

**MINUTES
TOWN OF WARRENSBURG
REGULAR TOWN BOARD MEETING
MAY 14, 2025 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. (warrensburngy.us)

PRESENT:	Supervisor	Kevin Geraghty
	Councilperson	John Alexander
	Councilperson	Bryan Rounds
	Councilperson	Robert Sutphin
	Councilperson	Joq Quintal II

OTHERS PRESENT: Pamela Lloyd, Town Clerk; Jacquelyn White, Town Attorney; Tracy Benoit, Water/Sewer/Parks & Recs Manager, Jim Hull, Code Enforcement; Pete Bederian, Highway Superintendent; KJ Olden, Deputy Highway Superintendent and **Several Public Attendees, Sign in sheet available for review at the Town Clerks office.**

Meeting was called to order by Supervisor, Kevin Geraghty at 7:00 p.m. and the Salute to the Flag.

APPROVE MINUTES OF REGULAR TOWN BOARD MEETING HELD ON APRIL 9, 2025

RESOLUTION #64-2025

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

RESOLVED, to approve the Minutes of the Regular Town Board Meeting held on April 9, 2025.

RESOLUTION DULY ADOPTED MAY 14, 2025 BY THE FOLLOWING VOTES:

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

AYES: Supervisor Geraghty, Councilperson Alexander, 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 – John Alexander; Justice – Robert Sutphin; Dog Control – Kevin Geraghty; Landfill – John Alexander; Planning Department - Bryan Rounds; Code Enforcement Officer – Jim Hull; Highway Superintendent – Bryan Rounds. **These reports will also be available to view on the Town of Warrensburg Website. (warrensburngy.us)**

REPORTS OF COMMITTEES:

The Committee Reports received will be posted on the Town of Warrensburg Website (warrensburngy.us) and will no longer be read at the Town Board Meetings, Per Supervisor Geraghty.

REGULAR TOWN BOARD MEETING – MAY 14, 2025

PRESENTATIONS:

Girl Scout Troop 3563 lead by Mackenzie Ferrone would like to make an offer to develop a garden at the entrance to little league ball fields and Tot Lot.

DISCUSSION: All the Board Members agreed and Supervisor Geraghty will let them know.

Warrensburg Central School 2026 Budget presentation by Superintendent Amy Langworthy and Business Manager Jennifer Switzer.

DISCUSSION: Presentation Started at 7:02 pm and Ended at 7:48 pm.

THE COMPLETE DISCUSSION CAN BE VIEWED ON THE YOUTUBE LINK LOCATED ON THE TOWN WEBSITE & FACEBOOK PAGE.

COMMUNICATIONS:

Richards Library requested a support letter for a grant they are applying for from the Adirondack Rural Revitalization Program. Amount of the grant request is \$15,000.

DISCUSSION: Supervisor Kevin Geraghty stated he supplied Richards Library with the letter of support from the Town and he hopes that will help them get the grant they need to make repairs to the building.

OLD BUSINESS:

Update on Gold Avenue Stormwater Project, Councilman Rounds spoke.

DISCUSSION: Councilman Rounds stated that the Gold Ave drainage project is finished with only some minor restoration work left to do. So far, the drainage project has been successful and has taken all the recent rainfall with no issues.

RESOLUTION ACCEPTING A BID FOR AND AUTHORIZING THE SALE OF TOWN PROPERTY LOCATED AT ALDEN AVE, TOWN OF WARRENSBURG, TAX MAP ID NO. 223.16-1-3

RESOLUTION #65-2025

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, in accordance with Town Law § 64(2), the Town wishes to convey property it owns located on Alden Avenue, Town of Warrensburg and identified as Tax Map Parcel No. 223.16-1-3 (the "Property"), which Property is no longer needed for Town purposes; and

WHEREAS, the Town obtained an appraisal of the Property and also advertised for sealed bids for the purchase of the Property; and

WHEREAS, the Town received one sealed bid from parties interested in buying the Property; and

REGULAR TOWN BOARD MEETING – MAY 14, 2025

WHEREAS, Luke and Amanda Duell were the highest bidder with a proposed purchase price of \$71,000.00.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board accepts Luke and Amanda Duell's offer to purchase the Property for \$71,000.00 and authorizes the sale of Property, which the Board finds is no longer needed for Town purposes.
2. The Town Board determines that the sale price constitutes fair, adequate and reasonable consideration obtained through a sealed, bidding procedure.
3. The Town Board authorizes any customary expenses on the part of the Town relating to closing costs associated with such sale including survey, title and recording costs.
4. This Resolution is subject to permissive referendum pursuant to Town Law §64(2) and the Town Board authorizes and directs the Town Clerk to publish the Notice of Permissive Referendum.
5. The Town Supervisor, Town Clerk, Town Counsel and any other necessary Town Officials are hereby authorized and directed to take all actions necessary to effectuate the intent of this Resolution including but not limited to the Supervisor signing any necessary contracts, deeds, real property documents and title documents in forms acceptable to the Supervisor and Town Counsel.
6. The Property had been held for Water District purposes and the sale proceeds must therefore be allocated for the Water District.
7. This Resolution shall take effect immediately.

THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON MAY 14, 2025, WHICH RESULTED AS FOLLOWS:

AYES: 5 NAYS: 0 ABSENT: 0

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

**RESOLUTION ACCEPTING A BID FOR AND AUTHORIZING THE SALE OF
TOWN PROPERTY LOCATED AT HARRINGTON HILL ROAD, TOWN OF
WARRENSBURG, TAX MAP ID NO. 224.-1-17**

RESOLUTION #66-2025

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, in accordance with Town Law § 64(2), the Town wishes to convey property it owns located on Harrington Hill Road, Town of Warrensburg and identified as Tax Map No. 224.-1-17 (the "Property"), which Property is no longer needed for Town purposes; and

WHEREAS, the Town obtained an appraisal of the Property and also advertised for sealed bids for the purchase of the Property; and

REGULAR TOWN BOARD MEETING – MAY 14, 2025

WHEREAS, the Town received one sealed bid from parties interested in buying the Property; and

WHEREAS, Luke and Amanda Duell were the highest bidder with a proposed purchase price of \$270,000.00.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Town Board accepts Luke and Amanda Duell's offer to purchase the Property for \$270,000.00 and authorizes the sale of Property, which the Board finds is no longer needed for Town purposes.
2. The Town Board determines that the sale price constitutes fair, adequate and reasonable consideration obtained through a sealed, bidding procedure.
3. The Town Board authorizes any customary expenses on the part of the Town relating to closing costs associated with such sale including survey, title and recording costs.
4. This Resolution is subject to permissive referendum pursuant to Town Law §64(2) and the Town Board authorizes and directs the Town Clerk to publish the Notice of Permissive Referendum.
5. The Town Supervisor, Town Clerk, Town Counsel and any other necessary Town Officials are hereby authorized and directed to take all actions necessary to effectuate the intent of this Resolution including but not limited to the Supervisor signing any necessary contracts, deeds, real property documents and title documents in forms acceptable to the Supervisor and Town Counsel.
6. The Property had been held for Water District purposes and the sale proceeds must therefore be allocated for the Water District.
7. This Resolution shall take effect immediately.

THIS RESOLUTION WAS DULY PUT TO A ROLL CALL VOTE ON MAY 14, 2025, WHICH RESULTED AS FOLLOWS:

AYES: 5 NAYS: 0 ABSENT: 0

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

OFFER RECEIVED ON BIDS TO PURCHASE REAL PROPERTY LOCATED ON 35 SWAN ST
RESOLUTION #67-2025

INTRODUCED BY: Councilperson John Alexander
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Robert Sutphin

WHEREAS, the Town of Warrensburg received one (1) separate offer from Troy Miller to purchase the Water District Property offered for sale at 35 Swan Street (Parcel Id: 211.14-1-7).

NOW, THEREFORE, BE IT

REGULAR TOWN BOARD MEETING – MAY 14, 2025

RESOLVED, that the Town Board of Warrensburg hereby Declined the offer received by Troy Miller to purchase the Water District Property for sale at 35 Swan Street.

RESOLUTION DULY ADOPTED MAY 14, 2025 BY THE FOLLOWING VOTES:

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

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

NEW BUSINESS:

REQUEST FOR OCCUPANCY TAX FUNDS FROM HICKORY LEGACY FOUNDATION

RESOLUTION #68-2025

INTRODUCED BY: Councilperson Joq Quintal II
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Warrensburg Town Board received a request from Hickory Legacy Foundation for Occupancy Tax Funds in the account of \$4,000.00 for upcoming events and tourism promotions for the Hickory Summer Programs.

NOW, THEREFORE, BE IT

RESOLVED, that the Warrensburg Town Board hereby approved the request for Occupancy Tax from Hickory Legacy Foundation for upcoming events and tourism promotion expenses, in the amount of \$4,000.00.

RESOLUTION DULY ADOPTED MAY 14, 2025 BY THE FOLLOWING VOTES:

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

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

REQUEST TO ALLOW SUPERVISOR TO ATTEND AATV MEETING IN LAKE PLACID

RESOLUTION #69-2025

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Town of Warrensburg received request to allow the Town Supervisor, Kevin B. Geraghty to attend the Adirondack Association of Towns and Villages Membership Meeting to be held on June 1st and 2nd 2025 in Lake Placid NY.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the Town Supervisor to attend the AATV Membership Meeting on June 1st and 2nd in Lake Placid NY.

REGULAR TOWN BOARD MEETING – MAY 14, 2025

RESOLUTION DULY ADOPTED MAY 14, 2025 BY THE FOLLOWING VOTES:

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

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

ACCEPT QUOTE FROM FLATLEY READ INC. TO CONTINUE GRANT WRITING SERVICES

RESOLUTION #70-2025

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Town of Warrensburg request to accept a quote from Flatley Read, Inc. in the amount of \$5,000.00 to continue grant writing services for the Town of Warrensburg.

WHEREAS, these grants include continuing the existing CDBG/Housing Rehabilitation Program and creation of a new Mobile Home Replace Program.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved the quote of \$5,000.00 from Flatley Read, Inc. to continue grant writing services.

DULY ADOPTED MAY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 4 **NAYS:** 1 **ABSTAIN:** 0

AYES: Supervisor Geraghty, Councilperson Alexander, Rounds, Quintal II

NAYS: Councilperson Sutphin

**RESOLUTION AUTHORIZING THE TOWN BOARD OF THE
TOWN OF WARRENSBURG TO AWARD THE
RICHARDS AVENUE CROSSWALK PROJECT TO
A.J. CATALFAMO CONSTRUCTION, INC.**

RESOLUTION #71-2025

INTRODUCED BY: Councilperson Bryan Rounds

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Town Board is undertaking a project called the Town of Warrensburg Richard Avenue Crosswalk Project (hereinafter referred to as ‘the Project’); and

WHEREAS, the Town’s consultant engineers the Project, Cedarwood Engineering Services PLLC (“Project Engineer”) has completed the design for the Project and the Project has been put out to obtain quotes as a General Construction Contract; and

REGULAR TOWN BOARD MEETING – MAY 14, 2025

WHEREAS, all members of the Town Board have received copies of the request for quote documents (or a summary thereof) from the low bidder on the contract and have reviewed those documents, and have conferred with the Project Engineer and discussed the bid documents and elements of each bid; and

WHEREAS, the Town Board wishes to proceed in a timely and prudent manner to secure a contract for the General Construction Contract, and to commence construction of the Project.

NOW BE IT RESOLVED, the Town Board hereby authorizes the Town Supervisor to execute the Notice of Award for the General Construction Contract to the lowest responsible bidder listed below:

<u>Project Component</u>	<u>Contractor</u>	<u>Bid Amount</u>
General Construction Contract	A.J. Catalfamo Construction Co., Inc. 5 Sixth Street Hudson Falls, NY 12839 Tel. (518) 747-6659	\$ 85,500.00

BE IT FURTHER RESOLVED, that the Town Board authorizes the Town Supervisor or his designee to work with the Project Engineer and Project Attorney to negotiate with the low bidder on the terms, conditions, selection of final bid alternates, and final specifications of the Project, and to execute contract with A.J. Catalfamo Construction Co., Inc.

WHEREUPON, the question of the adoption of the foregoing resolution was duly put to vote on this 14th day of May, 2025, which resulted as follows:

Kevin B. Geraghty, Supervisor	VOTING - <u>Yea</u>
John S. Alexander, Deputy Supervisor	VOTING - <u>Yea</u>
Bryan Rounds, Councilman	VOTING - <u>Yea</u>
Robert Sutphin, Councilman	VOTING - <u>Yea</u>
Joq Quintal II, Councilman	VOTING - <u>Yea</u>

REQUEST FOR BIDS TO RESURFACE, PAINT & LINE (2) BASKETBALL COURTS AT RECREATION FIELD

RESOLUTION #72-2025

INTRODUCED BY: Councilperson John Alexander

WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson Bryan Rounds

WHEREAS, the Town of Warrensburg request to advertise for bids to Resurface, Paint and Line two (2) Basketball Courts at the Town Recreation Field on Library Avenue.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of Warrensburg hereby approved to advertise for bids to Resurface, Paint and Line two (2) Basketball Courts.

RESOLUTION DULY ADOPTED MAY 14, 2025 BY THE FOLLOWING VOTES:

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

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

REGULAR TOWN BOARD MEETING – MAY 14, 2025

Resolution request to install No Parking signs at the Circle Parking Lot in Warrensburg. – Upper Hudson River Management Area. Pass a town ordinance to implement parking fines in designated areas in the UHRSMA. We should also request a speed limit on this road to be at 25 mph for safety reasons and consider putting an eight (8) ton weight limit on this road because of safety concerns to avoid the blocking of the roads for the public who wish to use the DEC day areas.

DISCUSSION: Supervisor Kevin Geraghty stated; that they made a trip over to the Upper Hudson River Management Area on River Road. The Town's portion of the dirt road is very narrow and unsafe when they run these buses loaded with Rafters and it has become an issue. Last year they had people in the day area and they could not get emergency vehicles in and out of there. DEC has approached us a couple of times and we had a meeting with DEC and Luzerne this winter and met with DEC and the forest rangers the other day as well. The Town is very limited in our section of the road with what we can do because of the rules of the NYS that we cannot widen the road or cut trees. The road is kept up and maintained but is still a problem. The Town Board had a few suggestions to help with the problem and are stated above. Jackie White, Town attorney stated this would require a local law and a town ordinance and would take a few months and public hearings prior to being implemented.

Discussion on changing the zoning on two properties: 5 Grand Avenue 210.12-1-68 and 2 Marion Avenue 210.12-1-48 from Residential Recreational with Mobile Home Overlay to Business Industrial.

DISCUSSION: Jackie White, Town Attorney stated, she received the letter sent to the town from Mr Delcielo asking for a variance to change property zoning back to commercial from residential, which was changed due to 2012 Town Master Plan without any notification to them. Jackie stated that rezoning of property would require a change in town zoning law and the letter that was supplied to the Town, in the attorney opinion, is not sufficient enough for Town to be able to make a decision. They would need to provide more clear and specific information in order to rewrite the zoning law and this is a legislation and would require input from the Planning Board to make sure it is consistent with the comprehensive plan. There are several steps that need to be taken before the town can consider changing the zoning law.

Work has started on the Pole Barn Building at the Landfill/Highway property.

DISCUSSION: Supervisor Geraghty stated, A.J. Catalfamo Construction out of Hudson Falls has started to put down the base to start the construction of the Pole Barn at the Landfill with will hold the Highway equipment. Supervisor Geraghty stated he did talk to the foreman of the company and if they run into any delays they will start the next project for the Town which is the Richard Avenue Crosswalk. Supervisor Geraghty is anticipating both projects to be completed by July.

REQUEST TO WAIVE TRANSIENT MERCHANT FEE FOR SHRINERS SPONSORED CIRCUS AT WARREN COUNTY FAIR GROUNDS

RESOLUTION #73-2025

INTRODUCED BY: Councilperson Bryan Rounds
WHO MOVED ITS ADOPTION

SECONDED BY: Councilperson John Alexander

WHEREAS, the Town of Warrensburg received a request to Waive the Transient Merchant License Fee of \$125.00 for the Zerbini Family Circus sponsored by the Oriental Shriners to be held across the road from the Warren County Fair Grounds on Schroon River Rd on June 22, 2025.

NOW, THEREFORE, BE IT

REGULAR TOWN BOARD MEETING – MAY 14, 2025

RESOLVED, that the Town Board of Warrensburg hereby approved to Waive the Transient Merchant License Fee of \$125.00 for the Oriental Shriners sponsored Circus being held on June 22, 2025 at the Warren County Fair Grounds parking lot on Schroom River Rd.

DULY ADOPTED MAY 14, 2025 BY THE FOLLOWING VOTES:

AYES: 5 **NAYS:** 0 **ABSTAIN:** 0

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

APPROVE BUDGET MODIFICATIONS – (1)

RESOLUTION #74-2025

INTRODUCED BY: Councilperson John Alexander

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
May 14, 2025**

GENERAL FUND

A1990.400	Special Items - Contingent	\$ 3,000.00
A7110.105	Parks - Health Ins Comp	\$ 1,500.00
A8160.105	Parks - Health Ins Comp	\$ 1,500.00
<u>To cover two employees opting out of health coverage</u>		

NOW THEREFORE, BE IT

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

RESOLUTION DULY ADOPTED MAY 14, 2025 BY THE FOLLOWING VOTES:

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

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

REQUEST TO PAY WARRANTS ON ABSTRACT #5-2025

RESOLUTION #75-2025

ON MOTION OF: Councilperson Robert Sutphin

SECONDED BY: Councilperson Bryan Rounds

RESOLUTION DULY ADOPTED MAY 14, 2025 BY THE FOLLOWING VOTES:

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

ABSENT: Councilperson Quintal II

REGULAR TOWN BOARD MEETING – MAY 14, 2025

RESOLVED, to pay the warrants outlined on **Abstract #5-2025** in the following amounts:

WARRANT:	Total Claims:	\$297,997.06
	General Fund	\$34,812.82
	Cemetery Fund	\$3,201.44
	Highway Fund	\$60,353.01
	Lighting District	\$8,525.13
	Sewer Fund	\$12,836.85
	Water Fund	\$6,072.95
	Gold Ave Stormwater	\$162,794.00
	Highway Garage Demo	\$8,005.86
	Richards Ave Crosswalk	\$1,395.00

COMMENTS:

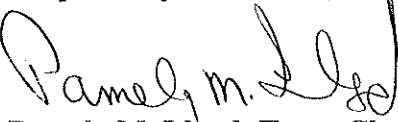
Sarah Gebbie-Measeck, President of Richards Library Stated: They just finished up the 2024 annual report and left copies to post on our Town board. They had over 10,000 patrons to visit the library in 2024. They started offering the Warrensburg repair café, they had their blood drive and anniversary open house last summer. They are offering technology classes for older adults and the seed library as well. She wanted to thank the board for the support letter for the grant they are applying for to do some repairs to the building. The budget vote for the school is coming up on May 20th, the library's budget is on their ballot and they did not exceed the 2% tax cap. She encourages everyone to vote for the library.

Robert Sutphin, Town Councilman stated; He wanted to welcome Pete Bederian back and follow up on the EMS Service contract, that we are still waiting for the new contract or are we still working under the old one. The EMS are supposed to be reporting to us every month and right now we just got three months of balance sheet with basic information and no details and no current fee schedule.

MEETING ADJOURNS

On motion of Supervisor Kevin Geraghty, the meeting adjourned at 8:23 pm

Respectfully Submitted,


Pamela M. Lloyd, Town Clerk