MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
OCTOBER 14, 2026, AT 7:00 PM
AT ALBERT EMERSON TOWN HALL

THIS MEETING WAS HELD VIA YOUTUBE INTERNET BROADCAST AND IS OPEN TO THE PUBLIC. THE YOUTUBE LINK CAN BE FOUND ON THE WARRENSBURG TOWN WEBSITE. (warrensburgny.gov)

PRESENT:	Supervisor	Kevin Geraghty
	Councilperson	Scott Combs
	Councilperson	Bryan Rounds
	Councilperson	Robert Sutphin
	Councilperson	Joq Quintal II

OTHERS PRESENT: Pamela Lloyd, Town Clerk; Jackie White, Town Attorney; Tracy Benoit, Water/Sewer/Parks and Rec Director; Joyce Reed, Water/Sewer Clerk/Supervisors Secretary; John Alexander, Deputy Supervisor; Jim Hull, Code Enforcement and **Public Attendees, Sign in sheet available for review at the Town Clerks office.**

Meeting called to order by Supervisor, Kevin Geraghty at 7:00 p.m.
Salute to the Flag by Joq Quintal II

OPEN PUBLIC HEARING AT 7:02 PM:

Public Hearing on the 2027 Preliminary Town Budget

Town Clerk Pamela M. Lloyd read the Public Hearing Notice that was published on October 10, 2026, in the Post Star Newspaper.

Supervisor Kevin B. Geraghty read through some highlights and the important financial details of the 2027 Town Preliminary Budget and spoke of some comparisons to the 2026 budget.

Councilperson Robert Sutphin asked a question about the Shared Services Contract with Chestertown pertaining to the Assessor.

NO OTHER COMMENT RECEIVED

CLOSED PUBLIC HEARING AT 7:10

APPROVE MINUTES OF REGULAR TOWN BOARD MEETING SEPTEMBER 9, 2026

RESOLUTION #110-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

RESOLVED, to approve the Minutes of the Regular Town Board Meeting held on September 9, 2026.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0 AYES:
Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

REPORTS OF TOWN OFFICIALS:

The Town Officials reports were received and read by the following: Town Clerk - Pamela Lloyd; Supervisor – Kevin Geraghty; Assessor, Justice – Robert Sutphin; Dog Control – Scott Combs; Code Enforcement Officer – Jim Hull; EMS – Scott Combs; Highway Superintendent – Bryan Rounds; Landfill - Kevin Geraghty; Parks & Recreation – Joq Quintal II; Planning Department – Bryan Rounds; Sewer, Water – Joq Quintal II. **These reports will also be available to view on the Town of Warrensburg Website. (warrensburgny.us)**

REPORTS OF COMMITTEES:

The Committee Reports received will be posted on the Town of Warrensburg Website (warrensburgny.us) and will no longer be read at the Town Board Meetings, Per Supervisor Geraghty to include: Beautification, Historian/Museum.

COMMUNICATIONS:

Thank you from the Warrensburgh-Thurman Historical Society for sponsorship of Sticky Wicket.

Received our Fiscal Stress Monitoring report from the Office of the State Comptroller. We received a score of 5.0 on Fiscal Stress with No Designation and a 6.7 on Environmental Stress with No Designation.

Received notice that Curtis Lumber is adding a temporary $25.00 Fuel Surcharge for all deliveries starting on Monday October 5, 2026, no exceptions.

Email from Denise Foster who is turning over the You Ski commission to Joshua Komon for the upcoming ski season. We would like to extend our thanks to Denise for her many years of service to the Town. Mr. Komon is a teacher at the school.
Supervisor Geraghty stated he will send a Thank you letter to Denise.

Email received about the topsoil put down along the new sidewalk on James Street. Information was given to the highway department.

OLD BUSINESS:

<u>REQUEST FOR OCCUPANCY TAX FROM CORNELL COOPERATIVE EXTENSION FOR WARREN COUNY YOUTH FAIR</u>

RESOLUTION #111-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Warrensburg Town Board received a request from the Cornell Cooperative Extension for Occupancy Tax Funds in the amount of $500.00 for the Warren County Youth Fair expenses that were held on August 2, 2026.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the request for Occupancy Tax Funds in the amount of $500.00 from Cornell Cooperative Extension.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

INFO ONLY: Occupancy Tax request to pay for three band concerts, Dan Mellon – Mischief $1200.00; Lucia Byrd – Little Zippers $60.00 and Larry Ebere – Larry Ebere $500.00.

NEW BUSINESS:

REQUEST FOR OCCUPANCY TAX FUNDS FROM WARRENSBURG CHAMBER OF COMMERCE FOR WLGS EXPENSES

RESOLUTION #112-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Warrensburg Town Board received a request from the Warrensburg Chamber of Commerce for Occupancy Tax Funds in the amount of $9,150.00 that was collected from IPP Permits issued to use towards expenses incurred during for the World's Largest Garage Sale.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the request for Occupancy Tax Funds from Warrensburg Chamber of Commerce in the amount of $9,150.00 for 2026 WLGS IPP Reimbursement request to cover expenses incurred for the World's Largest Garage Sale.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 4 NAYS: 1 ABSENT: 0

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin
NAYS: Councilperson Quintal II

RESOLUTION TO AUTHORIZE THE COMMENCEMENT OF LITIGATION AGAINST PROPERTY LOCATED AT 13 DINU DRIVE FOR TOWN CODE VIOLATIONS

RESOLUTION #113-2026

INTRODUCED BY: Councilperson Scott Combs
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the property occupied by Bryce Darrah located at 13 Dinu Drive in the Town of Warrensburg and identified as Tax Map Parcel Number 210.16-1-70 (the "Property") is currently in violation of the Warrensburg Town Code; and

WHEREAS, the Code Enforcement Officer has attempted to obtain compliance through cooperative and voluntary means and now recommends commencement of a Supreme Court Action; and

WHEREAS, a forty (40) foot shipping container has been placed on and is being maintained at 13 Dinu Drive in violation of the Warrensburg Town Code; and

NOW, BE IT HEREBY RESOLVED THAT, the Town Board authorizes Town Counsel to commence an action in New York State Supreme Court against Bryce Darrah and any other involved parties to obtain an order and judgment to remove the shipping container and to enforce any other Town Code violations taking place at 13 Dinu Drive, Warrensburg and to seek civil penalties for all such violations; and

BE IT FURTHER RESOLVED, that the Town Supervisor, Town Clerk, Town Code Enforcement Officer and Town Counsel are authorized to take any actions and execute any documents or instruments necessary to effectuate the intent of this Resolution.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

RESOLUTION TO AUTHORIZE THE COMMENCEMENT OF LITIGATION AGAINST PROPERTY LOCATED AT 6 MARION AVENUE FOR TOWN CODE VIOLATIONS

RESOLUTION #114-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the property occupied by Dylan Prosser located at 6 Marion Avenue in the Town of Warrensburg and identified as Tax Map Parcel Number 210.12-1-66 (the "Property") is currently in violation of numerous Chapters of the Warrensburg Town Code; and

WHEREAS, the Code Enforcement Officer has attempted to obtain compliance through cooperative and voluntary means and now recommends commencement of a Supreme Court Action; and

NOW, BE IT HEREBY RESOLVED THAT, the Town Board authorizes Town Counsel to commence an action in New York State Supreme Court against Dylan Prosser and any other involved parties to obtain an injunction, order and judgment to enforce Town Code violations taking place at 6 Marion Avenue, Warrensburg and to seek civil penalties for all such violations; and

BE IT FURTHER RESOLVED, that the Town Supervisor, Town Clerk, Town Code Enforcement Officer and Town Counsel are authorized to take any actions and execute any documents or instruments necessary to effectuate the intent of this Resolution.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

REQUEST TO ADVERTIZE BIDS ON A 2027 RAM 5500 4X4 FOR HIGHWAY DEPT.

RESOLUTION #115-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Warrensburg Town Board received a request to advertise for bids for one (1) 2027 RAM 5500 4x4 Cab & Chassis for the Highway Dept.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the request to advertise for bids for 2027 RAM 5500 truck for the Highway Dept.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

REQUEST TO ADVERTIZE FOR BIDS ON 2027 SIDEWALK MACHINE FOR HIGHWAY DEPT.

RESOLUTION #116-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Warrensburg Town Board received a request to advertise for bids for one (1) 2027 Sidewalk Machine for the Highway Dept.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the request to advertise for bids for 2027 Sidewalk Machine for the Highway Dept.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

APPROVE THE NYSLRS STANDARD WORK DAY AND REPORTING RESOLUTION

RESOLUTION #117-2026

INTRODUCED BY: Councilperson Scott Combs
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town Board of Warrensburg request to approve the NYSLRS Standard Work Day and Reporting Resolution for Elected and Appointed Officials.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the Standard Work Day and Reporting Resolution (Forms RS2417-A & B) and will be mailed to NYSLRS after the 30-day posting of said forms that will be available to the public.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

REQUEST TO HIRE A SECOND CROSSING GUARD ON LIBRARY AVENUE

RESOLUTION #118-2026

INTRODUCED BY: Councilperson Joq Quintal II
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Warrensburg Town Board request to hire a second Crossing Guard to help with School traffic on Library Avenue.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the request to hire a second Crossing Guard on Library Avenue.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilpersons Combs, Rounds, Sutphin, Quintal II

There is one proposed development just across the bridge in the Town of Lake George. I have had a very preliminary discussion with the developer about supplying water and sewer to the project.

I have received a second phone call from another developer about developing a second piece of property in the Town of Lake George, they are interested purchasing water from the Town.

I have had discussion with the Town Engineer about developing another well for the Water district, rerouting drainage pipe that runs through the King Street old Highway Garage property and improving water flow on lower Main Street.

REQUEST TO PAY WARRANTS ON ABSTRACT #10-2026

RESOLUTION #119-2026

ON MOTION OF: Councilperson Bryan Rounds
SECONDED BY: Councilperson Scott Combs

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

RESOLVED, to pay the warrants outlined on **Abstract #10-2026** in the following amounts:

WARRANTS:	**Total Claims**	**$390,798.80**
	General Fund	$42,526.16
	Cemetery Fund	$8,443.21
	Highway Fund	$157,113.01
	Lighting District	$7,689.75
	Sewer Fund	$148,523.30
	Water Fund	$26,503.37

PUBLIC COMMENTS:

John Alexander as town resident – In regard to hiring a second crossing guard. As he suggested to Supervisor Geraghty the other day about utilizing the SRO Officers? Maybe this is more of a question for the school, but why can't the SRO officers that have their car placed at the school crosswalk during these times anyway help the current crossing guard with getting the children safely across the street? Supervisor Geraghty stated that this would be a question for the school.

Gary Cooper, Lake Ave - 1st Spoke of the 8ft x 40ft shipping container that showed up in April on 13 Dinu Drive that was brought to the Town Boards attention back then no one questioned it. Mr. Hull did his job again by bringing the owner to court twice now. He can't understand why our tax paying dollars are spent to bring this person to Supreme Court to have this shipping container removed! This owner has put graffiti all over this container and Mr. Cooper can't believe that the Town of Warrensburg gave him a permit for this inappropriate eye soar to be placed in the neighborhood of $300,000 to $500,000 homes!

2ND Spoke about the Grand Union that closed back in March 2026. Mr. Cooper asked if any of the board members have done anything such as email, letter, or contacted anyone as an elected representative for the Town of Warrensburg, to promote in filling that vacant store? All board members responded, with three out of the five stating "No, they have not contacted anyone. Councilperson **Robert Sutphin stated** that what the owner of this property is asking for rent, maintenance and towards the taxes is so unreasonable that no one will be able to afford to go into that building and it's a good thing we have the Dollar General up the street to accommodate for the loss of a grocery in town. **Councilperson Joq Quintal II** agreed with **Councilperson Sutphin** and believes that it has already been proven that the location of the prior Grand Union is horrible location for a store.

3rd Spoke about the resurfacing of the pickleball courts and how they were just put in maybe 4 years ago at a cost of roughly $38,000. His question is why is the town now resurfacing and painting the pickleball courts at another cost of $106,000.00 and was there grant money involved? **Councilperson Bryan Rounds** stated that no grant money was involved in the cost. The pickleball courts that were created in 2021 became such a big hit that the courts started getting more wear and tear on the asphalt surface underneath and causing little toe kicks and cracks that now have become a liability and he believes that the town should get at least 30 years out of them now.

4th Asked if the town could apply for grant money to possibly help with putting in curbs and sidewalks in town, for instance on Library Avenue by the school ball field where people park on the sidewalks instead of the road because there are no curbs.

THE COMPLETE DISCUSSIONS AND COMMENTS CAN BE VIEWED ON THE YOUTUBE LINK LOCATED ON THE TOWN WEBSITE & FACEBOOK PAGE.

SUPERVISOR GERAGHTY CALLED AN EXECUTIVE SESSION AT 7:55 PM

REQUEST FOR AN EXECUTIVE SESSION TO DISCUSS HIGHWAY UNION CONTRACT

RESOLUTION #120-2026

ON MOTION OF: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Warrensburg Town Board Called an Executive Session to discuss the 2027 Highway Union Contract. All Board members and the Town Attorney went into a closed-door Executive Session at 7:55 pm.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board ended the Executive Session at 8:23 pm, with the results of **No Action Taken**.

RESOLUTION DULY ADOPTED OCTOBER 14, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

AYES: Supervisor Geraghty, Councilperson Combs, Rounds, Sutphin, Quintal II

MEETING ADJOURNS
On motion by Supervisor Geraghty, the meeting adjourned at 8:24 pm

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk