57**
- **Motion** by Shawn Spellacy, seconded by John Glasgow. No discussion. None opposed. All in favor to authorize payment of the **Highway Fund Abstract #3**, Vouchers #66-96, Total of **$24,956.72**

EXECUTIVE SESSION:

Motion made by John Glasgow, seconded by Chad VanBrocklin, with all in favor to go into **Executive Session for the purpose of the discussion of an employee related matter.**

The Board adjourned the regular meeting to move to executive session at 9:53p.m.
Invited to executive session: Laurie Hance; Bob Moulton

The Board returned from executive session at 10:07 p.m. The regular meeting was reconvened at 10:07 p.m. **NO Action taken in executive session.**

- ***A record of the executive session was made and provided to the Town Clerk by Jane Powers, Supervisor.***

Motion made by Shawn Spellacy, seconded by Daniel Mannor Jr., all in favor of going back into the regular meeting. Action taken in executive session.

ADJOURNMENT:

- **Motion** to adjourn meeting at 10:08 pm. Motion made by John Glasgow, seconded by Daniel Mannor Jr. No discussion. All voted to approve. None opposed. Motion carried unanimously.

Meeting minutes prepared by Town Clerk, Julian "Olla" Filiatrault.
Respectfully Submitted, Julian "Olla" Filiatrault, Town Clerk