

REGULAR MEETING, WARRENSBURG TOWN BOARD, AUGUST 10, 2011

The regular meeting of the Warrensburg Town Board was held on Wednesday, August 10, 2011 at the Albert Emerson Town Hall at 6:45 p.m. with the following members present:

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

OTHERS PRESENT: Donna A. Combs, Town Clerk; Ed Pennock, Highway Superintendent; Tom Belden, Water Department; Sandra Parisi, Historian; Steve Parisi, Warrensburg Museum; Chris Belden, Zoning Officer; Tom Suozzo, Cedarwood Engineering Services and numerous Town residents.

PUBLIC HEARING –DRAFT COMPREHENSIVE PLAN

Public Hearing was called to order at 6:45 P.M.

A legal notice was printed on July 27, 2011 in the Glens Falls Post Star with a copy of said notice posted on the Town Hall bulletin board on July 25, 2011. The content of the legal notice was read into the record.

A ten minute recess was called at 6:50 p.m.
The hearing was reconvened at 7:00 p.m. and was then adjourned to September 14th, 2011 at 7:00 p.m.

**RESOLUTION #116-11
MINUTES**

On motion of Councilman Rounds, seconded by Councilman Ackley, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to accept the minutes as presented

REPORTS OF TOWN OFFICIALS

Reports were received and placed on file from the following Town Officials: Town Clerk, Supervisor, Assessor, Justice, Dog Control Officer, and Enforcement Officer.

TOWN COMMITTEE REPORTS

The following town committees gave reports: Highway, Lighting, Museum, Historian, Parks and Recreation, Sewer, and Water.

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DISCUSSION – DRAFT INFORMATION ON WATER RATE SYSTEM

Tom Suozzo, Cedarwood Engineering Services opened discussion with the Town Board on the draft report that was filed with them last month. Supervisor Geraghty explained that the rates that the Town Board is looking at in the draft report will be the rates effective next year, next September, saying this has an effect on the residential rates and will also have an effect on the commercial rates.

Mr. Suozzo explained the reasons for the cost of the increase with the water rates, and suggested a reserve fund for the future for water. Mr. Suozzo told the Town Board he looked at other communities and tried to pick the best parts of other rate structures, something equitable and fair. Mr. Suozzo said it was his understanding that most residents do not have working meters, the commercial non-residential customers are now metered and it is his recommendation that the nonresidential customer charge should be a fixed annual rate and a metered usage rate. Mr. Suozzo told the Town Board the proposed water rate schedule for the water district is based on EDU of 275 gallons per day, 80 to 100,000 gallons a year. Mr. Suozzo said one domestic unit would be one household, it would also be one mobile home and it would also be one apartment, and, basically the rate right now, although they are not called that is \$153.00 EDU, it is his recommendation the rate be increased to \$195.00 EDU, and, a single senior citizen, age 65 or older should be 0.25 x EDU or \$48.75.

Mr. Suozzo told the Town Board it is the recommendation that the nonresidential customer charge should be double the residential charge, it is his proposal that the base rate for non-residential be $2 \times 1.95 = 3.90$ /1000 gallons or an annual base rate of \$390.00, and, in addition to the fixed rate the customer charge based on meter usage of 0 to 20,000 gallons would be a non residential fixed fee of \$390.00 per year, 20,001+ would be the nonresidential fixed fee plus $\$3.90 \times \text{meter reading}/1000$. Out of district customer rates should be 1.5 times the proposed residential and nonresidential rates.

Mr. Suozzo suggested the Town Board start to build a reserve fund for the Water Department, telling the Town Board the Swan Street Well is not the greatest well, it is in compliance now because they have been treating it, there is some internal debt service where money is owed back to another fund, so there are other factors involved other than just maintaining the water system. Mr. Suozzo told the Town Board that USDA used to have a lot of grant money, however it is very difficult to get the grant money now, you have to charge a rate that is two percent of your MHI, so if your MHI for example is 30,000 your rate for everyone per EDU would have to be \$600.00.

Councilman Markey asked if there were any dollar figures for a new well. Mr. Suozzo said there was a study done by Jim Hutchins, he has studied it, and they might possibly consider Echo Lake for a well location. Mr. Suozzo told the Town Board he has been using numbers, his guess would be \$150,000.00 for a new well. Mr. Suozzo explained to the Town Board a test well will have to be put in, the portfolio will have to be sent to DEC, that will get approved and then you have to do a 72 hour pump test and then they

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have to do the part five analysis, and they will need a treatment room to chlorinate and get it into the system.

Councilman Alexander asked how Mr. Suozzo he got his figures, the 20,000 gallons for the commercial rate with \$390.00 a year, and, asked if 20,000 gallons was on top of the 100,000 gallons. Mr. Suozzo explained a barber shop, which is a very small business, is non residential so they would have to pay the \$390.00 and not the \$195.00 but they may use very little water, this is just a little bit to help out the very small businesses, the larger businesses will still get the benefit of the first 20,000 gallons for free, if they use 100,000 gallons they are only paying the meter of 80,000 gallons, they will get that benefit too.

Mr. Suozzo told the Town Board it is a proven fact that when you start billing by meters people start conserving water more, if people do start conserving water more, the Town can start conserving chemicals more and the cost of O&M will go down, it is a good thing and the fee is not out of line with a lot of other communities.

