

REGULAR MEETING, WARRENSBURG TOWN BOARD, MAY 11, 2016

The regular meeting of the Warrensburg Town Board was held on Wednesday, May 11, 2016 at the Albert Emerson Town Hall at 7:00 p.m. with the following members present:

PRESENT:	Supervisor	Kevin B. Geraghty
	Councilperson	Joyce Reed
	Councilperson	Linda Baker- Marcella
	Councilperson	Bryan Rounds
	Councilperson	John Alexander

OTHERS PRESENT: Donna A. Combs, Town Clerk; Robert Hafner, Town Attorney; Ed Pennock, Highway Superintendent; Steve Parisi, Museum Director; Sandi Parisi, Historian and numerous town residents.

RESOLUTION #57-16

MINUTES

On motion of Councilperson Rounds, seconded by Councilperson Reed, the following resolution was **ADOPTED**

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

RESOLVED, that the minutes of April 13, 2016 be accepted.

2017 F550 FORD PICKUP TRUCK CREW CAB AND CHASSIS

Bids were duly advertised on April 22, 2016 by placing a legal notice in the Glens Falls Post Star for a new 2017 F550 Ford Pickup Truck Crew Cab and Chassis and a 2017 Dump Box Body with a 9 Foot length. The legal notices were read into the record.

Bids for the Truck Chassis were received and opened from the following:

Warren Ford \$39,257.00

West Herr Ford \$41,022.00

Bids for the Dump Box were received and opened from the following:

West Herr Ford \$10,969.00

T&T Ford \$12,337.00

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RESOLUTION #58-16

AWARD 2017 F550 FORD PICKUP TRUCK CREW CAB AND CHASSIS

On motion of Councilperson Alexander, seconded by Councilperson Reed, the following resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

IT IS RESOLVED, to award the 2017 F550 Ford Pickup Truck Crew Cab and Chassis to Warren Ford for the low bid of \$39,257.00.

RESOLUTION #59-16

AWARD 2017 9 FOOT DUMP BOX

On motion of Councilperson Baker-Marcella, seconded by Councilperson Rounds, the following resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

IT IS RESOLVED, to leave the final decision of the award of Dump Box to the Highway Superintendent following review of the submitted bids.

REPORTS OF TOWN OFFICIALS

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

COMMITTEE REPORTS

Committee reports were given from the following: Beautification, Highway, Landfill, ,Historian, Museum, Parks and Rec., Sewer and Water and Youth.

COMMUNICATIONS:

1) Letter from Catherine LaFond-Evans regarding a property at 31 Milton Avenue.

RESOLUTION #60-16

APPOINT SHARON SUTPHIN ALTERNATE TO PLANNING BOARD

On motion of Councilperson Alexander, seconded by Councilperson Baker-Marcella, the following resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

IT IS RESOLVED, to appoint Sharon Sutphin as an Alternate Planning Board member for the period of one year.

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RESOLUTION #61-16

AWARD OCCUPANCY TAX

On motion of Councilperson Reed, seconded by Councilperson Alexander, the following resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

IT IS RESOLVED, to award the Warrensburgh Historical Society \$485.00 in Occupancy Funds for an ad in the Lake George Guide Magazine.

RESOLUTION #62-16

AMEND SEWER ROLL

On motion of Councilperson Alexander, seconded by Councilperson Rounds, the following resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

RESOLVED, on the recommendation of the Code Enforcement Officer to amend the Sewer Roll by the following:

Claire Olden 223.8-1-37 from \$100.00 a year to \$0.00.

RESOLUTION #63-16

WATER BILL REQUEST

On motion of Councilperson Baker-Marcella, seconded by Councilperson Reed, the following resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

IT IS RESOLVED, on recommendation of the Code Enforcement Officer, there is no change in the water roll billing for the following property:

Elizabeth Allen 210.2-2-19 8 Meadowlark Lane

RESOLUTION #64-16

RESOLUTION AUTHORIZING EXPENDITURE FROM GENERAL FUND AND HIGHWAY FUNDS FOR HUDSON STREET SIDEWALK PROJECT

On motion of Councilperson Alexander, seconded by Councilperson Reed, the attached resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

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RESOLUTION #65-16

RESOLUTION DETERMINING TO SEEK LEAD AGENCY STATUS UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR REVIEW OF PROPOSED HORICON AVENUE FORCE MAIN PROJECT

On motion of Councilperson Baker-Marcella, seconded by Councilperson Reed, the attached resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

DISCUSSION - PAPER SHREDDING DAY

Councilperson Baker-Marcella opened discussion explaining that last year the Town did a shredder day in the Town Hall parking lot and that there were no fees charged for using the service. Councilperson Baker-Marcella said that last year a rate of \$450.00 was charged for three hours.

Supervisor Geraghty said that he has no problem one way or the other with doing this but it needed to be regulated for Warrensburg Residents only with good documentation to know who is coming through and somebody here to do an actual count on how much material is done.

Discussion ensued on whether to charge a fee to use the shredder, whether to limit the use to Warrensburg residents only, and different ways to have proof of residency. It was decided that anyone using the shredder should have tickets or punch card for payment from the Town Clerks office, there will be an attendant from the Landfill to help out, taking cash payments will be discouraged. No date was set for Shredder Day, the Supervisor and Councilperson Baker-Marcella will decide on a slight fee for a per box cost.

DISCUSSION -LANDFILL FEES

Supervisor Geraghty opened discussion explaining that the Town of Warrensburg has looked at the bag rates for garbage at the landfill and the Town is by far the lowest around, Supervisor Geraghty said he was aware that the Town Board wanted more time to review this so he would not act on it tonight but that he would share with his colleagues that we are in the red, in the red means that he has to find money going into next year to make up the short fall. Supervisor Geraghty said that with the Town not taking any sludge from the Camp Ground the revenues are being depleted. Supervisor Geraghty said that he understood that the populist thing is not to charge the residents more money but the residents should understand that they need to pay for the operation if they are going to use it, it is only fair to the people who don't use the operation if the residents who use it are paying a fair share. Supervisor Geraghty said they would have discussion next month.

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Councilperson Alexander said his feeling was to just raise the fees a \$1.00 a bag more, just the bags, the gallon bags. Councilperson Alexander said he agrees that probably over half of the community uses commercial haulers, the other half uses this. Councilperson Alexander said that \$1.00 a bag increase will not have a big impact on people.

PRIVILEGE OF THE FLOOR-COMMUNITY CONCERN

Catherine LaFond Evans- spoke to the Town Board asking the Town Board to address the practice of short term property rentals in residential neighborhoods. Ms. LaFond told the Town Board these businesses do not belong in residential neighborhoods.

Other residents who spoke to the Town Board were Charles Fittipaldi, Gary Cooper, Mark Murray, Diane Murray, Bill Oehler and Teressa Coughlin.

Discussion ensued on rental properties being in residential zones, ways to try and control the short term property rentals, noise problems with the short term property rental tenants, and occupancy tax not being charged on short term property rentals.

Supervisor Geraghty asked that the matter be tabled for further discussion at a workshop. Supervisor Geraghty said the Town would not act on this tonight and would not act on this until they have more discussions. Supervisor Geraghty said from his point of view, he understands the concerns of the neighbors, understands the concerns of the noisiness and that he does like Mr. Cooper's way of having his tenants sign contracts. Supervisor Geraghty said he knew there has been problems at Mr. Fittipaldi's. Supervisor Geraghty said there has been discussion with him regarding emergency services and fire protection when you have 17 to 20 people in a two or three-bedroom home, that is a concern to the emergency services. Supervisor Geraghty said he knows they are building more vacation rentals which is what we need to do to increase our tax base but we need to come to some compromise and work with our neighbors to address the issues. The Board will have a workshop session to be scheduled some afternoon, late in the afternoon. Supervisor Geraghty said we are not Lake George and we are not turning into Lake George so please do not confuse us with the Village of Lake George. Supervisor Geraghty said it is important for our community to grow and if it is going to grow it needs to grow wisely, and, we need to address the concerns of the neighbors who are putting up with these unruly parties and then it does become a safety issue. Supervisor Geraghty said the Town would try to work in the interim with Mr. Fittipaldi and Mr. Cooper and Mr. Oehler just to make sure we can temper some of these comments made tonight and move on from this. Supervisor Geraghty said the Town Board will go further into it and see if it is a good idea. Supervisor Geraghty said that he must caution everybody that when they work with their renters coming in to please consider the neighbors. Supervisor Geraghty told the people who are

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neighbors to please continue to call the police so they have a record when you have a complaint. Supervisor Geraghty said noise ordinances were mentioned to him, noise ordinances do not work so to think the Town is going to have a noise ordinance in the Town would be a waste of a lot of taxpayer's dollars for something that does not work. Supervisor Geraghty said although he is not in favor of a noise ordinance he is in favor of working with the rental properties to see if they cannot come to a compromise, the Town Board needs to know when there are problems so they can address them directly and they can do some of that and the Code Enforcement Officer can do some of that. Supervisor Geraghty said he would like to come to some resolve because he does know there are more vacation rentals being built in the Town so they need to be regulated some how, it would be much better if the Landlords would regulate it on their own. The Town Board will revisit this and hopefully the people who rent know there maybe a little twinge and begin to tighten things up this summer.

Councilperson Alexander said the last time this issue was addressed another vacation rental owner contacted him the next day and asked his personal thoughts on vacation rentals. Councilperson Alexander said the owners should be held accountable for what is going on with their tenants. Councilperson Alexander said the lady told him that is not possible, it will never happen. Councilperson Alexander suggested our Town Attorney might be able to come up with that answer.

Attorney Hafner told the Town Board he would be happy to advise them and be a part of their analysis.

PUBLIC ANNOUNCEMENTS

Supervisor Geraghty said the Town was fortunate to receive twenty pine tree saplings from Cynthia Hickin, 10 Skylark Lane, to be used where the Town needs trees. Supervisor Geraghty said a letter of thanks would be sent to her.

Supervisor Geraghty said he knew people have seen the Town working on a lot of the parks and people are asking him what is going on with Cal Engle Park. Supervisor Geraghty said that Cal Engle Park will be started this month, and, is being built by Hudson Headwaters in conjunction with the Town of Warrensburg and is being built behind the Health Center, there will also be a healing garden put in there.

RESOLUTION #66-16

PERMISSION FOR SUPERVISOR TO ATTEND ASSOCIATION OF TOWNS AND VILLAGES

On motion of Councilperson Alexander, seconded by Councilperson Rounds, the following resolution was ADOPTED

AYES 4 Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

ABSTAIN 1 Geraghty

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IT IS RESOLVED to give permission to the Supervisor to attend the Association of Towns and Villages meeting in Long Lake on June 5th and June 6th, 2016.

RESOLUTION #67-16

PERMISSION FOR CHAMBER TO USE TOWN PROPERTY

On motion of Councilperson Reed, seconded by Councilperson Rounds, the following resolution was ADOPTED

AYES 4 Geraghty, Alexander, Rounds, Reed

NAYS 0

ABSTAIN 1 Baker-Marcella

IT IS HEREBY RESOLVED, to allow the Warrensburg Chamber of Commerce to use the Senior Citizens Building for a Taste of Warrensburg on July 13, 2016 from 4 to 8 p.m.

RESOLUTION #68-16

BUDGET TRANSFER

On motion of Councilperson Baker-Marcella, seconded by Councilperson Reed, the attached resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

RESOLUTION #69-16

PAY BILLS

On motion of Councilperson Reed, seconded by Councilperson Alexander, the following resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

RESOLVED, to pay the warrants on Abstract #5-16 for the month of May, 2016 in the following amounts:

General Fund	\$23,941.50
Sewer Fund	\$ 6,629.20
Water Fund	\$ 9,654.61
Highway Fund	\$ 9,044.86
Countryside Sewer Capital	\$ 247.00
Paper Mill Park Capital	\$ 2,849.96
Bandstand Capital Project	\$ 186.82

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RESOLUTION #70-16

SCHEDULE WORKSHOP SPECIAL TOWN BOARD MEETING

On motion of Councilperson Reed, seconded by Councilperson Rounds, the following resolution was ADOPTED

AYES 5 Geraghty, Alexander, Rounds, Reed, Baker-Marcella

NAYS 0

IT IS RESOLVED, to schedule a Town Board Workshop Meeting for Wednesday, June 1st, 2016 at 4:30 P.M.

On motion of Councilperson Alexander, seconded by Councilperson Rounds, the meeting was adjourned at 8:16 P.M.

Respectfully submitted,

Donna A. Combs, Town Clerk