

**MINUTES  
TOWN OF WARRENSBURG  
REGULAR TOWN BOARD MEETING  
JULY 13, 2022 - 7:00 P.M.  
at Albert Emerson Town Hall**

**THIS MEETING WAS HELD VIA YOUTUBE INTERNET BROADCAST AND OPEN TO THE PUBLIC. THE YOUTUBE LINK CAN BE FOUND ON THE TOWN WEBSITE.**

**PRESENT:**

Supervisor	Kevin Geraghty
Councilperson	John Alexander
Councilperson	Bryan Rounds
Councilperson	Richard Larkin

**OTHERS PRESENT:** Pamela Lloyd, Town Clerk; Dani Oliver, Supervisors Secretary; Robert Hafner, Town Attorney; Tracy Benoit, Water/Sewer/Parks & Recs Manager; Joyce Reed, Water/Sewer Clerk; Sandi Parisi, Town Historian; Laura Moore, Museum Director; and Several Public Attendees, Sign in sheet available for review at the Town Clerks office.

Meeting was called to order by Supervisor Kevin Geraghty at 7:00 p.m. and Salute to the Flag.

**APPROVE MINUTES OF TOWN BOARD MEETING HELD ON JUNE 8, 2022**

**RESOLUTION #88-2022**

**INTRODUCED BY:** Councilperson Richard Larkin

**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson John Alexander

**RESOLVED,** to approve the Minutes of the Town Board Meeting held on June 8, 2022.

**DULY ADOPTED BY THE FOLLOWING VOTES:**

**AYES:** Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

**NAYS:** None

**REPORTS OF TOWN OFFICIALS:**

The Town Officials reports were received and read by the following: Town Clerk – Pamela Lloyd; Supervisor – Kevin Geraghty; Assessor, Justice, Planning Department – John Alexander; Dog Report – Bryan Rounds; Code Enforcement – Jim Hull.

**REPORTS OF COMMITTEES:**

The Committee Reports were received and read by the following: Beautification – No Report; Highway – Bryan Rounds; Economic Development – No Report; Landfill – John Alexander; Lighting – John Alexander; Historian – Sandi Parisi; Museum – Laura Moore; Parks/Recreation, Sewer/Water – John Alexander; Youth – Kevin Geraghty, **Summer Rec Program has started. The program is working out very well in the first week of shared participation with the WCS. We are extremely pleased to be working with school. Parks and Recreation – Echo Lake Beach will open June 25th**

## REGULAR TOWN BOARD MEETING – JULY 13, 2022

### COMMUNICATIONS:

Thank you from the Warrensburg Chamber of Commerce for support to the Golf Tournament.

Email received from Kathleen Wulfken about short term rentals.

IRS has raised the mileage reimbursement to 62.5 cents per mile beginning July 1, 2022.

We were recently notified that we will be receiving 2<sup>nd</sup> payment of \$202,563.48 for the American Rescue Plan Act Local Fiscal Recovery Funds

### UNFINISHED BUSINESS:

Letter received from Warrensburg Emergency Medical Services, Inc. about the steps needed to establish an EMS Taxing District. I would like to work with the Town Attorney and Corey Ouellette to start gathering information to move this along.

Henry Moulton is asking the Town to consider selling two lots of Water District property off Alden Avenue to him. Property ID are 236.-1-4; 16.5 acres and 236.1-5-2; 3.14 acres. Further discussion on the selling of lots on Alden Avenue from the Water District.

**DISCUSSION:** After touring the property in question the consensus of the Town Board is to decline selling anymore property at this time.

### NEW BUSINESS:

Scott Fitzgerald would like to address the Town Board about obtaining a 10% solar discount on our Electric Bills.

**DISCUSSION:** Scott Fitzgerald stated he works for Solar on Earth and they are partners with the Solar developers in NYS. NYS legislation passed the Go-Green initiative and they are going to start utilizing Solar Arrays to generate clean energy power. The developers essentially take your meters and associate with one of their active solar farms and generate your power consumption that you get on a normal basis from National Grid. **COMPLETE DISCUSSION CAN BE HEARD ON OUR YOUTUBE LINK FOUND ON THE TOWN WEBSITE & FACEBOOK PAGE.**

Included in your agenda tonight is the Map, Plan and Report for the proposed Ambulance District.

