

**REGULAR MEETING, WARRENSBURG TOWN BOARD, JULY 8, 2015**

The regular meeting of the Warrensburg Town Board was held on Wednesday, July 8, 2015 at the Albert Emerson Town Hall at 7:00 p.m. with the following members present:

<b>PRESENT:</b>	<b>Supervisor</b>	<b>Kevin B. Geraghty</b>
	<b>Councilperson</b>	<b>Bryan Rounds</b>
	<b>Councilperson</b>	<b>Joyce Reed</b>
	<b>Councilperson</b>	<b>John Alexander</b>
<b>ABSENT:</b>	<b>Councilperson</b>	<b>Linda Baker-Marcella</b>

**OTHERS PRESENT:** Donna A. Combs, Town Clerk; Robert Hafner, Town Attorney; Ed Pennock, Highway Superintendent; Steve Parisi, Warrensburg Museum; Sandi Parisi, Town Historian; and numerous Town residents.

**RESOLUTION #110-15**

**MINUTES**

On motion of Councilperson Rounds, seconded by Councilperson Reed, the following resolution was **ADOPTED**

**AYES 4** Geraghty, Rounds, Reed, Alexander

**NAYS 0**

**RESOLVED**, that the minutes of June 10, 2015 be accepted.

Councilperson Baker-Marcella entered the meeting at 7:05 p.m.

**REPORTS OF TOWN OFFICIALS**

The reading of the reports of Town Officials were waived for this meeting

**COMMITTEE REPORTS**

The reading of the Committee reports were waived for this meeting.

**COMMUNICATIONS**

- 1) A letter from Elizabeth Allen about the Senior Citizen rate, suggesting the Town re-emphasize the rate to Seniors and asking about a refund.
- 2) A letter from NYSDOT stating the speed limit on County Route 10, Schroon River Road has been changed to 45 MPH from the High School to County Home Bridge Road, CR48.

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**RESOLUTION #111-15**

**RESOLUTION SETTING PUBLIC HEARING FOR PROPOSED LOCAL LAW #1-2015**

On motion of Councilperson Alexander, seconded by Councilperson Baker-Marcella, the attached resolution was

**ADOPTED AYES 5** Geraghty, Alexander, Rounds, Reed, Baker-Marcella

**NAYES 0**

**DISCUSSION - PUBLIC ANNOUNCEMENTS**

Supervisor Geraghty told the Town Board the new playground at the Beach is already getting heavy use.

Supervisor Geraghty said Glens Falls Transit has started the trolley shuttle service to Thurman Station.

Supervisor Geraghty told the Town Board the sidewalk work is scheduled to begin the week of July 20th, 2015.

**RESOLUTION #112-15**

**SCHEDULE BID OPENING FOR TOWN HALL ROOF AND WINDOWS**

On motion of Councilperson Alexander, seconded by Councilperson Rounds, the following resolution was

**ADOPTED AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella  
NAYS 0**

**IT IS RESOLVED**, to schedule a bid opening on July 29th, 2015 at 4:30 p.m. for the Warrensburg Town Hall roof and windows using the specifications provided by Cedarwood Engineering, and,

**FURTHER RESOLVED**, authorizing the Town Clerk to place a legal notice in the Glens Falls Post Star for bids.

**RESOLUTION #113-15**

**AUTHORIZING PURCHASE OF SAND FILTERS**

On motion of Councilperson Reed, seconded by Councilperson Baker-Marcella, the following resolution was

**ADOPTED AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella  
NAYS 0**

**IT IS RESOLVED**, to authorize the purchase of sand filters for \$9,999.00 from John Eckstein, Mountainside Farms, Jamaica, New York.

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**RESOLUTION #114-15**

**DECLARE COMPUTER EQUIPMENT SURPLUS**

On motion of Councilperson Rounds, seconded by Councilperson Alexander, the following resolution was

**ADOPTED AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella  
NAYS 0**

**IT IS RESOLVED**, to declare the computer equipment and copiers stored in the basement surplus and authorize it to be sold at the auction at the Smoke Eaters Jamboree.

**DISCUSSION - SENIOR CITIZEN BUILDING**

Supervisor Geraghty opened discussion telling the Town Board he had asked the Town Attorney to go through the steps if the Town Board wanted to sell the Senior Citizen building. Supervisor Geraghty said he sent the workforce up to the Senior Citizen building to start to scrape the building and the scrapers were going right through the wood it is so rotten. Supervisor Geraghty said they had a lot of discussion about it, the building is in tough shape, Cedarwood Engineering went through the building and told the Town it would cost the Town upwards of a half a million dollars to fix the building, they also had a contractor go through the building who said the same thing. Supervisor Geraghty said the Town was going to try and bandaid the building to see if the group could get a grant for it but the building is in tough shape and the Town Employees think that if the Town tries to touch it and scrape it things are going to get worse. Supervisor Geraghty asked Mr. Hafner, the Town Attorney to go through the steps for a sale of the building with the Town Board.

Mr. Hafner said if the Town has some real property it does not need, and is not required for town purposes, the Town is authorized to convey surplus property. Mr. Hafner said when the Town adopts a resolution declaring the property surplus and authorizing the sale of the property, that resolution is subject to permissive referendum. Mr. Hafner told the Town Board it would be prudent to have an appraisal done to estimate the fair value of the property, and, make sure that the appraiser is familiar with the condition of the property, that they have the information the Town got from Cedarwood.

Supervisor Geraghty said the Town Assessor felt they should use a commercial appraiser. Supervisor Geraghty said he feels bad about this but as he told the group in February there is going to be no funds available to do upkeep on this building because of the Town's fund balance and the tax cap.

Discussion ensued on the condition of the building.

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Councilperson Alexander suggested the Town start with an appraisal to see what the building is worth and do it ASAP.

Supervisor Geraghty said this is not an easy decision but the one thing he is a realist, the Town is going to have other discussions on property maintenance tonight, we want people to do up keep on their buildings and we have a building like that, he does not know where the Town will find the funds to do upkeep on the building.

Councilperson Baker-Marcella said that if the Town at least had a third party opinion of value, maybe someone who has the money to do it would decide to buy it and do something for the Town.

Supervisor Geraghty told the Town Board they had thirty days and he did not know what to do, he is at a loss. Supervisor Geraghty said he knew the group had applied for grant funding, he did not know how much, he will listen to any discussions, he did not think the group would be successful, they were turned down before for a grant. Supervisor Geraghty said if anyone had any suggestions, they could talk to them at any time.

**Jerry Reed, 11 Lake Avenue- asked if the Town has any alternative for a Senior Center. Mr. Reed asked if there was a plan to have a Senior Center that is local or if there were any thoughts of other places.**

**Supervisor Geraghty told Mr. Reed the Senior Center gets used five times a year, for one meeting a month.**

**Councilperson Baker-Marcella said it had cost \$10,800 to heat it in the winter, the Town cannot afford to do that.**

**Supervisor Geraghty told Mr. Reed the Town has another project that is on the drawing board; the Town is trying to get funding to convert the old part of the Firehouse into a community type center and move the kitchen from the upstairs to the down stairs and build five new bays next to the Firehouse. Supervisor Geraghty said they believe they can get funding for the conversion of the old firehouse and the community room, and, if they did that, then there would be a place for people to meet.**

**Mr. Reed asked if the Town was looking at other alternatives because if the Town cannot afford that what is something they can afford?**

**Councilperson Alexander told Mr. Reed the Town reached out to the Masonic Lodge a couple of years ago and they were really receptive, although it never came to that.**

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**Councilperson Baker-Marcella said they currently meet in some of the Church's and the Library also has a community room, there maybe other places they can meet.**

**Councilperson Rounds suggested that other than the appraisal he was sure there was some verbiage the Town could have so the Town could maintain some control over what it becomes, what use it would be, when the Town decides to sell it.**

**Mr. Hafner said that is what Zoning is for and it is in what ever Zone it is in. Mr. Hafner told the Town Board that sellers can do easements but if they are going to do that then they should let the appraiser know, that restricts the value.**

**Supervisor Geraghty asked if the Town Board could do an RVP and write it with the contract.**

**Mr. Hafner said the Town could write it into the deed but that would affect the price.**

**Councilperson Rounds said that there are so many Zoning possibilities there that could be very unpopular.**

**Discussion ensued on possible purchase of the building.**

#### **RESOLUTION #115-15**

#### **HIRE AN APPRAISER FOR SENIOR CITIZEN BUILDING**

**On motion of Councilperson Alexander, seconded by Councilperson Rounds, the following resolution was**

**ADOPTED AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella  
NAYS 0**

**RESOLVED, to hire an appraiser to do an appraisal on the Senior Citizen Building, located at 3847 Main Street.**

**RESOLUTION #116-15**

**SPONSOR STICKEY WICKET**

**On motion of Councilperson Reed, seconded by Councilperson Rounds, the following resolution was**

**ADOPTED AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella  
NAYS 0**

**RESOLVED, to sponsor the Stickey Wicket event for \$50.00 from Occupancy Tax money.**

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**DISCUSSION -RADIO COMMUNICATIONS**

**Supervisor Geraghty opened discussion telling the Town Board there has been a lot of problems with communications in the County, the town owns the Water Tower off Maggie's Road which is off from Alden Avenue. The company the County hired as a consultant has looked and they think that site would be a good site for Warrensburg to help improve their communications, the community has a real tough time with communications for fire, police and EMS communications. Supervisor Geraghty said the County is moving ahead to put a forty foot tower up there, they have spoken to the landowner, and, if the building is actually suitable for the radio climate, the County would take over all of the electrical cost up there. Supervisor Geraghty said he wanted to let the Board know they are moving ahead with that; they do have to get an APA permit.**

**DISCUSSION -PARK IMPROVEMENTS**

**Supervisor Geraghty told the Town Board Wayne LaMonthe has put together another great grant application for the Town that will include upgrades for the Paper Mill Park, the Historic Mills Park and the Veteran's Park. Supervisor Geraghty said Wayne will put this in through First Wilderness. Supervisor Geraghty told the Town Board the total project cost is \$809,676.00, this also includes the Fire House community center.**

**RESOLUTION #117-15**

**AUTHORIZE GRANT APPLICATION**

**On motion of Councilperson Reed, seconded by Councilperson Baker-Marcella, the following resolution was**

**ADOPTED AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella  
NAYS 0**

**IT IS RESOLVED, to authorize a grant application to be submitted to First Wilderness for a total project cost of \$809,676.00.**

**RESOLUTION #118-15**

**PAY BILLS**

**On motion of Councilperson Baker-Marcella, seconded by Councilperson Reed, the following resolution was**

**ADOPTED AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella  
NAYS 0**

**IT IS RESOLVED, to pay the warrants in the following amounts:**

<b>General Fund</b>	<b>\$38,977.99</b>
<b>Highway Fund</b>	<b>\$ 8,075.36</b>
<b>Lighting Fund</b>	<b>\$ 5,520.54</b>
<b>Countryside Capital</b>	<b>\$ 7,007.50</b>

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<b>Paper Mill Park</b>	<b>\$ 730.15</b>
<b>Floyd Bennett</b>	<b>\$ 9,408.03</b>
<b>Sewer Fund</b>	<b>\$33,040.93</b>
<b>Water Fund</b>	<b>\$ 7,069.84</b>

**PRIVILEGE OF THE FLOOR-PUBLIC CONCERN**

**Laura Lane, Hudson Street- spoke to the Town Board regarding Echo Lake Beach and properties going into the Beach. Ms. Lane brought pictures of her wedding at Echo Lake Beach and told the Town Board how dear the beach is to her and her husband. Ms. Lane told the Town Board the condition of the two houses on the side of the road has gone way down hill in the last couple of years. Ms. Lane said because it is such an eyesore, and, the people park their cars on the town road in the spring, maybe the Town could put up a privacy fence, to just to block it off.**

**Discussion ensued on possibly fencing the property.**

**Councilperson Alexander said his opinion was to put a stockade fence up and be done with it.**

**Supervisor Geraghty said the Town's Code Enforcement Officer had sent letters out.**

**Councilperson Baker-Marcella asked if the Town had given them specific things to do to clean up.**

**Laura Lane told the Town Board she and her husband do not even go in that way anymore, they now go in a different way.**

**Councilperson Alexander said he had to stop the service at the last funeral they had at the cemetery and go over and discipline the house occupants vocally.**

**Supervisor Geraghty said he agreed with everybody but fundamentally fencing people out is a shame, although the Town has tried to talk.**

**The Town will have the property lines surveyed with Councilperson Alexander overseeing this.**

**RESOLUTION #119-15**

**ERECT A STOCKADE FENCE**

**On motion of Councilperson Alexander, seconded by Councilperson Rounds, the following resolution was**

**ADOPTED AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella**

**NAYS 0**  
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**IT IS RESOLVED, to obtain quotes and install a stockade fence the length of Echo Lake Beach Road to meet the fence of Echo Lake Camp fence.**

**DISCUSSION - FLAG PAINTING**

**Councilperson Alexander opened discussion explaining about the new flag image painted on the VFW Building and said that he only paints one place in each state and Warrensburg was the place chosen.**

**PRIVILEGE OF THE FLOOR-PUBLIC COMMENTS**

**Teressa Whalen, Warrensburg Beautification, requested permission to put planters at the Pavilion at Echo Lake Beach Park.**

**Supervisor Geraghty explained the Park still has things that need to be done there and suggested they wait until fall.**

**On motion of Councilperson Alexander, seconded by Councilperson Rounds, the meeting was adjourned at 7:49 p.m.**

**Respectfully submitted**

**Donna A. Combs, RMC/CMC**