

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
AND PUBLIC HEARING
OCTOBER 9, 2024 - 7:00 P.M.
at Albert Emerson Town Hall**

THIS MEETING WAS HELD VIA YOUTUBE INTERNET BROADCAST AND WAS OPEN TO THE PUBLIC. THE YOUTUBE LINK CAN BE FOUND ON THE WARRENSBURG TOWN WEBSITE. (warrensburgy.us)

PRESENT:	Supervisor	Kevin Geraghty
	Councilperson	John Alexander
	Councilperson	Bryan Rounds
	Councilperson	Robert Sutphin
	Councilperson	Jerold Quintal II

OTHERS PRESENT: Pamela Lloyd, Town Clerk; Judi Hull, Deputy Clerk, Jacquelyn White, Town Attorney; Jim Hull, Code Enforcement; Joyce Reed, Water Sewer Clerk/Supervisors Secretary; Pete Bederian, Highway Superintendent; and **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 the Salute to the Flag.

PUBLIC HEARING MEETING ON THE PRELIMINARY BUDGET was called to order by Supervisor Geraghty at 7:00 pm.

The purpose of this Public Hearing Meeting is to discuss the Preliminary Town Budget and make changes if necessary. Public Hearing Notice was published on October 5, 2024 in the Post Star Newspaper. Supervisor Geraghty read some of the information on the Preliminary Budget which can be heard on the Town of Warrensburg YouTube link located on the town website. (warrensburgy.us)

CLOSE PUBLIC HEARING:
Supervisor Kevin Geraghty declared Public Hearing Closed at 7:10 PM.

APPROVE MINUTES OF TOWN BOARD MEETINGS HELD ON SEPTEMBER 10, 2024

RESOLUTION #101-2024

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

RESOLVED, to approve the Minutes of the Town Board Meeting held on September 10, 2024.

RESOLUTION DULY ADOPTED OCTOBER 9, 2024 BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSENT:** 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin, Quintal II

REGULAR TOWN BOARD MEETING – OCTOBER 9, 2024

REPORTS OF TOWN OFFICIALS:

The Town Officials reports were received and read by the following: Town Clerk – Pamela Lloyd; Supervisor – Kevin Geraghty; Assessor, Landfill - John Alexander; Dog Control Officer – No Report Received; Justice – Robert Sutphin; Planning Department - Bryan Rounds; Code Enforcement Officer – Jim Hull; Highway Superintendent – Joq Quintal II. **These reports will also be available to view on the Town of Warrensburg Website. (warrensburgny.us)**

REPORTS OF COMMITTEES:

The Committee Reports were received and will be placed on the Town of Warrensburg Website (warrensburgny.us) and will no longer be read at the Town Board Meetings Per Supervisor Geraghty.

REQUEST TO APPROVE THE 2025 PRELIMINARY / ADOPTED BUDGET

RESOLUTION #102-2024

INTRODUCED BY: Councilperson Robert Sutphin
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Warrensburg Town Board request to approve the 2025 Preliminary / Adopted Budget.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the 2025 Adopted Budget at the Preliminary Budget Public Hearing Meeting that was held on October 9, 2024 at 7:00 pm.

DULY ADOPTED OCTOBER 9, 2024 WHICH RESULTED AS FOLLOWS:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilpersons Alexander, Rounds, Sutphin, Quintal II

SUPERVISOR GERAGHTY CALLED AN EXECUTIVE SESSION AT 7:20 PM. EXECUTIVE SESSION ENDED AT 7:43 PM.

REQUEST FOR AN EXECUTIVE SESSION TO DISCUSS POTENTIAL SALE OF REAL PROPERTY

RESOLUTION #103-2024

ON MOTION OF: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Warrensburg Town Board called an Executive Session to discuss a Potential Sale of Real Property. All Board members and the Town Attorney went into a closed door Executive Session at 7:20 pm.

REGULAR TOWN BOARD MEETING – OCTOBER 9, 2024

NOW, THEREFORE, BE IT RESOLVED,

The Warrensburg Town Board ended the Executive Session at 7:43 pm, with the results of No Action taken at this time.

RESOLUTION DULY ADOPTED ON OCTOBER 9, 2024 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilpersons Alexander, Rounds, Sutphin, Quintal II

COMMUNICATIONS: NONE

OLD BUSINESS:

We ask the people who reside in the Water District try to identify their water line, where it comes into your home, by taking a picture if possible. Please forward the picture to the Town and if you need help getting a picture please call the Town Sewer/Water clerk at 518-504-4114. EPA - Federal Government has mandated a service line inventory for every Town by October 2024.

NEW BUSINESS:

REQUEST FOR OCCUPANCY TAX FUNDS FROM WARRENSBURG BIKE RALLY, LLC

RESOLUTION #104-2024

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

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Warrensburg Town Board received a request to approve Occupancy Tax Funds to the Warrensburg Bike Rally, LLC in the amount of \$10,000.00 for advertising expenses for the Warrensburg Bike Week event held on May 28th, thru June 4th, 2024 at the Warren County Fair Ground.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the request for Occupancy Tax from Warrensburg Bike Rally, LLC for the June 2024 Bike Week event in the amount of \$10,000.00 for advertising expenses

RESOLUTION DULY ADOPTED OCTOBER 9, 2024 BY THE FOLLOWING VOTES:

AYES: 4 NAYS: 1 ABSENT: 0

AYES: Supervisor Geraghty, Councilpersons Alexander, Rounds, Quintal II

NAYS: Councilperson Sutphin

We have a request to purchase some of the Water District Property on Alden Avenue. If the Board decided to move ahead with selling some of this property, I will ask the Town Attorney to prepare the Permissive Referendum to ask permission to sell the property

REGULAR TOWN BOARD MEETING – OCTOBER 9, 2024

DISCUSSION: Supervisor Geraghty stated; The board has had a discussion on this property and the board would like more time to take a look at the lots and maps to get a better feel for what they are doing before they move forward with a decision. **Luke Duell and wife Amanda** expressed their interest to Supervisor Geraghty a few weeks ago on some town property on Alden Ave and Harrington Hill Rd. He has been a resident of Warrensburg for 20 year or more and would like to expand on his current property on Alden Ave. He stated he is willing to discuss and share his details and plans for the property of interest and is ok with the further negotiation and preparing for what needs to happen, but was hoping to have a solid answer before the County Tax Auction that is coming up on October 25th. **Supervisor Geraghty replied;** That the board is not opposed to selling the property, they just need to do more research on the lots of interest and look at the maps and review some of the legal procedures that need to be done before making a decision. So the board will not be able to meet the date of October 25th as requested, but should have a decision by the November 13 board meeting.

Included in your packet is an update on the Main Street Grant progress. On the CDBG housing award there are four properties being slated for work.

DISCUSSION: Supervisor Geraghty stated; The Main Street Grant is moving slowly but there are 6 Main Street businesses that have been approved for funding, which are Paul Spooner (3861 Main St), Julie Garcia (3873 Main St), Jack Toney (3870 Main St), Matt Montesi (3856 Main St), Dan Chamberlain (3839 Main St), and Jennifer Nadler (3872 Main St). As for the CDBG which is the Housing Grant, there are 4 homes that were chosen by the committee and are under contract, construction, and out to bid phase. When these homes are done then the committee reevaluates the Grant Budget for the next applicants on the list.

REQUEST TO INCREASE RESIDENTIAL AND COMMERCIAL WATER RATES

RESOLUTION #105-2024

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Warrensburg Town Board request to increase water rates. Residential Rates to increase \$5.00 per quarter or \$20.00 per year on the flat rate. The per 1,000-gallon rate will increase from \$1.95 to \$2.15 per 1,000-gallon for usage over the first 30,000 gallons which is included in the flat rate.

WHEREAS, the Commercial Rate will increase to \$7.50 per quarter or \$30.00 per year on the flat rate. The per 1,000-gallon rate will increase from \$3.90 to \$4.20 per 1,000-gallon for usage over the first 30,000 gallons which is included in the flat rate.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board approved the request to increase Residential and Commercial Water Rates to cover the operating expenses of the department, which includes a projected increase in electrical rates.

RESOLUTION DULY ADOPTED OCTOBER 9, 2024 BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSENT:** 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin, Quintal II

REGULAR TOWN BOARD MEETING – OCTOBER 9, 2024

APPROVE BUDGET MODIFICATIONS – (9)

RESOLUTION #106-2024

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

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

**Town of Warrensburg
 Budget Modification
 October 9, 2024**

GENERAL FUND

A1920.400	Special Items -Municipal Assoc Dues	\$	8.23	
A1910.400	Special Items - Unallocated Ins			\$ 8.23
	To correct prior misposting			
A1680.200	Data Processing Equipment	\$	1,000.00	
A1920.400	Special Items -Municipal Assoc Dues	\$	441.77	
A1220.400	Supervisor - Contractual			\$ 1,441.77
	To Cover Supervisor Contractual exps			
A1990.400	Special Items - Contingent	\$	1,500.00	
A1680.200	Data Processing - Equipment	\$	7,000.00	
A1220.102	Supervisor - Pers. Serv - Secretary			\$ 8,500.00
	To Cover Secretary Salary			
A1990.400	Special Items - Contingent	\$	1,000.00	
A3510-400	Dog Control - Contractual			\$ 1,000.00
	To Cover Dog Control			

HIGHWAY FUND

DA5110.120	Street Maintenance - Part Time	\$	1,115.06	
DA5110.110	Street Maintenance - Over Time			\$ 1,115.06
	To cover Highway Over Time			
DA3501	State Aid - Consolidated Highway	\$	211,257.36	
DA5112.200	Capital Improvements - Contractual			\$ 211,257.36
	To cover Highway Capital Improvements until CHIPS \$ received			
DA5031	Interfund Transfer (H15 - Sidewalk)	\$	60,684.16	
DA5110.400	Street Maintenance - Contractual			\$ 60,684.16
	To cover Highway Pavings			

REGULAR TOWN BOARD MEETING – OCTOBER 9, 2024

SEWER FUND

SS8120.400	Sanitary Sewers - Contractual	\$	307.38	
SS8130.400	Sewage Treatment & Disposal - Contractual	\$	307.38	
	To cover Sewer Slack Chemical expenses			

WATER FUND

SW8330.400	Purification - Contractual	\$	3,682.70	
SW8320.400	Source of Supply P&P - Contractual	\$	3,682.70	
	To cover Water Expenses			

NOW THEREFORE, BE IT

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

RESOLUTION DULY ADOPTED OCTOBER 9, 2024 BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin, Quintal II

REQUEST TO PAY WARRANTS ON ABSTRACT #10-2024

RESOLUTION #107-2024

ON MOTION OF: Councilperson Bryan Rounds
SECONDED BY: Councilperson Joq Quintal II

RESOLUTION DULY ADOPTED OCTOBER 9, 2024 BY THE FOLLOWING VOTES:

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin, Quintal II

RESOLVED, to pay the warrants outlined on Abstract #10-2024 in the following amounts:

WARRANTS:

Total Claims:	\$478,607.70
General Fund	\$70,857.91
Cemetery Fund	\$58.58
Highway Fund	\$274,327.66
Lighting District	\$8,042.21
Sewer Fund	\$8,645.46
Water Fund	\$15,835.26
Wastewater Sludge	\$100,271.28

THE COMPLETE DISCUSSIONS AND COMMENTS CAN BE VIEWED ON THE YOUTUBE LINK LOCATED ON THE TOWN WEBSITE & FACEBOOK PAGE.

REGULAR TOWN BOARD MEETING – OCTOBER 9, 2024

COMMENTS:

Supervisor Geraghty stated 1st – We have been talking to the Chamber of Commerce about moving their office back into the town hall building, Supervisor Geraghty stated the board members think it is a good idea and that they are going to accept the request from the Chamber of Commerce to move their office back to the Town Hall after the first of the year. There is some office space down stairs and the Town Attorney will work on a contract and rental fee.

2ND - Also, there was some consternation about something that was sold at the garage sale this weekend and there has been some emails going around about one of the vendors selling some inappropriate items. It was not a Chamber vendor; it was tracked down to a vendor that was renting space from a private homeowner on main which did require an IPP permit from the Town. Supervisor Geraghty spoke to homeowner who was very cooperative and they in-turn had spoken to the vendor and that vendor will not be issued a IPP permit for next year's garage sale. Supervisor Geraghty stated that they take it seriously when people are offended by what they see.

3RD - Also, there was other complaints about some changes made this year by the Town for the garage sale. The town was asked by the Chamber of Commerce if the town could be closed on the Friday of the garage sale due to the vendors renting the parking lot spaces at the Town Hall and not being able to set up until after noon. Therefore, the town agreed to shut down on Friday. The town sells about 150 permits a year on the non-chamber properties, so the clerk's office along with the chamber posted on the websites, Facebook and contacted non-chamber main street owners who rent out their property that the vendors would need to get there permits by Thursday to avoid the permit fee's that would double the cost when the Code Enforcement officer goes around to inspect. There was 1 particular property owner that felt they didn't get enough notice and 1 of their vendors was extremely upset about the cost being doubled. Supervisor Geraghty spoke to both parties and explained that the garage sale costs the taxpayer's money to put on every year and the town employees do a lot of the work to help make the garage sale a success and the IPP permit fees help pay for these cost that are incurred in doing this, such as getting the town ready, the cleanup alone is costly, collecting and disposing of 10 tons of garbage along with the cost of porta john rentals, etc. There also were complaints about quad's and 4-wheels running up & down the roads and that should not have happened and will be enforced by the Sheriff's dept. next year.

Jim Hull stated – He has composed a letter that he going to mail out in August of next year to all the participating property owners on Main St detailing what the rules are.

Laura Moore, Museum - Wanted to let people know that on October 25th they will offer the Spooks and Spirits and reservations are to be made online.

Gary Cooper - Asked if the town would consider allowing the Chamber of Commerce to rent spaces on some of the property at Recreation field for the Warrensburg Garage Sale? Supervisor Geraghty and the board members thought this might be a good idea.

MEETING ADJOURN

On motion of Councilperson John Alexander, the meeting was adjourned at 8:07 pm

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk