

TOWN OF WILTON

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PUBLIC HEARING-OPEN SPACE, RECREATION AND PATHWAYS PLAN 2020 UPDATE CONTINUED 7:00 P.M.

Supervisor Lant continued the public hearing from November 5, 2020. Councilman O’Conor said he would like to keep the public hearing open for another month if the board agrees. In the past week, he and Ryan Riper were getting additional feedback from Margo Olsen and a couple of residents as well as Mark Marino, Parks and Recreation Administrator. We have a little more editing to do before it is completed. He said he would like to postpone any action on the document until January of 2021. Discussion was held and the public hearing was left open.

REGULAR TOWN BOARD MEETING-December 3, 2020

Supervisor Lant called the Regular Town Board meeting to order at 7:05 p.m.

Pledge of Allegiance

Supervisor Lant led the board and the audience in reciting the Pledge of Allegiance to the Flag.

Roll Call

Roll Call by the Town Clerk showed the following board members present.

John Lant-Supervisor

John McEachron-Deputy Supervisor

Duane Bogardus-Councilman

Erinn Kolligian-Councilwoman

Ray O’Conor-Councilman

Also present was Ryan K. Riper, P. E., Director of Planning and Engineering, Maria Moran, CPA, Comptroller and Mark Schachner, Town Counsel.

Public Comment Session

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

RESOLUTION #201

NOW, THEREFORE, BE IT RESOLVED, to suspend public comment for the December 3, 2020 meeting.

The adoption of the resolution was seconded by Councilwoman Kolligian, duly put to a vote, all in favor. The motion passed 5-0.

Approve Pending Minutes

On a motion introduced by Councilman O’Conor, the board adopted the following resolution:

RESOLUTION #202

NOW, THEREFORE, BE IT RESOLVED, to approve the minutes from the November 5, 2020 meeting, as typed.

The adoption of the resolution was seconded by Councilman Bogardus, duly put to a vote, all in favor the motion passed 5-0.

Beaver Dams

Supervisor Lant asked if there were any questions about the proposed Local Law for Beaver Dams. Councilwoman Kolligian said she questioned why we are giving people only 30 days to make their payments, considering the cost of Waller Road. Could we extend that to 90 days to give residents time to get financing in order? Supervisor Lant said it makes sense with Councilman Bogardus agreeing. Councilwoman Kolligian asked if the payment would be appropriate based on the amount of the fine? If it is \$500, 30 days should be enough time but incrementally, give people more time to pay as the price increases. She said if someone has to pay \$25,000, that is a lot of money for a resident to come up with. Mr. Riper said the Highway Superintendent asked for the board to consider this as he would like more enforcement on property owners who do not allow him to manage beavers that cause issues and flood out roads. Some of you may recall Edie Road flooded this spring and the town paid \$20,000 to repair the damage due, in part, to beaver activity. That property owner has recently refused to allow for the beavers to be trapped. He was willing to allow it once some insurance forms were submitted. This local law would have some teeth to it and the property owners would understand if it causes damage to town roads, cause the town to spend money and therefore put the responsibility on them to allow us to manage the beavers. Councilwoman Kolligian said she agrees with the town being allowed access, DEC being involved and requiring homeowners to allow the town access to the beavers. The time frame for payment seems somewhat unrealistic, depending on what the price is. Mr. Riper said it will also be reviewed by Town Counsel and asked Mr. Schachner if he had any comments regarding the time frame and what seems to be appropriate for other local laws with financial penalties. Mr. Schachner said most local laws are not structured this way but will look at it prior to the public hearing.

On a motion introduced by Councilwoman Kolligian, the board adopted the following resolution:

RESOLUTION #203

NOW, THEREFORE, BE IT RESOLVED, to set a public hearing for Local Law #1 of 2021, Beaver Dams, for 7:01 P.M., January 7, 2021.

The adoption of the resolution was seconded by Councilman O’Conor, duly put to a vote, all in favor the motion passed 5-0.

Association of Towns Virtual Voting Delegate and Alternate

Supervisor Lant said the Association of Towns is being held virtually in February in New York City. We need a voting delegate and an alternate.

On a motion introduced by Councilman O’Conor, the board adopted the following resolution:

RESOLUTION #204

NOW, THEREFORE, BE IT RESOLVED, to appoint Councilman Bogardus as voting delegate and Ryan Riper as alternate voting delegate for the Association of Towns Conference held virtually during Presidents’ Week February 2021.

The adoption of the resolution was seconded by Councilwoman Kolligian, duly put to a vote, all in favor. The motion passed 5-0.

Land Dedication-Sonoma Grove Subdivision

On a motion introduced by Councilwoman Kolligian, the board adopted the following resolution:

RESOLUTION #205

WHEREAS, Sonoma Grove, LLC, 1743 Route 9, Clifton Park, NY 12065 has offered to dedicate land to the Town of Wilton within the Sonoma Grove Subdivision.

