

REGULAR MEETING WARRENSBURG TOWN BOARD, NOVEMBER 14, 2018

The regular meeting of the Warrensburg Town Board was held on Wednesday, November 14, 2018 at the Albert Emerson Town Hall at 7:00 p.m. with the following members present:

PRESENT:	Supervisor	Kevin B. Geraghty
	Councilperson	Bryan Rounds
	Councilperson	John Alexander
	Councilperson	Linda Baker-Marcella
	Councilperson	Donne-Lynn Winslow

OTHERS PRESENT: Donna A. Combs, Town Clerk; Jackie White, Town Attorney; Ed Pennock, Highway Superintendent; Chip Webster, Tracy Benoit, Jim Hull, Sandi Parisi, Steve Parisi and numerous Town Residents.

RESOLUTION #177-18

MINUTES

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

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

NAYS 0

RESOLVED, that the minutes of October 10, 2018 and October 17, 2018 be accepted.

RE-CONVENE PUBLIC HEARING PROPOSED LOCAL LAW SHORT TERM VACATION RENTAL

Supervisor Geraghty declared the public hearing reconvened at 7:02 p.m.

Attorney Michael Borgos said that he had received the revised proposed local law today and that he had shared it with the property owners he has been representing here. Mr. Borgos said there were some general comments that he felt applied to all but that they each had their own specific comments that will apply; they are getting more towards factual comments for specific properties. Mr. Borgos said that he appreciated that the Town incorporated in 3D the provision to allow for prospective new owners to seek a permit ahead of time, in 4D #3 the Town adopted the notion of Warren County Department of Fire Prevention and Building Codes to conduct an assessment. Mr. Borgos said that he called there today and spoke with Charles about how he would implement that and Charles made him aware it will take him considerable time to get through a large volume of applications but seasonally this is a good time of year for him to get those, building permit applications are down. Mr. Borgos said Charles said that he can probably get everybody processed in thirty to forty days. Mr. Borgos told the Town Board the concern expressed last month was what would happen with the bookings already put under contract, they still need to talk about the start date of this local law.

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Mr. Borgas told the Town Board the parking requirements is a consistent issue among all of the property owners that he has spoken with, he asked last month for a provision and a ratio of one parking space for every two permitted occupants was created. Mr. Borgas said he did not know if that was the right number, he looked in all of the Warrensburg Code for any other type of parking requirements based on usage or occupancy levels and he did not see any. Mr. Borgas said that he knew the Town had a hotel motel code provision, there is nothing in there that speaks to this.

The following persons spoke: Glenda Duell, Gary Cooper, Councilperson Baker-Marcella, Jim Hull, Councilperson Alexander, Councilperson Winslow and Sandra Parisi.

Supervisor Geraghty told everyone that the Town was not adopting any law tonight, he wanted to make that perfectly clear.

Discussion ensued on how many short term rentals there are in the Town of Warrensburg. Supervisor Geraghty said the Town had found forty.

Supervisor Geraghty asked Attorney White how the Board was to proceed, if they should schedule a public hearing for next month. Attorney White said it was up to the Board procedurally how they wanted to move forward and said there was quite a bit of revision since the last public hearing so she would recommend that if they wish to consider the revisions of the current version that they re-notice it for a public hearing. Attorney White told the Town Board they can wait and schedule a public hearing on the new document.

Supervisor Geraghty said they will close this public hearing and re-schedule a public hearing for the second week of January. The Supervisor asked if that worked for people so they can get this finalized by the March meeting.

All persons present who wished to be heard were heard.

The public hearing was closed at 8:05 p.m.

REPORTS OF TOWN OFFICIALS

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

COMMITTEE REPORTS

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

Deleted:

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BID OPENING- TWO FORD FOUR WHEEL DRIVE PICK UPS

An advertisement for bid for two Ford four wheel drive pickup trucks was placed on the Town Website and in the Post Star on October 31, 2018. One bid was received and opened in the following amount:

Warren Ford \$51,219.36 for two trucks

RESOLUTION #178-18

AWARD TRUCK BID

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

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

NAYS 0

RESOLVED, to award the bid for two 2019 Ford Four Wheel Drive Pickup trucks to Warren Ford in the amount of \$51,219.36.

RESOLUTION #179-18

AWARD OCCUPANCY TAX HISTORICAL SOCIETY

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

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

NAYS 0

IT IS RESOLVED, to award Occupancy Tax money in the amount of \$1,050.00 to the Warrensburgh Historical Society for advertising expense for the Museum.

RESOLUTION #180-18

AWARD OCCUPANCY TAX TO CHAMBER OF COMMERCE

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

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

NAYS 0

IT IS RESOLVED to award Occupancy Tax to the Warrensburg Chamber of Commerce in the amount of \$3,249.84 for their expenses with the 2018 World's Largest Garage Sale.

RESOLUTION #181-18

ADD PROPERTY MAINTANCE FEES TO PROPERTY TAXES FOR 2019

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

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

NAYS 0

DISCUSSION – EXPANDING TOWN HAMLET

REGULAR MEETING WARRENSBURG TOWN BOARD, NOVEMBER 14, 2018

Supervisor Geraghty opened discussion on expanding the Hamlet and asked for two Town Board members to work on this with the APA.

Councilperson Baker-Marcella and Councilperson Rounds will work to carry this forward with the APA.

RESOLUTION #182-18

ADOPT POLICY AGAINST DISCRIMINATION AND HARASSMENT

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

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

NAYS 0

IT IS RESOLVED, to adopt the Policy Against Discrimination and Harassment as presented.

RESOLUTION #183-18

ADVERTISE FOR BIDS FOR NEW BLOWER INSTALLATION

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

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

NAYS 0

IT IS RESOLVED, to authorize for bids for the new blower installation at the Waste Water Treatment Plant and scheduling the bid opening to be set for Friday, December 7, 2018 at 1:30 p.m.

RESOLUTION #184-18

BUDGET MODIFICATIONS

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

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

NAYS 0

RESOLUTION #185-18

BUDGET TRANSFERS

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

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

NAYS 0

DISCUSSION – CLOSE LANDFILL TWO DAYS A WEEK

Councilperson Baker-Marcella asked if there would be interest in closing the Town Landfill two days a week instead of just the current one day a week.

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RESOLUTION #186-18

PAY BILLS

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

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

NAYS 0

IT IS RESOLVED, to pay the warrants in the following amounts:

General Fund	\$43,378.71
Highway Fund	\$11,287.24
Water Fund	\$69,587.12
Sewer Fund	\$ 7,010.97
Countryside Capital Sewer	\$ 5,162.21
Brownfield Capital	\$ 9,960.49
Lighting District	\$ 6,622.74

On motion of Councilperson Alexander, seconded by Councilperson Baker-Marcella, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Donna A. Combs, Town Clerk