

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
JUNE 10, 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; John Alexander, Deputy Supervisor; Jim Hull, Code Enforcement; Tracy Benoit, Water/Sewer/Parks and Rec Director; Joyce Reed, Water/Sewer Clerk/Supervisors Secretary, and **Several 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**

APPROVE MINUTES OF REGULAR TOWN BOARD MAY 13, 2026

RESOLUTION #67-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

RESOLVED, to approve the Minutes of the Regular Town Board Meeting held on May 13, 2026.

RESOLUTION DULY ADOPTED JUNE 10, 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 No Report; 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.

REGULAR TOWN BOARD MEETING – JUNE 10, 2026

COMMUNICATIONS:

Request received from Kathleen Carter of 3879 Main Street, Unit 2 for a Handicapped Parking space in front of her apartment.

Suzanne Tyler of the Chamber of Commerce put together information on 3836 Main Street Property (former Grand Union) for Real Estate Sale and Development.

Request to purchase Water District property on Alden Avenue received from Jason and Ricci Smith, it would be a lot #236.-1-5.2, 3.40 acres.

Funding request received from the Warrensburg Chamber of Commerce for the Town to increase the Annual Publicity Support Award from \$5,000 to \$20,000 to match funding request received by other Warren County Chambers of Commerce.

Request from the Warrensburg Volunteer Fire Company to use the Recreation Feld for the Annual Smoke Eaters Jamboree from July 20 thru July 26, 2026.

Request from the Warrensburg Volunteer Fire Company for a donation for the Annual fireworks display. We will be celebrating the 250th Anniversary of Great Country.

Notice received from of Office of Homes and Community Renewal that our application to be certified as a Pro-Housing Community was approved. As a certified Pro-Housing Community, the Town of Warrensburg will now be eligible to apply for various discretionary funding programs.

NEW BUSINESS:

REQUEST TO NYSDOT TO FOR A HANDICAPPED PARKING SPOT AT 3879 MAIN STREET

RESOLUTION #68-2026

INTRODUCED BY: Councilperson Joq Quintal II
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg received a request from a resident at 3879 Main Street for a Handicapped parking spot.

WHEREAS, Main Street is a NYSDOT maintained street, the Town Board of Warrensburg is forwarding this request to NYSDOT for approval and placement of a Handicapped Parking Spot at 3879 Main Street.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request to ask NYSDOT to approve and placement of a Handicapped Parking Spot at 3879 Main Street.

RESOLUTION DULY ADOPTED JUNE 10, 2026, BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSENT:** 0

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

REGULAR TOWN BOARD MEETING – JUNE 10, 2026

REQUEST TO ADVERTIZE FOR BIDS TO PURCHASE WATER DISTRICT PROPERTY ON ALDEN AVENUE

RESOLUTION #69-2026

INTRODUCED BY: Councilperson Scott Combs
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Warrensburg Town Board request to advertise for bids to purchase 3.40 Acres of Water District Property off of Alden Avenue, Tax map #236.-1-5.2.

WHEREAS, the Bids to purchase are due in the Town Clerks office by 4:00 p.m. on July 8, 2026, and bid opening will be at 7:00 p.m. at the Town Board meeting.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved motion to advertize for bids on purchase of 3.40 Acres off of Alden Avenue, Tax map #236.-1-5.2

RESOLUTION DULY ADOPTED JUNE 10, 2026 BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSENT:** 0

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

REQUEST TO INCREASE THE ANNUAL PUBLICITY SUPPORT AWARD FOR WARRENSBURG CHAMBER OF COMMERCE

RESOLUTION #70-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Warrensburg Town Board received a proposal from the Warrensburg Chamber of Commerce to increase the Town Annual Publicity Support Award from \$5,000 to \$20,000, reason being to be comparable with funding received by other Warren County Chambers of Commerce.

WHEREAS, After a presentation from Suzanne Tyler, Executive Director of the Chamber of Commerce and some discussions from the board members, the Town Board of Warrensburg made a compromise to raise the Support Award to \$10,000 at this time.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved to increase the Town Annual Publicity Support Award for the Warrensburg Chamber of Commerce to \$10,000.00.

THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON JUNE 10, 2026, WHICH RESULTED AS FOLLOWS:

AYES: 4 **NAYS:** 1 **ABSENT:** 0

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

REGULAR TOWN BOARD MEETING – JUNE 10, 2026

REQUEST TO USE THE TOWN RECREATION FIELD FOR THE ANNUAL SMOKE EATERS JAMBOREE

RESOLUTION #71-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Warrensburg Town Board received a letter of request from Warrensburg Volunteer Fire Company asking permission use the Recreation Field for the Annual Smoke Eaters Jamboree from Monday July 20th thru Sunday July 26, 2026. The event will be held on Friday July 24th and Saturday 25, 2026.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request to hold the Annual Smoke Eaters Jamboree at the Town Recreation Field.

RESOLUTION DULY ADOPTED JUNE 10, 2026 BY THE FOLLOWING VOTES:

AYES: 4 **NAYS:** 0 **RECUSE:** 1

AYES: Councilperson Combs, Rounds, Sutphin, Quintal II

RECUSE: Supervisor Geraghty (Deputy Supervisor John Alexander stepped in for Kevin)

REQUEST FROM WARRENSBURG VOL FIRE FOR \$500 TOWARDS JAMBOREE FIREWORKS DISPLAY

RESOLUTION #72-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Town of Warrensburg received a request from the Warrensburg Volunteer Fire Company asking the town to contribute \$500 toward the annual Smoke Eaters Jamboree Fireworks Display being held on Saturday July 25, 2026. Source of funding to be contributed from account A6412.400 Occupancy Tax.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the request from Warrensburg Volunteer Fire Company for a \$500 contribution towards the Smoke Eaters Jamboree Fireworks Display.

RESOLUTION DULY ADOPTED JUNE 10, 2026, BY THE FOLLOWING VOTES:

AYES: 4 **NAYS:** 0 **RECUSE:** 1

AYES: Councilperson Combs, Rounds, Sutphin, Quintal II

RECUSE: Supervisor Geraghty (Deputy Supervisor John Alexander stepped in for Kevin)

REGULAR TOWN BOARD MEETING – JUNE 10, 2026

Flatley Read is seeking Main Street properties for the new Main Street Grant application. Contact the Supervisor's office if interested 518-623-9511.

RESOLUTION ACCEPTING BIDS AND ESTABLISHING PRE-QUALIFIED VENDORS FOR MANUFACTURED HOME REPLACEMENT PROGRAM (SHARS ID: 20253036 / 20253090)

RESOLUTION #73-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Town of Warrensburg (the "Town") has been awarded grant funding from the New York State Housing Trust Fund Corporation (HTFC) under the Mobile and Manufactured Home Replacement (MMHR) and/or HOME Local Program to assist income-eligible homeowners with the replacement of substandard manufactured homes; and

WHEREAS, the Town's Administrative Plan requires that the procurement of manufactured home vendors be conducted in accordance with Federal (2 CFR 200) and State procurement standards to ensure competitive and fair pricing; and

WHEREAS, the Town issued a Request for Proposals (RFP) to all local mobile home dealers registered with the New York State Department of State (NYS DOS) holding both valid Dealer and Installer licenses; and

WHEREAS, three (3) responses were received and evaluated based on pricing for an average unit size (14'x66' 3BR / 2BA), site preparation capabilities, and compliance with Energy Star and 24 CFR Part 3280 standards; and

WHEREAS, one respondent (Peaceful Living Homes) has since declined to participate in the program due to the requirements of grant-funded projects, leaving two responsive and responsible bidders: Clayton Homes and Showcase Homes; and

WHEREAS, Clayton Homes of Ballston Spa has been identified as the lowest qualified bidder based on the standardized unit pricing submitted in their proposal dated August 15, 2025;

NOW, THEREFORE, BE IT

RESOLVED, BY THE TOWN BOARD OF THE TOWN OF WARRENSBURG AS FOLLOWS:

1. Acceptance of Bids: The Town Board hereby accepts the bid results of the Manufactured Home Replacement RFP and finds the procurement process to be in compliance with the Town's procurement policy and HCR requirements.

The Town Board hereby designates Clayton Homes of Ballston Spa as the General Contractor for the FY25 (SHARS ID: 20253036 / 20253090) Manufactured Home Replacement Program.

2. Selection of Vendors: Homeowners participating in the program shall be permitted to select a unit from either pre-qualified vendor, provided that the total project cost remains within the grant's maximum per-unit assistance limits and is supported by a site-specific feasibility analysis.

REGULAR TOWN BOARD MEETING – JUNE 10, 2026

3. Authorization to Execute Agreements: The Town Supervisor is hereby authorized to execute Homeowner/Manufactured Home Dealer Agreements and any necessary security instruments (Notes/Mortgages) for individual project sites.
4. Effective Date: This resolution shall take effect immediately.

RESOLUTION DULY ADOPTED JUNE 10, 2026, BY THE FOLLOWING VOTES:

AYES: 5 NAYS: 0 ABSENT: 0

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

Shane Baker was hired to rebuild the Stone pillar at the entrance to the cemetery which was hit by a truck towing a trailer. Total costs to repair pillar is \$9,116.00 and most of the cost will be covered by the person's insurance.

REQUEST TO ADVERTIZE FOR BIDS TO SUPPLY & INSTALL AN DIGITAL ELECTRONIC SIGN AT THE TOWN HALL

RESOLUTION #74-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

WHEREAS, the Warrensburg Town Board request to advertise for bids to Supply and Install an Digital Electronic Sign for the Town Hall at 3797 Main Street.

WHEREAS, the Bids are due in the Town Clerks office by 4:00 p.m. on July 8, 2026, and bid opening will be at 7:00 p.m. at the Town Board meeting.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved to advertise for bids to Supply and Install a Digital Electronic Sign for the Town Hall.

RESOLUTION DULY ADOPTED JUNE 10, 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 TO RESURFACE, PAINT & LINE TENNIS AND PICKLEBALL COURTS AT RECREATION FIELD

RESOLUTION #75-2026

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

REGULAR TOWN BOARD MEETING – JUNE 10, 2026

WHEREAS, the Warrensburg Town Board request to advertise for bids to Resurface, Paint and Line two (2) Tennis and three (3) Pickleball Courts at the Town Recreation Field on Library Avenue.

WHEREAS, the Bids are due in the Town Clerks office by 4:00 p.m. on July 8, 2026, and bid opening will be at 7:00 p.m. at the Town Board meeting.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved to advertise for bids to Resurface, Paint and Line two (2) Tennis and three (3) Pickleball Courts

RESOLUTION DULY ADOPTED JUNE 10, 2026, BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSENT:** 0

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

Supervisor Geraghty has contacted NYSDOT about installation of Crosswalk signs along Main Street at various locations and adding two signs on Richards Avenue to remind the public of crosswalk ahead. This request will be sent to NYSDOT traffic division.

REQUEST TO DECLARE OLD ELECTRONICS EQUIPMENT AS SURPLUS AND DONATE TO SELL IN THE AUCTION AT THE SMOKE EATERS JAMBOREE

RESOLUTION #76-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Scott Combs

WHEREAS, the Town Board of Warrensburg request to declare old electronics equipment as Surplus Equipment and donate to the Warrensburg Vol. Fire Co. to sell in the auction at the Smoke Eaters Jamboree.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved to declare old electronics equipment as Surplus Equipment and donate to sell in the Smoke Eaters Jamboree auction.

RESOLUTION DULY ADOPTED JUNE 10, 2026, BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSENT:** 0

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

REQUEST TO APPROVE TEST WELL ESTIMATE FROM ROSICK WELL DRILLING

RESOLUTION #77-2026

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Joq Quintal II

REGULAR TOWN BOARD MEETING – JUNE 10, 2026

WHEREAS, the Town of Warrensburg requests to accept the Test Well Estimate from Rosick Well Drilling to install a Test Well at the Warren County Fish Hatchery at the bid price of \$23,050.00.

WHEREAS, Rosick Well Drilling was the only bidder for the Test Well project.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the bid estimate of \$23,050.00 from Rosick Well Drilling to install a Test Well at the Warren County Fish Hatchery site.

RESOLUTION DULY ADOPTED JUNE 10, 2026, BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSENT:** 0

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

Jeremy Scroggins of the Sewer Department has been Nominated as Employee of the Quarter.

Echo Lake Beach will open for the Season on June 15, 2026.

Summer Recreation Program will start on July 6, 2026 and will run for six (6) Weeks.

Reminder the Strawberry Festival is this Friday June 12, 2026 at the Farmer's Market located this weekend at the Recreation Field Pavilion on Library Avenue.

APPROVE BUDGET MODIFICATIONS – (1)

RESOLUTION #78-2026

INTRODUCED BY: Councilperson Scott Combs

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg request to approve the Budget Modifications as follows:

Town of Warrensburg Budget Modification June 10, 2026

SEWER FUND

SS8120.120	Sanitary Sewers - Part Time	\$131.91	
SS8120.110	Sanitary Sewers - Over Time		\$131.91
	<u>To cover Purification Over-time</u>		

NOW THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approves the Budget Modification.

RESOLUTION DULY ADOPTED JUNE 10, 2026, BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSENT:** 0

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

REGULAR TOWN BOARD MEETING – JUNE 10, 2026

REQUEST TO PAY WARRANTS ON ABSTRACT #6-2026

RESOLUTION #79-2026

ON MOTION OF: Councilperson Bryan Rounds

SECONDED BY: Councilperson Joq Quintal II

RESOLUTION DULY ADOPTED JUNE 10, 2026, BY THE FOLLOWING VOTES:

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

RESOLVED, to pay the warrants outlined on **Abstract #6-2026** in the following amounts:

WARRANTS:	Total Claims	\$152,592.91
	General Fund:	\$24,428.11
	Cemetery Fund:	\$6,745.87
	Highway Fund:	\$93,352.66
	Lighting District	\$7,156.82
	Sewer Fund	\$11,767.51
	Water Fund:	\$9,141.94

PUBLIC COMMENTS:

Taylor Lawler - Received a notice from the Code Enforcement Officer about her Farm Stand and feels that the Zoning Codes need updating in regards to Farm Stands and what they can sell according to NYS Agriculture.

April Forentino, Hudson St. - Stated what a Farm Stand is according to NYS Agriculture's definition. She also asked if the Town Zoning Codes definitions of a Farm Stand could be updated and changed as well.

Matt Kennedy, Theresa James St - Stated how his father's grave at the town cemetery was covered in leaves and the town did not care. Tracy Benoit, Director of Parks & Recreation stated that as his crew was cleaning up the sidewalks and some leaves got blown on to some graves by mistake and were taken care of the next day.

John Alexander, as taxpayer - Commented and agreed about the crosswalks and putting more signs up to bring more attention to them. He also agreed and commented on the Chamber of Commerce request and the board's decision to compromise. He also apologized to Matt Kennedy about the honest mistake during the cleanup process.

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

MEETING ADJOURNS

On motion by Supervisor Geraghty, the meeting adjourned at 8:15 pm

Respectfully Submitted,

Pamela M. Lloyd, Town Clerk