Supervisor Geraghty said he would propose if they do go to these rates they do it on a quarterly basis, it figures out to \$.53 a day for water, with this new rate, they have done calculations with rates, they had an incident where a business had to be put on line using water and they do use 10,000 gallons of water a day. Supervisor Geraghty said it is only fair that people who are using the water will pay for it. Supervisor Geraghty said one thing he vowed when they had that discussion two and a half years ago when they had the Senior Citizens in here. The Seniors said the Seniors were going to pay for it, the Town Board will have made this so the Senior Citizens will get a deduction next September in their water bill of over \$100.00, if they adopt these rates. Supervisor Geraghty said with the tax cap coming in there will be no borrowing from the General Fund; there is not going to be any money in the general fund that will allow the water district to do this.

Supervisor Geraghty told the Town Board they have to get this water system whole and he is for adopting this rate system.

Councilman Alexander said that he emailed all of them when they first got this study; he is in favor of this, also.

RESOLUTION #117-11

ADOPT NEW RATES FOR 2012 WATER BILLING

On motion of Councilman Alexander, seconded by Councilman Markey, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to adopt the rate as presented by Cedarwood Engineering Services, PLLC as set forth in a document titled Draft and dated July 12, 2011 as placed on file in the Town Clerks Office for the 2012 Water Billing schedule.

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DISCUSSION – SEWER RATE ADJUSTMENT

Supervisor Geraghty opened discussion explaining the request is for a person who is in a nursing home, the water has been turned off, they have asked for a six month reduction on the operation and maintenance.

**RESOLUTION #118-11
AMEND SEWER BILL**

On motion of Councilman Ackley, seconded by Councilman Alexander, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to amend the following Sewer Bill for the 2012 tax role:

Wright, Adorna 211.9-1-24 28 Warren Street from \$351.00 to \$275.50

DISCUSSION – SOLAR PANELS FOR LANDFILL

Supervisor Geraghty opened discussion telling the Town Board he met with an engineer from Barton & Loguidice Group to look at the Landfill and see if solar panels will work there, they do use a different kind of technology on landfills. The Supervisor is waiting for a report back.

**RESOLUTION #119-11
AMEND RESOLUTION #97-11, AUTHORIZING GRANT APPLICATION
FROM NEW YORK STATE OFFICE OF PARKS, RECREATION, HISTORICAL
PRESERVATION AND PLANNING PROGRAM.**

On motion of Councilman Markey, seconded by Councilman Ackley, the attached resolution was ADOPTED – VOTE – AYES 5 NAYS 0

**RESOLUTION #120-11
AUTHORIZE OUT OF DISTRICT SEWER CONTRACT BETWEEN ULA
PEARL CAMERON AND TOWN OF WARRENSBURG**

On motion of Councilman Alexander, seconded by Councilman Markey, the attached resolution was ADOPTED – VOTE – AYES 5 NAYS 0

**RESOLUTION #121-11
AWARD OCCUPANCY TAX REQUEST FOR ADVERTISING FOR SMOKE
EATERS JAMBOREE**

On motion of Councilman Alexander, seconded by Councilman Rounds, the following resolution was ADOPTED – AYES 4 NAYS 0 ABSTENTION 1 (Supervisor Geraghty abstained from voting).

RESOLVED, to award the Warrensburg Volunteer Fire Company \$4268.00 in Occupancy Tax to cover the cost of Advertising the Smoke Eaters Jamboree.

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DISCUSSION – AUCTION SALE

Supervisor Geraghty announced the Town Highway Department received \$2630.00 from the Smoke Eaters Jamboree for the Surplus Items and wood that was sold at the Auction.

**RESOLUTION #122-11
BUDGET TRANSFERS**

On motion of Councilman Markey, seconded by Councilman Ackley, the attached resolution was ADOPTED – VOTE – AYES 5 NAYS 0

**RESOLUTION #123-11
PAY BILLS**

On motion of Councilman Ackley, seconded by Councilman Alexander, the following resolution was ADOPTED – VOTE – AYES 5 NAYS 0

IT IS RESOLVED, to pay the bills as outlined on Abstract #8-11 in the following amounts: General Fund: \$43,273.68; Highway: \$29,798.99; Sewer Disinfection: \$21,281.33; Brownfield Car Wash: \$336.00; Street Lights: \$5264.53; Sewer Fund: \$12,921.35; and Water Fund: \$21,485.51.

PRIVILEGE OF THE FLOOR – PUBLIC COMMENT

Kim Ross – discussed the lease agreement with the School for use of the town's recreation fields, asking who will be the contact for the fields and about the use of the fields for the Football League. Supervisor Geraghty and the Town Board assured Ms. Ross the matter has been resolved.

PUBLIC CONCERNS

Supervisor Geraghty discussed a five day work week for the Landfill starting right after Labor Day Weekend, he will speak with the Landfill operator to see which two days he wants off.

There will be a special workshop town board meeting on Tuesday, August 23, 2011 at 5:00 p.m. at the Town Hall to discuss Health Insurance.

On motion of Councilman Markey, seconded by Councilman Ackley, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Donna A. Combs, RMC/CMC
Warrensburg Town Clerk

