

SPECIAL MEETING, WARRENSBURG TOWN BOARD, OCTOBER 12, 2010

A special meeting of the Warrensburg Town Board was held on Tuesday, October 12, 2010 at the Albert Emerson Town Hall at 4:30 p.m. with the following members present:

PRESENT:	Councilman	John Alexander
	Councilman	Bryan Rounds
	Councilman	Austin Markey
	Councilman	Dean Ackley
ABSENT:	Supervisor	Kevin B. Geraghty

OTHERS PRESENT: Donna A. Combs, Town Clerk; and Richard Galusha, Water/Sewer Superintendent.

DISCUSSION – VACATION EXTENSIONS

Deputy Supervisor John Alexander opened discussion. Councilman Markey discussed Walter Haws, a town employee's extension request with Richard Galusha, asking why Mr. Haws needs to have the time extended, was he putting in extra time because of absence due to illness of another employee.

Mr. Galusha explained they were short handed and they also needed to get the sidewalks done in the month of September. Mr. Galusha explained it is difficult to take vacation now because they are trying to get the Football field in.

Councilman Ackley told Mr. Galusha he had until the end of the year to take vacation.

Mr. Galusha told the Town Board he has ten weeks of vacation coming, Councilman Markey told Mr. Galusha they had done this for him last year; Councilman Markey had spoken about doing an employee manual with a company out of Ballston Spa that he obtained a quote from and it is his feeling this should be put on the agenda for the next Town Board meeting.

Discussion ensued on the request by Mr. Galusha to extend his vacation time. Mr. Galusha told the Town Board he was only asking for five weeks to be extended into next year, he would be losing five weeks in this year. Councilman Ackley reiterated that the Town owed Mr. Galusha ten weeks, Mr. Galusha said he would be losing five weeks this year.

Councilman Markey said he felt the Town Board would be setting a sticky precedent if they were to roll over vacation time; he could understand with Walt, with Wayne's illness and being down by one man, he could understand that point, that is another thing they need to do in budget time is what they are going to do with Wayne's spot and with retiree's spots.

Discussion ensued on the fact the Town has a staff that is very close to retiring.

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Mr. Galusha told the Town Board when he broke his shoulder he kept working because the Town was so short handed for staff, even though his Doctor had recommended he be put on compensation.

Councilman Markey said he had spoken with Mr. Galusha last year after his vacation was extended; this is getting into a sticky area by doing it every year.

Councilman Rounds told the Town Board a lot of places that you work they reserve the right to cancel vacation; they would say they are too busy right now.

Councilman Alexander said he was afraid they had set precedence last year when they allowed it to be rolled over.

Discussion ensued on the fact that the Town only has one man trained for sewer, Dexter, and the types of situations the Town could be in the future.

RESOLUTION #167-10

AUTHORIZE ROLL OVER VACATION TIME FOR WALTER HAWS INTO 2011 AND DENY RICHARD GALUSHA

On motion of Councilman Markey, seconded by Councilman Ackley, the following resolution was ADOPTED – VOTE – AYES 3 NAYS 1 (Councilman Alexander voted nay).

IT IS RESOLVED, to give permission to Walter Haws to roll over his vacation time into 2011, and,

FURTHER RESOLVED, to deny the request of Richard Galusha to roll any of his vacation time over into 2011.

RESOLUTION #168-10

AMEND WATER METER FEES FOR NEW CONSTRUCTION

On motion of Councilman Ackley, seconded by Councilman Rounds, the following motion was ADOPTED – VOTE – AYES 4 NAYS 0

IT IS RESOLVED, to amend the water meter fees for new construction from \$180.00 to \$280.00, which is the cost of a water meter to the Town of Warrensburg.

DISCUSSION – USER FEE INCREASES

Councilman Alexander told the Town Board the water rates are \$80,000.00 short to make the Water District solvent.

Discussion ensued on rates for different uses. A review of flat fee schedules was done for each classification.

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Councilman Rounds told the Town Board they might wish to consider billing the commercial users by meter, it was suggested the Town Attorney be contacted to see if that can be done legally.

Councilman Markey said he would contact Queensbury, Lake George and some of the other towns to look at their commercial fee schedules and then sculpting them into ours.

RESOLUTION #169-10 INCREASE WATER RATES FOR RESIDENTIAL

On motion of Councilman Rounds, seconded by Councilman Markey, the following resolution was ADOPTED – VOTE – AYES 4 NAYS 0

IT IS RESOLVED, to increase residential water fees by \$50.00, from \$102.00 to \$152.00 and the senior water rate from \$51.00 to \$75.00., and

FURTHER RESOLVED, to table any action on Commercial rates until legal opinion can be obtained from the Town Attorney to determine if commercial can be billed by water meters.

DISCUSSION – REVIEW OF SEWER FEE RATES

Councilman Alexander asked the Town Board for discussion on the sewer rates, the town sewer unit fees are currently \$320.00 for in district and \$331.00 for out of district.

Councilman Markey told the Town Board the Town they have talked about the areas that are out of district, it really is all the same district, they are using the same products and the same product is going to the same place; if the town board needs to get the Attorneys involved, every body that is supposedly out of district accepted into one district, everybody has to be charged the same.

Councilman Alexander asked if anybody had an issue with everybody paying the same where there has been a district for eighteen years but because the district is in front of their house they can hook up now, the same as the people who have been paying the charge for eighteen years.

Councilman Markey said it was not fair, but, they need to get everybody on line and it was his thought the place to start is discussion at the next town board meeting or just make the decision tonight to get a letter out to everybody who is out of district stating that as of January 1st they will be accepted in one district, to accept Third, Fourth, Thomson and Raymond Lane as one district, part of the district, and, at that time they will be charged the same rates as everybody in district, whether they hook up or they do not hook up, if the pipe goes by you and you are in district and that is the way it is.

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Councilman Alexander said this should have been done originally when these people petitioned for the pipe, it didn't happen, they wanted the pipe and then they backed out of it.

Discussion ensued on the Town receiving the map and plan for the District extension the engineer is preparing for the Town and the procedure for the time limit for the tap requirement and some places in the town where the district has not been run so they cannot get into the district, but, have out of district contracts.

Councilman Markey said he hated to increase fees for water or sewer but if the town needed to make the increase for sewer fees to earn grant monies than he could understand it.

Councilman Alexander pointed out that when the Sewer first was put in the rates went down to \$295.00, if they had been left alone the Town would be sitting on \$600,000.00 right now, the town would not have had the UV problems.

Discussion ensued on the people who cannot hook into the sewer even though they are in the district, people who have a septic tank and may have continue with the septic tank, and a review of the different rates that are available right now.

RESOLUTION #170-10 AMEND SEWER USER FEES

On motion of Councilman Ackley, seconded by Councilman Markey, the following resolution was ADOPTED – VOTE – AYES 4 NAYS 0

IT IS RESOLVED, to change Sewer User fee rate schedule as follows: 1 unit in district will be \$351.00, one unit out of district will be \$351.00, debt service will be \$200.00, M&O will be \$151.00, Non Serviceable will be \$5.00, buildable vacant lot will increase to \$100.00 from \$73.75.

DISCUSSION – SALE OF TOWN PROPERTIES

Councilman Alexander opened discussion telling the Town Board they have a list of Town properties with their assessed values in their packets, it has been suggested that the Assessor can do appraisals for the town for sale of the properties.

Councilman Ackley said he is very familiar with all of the properties on the list, all of the cutting that needed to be done has been done and he would like to sell all of the properties on the list.

Discussion ensued on the legal procedure the Town is required to do to sell the property, if the Town can sell the properties for the assessed value and get the property back on the tax rolls.

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It was determined the Town Board will table any action until the legal procedure can be checked.

On motion of Councilman Markey, seconded by Councilman Alexander, the meeting was adjourned at 5:17 p.m.

Respectfully submitted,

Donna A. Combs, Town Clerk