**DISCUSSION:** Supervisor Geraghty gave a brief overview of the proposed Ambulance District, and stated that each community around is trying to maintain an Ems service to the residents and expect 24/7 coverage and there aren't volunteers anymore to be able to do that. The proposed County wide Ems District presented to NYS did not pass, so the Town can form an EMS District and it will involve a property tax increase to the community. Public Hearing on this will be on August 10, at 7:00pm.

### **ORDER SETTING PUBLIC HEARING CONCERNING PROPOSED WARRENSBURG AMBULANCE DISTRICT**

#### **RESOLUTION #89-2022**

**INTRODUCED BY:** Councilperson Richard Larkin  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson John Alexander

## **REGULAR TOWN BOARD MEETING – JULY 13, 2022**

**WHEREAS**, the Warrensburg Town Board (the "Board") is considering forming the Warrensburg Ambulance District (the "District") covering the entire area of the Town in accordance with Article 12-a of New York Town Law for the purpose of providing emergency medical and ambulance services within the Town; and

**WHEREAS**, the purpose of establishing the District is to ensure the health and safety of those in Warrensburg who may find themselves in need of emergency medical care. This is not only a crucial but potentially lifesaving endeavor which will benefit the people of the Town in any event that emergency medical services are required; and

**WHEREAS**, upon formation of the District, tax dollars acquired through the Warrensburg Ambulance District shall only be used by that District going forward.

**WHEREAS**, the Town feels that having a specific budget item to designate funds toward the newly established Ambulance District is paramount in terms of transparency and accessibility of such information to the people of the Town of Warrensburg; and to provide the funds necessary for such services; and

**WHEREAS**, a Map, Plan and Report (the "Map, Plan and Report") has been prepared concerning the proposed District; and

**WHEREAS**, the Map, Plan and Report has been filed in the Town Clerk's Office and is available for public inspection; and

**WHEREAS**, the Map, Plan and Report is relevant to the entire area of the Ambulance District which will encompass the Town of Warrensburg in its entirety; and

**WHEREAS**, establishment of the proposed District has been determined to be an Unlisted Action under the State Environmental Quality Review Act (SEQRA) and a SEQRA Short Environmental Assessment Form (EAF) has been prepared for the proposed District;

### **NOW, THEREFORE, IT IS HEREBY ORDERED:**

1. The boundaries of the proposed District will encompass the Town of Warrensburg in its entirety. The map is attached to the Map, Plan and Report filed in the Town Clerk's Office.
2. Services to be provided include Basic Life Support transport and treatment and arranging for or providing Advanced Life Support Treatment in compliance with the Regulations of the New York State Department of Health, Bureau of Emergency Medical Services. These services will be provided by contract for the Warrensburg Ambulance District with the Warrensburg EMS Services, Inc.
3. For the first year of operation of the Warrensburg Ambulance District, the maximum cost to be expended is estimated to be \$362,000 for the contract for services and other District costs.
4. No capital improvement costs are anticipated for the proposed District, so there will be no debt service costs related to the proposed District.

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5. The estimated cost to the typical property in the District, which typical property is a vacant lot having an assessed value of \$30,000, for the first year of operation of the District is \$29.88 as it relates to fifty (50) parcels of land throughout the Town. As for the typical one or two family residential properties, (there are two typical values \$165,000 and \$105,000) the cost for the first year of operation will be \$104.58 *or* \$164.34. There are seventeen (17) parcels that relate to *each* of these values. This estimated cost is based on a total cost for the first year of \$362,000 divided by a total taxable assessed value of property in the Town of \$363,775,639, resulting in a tax rate of \$.996 per \$1,000 of taxable assessed value. Therefore, the estimated annual cost to the typical property is \$29.88 and \$104.58 and \$164.34 for the typical one or two family residence.

6. A detailed explanation of how the estimated cost of the District was computed is included in the Map, Plan and Report which has been filed with the Town Clerk and is available for public inspection.

7. The Town Board hereby determines to conduct uncoordinated SEQRA review of the proposed District establishment.

8. The Town Board shall meet and hold a public hearing at the Town Hall, 3797 Main St, Warrensburg, NY 12885 at 7:00 p.m., on Wednesday, August 10, 2022 to consider the Map, Plan and Report and to hear all persons interested in the proposed District and to take such other and further action as may be required or authorized by law.

9. The Town Board hereby authorizes and directs the Town Clerk to duly publish and post this Order not less than ten (10) days nor more than twenty (20) days before the Public Hearing date as required by Town Law §209-d, and to complete or arrange for the securing of two (2) Affidavits of Publication and two (2) Affidavits of Posting required hereby and to file a certified copy of this Order with the State Comptroller on or about the date of publication. Posting shall include placing on the Town’s website.

**DULY ADOPTED JULY 13, 2022 BY THE FOLLOWING VOTES:**

**AYES:   4        NAYS:   0        ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin**

**SUPPORT THE SUBMISSION FROM LABELLA OF A CONSOLIDATED FUNDING APPLICATION FOR THE SMART GROWTH COMMUNITY PLANNING & ZONING GRANT**

**RESOLUTION #90-2022**

**INTRODUCED BY:** Councilperson John Alexander  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Bryan Rounds

**DATE: JULY 13, 2022**

**REGULAR TOWN BOARD MEETING – JULY 13, 2022**

**WHEREAS**, the Department of State has made available approximately \$2 million to fund applications for the Smart Growth Community Planning and Zoning Grant Program; and

**WHEREAS**, the Smart Growth Comprehensive Zoning Grants provides funding of up to 90% of eligible project costs for the preparation and local adoption of new or updated zoning regulations to implement an existing comprehensive plan that integrates smart growth principles; and

**WHEREAS**, the Town of Warrensburg adopted its Comprehensive Plan and Waterfront Revitalization Strategy in March 2012 and is an eligible applicant; and

**WHEREAS**, the Town of Warrensburg has identified inconsistencies between its current Zoning Code and the goals and vision of the 2012 Comprehensive Plan and seeks to update its Zoning Codes;

**WHEREAS**, the Town of Warrensburg is now seeking Smart Growth Comprehensive Zoning Grant through the 2022 CFA process to update the Town’s existing Zoning Code and integrate smart growth principles;

**NOW THEREFORE BE IT RESOLVED**, that the Town Board of Warrensburg hereby authorizes and directs Labella and the Supervisor to submit a Smart Growth Program Department of State grant application in the amount of \$63,000 through the 2022 CFA process and to act in connection with the submission of the application, including execution of all required certifications and forms and to provide such additional information as may be required; and

**BE IT FURTHER RESOLVED** that the Town Board of Warrensburg agrees that it will contribute an additional \$7,000, or 10% of the total project costs.

**DULY ADOPTED JULY 13, 2022 BY THE FOLLOWING VOTES:**

**AYES:   4        NAYS:   0        ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin**

**RESOLUTION ADOPTING A SEQRA NEGATIVE DECLARATION IN CONNECTION WITH THE TOWN WATER TRANSMISSION MAIN PROJECT**

**RESOLUTION #91-2022**

**INTRODUCED BY:** Councilperson John Alexander

**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Bryan Rounds

**WHEREAS**, by Resolution #91-2022, the Warrensburg Town Board declared its intention to serve as Lead Agency pursuant to the State Environmental Quality Review Act (SEQRA) in connection with the Town’s project to replace water transmission main located in the Town of Warrensburg (“Project”); and

**WHEREAS**, thereafter, notice of the Town Board’s intention to serve as Lead Agency was duly provided to all Involved Agencies together with Part 1 of a Full Environmental Assessment Form (FEAF) and other Project-related information; and

**WHEREAS**, more than thirty days have elapsed since Involved Agencies were provided with such notice and no Involved Agency has objected to the Town Board serving as Lead Agency.

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**NOW THEREFORE BE IT RESOLVED**, that upon review of all information contained in FEAF Part 1, all Project related data, upon consideration of each relevant question posed in FEAF Part 2 and after analyzing all potential environmental impacts that might result from water main replacement in the FEAF Part 3, the Warrensburg Town Board hereby finds that there will be no significant adverse environmental impacts resulting from the Project and hereby adopts a SEQRA Negative Declaration; and be it further

**RESOLVED**, that Town Engineers, Town Legal Counsel, Town Clerk and Town Supervisor are hereby authorized to undertake all actions necessary to effectuate this Resolution including making all necessary filings of this Negative Declaration.

**THE QUESTION OF THE ADOPTION OF THIS RESOLUTION WAS DULY PUT TO A VOTE ON JULY 13, 2022 BY THE FOLLOWING VOTES:**

**AYES:   4        NAYS:   0        ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin**

**REQUEST TO ADOPT A PERMANENT WATERLINE EASEMENT AGREEMENT**

**RESOLUTION #92-2022**

**INTRODUCED BY:** Councilperson Richard Larkin

**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson John Alexander

**WHEREAS**, the Town of Warrensburg request to Adopt a Permanent Waterline Easement Agreement with Restrictive covenant for properties involved in the new Water Transmission Main Project.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Warrensburg hereby approved to Adopt the Permanent Waterline Easement Agreement in regards to the new Water Transmission Main Project.

**DULY ADOPTED JULY 13, 2022 BY THE FOLLOWING VOTE:**

**AYES:   4        NAYS:   0        ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin**

Discussion on Authorizing Application for a housing Rehabilitation Grant through New York State Homes & Community Renewal. We would apply for \$400,000 in grant funds.

**REQUEST TO HAVE FLATLEY READ, INC. PREPAIR FUNDING APPLICATIONS FOR (CDBG) HOUSING REHABILITATION GRANT PROGRAM**

**RESOLUTION #93-2022**

**INTRODUCED BY:** Councilperson Richard Larkin

**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Bryan Rounds

**REGULAR TOWN BOARD MEETING – JULY 13, 2022**

**WHEREAS**, the Town Board of Warrensburg request to authorize Flatley Read, Inc. in the submitting and preparation process of the funding applications for the Community Development Block Grant (CDBG) Housing Rehabilitation Program.

**WHEREAS**, the CDBG Program is administered by the NYS Office of Community Renewal (OCR), and the Town of Warrensburg is seeking to apply for \$400,000 to make available to eligible Town residents towards housing rehabilitation and to help support sustainable economic growth in the community.

**WHEREAS**, a Public Hearing Notice will be posted in the newspaper notifying the public of hearing to be held on August 10, 2022 at 7:00 p.m. to received public comments in accordance with citizen participation requirements detailed in Section 570.486, 24 CFR.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Warrensburg has approved to submit funding applications for Housing Rehabilitation, including but not limited to a Community Development Block Grant (CDBG) to be prepared by Flatley Read, Inc. at a cost not to exceed \$5,000 and as such, the Supervisor is hereby designated as the representative for the grants and is further authorized to sign such documentation and provide such information as may be required for timely completion of the applications.

**DULY ADOPTED JULY 13, 2022 BY THE FOLLOWING VOTES:**

**AYES:   4        NAYS:   0        ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin**

**REQUEST TO SCHEDULE PUBLIC HEARING FOR CDBG HOUSING REHABILITATION PROGRAM**

**RESOLUTION #94-2022**

**INTRODUCED BY:** Councilperson John Alexander  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Bryan Rounds

**WHEREAS**, the Town Board of Warrensburg request to schedule a Public Hearing on August 10, 2022 at 7:00 pm to received public comments in accordance with citizen participation requirements detailed in Section 570.486, 24 CFR, for the Community Development Block Grant (CDBG) funded Housing Rehabilitation Program.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Warrensburg hereby approved to set a Public Hearing on August 10, 2022 at 7 pm for citizen participation on the Community Development Block Grant (CDBG) funded Housing Rehabilitation Program.

**DULY ADOPTED JULY 13, 2022 BY THE FOLLOWING VOTES:**

**AYES:   4        NAYS:   0        ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin**

**REGULAR TOWN BOARD MEETING – JULY 13, 2022**

**REQUEST TO ACCEPT LOWEST BID RECEIVED FOR WASTEWATER TREATMENT PLANT LAGOON SLUDGE REMOVAL PROJECT**

**RESOLUTION #95-2022**

**INTRODUCED BY:** Councilperson Richard Larkin  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson John Alexander

**WHEREAS**, the Town of Warrensburg request to accept the lowest responsible bid for the Wastewater Treatment Plant Lagoon Sludge Removal Project, subject to **review by the Town Engineer**. There were (2) two bids received at bid opening held on June 24, 2022 at 3:00 pm at the Town Hall.  
**BIDS RECEIVED FROM:**

**SYNAGRO NORTHEAST, LLC - BASE \$937,734 WITH ALTERNATE OF \$812,464  
BALTIMORE, MD**

**DENALI WATER SOLUTIONS, LLC - BASE \$1,305,700 WITH ALTERNATE OF \$1,059,200  
RUSSELLVILLE, AK**

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Warrensburg will hereby accept the lowest responsible bid from Synagro Northeast, LLC, and was reviewed and recommended by the Town Engineer for the Wastewater Treatment Plant Sludge Removal Project.

**DULY ADOPTED JULY 13, 2022 BY THE FOLLOWING VOTE:**

**AYES:   4        NAYS:   0        ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin**

**REQUEST TO APPROVE OCCUPANCY TAX FUNDS FOR HICKORY LEGACY FOUNDATION**

**RESOLUTION #96-2022**

**INTRODUCED BY:** Councilperson John Alexander  
**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson Bryan Rounds

**WHEREAS**, the Town of Warrensburg received a request from the Hickory Legacy Foundation for Occupancy tax funds in the amount of \$1,140 for advertising and music entertainment for their recent BBQ event on July 9, 2022.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of Warrensburg hereby approved the request for Occupancy Tax funds in the amount of \$1,140 to Hickory Legacy Foundation.

**DULY ADOPTED JULY 13, 2022 BY THE FOLLOWING VOTE:**

**AYES:   4        NAYS:   0        ABSENT:   0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin**



**REGULAR TOWN BOARD MEETING – JULY 13, 2022**

**APPROVE BUDGET TRANSFERS (2)**

**RESOLUTION #97-2022**

**INTRODUCED BY:** Councilperson Richard Larkin

**WHO MOVED ITS ADOPTION**

**SECONDED BY:** Councilperson John Alexander

**WHEREAS,** the Town of Warrensburg request to approve the Budget Transfers as follows:

**Budget Transfer  
July 13, 2022**

**GENERAL FUND**

A1990.400	Special Items - Contingency	\$ 750.00	
A1110.105	Justice-Health Insurance Comp		\$ 750.00
	To cover stipend for health insurance		
A1680.400	Data Processing - Contractual	\$ 37.27	
A1680.200	Data Processing - Equipment		\$ 37.27
	Lap Top Computer for Bookkeeper		

**CEMETERY FUND**

CM8810.400	Cemetery - Contractual	\$ 1,685.70	
CM8810.200	Cemetery - Equipment		\$ 1,685.70
	To cover tractor		

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of Warrensburg hereby approves the Budget Transfers.

**DULY ADOPTED JULY 13, 2022 BY THE FOLLOWING VOTES:**

**AYES: 4      NAYS: 0      ABSENT: 0**

**AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin**

Supervisor Kevin Geraghty participated in the Annual Town Supervisor for a Day event with the Miss Chapman's 4<sup>th</sup> Grade Class at Warrensburg Elementary School.

**DISCUSSION:** Supervisor Geraghty stated that they were another very talented group of children who presented him and the Town with a lot of good idea's and put a lot of effort into what they would like to see in the town which included having the town clean and more recycling. So Kevin did authorize to purchase and have some recycling cans put next to the Town trash cans that are along Main Street. There are several other great projects that Kevin received and will keep on file for the future projects

**REGULAR TOWN BOARD MEETING – JULY 13, 2022**

**REQUEST TO PAY WARRANTS ON ABSTRACT #7-2022**

**RESOLUTION #98-2022**

**ON MOTION OF:** Councilperson John Alexander

**SECONDED BY:** Councilperson Bryan Rounds

**DULY ADOPTED JULY 13, 2022 BY THE FOLLOWING VOTES:**

**AYES:** Supervisor Geraghty, Councilperson Alexander, Rounds, Larkin

**NAYS:** NONE

**RESOLVED,** to pay the warrants outlined on **Abstract #7-2022** in the following amounts:

<b>WARRANTS:</b>	<b>Total Claims:</b>	<b>\$124,665.59</b>
	General Fund	\$35,742.93
	Cemetery Fund	\$6,784.19
	Highway Fund	\$16,535.86
	Capital Project-Sludge	\$4,040.00
	Capital Project – Water	\$4,960.00
	Lighting District	\$7,321.48
	Sewer Fund	\$9,939.12
	Water Fund	\$39,342.01

**COMMENTS:**

**Supervisor Geraghty** – Read a letter he received from the Warrensburg Town Assessor regarding public comments made by a certain taxpayer at the May 2022 Board Meeting in reference to their 2022 assessment and wanted to clarify the matter and set the record straight with the false and misleading statements that were made by this certain taxpayer.

**PLEASE SEE COMPLETE DISCUSSIONS ON ALL COMMENTS ON THE YOUTUBE LINK LOCATED ON THE TOWN WEBSITE & FACEBOOK PAGE.**

**MEETING ADJOURN**

On motion of Councilperson Alexander, the meeting was adjourned at 8:15 pm

**Respectfully Submitted,**

**Pamela M. Lloyd, Town Clerk**