

Town of Louisville  
Public Hearing  
Regular Board Meeting  
11, March, 2026  
6:00pm

**ATTENDANCE:**

Member	Present	Excused
Larry Legault, Town Supervisor	X	
Raymond Drake, Councilperson	X	
Dan O’Keefe, Councilperson	X	
Nancy Charleston, Councilperson	X	
Shawn Thompson, Councilperson		X

**ALSO PRESENT: Highway Superintendent Lindsey Gladding, SLC Legislator Rita Curran, RVRDA Larry Clark, Code Enforcement Officer Anthony McManaman**

**OTHERS PRESENT: Residents**

**Call meeting to order:**

Supervisor Legault called the Public Hearing on Unsafe Buildings Local Law 1-2026 to order at 6:00 pm.

Pledge of Allegiance

**SECTION 1. PURPOSE AND INTENT (Local Law 1-2026 – Unsafe Buildings)**

This local law provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code (the Uniform Code) and the Property Maintenance Code of New York State (PMCNYS) regarding unsafe buildings in this Town. This local law is adopted pursuant to Section 10 of the Municipal Home Rule Law. The purpose of this law is to promote and preserve the health, welfare, and property of residents and owners of property located within the Town of Louisville, by providing a method for the removal or repair of buildings and structures within the limits of said Town that, from any cause, may now be or shall hereafter, become dangerous or unsafe to the public.

Code Enforcement Office, Tony McManaman, explained the law provides owners a chance to remedy issues before court; modeled on other towns, escalating to court if noncompliance persists.

**Public Comment**

<b>Resolution# 26 - 2026</b>				
<b>Accept Local Law #1-2026 Unsafe Buildings</b>				
Motioned by: Councilman O'Keefe	Vote			
Second by: Councilwoman Charleston	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O'Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion/Resolution is carried.</b>				

Supervisor Legault called the Regular Meeting to order at 6:05 pm  
 Recognizing Dan Casey and his years of service on the Board of Appeals, Larry will get the plaque to Mr. Casey on behalf of the Town.

<b>Motion</b>				
<b>Accept or correct the February 11, 2026, regular meeting minutes.</b>				
Motioned by: Councilman Drake	Vote			
Second by: Councilwoman Charleston	Aye	Nay	Abstain	Excused
Larry Legault	X			
Ray Drake	X			
Dan O'Keefe	X			
Nancy Charleston	X			
Shawn Thompson				x
<b>With some corrections. Motion is carried.</b>				

<b>Motion</b>				
<b>Accept or correct the February 26, 2026, Public Hearing minutes.</b>				
Motioned by: Councilman O'Keefe	Vote			
Second by: Councilwoman Charleston	Aye	Nay	Abstain	Excused
Larry Legault	X			
Ray Drake	X			
Dan O'Keefe	X			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

Supervisor Legault asked Mr. McManaman to go over the newly proposed local law briefly on mobile home courts and the amendment to Local Law #6 of 2022. Tony proposed updating the 2006 local law to reflect current building code sections, primarily section revisions. Amendments require a public hearing and one will be scheduled prior to the regular meeting on April 8, 2026.

**Report from RVRDA representative Larry Clark:** Larry Clark reported limited county activity; the last item was marquee lighting. Community development funding available up to \$20,000 for communities and nonprofits; application window open now through April 15. Councilman O’Keefe typically handles this.

**Report from County Legislator, Rita Curran:** Spring burn ban March 16–May 14 (DEC mandate) in St. Lawrence County. Sales tax receipts ahead of last year (budgeted \$78M; received \$83M last year); Public bus route adding a stop at Louisville Town Housing near the arena; U.S. 250th anniversary: County commission offers \$500 to towns with a 250-word description; materials will be emailed.

**Report from Grant Writer, Linda McQuinn:** Absent; Supervisor Legault will reach out about future meetings.

**Report from Louisville Landing Recreation Manager, Perry French:** Perry French absent; requested approval of labor schedule and hourly rates emailed previously. The plan is to begin setting up the golf shop on March 25th and to be open officially on April 1st. All Tree removal is completed except for some stumping and the spring seeding of all areas. Anticipate the 2026 season pass revenues for the March 31st deadline to exceed the 2025 revenue amount of \$24,500. Perry will coordinate with Chloe and have an updated roster for the April board meeting.

**Golf Shop Staff 2026**

Perry French - GM/Director of Golf – Salary \$54,080.00 Pay Period \$2,080

		2026 hr wage		
Devin Page - Lead Assistant Professional -Full Time April 5th- Oct 24th- 32 weeks Staff - #2 -	28 weeks golf and 24 weeks TOL	\$ 19.89	\$22,288.00	\$796 week
Paul Bombard part time - April 19th - Oct.10th Staff # 3 -	25 weeks @ 24 hours week	\$ 16.43	\$9,875.00	\$395.00 week
Matt Sharp part time May 10th- Sept. 12th	18 weeks @ 20 hrs week 12 weeks @ 18 hours week	\$ 16.43	\$5,904.00	\$328 week
Staff # 4- Chris Boyea part time May 10th- Aug 1st Devin Delisle part time golf shop May 15th -Oct Staff #5 1st-	20 weeks @ 18 hours week	\$ 15.50	\$3,348.00	\$279 week
	golf shop total		\$101,075.00	
Golf Course Maintenance Staff		hourly wage		
Brent Smith - Superintendent - Dept Full Time April 5th- Oct 31st	29 weeks@ 40 hours week	\$ 29.61	\$34,336.00	\$1,184 week
Bill Ducolon - Full time April 5th- Oct 31st	29 weeks@ 40 hours week	\$ 22.10	\$25,636.00	\$884.00 week
Staff # 2 - Wayne Charleston - Full Time April 12th- Oct 10th -	26 weeks @ 40 hours week	\$ 17.04	\$17,706.00	\$681 week
Staff # 3 - Keagan Scully - Full Time April 12th - Oct 3rd-	25 weeks @ 32 hours week	\$ 16.43	\$13,150.00	\$526 week
Staff # 4- Mike Gleason - Full Time April 12th - Oct 3rd	25 weeks @ 28 hours week	\$ 15.50	\$10,850.00	\$434 week
Staff #5 - Merrill Bresset- Full Time April 12th - Oct 18th	<a href="#">25weeks@ 24 hours week</a>	\$ 15.50	\$9,300.00	\$372 week
Staff # 6- Shea Scully -Bunker/Cup setter- Part Time - May 4th- Oct 3rd	22 weeks @ 18 hours week	\$ 15.50	\$6,138.00	\$279 week
Staff # 7- Scott Young- Part Time May 4th- Sept 26th	20 weeks@ 20 hours week	\$ 15.50	\$6,200.00	\$310 week
	maintenance total		\$123,316.00	

Monthly Payroll	Golf Shop	Maint Staff	Month Total Labor	
Jan	\$4,160.00	\$0.00	\$4,160.00	
Feb	\$4,160.00	\$0.00	\$4,160.00	
Mar	\$4,160.00	\$0.00	\$4,160.00	
April	\$7,000.00	\$14,745.00	\$21,745.00	
May	\$11,347.00	\$18,680.00	\$30,027.00	
June	\$13,512.00	\$18,680.00	\$32,192.00	
July	\$13,512.00	\$23,350.00	\$36,862.00	
August	\$14,100.00	\$18,680.00	\$32,780.00	
Sept	\$11,740.00	\$18,680.00	\$30,420.00	
Oct	\$8,320.00	\$11,245.00	\$19,565.00	
Nov	\$4,160.00	\$0.00	\$4,160.00	
Dec	\$4,160.00	\$0.00	\$4,160.00	
Total	\$100,331.00	\$124,060.00	\$224,391.00	2026 budget 225,000

<b>Motion</b>				
<b>Accept LLR 2026 Payroll for golf staff</b>				
Motioned by: Councilman O'Keefe	Vote			
Second by: Councilman Drake	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O'Keefe	x			
Nancy Charleston			x	
Shawn Thompson				x
<b>Motion is carried.</b>				

**Report from Highway Superintendent Lindsey Gladding:** Spring cleanup: April 23–25; Fall cleanup: September 24–26. Town roads closed from March 14 to vehicles over four tons per axle until signs are removed. William Shirley attended Advocacy Day in Albany (March 3–4): 800+ attendees; request for \$2.5M more CHIPS funding. Equipment repairs: Truck 10 starter/exhaust/carrier bearing/shifting rod; Truck 6 emission issues. The new work order system, tracking repair costs, is working well. Garage pits cleaning: quotes—Republic Services \$4,756.12; Safety-Kleen \$5,793. Motion approved to proceed with Republic Services. Facilities improvements: bathroom ceilings restored; T12 lights replaced with LED; exhaust fan replaced; salt sheets delivered. Highway Department will attend the U-Dig refresher course scheduled for March 18, 7:30–10:00 a.m.

<b>Motion</b>				
<b>Pits in the Highway Barn to be cleaned out by Republic Services, quoted for \$4,756.12</b>				
Motioned by: Councilwoman Charleston	Vote			
Second by: Councilman Drake	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O'Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

**Report from Arena Supervisor Lindsey Gladding:** Last day of ice: March 20. Siemens to shut down compressors at noon; Massena Electric to shut down three-phase at 3 p.m. The new Zamboni requires continuous charging; the current charger is 480V three-phase; the facility lacks 480V three-phase; exploring a 240V charger and a 250-foot run; may need to keep power on for one more month. Further investigation on the available three-phase system at another site is planned. Multiple light failures at the arena (a total of eleven over four years); some under warranty; replacements were costly at \$295 vs. the identified option at \$110. Lindsey will contact representatives (Power Authority/Power Play) to address reliability and options. Auctions are scheduled for April 18 and September 12. North Country Roller Derby contracted to practice Tuesdays/Thursdays, 6–8 p.m., April–September; aims to host tournaments. Arena rates and fees for 2026-2027 ice season; proposed increases due to rising utility and fuel oil costs: rates from \$100 to \$105 and \$115 to \$120; skate sharpening from \$5 to \$6. Mr. Gladding also shares that he and Connor will be attending the Water conference on April 8, 2026; 6 credit hours; \$60/person.

<b>Motion</b>				
<b>Increases at the Arena for Sharpening Skates \$5.00 to \$6.00, Ice rates from \$100.00 to \$105.00, and \$115 to \$120</b>				
Motioned by: Councilman O'Keefe	Vote			
Second by: Councilwoman Charleston	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O'Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

<b>Motion</b>				
<b>Lindsey Gladding and Connor Lepage to attend the conference for the water department on April 8, 2026, for \$60.00 per person</b>				
Motioned by: Councilman O'Keefe	Vote			
Second by: Councilwoman Charleston	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O'Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

**Public Comment:** Property owner on Oliver Road requested that the town abandon the lower section of the unmaintained road and offered land for a turnaround at the end of the paved, maintained section. Reports of long-term lack of maintenance, right-of-way disputes, and communication concerns; seeks formal planning and inclusion. Another resident inquired about locating the town charter; Clerk Ellsworth let the resident know she has reached out to the county clerk, county historian, and NY State Archives, which has no record; Supervisor Legault states the town follows NY State municipal law in the absence of a charter. Resident suggestion to solicit proposals from the broader real estate community for the upcoming contract renewal for the Mutton Ridge property; consider local agents and potential conflicts. Acknowledgment that outreach can be expanded; prior contacts named. Fire station #1 structural concerns: Siding blowing off; corners crumbling due to historic foundation issues; prior repointing was unsuccessful. Front entry roof support legs bent by equipment impact; at risk of collapse; needs assessment and repair. Property reassessment concerns on Wilson Hill. Resident reported reassessment inequities; provided materials illustrating over- and under-assessed properties; described personal home defects; sought relief without success; criticized reassessment quality and urged halting the process; intends to pursue assessor accreditation and feels current quarterly allowances and tiered billing cause unfair subsidies; proposed a flat per-gallon rate based on meter readings; infrastructure costs should be shared, usage charges precise. Mutton Ridge property pricing and appraisal; Current listing price \$2.75M (previously \$4M), aligned with a 2023 appraisal (\$2.6–\$2.65M). Drop attributed to lack of buyer interest; origin of \$4M figure unclear.

**Town Clerk Report:** Rabies clinic to be rescheduled due to LVFD drill and court night; target April 14 or April 16 pending vet confirmation. Proposal to start an annual newsletter on the website, sharing cleanup dates, water billing info, department updates; some dates depend on county finalization in March. NY State Rural Development Association dues are \$499/year; the board prefers to keep membership dues for leak-finding support. Cross-training: Dawn is starting to be trained on bills. Community events planning (Hometown Days and Fall Fest). Hometown Days theme: red, white, and blue floats; intend to apply for \$500 from the county; seek quotes; explore highway trailer use. Chicken barbecue June 13 (Saturday), drive-through; Bash weekend July 17–19; events include ice cream social, kayak/float Saturday, kids' parade Sunday. Fall Fest September 19 at Whalen Park; request fire department presence and donations jar; vendors charged \$15 to offset band costs. Dawn looked into the Salt Barn grant and other sources; Hybrid lacks a grant writer; information was sent to Linda.

**Councilwoman Charleston Report:** Whalen Park fitness court proposal and coordination with Power Authority/NYPA. Two public presentations held: Sat (2 attendees, not in favor); Mon (9 attendees, 8 in favor, 1 not). Another presentation is planned next week (likely Tuesday) with broader outreach. NYPA plans include tennis/basketball court renovations and potential pickleball courts next year; fitness court location is flexible but must meet criteria. Nancy explained that the fitness court could be purchased this year and installed next summer, 2027, to align with the other upgrades from NYPA; installation must be by the fitness court company to maintain warranty; delayed installation is acceptable. Power Authority involvement: grant funds usable on Power Authority properties; criteria met except for task force approval. Non-binding resolution passed to proceed; total cost \$275,000; payment to be issued via Power Authority once agreed. Oversight to go through the town recreation department; warranty validity during storage to be confirmed (Nancy to ask; Stephanie suggested storage for a year). Cybersecurity Session by State Trooper Tim Connolly, Proposed session for employees/public; venue likely fire station; dates pending; Nancy to set up. Turtle Trot scheduled for July 25; benefits the fire department.

**Councilman Drake Report:** Ray spoke with a mason contact and awaits a response on Fire Station #1; Lindsay had difficulty getting estimates in the past; one person visited and will report back. Generator not yet tested.

**Public Comment:** Community concerns raised: transparency, funding flow (\$34–35k grant up-front and reimbursement), whether Town or Power Authority fronts costs and which account; need for written commitment for funding and O&M; storage logistics; site suitability (wet, sloped, near trail benches; geese presence; fencing; cement base with rubber pads; climate durability); program obligations and maintenance (approx. two power washes per year). Supervisor Legault explains Power Authority to engage architects/engineers and cover O&M once built; Nancy—to verify reimbursement with Stephanie and contact local fitness ambassadors; share video via YouTube/Facebook/website. Lindsay says the room for storage needs depends on dimensions. Interim basketball court patching is discouraged due to planned reconstruction and settling issues. Origin of fitness center concept: splash pad deemed unsuitable; demand for Zumba/aerobics and flat pad space observed; fitness center proposed as a functional alternative. Resident raised concerns about limited community buy-in and trust, urging more public input and use of prior survey results before committing funds; Larry framed efforts as initiating processes with Power Authority covering most costs. Community input, transparency, and pace of decision-making. The public suggested pursuing solar/wind to offset electric bills; Larry noted constraints due to reliance on Massena Electric; interest in revenue-positive energy projects was acknowledged without specific initiatives.

<b>Motion</b>				
<b>Councilwoman Charleston to move forward with necessary steps for the fitness court</b>				
Motioned by: Councilwoman Charleston	Vote			
Second by: Councilman Drake	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O’Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

Supervisor Legault to speak with the Town Attorney and to get a quote for surveying points on Oliver Road. Property owner expresses communication concerns; landowner offered necessary land; attorneys to be involved (town and possibly landowner’s). Turnaround to be at the end of the current pavement, not extending into problematic areas. Planning Board reappointment for Carol Pulley for a seven-year term.

<b>Motion</b>				
<b>Planning Board Appointment, 7-year term for Carol Pulley</b>				
Motioned by: Councilwoman Charleston	Vote			
Second by: Councilman O’Keefe	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O’Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

Resolved that invoices contained on Abstract 03-26 have been reviewed by the Town Board and are authorized for payment in the following amounts:

<b>03/2026 Abstract</b>		
<b>Fund</b>	<b>Voucher #'s</b>	<b>Amount</b>
General A	73-62G - 113-26G	\$ 44,362.01
General B		\$ 173.17
SF		
SL1		\$ 15.70
SL2		\$ 31.40
SL3		\$ 332.77
SL4		\$ 11.63
<b>Total General</b>		<b>\$ 44,926.68</b>
Highway DA	46-26H - 68-26H	\$ 53,028.88
Highway DB		\$ 7,515.41
<b>Highway Savings Transfer Total</b>		<b>\$ 60,544.29</b>
<b>Water District #1</b>	32-26SW - 49-26SW	\$ 36,992.22
<b>Water District #2</b>		\$ 10,334.14
<b>Water District #3</b>		\$ 20,065.89
<b>Capital</b>	08-26CD	\$ 440.00
<b>Hometown Days</b>		\$ -
<b>Louisville Landing Recreation</b>	14-26GF - 17-26GF	\$ 6,542.38
<b>Total of Abstract</b>		<b>\$ 179,845.60</b>

03/12/2026 - VOID CK#23139 \$562.45 - AND REISSUE TO MIKE GILBO VOUCHER #40-26G

<b>Motion</b>				
<b>Accept 03-26 Abstract to pay bills as presented</b>				
Motioned by: Councilwoman Charleston	Vote			
Second by: Councilman Drake	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O'Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

The Town Clerk's February 2026 monthly report was reviewed by the Town Board.

<b>Motion</b>				
<b>To complete the closeout report from the U.S. Department of the Treasury (SLFRF)</b>				
Motioned by: Councilman O'Keefe	Vote			
Second by: Councilwoman Charleston	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O'Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

Budget Adjustment Recommendations

<b>General A Revenue Increase:</b>		<b>General A Revenue Decrease:</b>	
Snow Removal Services		Rental Equipment Other	
2302.03 Other Governments	\$ 395,000.00	2416.03 Governments	\$ 395,000.00
<b>Total:</b>	<b>\$ 395,000.00</b>	<b>Total:</b>	<b>\$ 395,000.00</b>

Comment: Correction of G/L number due to Bowers Report

<b>General A Increase:</b>		<b>General A Decrease:</b>	
13304.01 Tax Collector CE	\$ 100.00	13554.01 Assessment CE	\$ (100.00)
<b>Total:</b>	<b>\$ 100.00</b>	<b>Total:</b>	<b>\$ (100.00)</b>

<b>Water District #2 Increase:</b>		<b>Water District #2 Decrease:</b>	
83404.12 Trans./Dist. CE	\$ 44.00	83104.12 Admin CE	\$ (44.00)
<b>Total:</b>	<b>\$ 44.00</b>	<b>Total:</b>	<b>\$ (44.00)</b>

<b>Motion</b>				
<b>Accept Budget Adjustment Recommendations by Clerk Terri O'Keefe</b>				
Motioned by: Councilman O'Keefe	Vote			
Second by: Councilwoman Charleston	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O'Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

Councilman O’Keefe proposed to approve up to \$4,000 from Louisville Landing Recreation to purchase a used dishwasher (trade-in) costing \$3,750

<b>Motion</b>				
<b>Purchase of a dishwasher for the clubhouse at LLR at a cost of up to \$4,000.00</b>				
Motioned by: Councilman O’Keefe	Vote			
Second by: Councilwoman Charleston	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O’Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

<b>Motion</b>				
<b>Massena Library Annual Payment Agreement \$9,000.00</b>				
Motioned by: Councilman O’Keefe	Vote			
Second by: Councilwoman Charleston	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O’Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

<b>Motion</b>				
<b>Adjourn meeting at 7:44 pm</b>				
Motioned by: Councilman O’Keefe	Vote			
Second by: Supervisor Legault	Aye	Nay	Abstain	Excused
Larry Legault	x			
Ray Drake	x			
Dan O’Keefe	x			
Nancy Charleston	x			
Shawn Thompson				x
<b>Motion is carried.</b>				

Respectfully Submitted by:  
 Amy Ellsworth  
 Town Clerk