

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
MARCH 12, 2025 AT 7:00 PM
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 WARRENSBURG TOWN WEBSITE. (warrensburgny.us)

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

OTHERS PRESENT: Pamela Lloyd, Town Clerk; Jacquelyn White, Town Attorney; Tracy Benoit, Water/Sewer/Parks & Recs Manager, Jim Hull, Code Enforcement; 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.

APPROVE MINUTES OF REGULAR TOWN BOARD MEETING HELD ON FEBRUARY 12, 2025

RESOLUTION #47-2025

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

RESOLVED, to approve the Minutes of the Regular Town Board Meeting held on February 12, 2025.

RESOLUTION DULY ADOPTED MARCH 12, 2025 BY THE FOLLOWING VOTES:

AYES: 3 NAYS: 0 ABSENT: 1

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin

ABSENT: Councilperson Quintal II

REPORTS OF TOWN OFFICIALS:

The Town Officials reports were received and read by the following: Town Clerk – Pamela Lloyd; Supervisor, – Kevin Geraghty; Assessor – John Alexander; Dog Control – No Report; Justice – Robert Sutphin; Landfill – No Report; Planning Department - Bryan Rounds; Code Enforcement Officer – Jim Hull; Highway Superintendent (Acting Super - KJ) – Received Report/not read; Youth – No Report. 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.

REGULAR TOWN BOARD MEETING – MARCH 12, 2025

COMMUNICATIONS:

Letter from John Delcielo asking for zoning change on property located at 5 Grand Avenue and 2 Marion Avenue.

OLD BUSINESS:

Request for members of the public interested in position on the Planning Board, Zoning Board of Appeals and Board of Assessment Review apply to the Supervisor's office.

Update on Gold Avenue Stormwater Project, Councilman Rounds spoke.

DISCUSSION: Councilman Rounds stated that he spoke to Carver Construction this week and the trees have been removed, Carver Construction is waiting on the concrete structure delivery, which is expected by March 31st. Councilman Rounds did stress to Carver that the spring melt is coming and all the affected residents are going to be forced to run their sump pumps to avoid basement flooding like last year. On a positive note after some heavy rain we had last week, Councilman Rounds was keeping an eye on those storm drains and they all were working except for the one halfway up Gold Street. He believes that last year was an extreme winter with not much snow cover and the ground froze so much that the drains had to take every bit of the water verses this year with no frost in the ground so with the melt that we are having some of the water is going in the ground and we are not relying 100% percent on the storm drains.

OFFER RECEIVED ON BIDS TO PURCHASE REAL PROPERTY LOCATED ON ALDEN AVE AND HARRINGTON HILL RD

RESOLUTION #48-2025

INTRODUCED BY: Councilperson Robert Sutphin
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Town of Warrensburg received two (2) separate offers from Luke Duell to purchase the Water District Property offered for sale on Alden Ave. (Parcel Id: 223.16-1-3) and Harrington Hill Rd. (Parcel Id: 224.-1-17).

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby Declined the offers received by Luke Duell to purchase the Water District Property for sale on Alden Ave and Harrington Hill Rd.

RESOLUTION DULY ADOPTED MARCH 12, 2025 BY THE FOLLOWING VOTES:

AYES: 4 **NAYS:** 0 **ABSENT:** 1

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

DISCUSSION: Supervisor Geraghty stated that the town would place another legal advertisement for bids in the Post Star along with putting all three properties on Auctions International for 35 Swan Street along with, Alden Avenue, and Harrington Hill Road. Bids will be opened at the next town board meeting on April 9, 2025

REGULAR TOWN BOARD MEETING – MARCH 12, 2025

NEW BUSINESS:

APPROVE TO ADVERTIZE FOR BIDS OF (1) WATER DISTRICT PROPERTY FOR SALE ON SWAN STREET

RESOLUTION #49-2025

INTRODUCED BY: Councilperson Robert Sutphin
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Town of Warrensburg received the appraisals of the Water District Property offered for sale at 35 Swan Street (Parcel Id: 211.14-1-7).

WHEREAS, the Town Board of Warrensburg request to advertise in the local paper for bids on (1) Water District Property for sale at 35 Swan Street. All bid offers need to be in writing and received by the Town Clerks office by 4:00 pm on or before April 9, 2025. The sealed bids will be opened and read aloud at 7:00 pm on April 9, 2025 at the Town Board Meeting.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request to advertise for bids of Water District Property for sale at 35 Swan Street.

RESOLUTION DULY ADOPTED MARCH 12, 2025 BY THE FOLLOWING VOTES:

AYES: 4 **NAYS:** 0 **ABSENT:** 1

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin

ABSENT: Councilperson Quintal II

**RESOLUTION AUTHORIZING THE TOWN BOARD OF THE
TOWN OF WARRENSBURG TO AWARD THE
NEW POLE BARN PROJECT TO
A.J. CATALFAMO CONSTRUCTION, INC.**

RESOLUTION #50-2025

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town Board is undertaking a project called the Town of Warrensburg New Pole Barn Project (hereinafter referred to as ‘the Project’) that includes the construction of a new pole barn and concrete foundation and involving a general construction contract; and

WHEREAS, the Town’s consultant engineers the Project, Cedarwood Engineering Services PLLC (“Project Engineer”) has completed the design for the Project and the Project has been put out to obtain quotes as a General Construction Contract; and

WHEREAS, all members of the Town Board have received copies of the request for quote documents (or a summary thereof) from the low bidder on the contract and have reviewed those documents, and have conferred with the Project Engineer and discussed the bid documents and elements of each bid; and

REGULAR TOWN BOARD MEETING – MARCH 12, 2025

WHEREAS, the Town Board wishes to proceed in a timely and prudent manner to secure a contract for the General Construction Contract, and to commence construction of the Project.

NOW BE IT RESOLVED, the Town Board hereby authorizes the Town Supervisor to execute the Notice of Award for the General Construction Contract to the lowest responsible bidder listed below:

<u>Project Component</u>	<u>Contractor</u>	<u>Bid Amount</u>
General Construction Contract	A.J. Catalfamo Construction Co., Inc. 5 Sixth Street Hudson Falls, NY 12839 Tel. (518) 747-6659	\$ 230,400.00

BE IT FURTHER RESOLVED, that the Town Board authorizes the Town Supervisor or his designee to work with the Project Engineer and Project Attorney to negotiate with the low bidder on the terms, conditions, selection of final bid alternates, and final specifications of the Project, and to execute contract with A.J. Catalfamo Construction Co., Inc.

WHEREUPON, the question of the adoption of the foregoing resolution was duly put to vote on this 12th day of March, 2025, which resulted as follows:

Kevin B. Geraghty, Supervisor	VOTING - <u>Yea</u>
John S. Alexander, Deputy Supervisor	VOTING - <u>Yea</u>
Bryan Rounds, Councilman	VOTING - <u>Yea</u>
Robert Sutphin, Councilman	VOTING - <u>Yea</u>
Joq Quintal II, Councilman	VOTING - <u>Absent</u>

REQUEST TO APPROVE WATER / SEWER RATE CHANGES

RESOLUTION #51-2025

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Warrensburg Town Board received a request to approve the Water/Sewer Rate changes which resulted in a reduction of \$209.25 in the Water Rates and a reduction of \$50.00 in the Sewer Rates.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board approved the reduction to the Water/Sewer Rate changes.

RESOLUTION DULY ADOPTED MARCH 12, 2025 BY THE FOLLOWING VOTES:

AYES: 4 **NAYS:** 0 **ABSENT:** 1

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin

ABSENT: Councilperson Quintal II

REGULAR TOWN BOARD MEETING – MARCH 12, 2025

REQUEST TO SUPPORT THE APA EXECUTIVE DIRECTOR BARBARA RICE

RESOLUTION #52-2025

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Warrensburg Town Board received a request for support of the Adirondack Park Agency Executive Director, Barbara Rice.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board approved the request for support of the APA Executive Director, Barbara Rice.

RESOLUTION DULY ADOPTED MARCH 12, 2025 BY THE FOLLOWING VOTES:

AYES: 4 **NAYS:** 0 **ABSENT:** 1

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin

ABSENT: Councilperson Quintal II

The town is working with Richards Library on an internet survey to find areas where there is no internet service. We are giving the information to Lake George-Lake Champlain Regional Planning Board.

DISCUSSION: Supervisor Geraghty stated if residents have a problem with or have no internet at all to please complete the survey that located at the Richards Library. The town will forward the surveys to the Lake George-Lake Champlain Regional Planning Board so they can send them into the state which are collecting information to research where there is a problem with poor or no internet access

Warrensburg EMS will be coming to the April Town Board meeting to give an update on their plans to relocate the headquarters to a river Street location.

DISCUSSION: Supervisor Geraghty stated the Warrensburg EMS is proposing to move their operation from the King Street property to the River Street at the former Small Tales Daycare. The town has worked with them to get them the proper space and land on King Street to do what they needed to do, but the EMS felt that cost of construction to rehab the property on King Street it would be better to purchase the property on River Street and relocate there. So, EMS will be at the next town board meeting on April 9th to answer any questions the town board or the public may have.

Waiting for bid results from Warren County on one Highway dept. pickup and a 550 small dump truck, for the water and sewer department's two pickup trucks.

DISCUSSION: Supervisor Geraghty stated Warren County has put the bids out for pickup trucks and the 550 those bids should come back by the end of this month and will take the lowest responsible bidder. What this amount to is a 250 and 550 for the Highway Dept., 250 for the Water Dept., and 150 for the Sewer Dept.,

REQUEST TO PAY WARRANTS ON ABSTRACT #3-2025

RESOLUTION #53-2025

ON MOTION OF: Councilperson Bryan Rounds

SECONDED BY: Councilperson John Alexander

RESOLUTION DULY ADOPTED MARCH 12, 2025 BY THE FOLLOWING VOTES:

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Sutphin

ABSENT: Councilperson Quintal II

RESOLVED, to pay the warrants outlined on **Abstract #3-2025** in the following amounts:

WARRANT #3	Total Claims:	\$238,802.96
	General Fund	\$47,626.48
	Cemetery Fund	\$24.61
	Highway Fund	\$100,731.21
	Lighting District	\$55,876.76
	Sewer Fund	\$5,579.73
	Water Fund	\$20,034.58
	Highway Garage	\$3,074.59
	Pole Barn Highway	\$1755.00
	Gold Ave Stormwater	\$4,100.00

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

COMMENTS:

Supervisor Geraghty Stated:

- 1) Per Councilperson Robert Sutphin suggestion, we did this Employee of the Quarter Appreciation and the Water Department won the award for the first quarter for the work they did on the water break on Jenny Jill last year. A plaque to put the awarded employee's on was created and will placed in the hallway of the town hall building. The town will be choosing our next recipient by next month meeting hopefully.
- 2) The Pro Housing Resolutions was passed last month, so this will set us up hopefully to be able to get some housing grants in the future.
- 3) Had a meeting last month about the Demo of the old highway building on King Street, and we do have to do more test borings to accommodate DEC once that is done hopefully that project will be done sometime in April.
- 4) Part of Route 418 sidewalk project was inspected by the state and the sidewalks were ok but they did not like how the sidewalks met Route 418, so from the bridge at the bottom of Ridge Ave down to English Brook they are going to repave Route 418 to give a little bit of a lip towards the sidewalks. This project should be completed sometime this summer.

REGULAR TOWN BOARD MEETING – MARCH 12, 2025

5) Had a follow up with the engineering report on Main Street; it was a good preliminary discussion we had trying to make Main Street friendlier to pedestrians but also to the traffic. M&J Engineering is handling the information and they came up with some very good suggestions. They are going to update the program and then we will set up a public hearing to get the public's input. We got this Grant through Glen Falls Transportation so this is not costing the town but it was a good exercise and some of it will involve the crosswalks and some involves the lanes, and parking.

Councilperson John Alexander Stated - Just a quick note to folks about the passing of a beloved friend Jack Sweet, he was a great guy and will be missed.

Councilperson Bryan Rounds Stated – In Jims report I'm curious of the presentation that reads where we're encouraging the Planning Board to learn to say no. That is the absolute opposite of what we want to encourage Warrensburg.

MEETING ADJOURNS -

On motion of Supervisor Kevin Geraghty, the meeting adjourned at 7:30 pm

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk