

TOWN OF CLIFTON PARK TOWN BOARD

March 13, 2023

The meeting of the Town Board of the Town of Clifton Park was held in the Town Office Building at 7:00 p.m. Supervisor Barrett presiding.

Present: Supervisor Barrett
 Councilman Morelli
 Councilwoman Walowit
 Councilman O'Hara
 Councilwoman Reid
 Town Clerk Brobston

Also Present: Town Attorney McCarthy
 Mark Heggen, Comptroller
 Michael Woerner, Director of Parks & Recreation
 Daniel Clemens, Buildings, Parks & Recreation Director
 Norah Hoefner, Communications and Technology Coordinator

MINUTES

MOTION by Councilwoman Walowit, seconded by Councilman O'Hara to approve the Town Board minutes of February 27, 2023, as presented.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O'Hara,
 Councilwoman Walowit, Supervisor Barrett

Noes: None

MOTION CARRIED

ANNOUNCEMENTS & COMMUNICATIONS

Supervisor Barrett reported the Clifton Park Center Mall has been sold. Supervisor congratulated and thanked Mr. Don Greene, owner of the Mall and his team, for revitalizing the Mall since 2000. The reconfiguration of the Mall was done to meet the trends of retail shopping. and attracted new tenants. He stated tenants were attracted to the Mall and some tenants expanded their footprints and this helped with retention at the Mall. He stated the Mall is currently at 96% occupied. The diversity of the economy in that area has helped the businesses all over the area. Businesses like Chick-fil-a, Bass Pro Shops commitment, and Old Brick has increased the tax base. Supervisor stated the Town will continue working with the new owner.

Supervisor Barrett, as a leading member of the Saratoga County Environmental Health build out, stated by taking over responsibility from NYS, a lead prevention program will be developed in the County. Additional programs will be developed soon. Supervisor thanked the members of the team.

Supervisor Barrett announced the recent storm tree debris pick-up/schedule has been delayed due to the proposed upcoming storm. View on the Town website for more current details.

Councilman Morelli stated concerns with a recent accident on Moe Road at the School Campus intersection. He explained an uptick in accidents around the peak hours of the School going in and/or out of session is occurring. A few reasons for the uptick are COVID, students are not riding the bus as much that increases drivers during the peak hours. Another reason is additional parking made available for students to drive themselves. The new Park causes additional vehicle and pedestrian traffic. Another reason is a proposed 20 unit apartment complex in that area. Mr. Morelli announced the Town's Public Safety will deploy messaging boards in the area for speed control and initiated the State Police to increase patrols in the area. He announced a traffic study is suggested to be performed, due to the proximity of Route 146.

Councilman O’Hara voiced concerns about empty school buses at the Route 146 intersection of the campus. Mr. O’Hara suggested to also have the engineers look at that whole corridor as part of the study.

Discussion on traffic and increase of drivers/students ensued.

RESOLUTIONS

Resolution No. 61 of 2023, a resolution to retain Environmental Design Partnership (EDP) to perform design and construction engineering services for improvements to the sports courts at Village Green, Stony Creek #1 Park District.

Introduced by Councilman Morelli, who moved its adoption, seconded by Councilwoman Reid.

WHEREAS, Stony Creek #1 Park District has asked the Town Board to proceed with the engineering service proposal submitted by EDP, to prepare options to transform one (1) existing tennis court into three (3) pickleball courts, at a cost not to exceed \$10,000, and

WHEREAS, EDP has successfully designed and performed construction inspection services at numerous sports court facilities within the Town, and

WHEREAS, Supervisor Barrett recommends accepting the EDP proposal, based upon their qualifications for the services to be rendered, and upon recent successful experience with the Town park projects; now, therefore, be it

RESOLVED, the Town Board, as Commissioners of the Stony Creek #1 Park District, determined that it is in the public interest to engage EDP for engineering construction management services, and be it further

RESOLVED, that the Supervisor is authorized to execute an agreement with EDP for professional engineering services for the sports court project at Stony Creek #1 Park District, and be it further

RESOLVED, that the Supervisor is authorized to retain Environmental Design Partnership per the attached scope of work, for design/planning and bid document preparation for improvements to the sports courts at Village Green, Stony Creek #1 Park District in an amount not to exceed \$10,000; and be it further

RESOLVED, that the Comptroller is authorized to transfer \$10,000 from SP9-7115-200 (Stony Creek I Park District-Parks-Equipment) to SP9-7115-135 (Stony Creek I Park District-Parks-Engineering) to offset costs associated with the proposal.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O’Hara, Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Supervisor Barrett announced that a public meeting will be set soon on improvements on the main playground on the Clifton Common. Grants have been acquired through Senator Tedisco to offset the cost of the project. Additional information to follow.

Resolution No. 62 of 2023, a resolution to authorize dugout fence and backstop repairs to Fields #11, 13 & 14 at the Clifton Common.

Introduced by Councilwoman Reid, who moved its adoption, seconded by Councilwoman Walowit.

WHEREAS, Daniel Clemens, Director of Buildings, Parks, and Recreation, sought quotes for the repair of the dugout fences and backstops at Fields #11, 13 & 14 at the Clifton Common, and

WHEREAS, Mariaville Fence submitted the lowest conforming quote, in the total amount of \$6,450 for the repairs to the dugout chain link fence and backstop at all three (3) fields; now, therefore, be it

RESOLVED, that the Director of Buildings, Parks, and Recreation is authorized to accept the quote from Mariaville Fence for Fields #11, 13 & 14, per the attached documents, to be paid from A-7112-200 (General Fund- Clifton Common-Equipment).

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O’Hara, Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Resolution No. 63 of 2023, a resolution authorizing the rental of thirty-nine (39) golf carts from Satch Sales for the July 4th celebration at the Clifton Common.

Introduced by Councilwoman Walowit, who moved its adoption, seconded by Councilman O’Hara.

WHEREAS, quotes were requested by Daniel Clemens, Director of Buildings, Parks and Recreation, for golf cart rentals for the July 4th celebration at the Clifton Common, and

WHEREAS, Satch Sales, 63 Broadway, Menands, NY, submitted the only conforming quote at a cost not to exceed \$5,850, which includes round-trip delivery of the golf carts, and

WHEREAS, Daniel Clemens has recommended the golf carts be rented from Satch Sales for communication, coordination and security at the Town’s 4th of July events; now, therefore, be it

RESOLVED, that the Supervisor is authorized to sign an agreement with Satch Sales for the rental of thirty-nine (39) golf carts for the 2023 July 4th celebration at the Clifton Common; and be it further

RESOLVED, that the Comptroller is authorized to pay \$5,850 for the rental and round-trip delivery of these thirty-nine (39) golf carts, from account A-7550-52 (General Fund-Festivals-July 4th Fest).

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O’Hara, Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Resolution No. 64 of 2023, a resolution authorizing the Supervisor to sign an agreement with Sanders Fire & Safety, to make repairs to the fire alarm system at the Clifton Common Ice Arena.

Introduced by Councilwoman Reid, who moved its adoption, seconded by Councilman Morelli.

WHEREAS, Daniel Clemens, Director of Buildings, Parks & Recreation, has requested these repairs, and

WHEREAS, two quotes were submitted per the job specifications, and Sanders Fire & Safety, Mechanicville NY, submitted the lowest conforming quote in the amount of \$12,985, and

WHEREAS, Mr. Clemens has recommended that Sanders Fire & Safety be authorized to repair the fire alarm system, for an amount not to exceed \$12,985; now, therefore, be it

RESOLVED, that the repair of the fire alarm system at the Clifton Common Ice Arena is awarded to Sanders Fire & Safety at a cost not to exceed \$12,985, to be paid with a transfer from A-1990-15 (Contingency) to A-7112-24 (General Fund-Clifton Common-Maintenance).

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O’Hara, Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Resolution No. 65 of 2023, a resolution extending the contract for Transfer Station Solid Waste Disposal.

Introduced by Councilman O’Hara, who moved its adoption, seconded by Councilwoman Walowit.

WHEREAS, by Resolution No. 43 of 2021, the Town authorized the agreement with Twin Bridges to transport and dispose of solid waste for the Transfer Station, for a two-year period beginning on January 15, 2021, and

WHEREAS, this agreement includes a unit price of \$72.50 per ton, and

WHEREAS, this agreement allows for a one (1) year extension, if agreed to by both parties, and

WHEREAS, the Town Board and Twin Bridges Waste & Recycling wish to extend the January 15, 2021 agreement for this one (1) year extension; now, therefore, be it

RESOLVED, that the Supervisor is authorized to execute the one (1) year extension of the agreement with Twin Bridges, for residential solid waste transport and disposal at the Town of Clifton Park Transfer Station.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O’Hara, Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Resolution No. 66 of 2023, a resolution hiring seasonal employees to staff the Town Parks & Recreation locations for the 2023 Season.

Introduced by Councilwoman Reid, who moved its adoption, seconded by Councilwoman Walowit.

WHEREAS, the Town Board wishes to hire staff members for operation of the Town’s seasonal programs, including Summer Day Camps, Golf Course, Adventure Challenge course and Town pools, and

WHEREAS, Michael Woerner, Director of Parks and Recreation, has recommended that the individuals listed in the attached Schedules A, B, C, D and E, be hired to staff the camps, Golf Course, Adventure Challenge course and Town pools, to be paid as indicated; now, therefore, be it

RESOLVED, that the individuals, listed in the attached Schedules A, B, C, D and E, be hired as staff for the Town’s 2023 seasonal programs, at hourly wage rates as noted on the schedules, through the end of the respective 2023 seasons at the day camp, Golf Course, Adventure Challenge course and Town pools.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O’Hara, Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Resolution No. 67 of 2023, a resolution accepting the proposal from Flight Creative Group, (FCG), for the Town website upgrades and ongoing website maintenance.

Introduced by Councilman O’Hara, who moved its adoption, seconded by Councilwoman Walowit.

WHEREAS, the Town has been notified that the operating system for the current website will not be supported past July 2023, and needs to be updated, and

WHEREAS, by correspondence dated November 15, 2022, Edmunds GovTech notified the Town that they will be reducing website support services to the Town and will not be available for such support following the website upgrade, and they will be increasing their cost for services still provided, and

WHEREAS, FCG submitted a proposal for the website upgrade, including more support for mobile access, and ongoing maintenance services, at a cost not to exceed \$12,000, and

WHEREAS, pursuant to Resolution No. 1 of 2023, the Supervisor recommends accepting the quote from FCG; now, therefore, be it

RESOLVED, that the Town is authorized to accept the attached proposal from Flight Creative Group for Town website upgrades and ongoing website maintenance, at a cost not to exceed \$12,000, to be paid with a transfer from A-1990-15 (Contingency) to A-1620-4 (General Fund-Town Hall Operations-Computer).

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O’Hara, Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Juergen Kungenberg, Flight Creative Group, business located in Clifton Park, preformed an extensive review on the current footprint of the Town website. The current version of the software support expires in July but will continue to operate, but with no security packages, which becomes a risk. He explained their goal is to make the website a more current view, migrate the individual components and add to the content in the current program.

Resolution No. 68 of 2023, a resolution appointing Suzanne Syzdek as the Clifton Park/Halfmoon Ambulance Corps representative to the Clifton Park Citizens Corps Council.

Introduced by Councilwoman Walowit, who moved its adoption, seconded by Councilman O’Hara.

WHEREAS, an opening exists due to the resignation of Alan Bell, the current representative, and

WHEREAS, the Supervisor recommends Suzanne Syzdek to fill the vacancy resulting from the resignation of Mr. Bell; now, therefore, be it

RESOLVED, that Suzanne Syzdek is hereby appointed as the Clifton Park/Halfmoon Ambulance Corps representative to the Clifton Park Citizens Corps Council, effective immediately, for the remainder of Alan Bell’s two-year term to expire December 31, 2023.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O’Hara, Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Resolution No. 69 of 2023, a resolution authorizing the Town Supervisor to enter into a contract to purchase two adjacent parcels from the same current property owner at 1503 and 1505 State Route 146.

Introduced by Councilman Morelli, who moved its adoption, seconded by Councilwoman Reid.

WHEREAS, the Town Board wishes to enter into an agreement with Mr. Christopher Hyde to purchase 1.91 acres of vacant land, at a cost of \$130,000, and

WHEREAS, pursuant to NYSTL 64 (2), the Town Board is authorized to acquire real property for any public purpose, and

WHEREAS, the two parcels are adjacent to Garnsey Park, as well as the Garnsey family cemetery to the west, and their acquisition would be a benefit to the Town and the residents, user groups, stakeholders of the Park, and the Historic Preservation Commission, which seeks access to the adjacent cemetery for maintenance purposes, and

WHEREAS, the 1.91 acres of land is identified as follows:

Section, Lot, Block	Commonly Known Address
269.12-1-22	1503 State Route 146
269.12-1-23	1505 State Route 146

located in the Town of Clifton Park, and

WHEREAS, the Planning Department recommends that the project be determined to be an Unlisted Action and a Short Environmental Form has been prepared; now, therefore, be it

RESOLVED, the Town Board, as the only involved agency, determines that the project be classified as an Unlisted Action that will not have a significant adverse impact on the environment and hereby issues a negative declaration, and be it further

RESOLVED, that the Supervisor is authorized to enter into a Purchase and Sale Agreement with the current property owner Christopher Hyde, subject to appropriate of funds through the Open Space Capital Reserve Fund, and be it further

RESOLVED, that the Town Board is authorized to allocate up to \$145,000 which includes the purchase price with any anticipated necessary closing and transaction fees as determined by the Town Attorney (such as may be applicable: title report and title insurance, environmental site assessment, preparation of deed, and deed recording fees); and be it further

RESOLVED, that up to \$145,000 is to be transferred from the Open Space Capital Reserve Fund to A-1940-200 (Other Town Payment) for the purchase of aforementioned parcels of vacant land and associated closing costs.

ROLL CALL VOTE

Ayes: Councilman Morelli, Councilwoman Reid, Councilman O'Hara,
Councilwoman Walowit, Supervisor Barrett

Noes: None

DECLARED ADOPTED

Councilman Morelli explained the Town Board previously approved a resolution to perform a fair market appraisal for the two parcels. That appraisal came back as \$143,000. Negotiations resulted in an amount of \$130,000. He stated the owner demolished two structures that were on the property himself which would have cost the Town. The Town buying these parcels will keep the area as open space. The money to pay for the purchase was accumulated through developers who wanted to increase the density in the CR zone would be able to do so as part of the density bonus legislation, provide funds to the Town to be able to increase the density in the development. This law allows the Town to use those funds for the purchase of land for open space. He stated there are enough funds in this account for this purchase. These parcels connect with the Garnsey Park and will allow the Town to increase the trails system and allow access to the historic cemetery on the parcel.

Councilman Morelli presented a picture slideshow of the parcels showing the connection with Garnsey Park trails and the cemetery. The Town will explore an area for parking and public access. This project brought the Historic Preservation Commission and Open Space Committees working together in a combined effort.

Linda Seymour and Gail Winters, Historic Preservation Commission members, explained how the Commission members/Town employees can now have access to the cemetery for maintenance and upkeep. The cemetery has not been maintained recently and has deteriorated over the years with safety a big concern. The community will now be able to explore the history in the cemetery through trail access.

Raymond Seymour, Open Space Committee member, stated this is an opportunity for the Town and whole region. The cemetery will now be available as a great historic educational tool. The linkage with Garnsey Park trail will be perfect and is a beautiful piece of land for the Town to acquire.

No one wished to be heard.

PUBLIC PRIVILEGE

No one wished to be heard.

MOTION BY Councilwoman Walowit, seconded by Councilman Morelli to adjourn the meeting to the next regular meeting or any other meeting necessary for the conduct of town business.

Motion carried at 8:13 PM

Teresa Brobston
Town Clerk