

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
March 10, 2021 - 7:00 P.M.
at Albert Emerson Town Hall**

Note: As per Governor Cuomo’s Executive Order 202.1: “Article 7 of the Public Officers Law, to the extent necessary to permit any public body to meet and take such actions authorized by the law without permitting in-person access to meetings and authorizing such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed”.

This meeting was held via YouTube Broadcast, with only the persons listed below present.

PRESENT:	Supervisor	Kevin Geraghty
	Councilperson	John Alexander
	Councilperson	Richard Larkin
	Councilperson	Bryan Rounds
ABSENT:	Councilperson	Donnie Lynn Winslow

OTHERS PRESENT: Pamela Lloyd, Town Clerk; and Dani Oliver, Supervisors Secretary

APPROVE MINUTES OF MEETING ON FEBRUARY 10, 2021

RESOLUTION #55-2021

RESOLVED, to approve the Minutes of the Regular Town Board meeting held on February 10, 2021. On motion of Councilperson Alexander, seconded by Councilperson Larkin, the following resolution was **ADOPTED**

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

REPORTS OF TOWN OFFICIALS:

The Town Officials reports were received and read by the following: Town Clerk – Pamela Lloyd; Supervisor – Geraghty; Assessor, Justice – Alexander; Planning Department – Rounds; Dog Control – No Report; Code Enforcement - Rounds.

REPORTS OF COMMITTEES:

The Committee Reports were received and read by the following: Beautification – No Report; Highway, Sewer – Rounds; Economic Development – No Report; Landfill, Lighting, Parks and Recreation, Water - Alexander; Historian/Museum – No Report; Youth – No Report.

COMMUNICATIONS: Letters of support for our CDBG funding application received from Lake Champlain – Lake George Regional Planning Board and EDC Warren County. Letter received from Michael and Karen Johnson about the solar farm at Blister Hill. Letter received from Don and Yonne Miller about the solar farm at Blister Hill.

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UNFINISHED BUSINESS:

APPROVE NEW SALARY FOR THE TOWN HISTORIAN

RESOLUTION #56-2021

RESOLVED, to approve the new salary for the Town Historian at \$9,171.00 effective May 1, 2021.

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

ADOPTED BY ROLL CALL VOTES

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

NEW BUSINESS:

REQUEST TO AUTHORIZE THE SALE OF 47 RIVER STREET TO FORTUNATO PAPALEO

RESOLUTION #57-2021

RESOLVED, to approve the sale of vacant lot at 47 River Street to Fortunato Papaleo for the sum of \$43,026.00. Sale is subject to a Permissive Referendum.

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

ADOPTED BY ROLL CALL VOTES

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

Email from Brian Seeley President of the Warrensburg Youth Sports League outlying how they would like to use the fields this year and the Safety Protocols for the season.

DISCUSSION: Supervisor Geraghty said they will definitely work with Mr. Seeley and the Youth Sports League so they can open up in the future.

Request from Councilperson Donnie Lynn Winslow to convert one tennis court into two pickle ball courts. Councilperson Rounds will get the information and bring it back to the Town Board.

DISCUSSION: Councilperson Rounds stated he has reached out to two different contractors and they will be presenting price quotes and plans for review in the near future.

REQUEST TO DECLARE THE HIGHWAY'S 2005 VOLVO DUMP TRUCK AND PLOW AS SURPLUS EQUIPMENT

RESOLUTION #58-2021

RESOLVED, to approve request from Highway Superintendent to declare the 2005 Volvo tandem dump truck and plow as surplus equipment and sell on the Govdeals Auction site.

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

ADOPTED BY ROLL CALL VOTES

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

REQUEST TO APPROVE EXPENDITURE OF HIGHWAY MONEY FOR ROAD REPAIRS

RESOLUTION #59-2021

RESOLVED, to approve the expenditure of Highway moneys in the amount of \$113,000.00 for General Repairs of Roads. Work will be done on a portion of Pucker Street.

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

ADOPTED BY ROLL CALL VOTES

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

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REQUEST TO DECLARE THE HIGHWAY'S 2008 ELGIN SWEEPER AS SURPLUS AND SELL TO THE TOWN OF LAKE LUZERNE

RESOLUTION #60-2021

RESOLVED, to approve the request from the Highway Superintendent to declare the 2008 Elgin Sweeper as surplus and sell to the town of Lake Luzerne for \$45,000.00 at the end of May 2021.

On motion of Councilperson Alexander, seconded by Councilperson Rounds, the following resolution was **ADOPTED BY ROLL CALL VOTES**

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

REQUEST TO PURCHASE A NEW ELGIN SWEEPER FOR THE HIGHWAY DEPARTMENT

RESOLUTION #61-2021

RESOLVED, to approve the purchase of a new Elgin Sweeper for the Highway Department.

On motion of Councilperson Rounds, seconded by Councilperson Alexander, the following resolution was **ADOPTED BY ROLL CALL VOTES**

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

REQUEST TO ADVERTISE FOR A MUSEUM DIRECTOR, SALARY NOT TO EXCEED \$15,000

RESOLUTION #62-2021

RESOLVED, to approve request to advertise for a Museum Director at an annual salary not to exceed \$15,000.00, and Permission to work with the Historical Society on a job description and hours.

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

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

REQUEST TO ADD \$1,800 TO SALARY OF SUPERVISOR'S SECRETARY TO CONTINUE THE STIPEND RECEIVED FROM WORKING FOR THE CEMETERY ASSOCIATION

RESOLUTION #63-2021

RESOLVED, to approve the increase of \$1,800.00 to the salary of the Supervisor's Secretary Position for the pay she previously received from the Cemetery Association for taking care of paperwork, which the Association is being dissolved and will be handled by the Town. Councilperson Alexander explained that Dani Oliver is familiar with the work and would like to continue.

On motion of Councilperson Alexander, seconded by Councilperson Larkin, the following resolution was **ADOPTED BY ROLL CALL VOTES**

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

REQUEST FROM THE WATER DISTRICT TO UPGRADE THE METER READING EQUIPMENT

RESOLUTION #64-2021

RESOLVED, to approve the request to purchase upgraded meter reading equipment and software for the Water District, at a Cost not to exceed \$20,000.00.

On motion of Councilperson Alexander, seconded by Councilperson Rounds, the following resolution was **ADOPTED BY ROLL CALL VOTES**

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

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Currently working with the Sewer Department to address any concerns they may have with Sewer Lagoons. **DISCUSSION:** Supervisor Geraghty spoke of a one-time expense to bring in a company to dredge the Lagoons to keep them in working order. He will be working with Tracy Benoit and DEC to put together some information to present at the next month’s meeting.

REQUEST TO APPROVE WATER RATE CHANGES

RESOLUTION #65-2021

RESOLVED, to approve Water Rate Changes. All changes have been looked at by code enforcement.

Owner	Property Address	Reason For Change	Current Rate	Recommended Rate	New Rate
Lotus Fine Dining/Ash Anand	100 River Street	Fire	390.00	100.00	Vacant/Unused
Dexter Duell	9 Pennock Drive	Single Senior	195.00	48.00	Single Senior Living Alone
GFN Bank	3857 Main Street	Building Demolished	415.00	100.00	Vacant/Unused
Sandra Parisi	46 Elm Street	Single Senior	195.00	48.00	Single Senior Living Alone
Linda Baer	261 River Street	Meter Removed / Water off	195.00	100.00	Vacant/Unused
Edward Webster	56 Elm Street	1 Family Residence	195.04	195.00	Billing error

On motion of Councilperson Alexander, seconded by Councilperson Larkin, the following resolution was **ADOPTED BY ROLL CALL VOTES**

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

REQUEST TO APPROVE SEWER RATE CHANGES

RESOLUTION #66-2021

RESOLVED, to approve Sewer Rate Changes. All changes have been looked at by code enforcement.

Owner	Property Address	Reason For Change	Current Rate	Recommended Rate	New Rate
GFN Bank	3857 Main Street	Building Demolished	702.00	100.00	Vacant/Unused
Ash Real Estate/Ash Anand	100 River Street	Fire	3,510.00	100.00	Vacant/Unused
Ash Real Estate/Ash Anand	106 River Street	Separate billing from Grist Mill	0.00	702.00	2 apts / Residential
Edward Webster	56 Elm Street	1 Family Residence	702.00	351.00	Billed as 2 units

On motion of Councilperson Larkin, seconded by Councilperson Rounds, the following resolution was **ADOPTED BY ROLL CALL VOTES**

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

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REQUEST FOR A NEW TEN (10) YEAR LEASE WITH VFW HASKELL BROTHERS POST 4821
RESOLUTION #67-2021

RESOLVED, to approve request for a new Ten (10) year lease with the VFW Haskell Brothers Post 4821 at 3754 Main Street. The town will continue to use the 2nd and 3rd floors of the building for the town’s Museum and office space. First year 2022 lease cost would \$6,000 and would increase 2% per year after. Lease would end in December 2031. All other terms remain the same.

On motion of Councilperson Larkin, seconded by Councilperson Alexander, the following resolution was **ADOPTED BY ROLL CALL VOTES**

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

Application for amendments to the Town Hamlet area have been sent to the APA for approval.

DISCUSSION: Per Supervisor Geraghty the Application was completed by Code enforcement officer Jim Hull and Planning dept Patti Corlew. We are just waiting to hear back from the APA to get on their agenda.

A Public Hearing has been scheduled for April 14, 2021 at 7:00 pm to discuss suggested changes to the Zoning Laws below. A Public Hearing notice to be posted in the Legal section of the Post Star Newspaper. This hearing will take place first then the regular town board meeting will resume.

1. Increase the size of TEMPORARY STRUCTURES to 144 square feet to be consistent with Warren County Codes.
2. FOREIGN OBJECTS – add snow to code
3. MOBILE/MODULAR/MANUFACTURED HOME DEFINITIONS
4. DONATION BINS – Require a Permit from the Town
5. SPECIAL USE PERMITS – Establish Special Use Permits

BUDGET MODIFICATION (2) – GENERAL FUND
RESOLUTION #68-2021

RESOLVED, to accept Transfer of \$1000 from Account A1990.400 contingent to A7510.101 Historian Clerk Personal Services, and Transfer of \$544.26 from Account A1990.400 contingent to A1910.400 unallocated Insurance to cover increase in premium.

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

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

REQUEST TO PAY WARRANTS ON ABSTRACT #3-2021
RESOLUTION #69-2021

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

AYES: Geraghty, Alexander, Rounds, Larkin

NAYS: None

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RESOLVED, to pay the warrants outlined on Abstract #3-2021 in the following amounts:

WARRANTS:	Total Claims:	\$337,640.31
	General Fund	\$152,286.28
	Cemetery Fund	\$ 975.00
	Highway Fund	\$133,656.85
	WW Treatment	\$ 520.00
	Capital Project	\$ 13,515.31
	Lighting District	\$ 8,462.61
	Sewer Fund	\$ 15,334.70
	Water Fund	\$ 12,866.79

COMMENTS:

Rich Larkin stated, that although he did not submit a written report on Economic Development for the meeting, he verbally reported the items below:

1. There is a lot of people saying that there is no way of getting a hold of the owners of the stores for sale on main street to see if they are available to rent. He took some of the calls, some sounded promising. Supervisor Geraghty commented that the people interested can always contact the Town Hall to get contact information on the owners of the property's.
2. He spoke to the local Warren County groups involved in snowmobiling and they have a problem with the connection from the south end of the county to north end. One of the suggestions was placing a suspension bridge by the dam so they can get across the Schroon River. He will get back to the town board with other suggestions that they have come to him with. Supervisor Geraghty, Councilperson Alexander, and Rounds stated that they would like to accommodate the snowmobilers coming through the town in the future.
3. Update on the exploratory committee for the Hickory Hill endeavor. 1st of all the owner is willing to bring his property back up to a usable condition. They have done some upgrades to the lodge and the lifts and other equipment are up and running. Rich is continuing to work with the committee to help get Hickory Hill ski center back up and usable for the community.

Supervisor Geraghty stated, 1st that Warren County board of supervisors and the county parks and recreation committee are reviewing the RFP and is considering the approval of allowing the use of the Fairgrounds for the Glamping again this year. 2nd the Federal Stimulus package was passed and the Town of Warrensburg will receive about \$430,000.

MEETING ADJOURN

On motion of Councilperson Alexander, the meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk