

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
PUBLIC HEARING MEETING
APRIL 10, 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 TOWN WEBSITE.

PRESENT: Deputy Supervisor/Councilperson John Alexander
Councilperson Bryan Rounds
Councilperson Robert Sutphin

OTHERS PRESENT: Pamela Lloyd, Town Clerk; Dani Oliver, Supervisors Secretary; Jackie White, Town Attorney; Pete Bederian, Highway Superintendent; Tracy Benoit, Water/Sewer/Parks & Recs Manager; Joyce Reed, Water/Sewer Clerk; Jim Hull, Code Enforcement; Laura Moore, Museum and
Several Public Attendees, Sign in sheet available for review at the Town Clerks office.

Meeting was called to order by Deputy Supervisor John Alexander at 7:00 p.m. and the Salute to the Flag.

APPROVE MINUTES OF TOWN BOARD MEETINGS HELD ON MARCH 13, 2024

RESOLUTION #54-2024

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

RESOLVED, to approve the Minutes of the Town Board Meeting held on March 13, 2024.

RESOLUTION DULY ADOPTED APRIL 10, 2024 BY THE FOLLOWING VOTES:

AYES: Deputy Supervisor/Councilperson Alexander, Rounds, Sutphin

ABSENT: Supervisor Geraghty, Councilperson Quintal II

OPEN PUBLIC HEARING AT 7:05 PM:

Public Hearing on Local Law #1 of 2024 to amend Article 8 of Chapter 163, Enforcement and Penalties on Short Term Rentals of the Warrensburg Code to clarify its requirements and provide progressive penalties for non-compliance.

Town Clerk, Pamela Lloyd read the Public Hearing Notice that was published on March 26, 2024 in the Post Star Newspaper.

PUBLIC COMMENTS:

Ilana Morgan, Warren St - Stated she has two comments / suggestions. **1st** - In Paragraph two there is not a relative change from how the existing Local Law reads. She suggests that the board should think about where it reads, "If there is a third subsequent violation of any of the terms of this chapter that the permit could be revoked", and consider changing the language to be more specific of the types of

REGULAR TOWN BOARD MEETING – APRIL 10, 2024

violations and put some time limits on them. She also stated that the property owner could be doing their due diligence just had some bad guest/tenants which may have caused these violations over a long term permit. 2nd - In section D in reference to the penalties on a first conviction of a violation, she made some suggestions on how to change the language to be more specific and more explanation of the conviction process and possibly adding more options to the per day penalties such as “amount would be subject to the terms of the judge”.

Joyce Reed – Stated that most of the short term rentals are owned under an LLC, does that prevent them from liability of any fines or revocation of their permits?

Attorney, Jackie White responded - No that does not.

Jim Hull - Stated from the code enforcement aspect when he issues a permit to somebody he informs them that it's a three strike law and that's why there is zero problems in the Town of Warrensburg. He gave several examples of excuses and dance around games that he has experienced along with complaints on the amounts of the penalties fee. He stated that the bottom line is that the law needs to have some teeth and stick with it in order for it to work, and if knowing you only have 3 violations before losing your permit then they tend to keep better control of the people in their building and they keep better control of the property itself.

Amy Langworthy – Stated that looking at the number of short-term rentals that we have in our community and looking at enrollment trends and hearing from families who would like to move into our community but can't find housing, that it might be long overdue that the town consider putting more restrictions on short-term rentals like equating the number of days that is allowable. She states that this might look different for people who reside in the community and own short-term rentals versus people who don't live here year round. Her concern is that if we continue to sell properties to company's or people who don't live in the community then you are not gaining families and adding the people who care about the community. She believes the short-term rentals are not doing it and not helping the community population growth and School enrollment continues to decline.

Ilana Morgan, Warren St – Asked how many short-term rentals does the Town of Warrensburg have?

Joyce Reed – Stated there are 99 short-term rentals and they are not all in the Hamlet of the town.

Ilana Morgan – responded that she did a search on Data USA and the calculations would mean that 12% of residence in Warrensburg are short-term rentals and based on those numbers and tax revenue, she believes putting any further restrictions on short-term rentals would not be a good idea.

Bryan Rounds – Stated our short-term rentals have progressed and the other townships are looking to us with our ground rules and how the community dug our teeth in and got some good rules in place. He also stated he has lived here his own life and wants this to be a community where a kid could graduate from the school and afford to live here, that being said, he cannot understand why we would want to invite or look for more poor people to move here, we want affluent people to come here and do well here in the town. He feels that the airbnbs and vacation rental properties are the best kept properties in town.

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

CLOSE PUBLIC HEARING:

Deputy Supervisor/Councilperson Alexander declared Public Hearing Closed at 7:50 PM.

REGULAR TOWN BOARD MEETING – APRIL 10, 2024

RESOLUTION ADOPTING LOCAL LAW NO. 1 OF 2024 AMENDING ARTICLE 8 OF CHAPTER 163 OF THE CODE OF THE TOWN OF WARRENSBURG (SHORT-TERM RENTALS)

RESOLUTION #55-2024

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS the Town Board wishes to amend Article 8 (Enforcement and Penalties) of Chapter 163 (Short-Term Rentals) of the Town Code; and

WHEREAS proposed Local Law No. **1 of 2024** in the form annexed hereto has been proposed by the Warrensburg Town Board and made available for public inspection; and

WHEREAS the Board duly held a public hearing on proposed Local Law No. **1 of 2024** on April 10, 2024 and heard all interested persons;

NOW, THEREFORE, IT IS

RESOLVED that Board finds the proposed action to be a Type II action as defined in 6 NYCRR §617.5(a) and that adoption of the proposed Local Law No. **1 of 2024** is not subject to review under Part 617 of Chapter VI of Title 6 of New York’s Code of Rules and Regulations; and it is further

RESOLVED that the Board hereby adopts Local Law No: **1 of 2024** amending Article 8 (Enforcement and Penalties) of Chapter 163 (Short-Term Rentals); and it is further

RESOLVED that the Board hereby authorizes and directs the Town Clerk to file the Local Law with the New York Department of State in accordance with the provisions of the Municipal Home Rule Law and acknowledges that the Local Law will take effect immediately upon filing by the Department of State.

THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON APRIL 10, 2024 WHICH RESULTED AS FOLLOWS:

AYES: 3 NAYS: 0 ABSENT: 2

AYES: Deputy Supervisor/Councilperson Alexander, Rounds, Sutphin
ABSENT: Supervisor Geraghty, Councilperson Quintal II

WCS School 2024 – 2025 Budget Review by Superintendent Amy Langworthy, and Business Manager Jennifer Switzer.

DISCUSSION:

Warrensburg Central Schools Budget Presentation started with the Superintendent, Amy Langworthy presenting a slide show and the Business Manager, Jennifer Switzer concluding the presentation.

THE COMPLETE 40 MINUTE DISCUSSION CAN BE VIEWED ON THE YOUTUBE LINK LOCATED ON THE TOWN WEBSITE & FACEBOOK PAGE.

REGULAR TOWN BOARD MEETING – APRIL 10, 2024

NOTE: The reading of the Reports was waived per the Deputy Supervisor John Alexander and Board Members due to limited time.

REPORTS OF TOWN OFFICIALS:

The Town Officials reports were received: Town Clerk – Pamela Lloyd; Supervisor – Kevin Geraghty; Assessor, Justice, - John Alexander; No Landfill; Planning Department, Highway - Bryan Rounds; Code Enforcement Officer – Jim Hull.

REPORTS OF COMMITTEES:

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

COMMUNICATIONS:

Request from William aka Billy Trudsoe to waive the 30 – Day waiting period to apply for a Liquor License at Lizzie Keays Restaurant, 89 River Street Plaza, Warrensburg.

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 TO WAIVE 30 DAY ADVANCE NOTICE FOR LIQUOR LICENSE FOR BTRUE’S MAD FLAVA, LLC – DBA LIZZIE KEAYS

RESOLUTION #56-2024

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Town of Warrensburg received a letter from William (Billy) Trudsoe of BTrue’s Mad Flava, LLC, DBA Lizzie Keays requesting the 30-Day Advance Notice to waive the waiting period for the change to the Liquor License.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request to waive the 30 Day Advance Notice for the Liquor License for BTrue’s Mad Flava, LLC, DBA Lizzie Keays and a letter confirming the approval will be supplied to William Trudsoe.

DULY ADOPTED APRIL 10, 2024 BY THE FOLLOWING VOTES:

AYES: 3 **NAYS:** 0 **ABSENT:** 2

AYES: Deputy Supervisor/Councilperson Alexander, Rounds, Sutphin
ABSENT: Supervisor Geraghty, Councilperson Quintal II

REGULAR TOWN BOARD MEETING – APRIL 10, 2024

APPROVE BUDGET MODIFICATIONS – (1)

RESOLUTION #57-2024

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

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

**Budget Modification
April 10, 2024**

GENERAL FUND

<u>GL Number</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>
A1990.400	Special Items – Contingent	\$ 235.00	
A1910.400	Special Items – Unallocated Insurance To cover Youth Baseball Insurance		\$ 235.00

NOW THEREFORE, BE IT

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

RESOLUTION DULY ADOPTED APRIL 10, 2024 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0 ABSENT: 2

AYES: Deputy Supervisor/Councilperson Alexander, Rounds, Sutphin
ABSENT: Supervisor Geraghty, Councilperson Quintal II

REQUEST TO PAY WARRANTS ON ABSTRACT #4-2024

RESOLUTION #58-2024

ON MOTION OF: Councilperson Bryan Rounds
SECONDED BY: Councilperson Robert Sutphin

RESOLUTION DULY ADOPTED APRIL 10, 2024 BY THE FOLLOWING VOTES:

AYES: Deputy Supervisor/Councilperson Alexander, Rounds, Sutphin
ABSENT: Supervisor Geraghty, Councilperson Quintal II

RESOLVED, to pay the warrants outlined on **Abstract #4-2024** in the following amounts:

Resolution request to pay the bills on Warrant #4

WARRANTS:

- Total Claims: \$300,264.86**
- General Fund: \$36,162.04
- Cemetery Fund: \$500.23
- Highway Fund: \$9,902.63
- Lighting District \$8,027.34
- Sewer Fund: \$15,006.07
- Water Fund: \$8,019.11
- Capital Project Sidewalk: \$222,647.35

REGULAR TOWN BOARD MEETING – APRIL 10, 2024

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

COMMENTS:

Laura Moore, Town of Warrensburg Museum - She wanted to thank Tracy and the town for fixing their leak that was in the 2nd floor and it been taken care of. Also they had a solar eclipse event program at the library as well as the Glen and that went very well with over 35 participants.

John Alexander – Commented on the traffic coming into Warrensburg the day of the eclipse. He also commented that the cemetery is opened and staffed now and beginning the spring cleanup in the cemetery, so if you have Christmas decorations and whatnots that you want to keep please come get them before they get disposed of.

Joyce Reed – Reminded that the Spring Brush cleanup will be 2 weeks in May starting Monday May 6th thru Thursday May 9th and Monday May 13th thru Thursday May 16th.

MEETING ADJOURN

On motion of Councilperson John Alexander, the meeting was adjourned at 8:00 pm

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk