

REGULAR MEETING, WARRENSBURG TOWN BOARD, MAY 11, 2011

The regular meeting of the Warrensburg Town Board was held on Wednesday, May 11, 2011 at the Albert Emerson Town Hall at 7:00 p.m. with the following members present:

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| PRESENT: | Supervisor | Kevin Geraghty |
| | Councilman | John Alexander |
| | Councilman | Bryan Rounds |
| | Councilman | Dean Ackley |
| | Councilman | Austin Markey |

OTHERS PRESENT: Kathy Rounds, Deputy Town Clerk; Ed Pennock, Highway Superintendent; Richard Galusha, Sewer Superintendent; Bert Weber, Cornell Cooperative Extension; and numerous Town residents.

RESOLUTION #83-11

MINUTES

On motion of Councilman Ackley, seconded by Councilman Alexander, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

RESOLVED, to accept the Minutes as presented.

REPORTS OF TOWN OFFICIALS

Reports were received and placed on file from the following Town Officials: Town Clerk, Supervisor, Assessor, Justice, Dog Control Officer, and Enforcement Officer.

TOWN COMMITTEE REPORTS

The following town committees gave reports: Highway, Lighting, Museum, Parks & Rec., and Sewer and Water.

COMMUNICATIONS

- 1) A letter from Kathleen Ferullo applying for the vacant position for the five year term on the Board of Assessment Review.
- 2) A letter from Alan Smith applying for the vacant position for the five year term on the Board of Assessment Review.

DISCUSSION-PROPERTY BIDS

Supervisor Geraghty opened discussion stating the bid the Town received for Parcel B from J&A Lake George Property for the Town property received in April for \$99,500.00 was much less than the Town had expected.

Councilman Alexander asked if it would be correct to go back to the developer for a higher offer because the Town received only one bid.

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Councilman Markey said it was his opinion the timing is off, with the real estate market the way it is. Councilman Markey suggested the Town expand the Hamlet to include that area, this would allow for a lot more development.

Discussion ensued on the property and what could be done with it, possibilities of putting suggestions with the bids of what the town wished the developer to do with the property and the possibility of offering a different parcel of land, still in the Water Shed for sale.

Any action is tabled on property sale for the time being.

RESOLUTION #84-11 REJECT PROPERTY BID

On motion of Councilman Markey, seconded by Councilman Ackley, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to reject the bid for \$99,500.00 for the property identified as Parcel B that was received on April 13, 2011 for Parcel B.

DISCUSSION - SCHEDULE PUBLIC HEARING FOR PROPOSED LOCAL LAW

A public hearing was scheduled to be held for the proposed local law on IPP permits and Major Local Events for Wednesday, June 8th at 6:45 p.m., before the regular meeting.

Supervisor Geraghty explained the Chambers rules for the Worlds Largest Garage Sale and the Town's Code is currently different; this local law will make the two sets of rules similar for this major event.

RESOLUTION #85-11 RESOLUTION AUTHORIZING CHAMBER TO USE TOWN HALL PROPERTY

On motion of Councilman Markey, seconded by Councilman Rounds, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to allow the Chamber of Commerce to use the Town Hall property for the Arts and Crafts Festival on July 9&July 10, 2011 and the Garage Sale on October 1&2, 2011.

DISCUSSION – SOLICIT BIDS FOR SOLID WASTE DISPOSAL

Supervisor Geraghty opened discussion telling the Town Board next year there has to be a new solid waste plan to meet DEC specifications, the County will be out of the burn plant in November, by soliciting for bids for solid waste disposal with Warren County and other municipalities the town could pool the trash with Warren County to see what kind of deals there are available, or the Town can go on its own.

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RESOLUTION #86-11

AUTHORIZE THE TOWN OF WARRENSBURG TO JOIN WITH WARREN COUNTY AND OTHER MUNICIPALITIES FOR PURPOSES OF SOLICITING BIDS FOR SOLID WASTE DISPOSAL

On motion of Councilman Alexander, seconded by Councilman Rounds, the attached resolution was ADOPTED – VOTE – AYES 5 NAYS 0

DISCUSSION – PRIVATE CONTRACTOR FOR LANDFILL OPERATIONS

Supervisor Geraghty opened discussion telling the Town Board he wished to have them think about privatizing the landfill operations all together. Supervisor Geraghty discussed the benefits of privatizing the landfill, with the town controlling the pricing. The Supervisor will look into this.

RESOLUTION #87-11

AUTHORIZING SUPERVISOR TO SIGN NOTICE OF CERTIFICATION OF COMPLETION FOR THE ENVIRONMENTAL RESTORATION PROGRAM

On motion of Councilman Ackley, seconded by Councilman Markey, the attached resolution was ADOPTED – VOTE – AYES 5 NAYS 0

DISCUSSION – LEASE AGREEMENT FOR RECREATION FIELDS

Supervisor Geraghty told the Town Board the lease agreement between the Town of Warrensburg and the Board of Education for Warrensburg Central School use of the Recreation Fields will expire on August 17th and asked the Town Board to review their copy of the agreement so that the Board is prepared to take action by next month.

Councilman Markey asked to have a meeting with the Board of Education listing things that have come up regarding usage of Recreation fields and the schools fields which need to be addressed.

Supervisor Geraghty will schedule a meeting with the school.

DISCUSSION – A RESOLUTION FOR THE LAKE GEORGE LAND CONSERVANCY ENCOURAGING THE STATE TO CONTINUE WITH THE PURCHASE OF THE BERRY POND TRACT

Supervisor Geraghty opened discussion explaining the Town is not in favor of the State purchasing any lands but this portion of the land was purchased with conservation easements to keep the snowmobile trails on Prospect Mountain open, the Town of Lake George and the Town of Lake Luzerne have supported it and are asking the Town of Warrensburg to support it, it is his thought there should be a clause in the resolution that the Town wants to see them put something in there so the state cannot just shut this off to everybody, offer support.

Councilman Markey said he brought this to the floor two months ago, and, he is not in support of the State purchasing any more land, he did speak to Fred Monroe today and

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the same concern is there, if this land is locked down they will not be able to log it. Councilman Markey explained Fred Monroe did recommend the Town could support the purchase as long as there is an attached conservation easement to allow access for snowmobiles and access for timbering. Councilman Markey said that unless the verbiage is in there to allow the access for timbering and snowmobiles, and recreation, he would not support it.

Councilman Ackley said he could not support it unless he sees the agreement to the State.

Supervisor Geraghty told the Town Board this was different, that in the Town's resolution they would ask for protection of the water shed of West Brook with a conservation easement which would allow for the continuation of forestry being used for the best forestry management practices. Supervisor Geraghty said Fred Monroe had given him the verbiage for the resolution.

Councilman Ackley reiterated his feeling of the State not purchasing any property.

Councilman Markey said he would make a resolution to not support the state to purchase anymore land, Councilman Ackley said he would second that.

Councilman Rounds asked for clarification of the property location, and, said he had a lot of trepidation about this resolution because this is the same State that told the Town the Sewer Plant was okay and then came back and hit them with ultraviolet problems.

Any action was tabled on this proposal.

RESOLUTION #88-11

CONTRIBUTE \$1000.00 TO HELP WARREN COUNTY YOUTH COURT PROGRAM CONTINUE

On motion of Councilman Markey, seconded by Councilman Alexander, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to contribute \$1000.00 from Town Contingency funds to the Warren County Youth Court to help the program continue.

DISCUSSION – ADIRONDACK HEALTH RURAL HEALTH NETWORK

Supervisor Geraghty announced the Town of Warrensburg has been awarded a \$5,000.00 grant from the Adirondack Rural Health Network to be used for upgrades to the Tennis Courts. Supervisor Geraghty told the Town Board he is still working with Vermont Tennis Court Surfacing, their quote came in at \$12,568.00 to do the up grade of the courts, he is having discussion with them right now, this is the grant that Patty Monahan applied for and we were successful. Supervisor Geraghty said it was a good job by Patty.

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DISCUSSION – HIGHWAY LOADER

Supervisor Geraghty opened discussion stating the new Highway Loader has arrived, the Town Board needs to do a motion to establish a Capital Account titled Highway Machinery, H41-513.200 to pay for the loader. Supervisor Geraghty said the source of the funding will be H41-5731, Bond Anticipation Note for \$30,000 and H41-5031 interfund transfer of \$54,970.00.

RESOLUTION #89-11

ESTABLISH CAPITAL FUND ACCOUNT TITLED HIGHWAY MACHINERY EQUIPMENT

On motion of Councilman Rounds, seconded by Councilman Alexander, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to establish a capital fund account to be titled Highway Machinery Equipment, H41-513.200 to pay for the Highway Loader with \$30,000.00 to come from a Bond Anticipation Note, H41-5731 revenue and an inter fund transfer of \$24,970.00 from H41-5031, the total cost of the loader being \$54,970.00.

DISCUSSION –HACKENSACK MOUNTAIN TRAILS

Supervisor Geraghty told the Town Board there has been one meeting here with the school in early May, there is another meeting scheduled here on the 31st of May at 3:00 p.m. to discuss mapping the trails on Hackensack Mountain. Supervisor Geraghty said that Jim Cooper, Adirondack Mountain Club, attended the meeting, Kathy Varney and John Burns. They are going to take the existing trails and make them more useable, the entrance to the trails will be off of Warren Street, the school will be coming out of the back of the school and the hope is to have a trail that goes all the way around the mountain for running. Supervisor Geraghty said it is a good program and will enhance recreation in the town, the town is going to look at a parking area off one of the streets.

Councilman Markey asked if there were any parking areas that would utilize Blister Hill. Supervisor Geraghty responded that Blister Hill was discussed; they could probably get Blister Hill on the maps in the future.

DISCUSSION – EAGLE SCOUT PROJECT

Supervisor Geraghty told the Town Board Dennison Beers has completed an Eagle Scout project, mapping all of the fire hydrants in the Town; this has been an ongoing project this past winter. Supervisor Geraghty said Dennison used a GPS to locate all of the fire hydrants, the town has them on a plot plan map, it is his Eagle Scout Project, it is 97 percent complete and the map will be used by the Water Department, it will eventually have the water mains on it, they are working by GPS with Warren County and the maps will eventually be in all of the fire trucks.

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DISCUSSION – AATV MEETING

Supervisor Geraghty told the Town Board he wished to have permission to attend the AATV meeting in Lake Placid on June 5th and June 6th.

RESOLUTION #90-11

PERMISSION TO ATTEND AATV MEETING

On motion of Councilman Rounds, seconded by Councilman Alexander, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to give permission to the Supervisor to attend the AATV meeting in Lake Placid on June 5th, 2011 and June 6th, 2011.

DISCUSSION – CAR WASH SITE

Supervisor Geraghty opened discussion telling the Town Board he has received conflicting reports on the Car Wash Site, emails in February said the Town did not need to do any more engineering studies on the Car Wash Site, an email was sent out to the State in early May asking the State to clarify that and send the Town something in writing. Supervisor Geraghty said it appears, from the emails, that the State is saying the site is good enough and the Town does not have to do anymore on it, if that is the case the Town will take the same practice as was done at the Warrensburg Board and Paper; that would be good news for the Town if the Town can get that site and then eventually put it back on the tax roles.

RESOLUTION #91-11

PAY BILLS

On motion of Councilman Markey, seconded by Councilman Ackley, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to pay the warrants as outlined on Abstract #5-2011, and to add the bill from Nortrax, Inc to the Abstract in the amount of \$54,970.00 to be paid from account H14-5130.200.

PUBLIC COMMENTS

Teresa Whalen, Beautification Committee – gave the Town Board updates on the Beautification projects that are going on in the Town including discussion on the Community Garden, the Farmers Market and the plantings on Main Street. Ms. Whalen told the Town Board they doing the Adopt a Highway with DOT picking up road debris.

Ms. Whalen told the Town Board that Beautification awarded two scholarships to Warrensburg residents who went through the Master Gardener program, these people will be joining Beautification in their planting efforts; prior to this they have only had three Master Gardeners, Ruth Fruda, Amy Azart and herself.

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Supervisor Geraghty asked Teresa to discuss the parking issues at the Farmers Market Park and said that he and she had a brief conversation recently.

Ms. Whalen told the Town Board the Farmers Market was a victim of its own success, as Councilman Ackley referred to last year, and, they have been addressing parking issues for the last several years. Ms. Whalen said she had personally put cones out herself and if she had more she would set them out as well. Ms. Whalen said initially the town created a parking area next to the Park, there is also two parking areas on either side of Commercial Avenue, one on the Curtis side and one on the side of Kaena Peterson's personal property, Ms. Whalen said there is another site going down towards the fishing pier that will probably accommodate two or three cars, they are also putting signage that says additional parking going towards the bridge.

Ms. Whalen said the rustic bathroom was built two years ago through volunteer work force and materials being donated by Curtis Lumber, and, the Beautification Committee paying for the toilets and sinks within the structure, as well as the Engineering design which was donated by Todd Beadnell, serves a dual purpose, one as a bathroom and also as storage.

Councilman Ackley asked Ms. Whalen what she was going to do when someone is killed, and, said last year he stayed down there for a few days, at quarter after three there was no cones up and traffic was parking on the sidewalk and people crossing on the corner, he helped Ms. Whalen put the cones out. Councilman Ackley said he supports the Farmers Market but he does not want to see someone get killed.

Ms. Whalen said this is their thirteenth year, as they have grown they have continually addressing all safety issues and parking.

Discussion ensued on the Farmers Market with suggestions being made that the time be moved to another time and use Curtis Lumber for parking.

Councilman Ackley said he was going to make the suggestion to the Town Board that either the time be changed to 5:00 o'clock for the Farmers Market and Curtis Lumber parking lot be used for all parking or the Town Board move the Farmers Market to another site.

Discussion ensued on s possible crossing guard with a vest and stop sign, a different park such as Fred Flynn Park, the fact that Milton Street Bridge would eliminate some of the traffic once it is reopened, adding a DOT slow speed sign.

Councilman Ackley said he wished to go on record that he has deep concerns that someone is going to get hurt there.

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Further discussion ensued on the bathrooms being open in the summer, with Councilman Ackley telling Ms. Whalen that although all of the labor and materials were donated, it is now the Town's property; the need for a storage shed, the suggestion that the bathroom be put on a schedule to be opened and locked.

Supervisor Geraghty told Ms. Whalen the Town will work with her.

Councilman Ackley told Ms. Whalen he liked her community garden, he is in favor of it, he did wish to make her aware that this Board has talked about where she is putting it at the Senior Citizens building and the fact that property has cost the town an arm and a leg for fuel, the building is falling down right now.

Ms. Whalen told Councilman Ackley she did not wish to speak out of turn, the Community Garden is not Beautification's, it is Glens Falls Hospital and Cornell Cooperative Extension and Beautification is supporting it because it is a garden in town and that is what they do.

Discussion ensued on the issues of the Beautification using the space that the Chamber of Commerce uses for garage sale, the money, time and good effort that will go into the garden when the Town Board is going to be making big choices on what they will be doing with that building, the cost of the fuel for the building, the fact that it is prime property on Main Street that should be on the tax roles, possible alternate locations for a Community location where the garden would flourish.

Bert Weber, Community Garden Developer for the Cornell Cooperative Extension spoke to the Town Board about the Community garden, explaining it was his job to design the garden for the Senior Center. Mr. Weber showed the design for the garden he had prepared.

Discussion ensued regarding the raised garden beds and people tripping and falling at the garage sale, the loss of money the Chamber will have due to the location of the Community Garden taking garage sale spaces, the fact that the plans for the plots were larger than initially presented, and possible other locations the Chamber might put its vendors for Garage Sale. It was suggested the Chamber approach the owners of Grace's Restaurant for vendor spaces during garage sale.

Linda Baker Marcella did a presentation to the Town Board regarding the School Board Budget. It was announced that the vote for the Budget will be Tuesday. Discussion ensued on the problems at the School, teachers not paying for their health insurance, too much administration, the property tax cap and what it will mean to the Town.

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On motion of Councilman Ackley, seconded by Councilman Markey, the meeting was adjourned at 9:13 p.m.

Respectfully submitted,

Donna A. Combs, Town Clerk