WHEREAS, the Town Board wishes to accept the offer of dedication of tax map parcels.

154.1-3-1

154.1-3-32

154.1-3-17

154.1-3-18

**NOW, THEREFORE, BE IT RESOLVED AS
FOLLOWS:**

1. The Town Supervisor is hereby authorized to take all actions necessary to effectuate the dedication, including the execution of any and all documents in form approved by Town Counsel.
2. The Town Supervisor, Town Clerk and Town Counsel are authorized and directed to take such additional actions and execute such documents as they deem necessary to effectuate the intent of this Resolution.

The adoption of the resolution was seconded by Councilman Bogardus, duly put to a vote, all in favor. The motion passed 5-0

Target Distribution Center Fee Reduction Request

Mr. Riper said historically, for large warehouse facilities in the town, the board has reduced permit fees or application fees for projects by 50% due to the large square footage. To give them a discount due to the volume of area, we have reduced fees by 50%. Councilman Bogardus asked if they are expanding. Mr. Riper said it is for work on the roof. Councilman O'Connor asked if the reduction is codified and if not, maybe the board should consider codification, so it is not something that is purely discretionary. Mr. Riper said there is a general statement in the code regarding the objections of fees, they can request a review from the town board. Mr. Greive from Target Corporation is logged on and may want to speak. Mr. Greive introduced himself and stated he works within the Properties Division of Target Corporation. He said he is a former building and fire inspector and has some insight on fees. He said there are a few more people logged on from Target and available for additional questions. We appreciate the 50% reduction. We were going to ask for more, but we will take anything we can get. He thanked Mark Mykins and Sue Baldwin for their assistance in the process. Target maintains over 2,400 buildings throughout the county. We replace over 100 store roofs and a few different distribution center roofs. We have our roofing team and we are very familiar with the fees other jurisdictions charge for the roofs. For this project, we are taking the membrane off and putting another cover sheet, to protect the insulation, and then a new membrane goes back on. That is the scope of work for this project. It will start sometime this spring and we are hoping the weather breaks early and we can get to work on it. For our best interest to ensure we are maintaining our building, we have a third-party inspection firm who will be doing independent inspections in addition to the town's building department. The permit fees that were quoted were \$451,216. That is 20% of the cost of the roof replacement. If you're building a \$230,000 home, roof fees would be \$45,000. That is a large chunk taken out of your budget. A small business, a roof would be \$4,500. That is why we asked the board to take this into consideration. We did one roof

in Augusta, Georgia and was similar sized, the fee was \$51. Kalamazoo, Michigan, the fees were \$158. Huntsville, Alabama was \$13,800. Deputy Supervisor McEachron asked if there were comparisons within the State of New York. Mr. Greive said he looked at the City of Glens Falls and their maximum permit fee is \$2,000. Councilman Bogardus asked Mr. Greive is Target plans on remaining in the Town of Wilton for an extended period of time. Mr. Greive said he said he does not see Target going anywhere. Over the past few years, we have invested over \$16 million dollars into the facility and that is why we are putting a new roof on it. It has a few patches on it now and it is getting close to end of life. We are spending another \$2.3 million on the roof. Councilman Bogardus asked how long Target has been in Wilton. Deputy Supervisor McEachron said it was built in 2000. Councilman Bogardus said Target would like a 50% reduction in the fee? Mr. Greive said that would help but was actually looking for a lot more than that but would entertain any fee reduction. Councilman Bogardus asked what they would like. Mr. Greive said he wanted to make sure the town's fees are covered. A lot of the jurisdictions have one to five inspections for the roofs. Mr. Mykins said they do more than that and do a very thorough job. Mr. Greive said he put together a cost and tried to make sure everything was covered including rent within the town hall, vehicles, gas, administrative fees and every expense. We came up with a rough estimate of \$1,000 per hour and figured in approximately fifteen inspections. We were thinking a \$15,000 fee would be reasonable and ensure the expenses are covered and would be more in line with what we are seeing across the country. Councilman O'Connor asked if anyone can remember if we have had a similar application for Ace Distribution Center, Wilton Mall or any other large structure in town and if so, what was the discount. Supervisor Lant said Dollar General requested a reduction and we agreed to 50%. They ended up not building in the town. Deputy Supervisor McEachron said should we start mitigating the fees for them and not other small businesses. He said he was astonished at the number for the City of Glens Falls. Deputy Supervisor McEachron said he just spent a lot of money for the expansion of his business without a reduction. He said 50% is what he would be willing to offer.

On a motion introduced by Deputy Supervisor McEachron, the board adopted the following resolution:

RESOLUTION #206

NOW, THEREFORE, BE IT RESOLVED, to approve a 50% fee reduction for the permit application for Target Distribution Center.

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor except Councilman Bogardus who was opposed. The motion passed 4-1.

Committee Reports

Councilwoman Kolligian said she spoke to Roberta Corrigan, Senior Center Director and she said everyone is doing well. The seniors love their meals and are happy with the program in place with our buildings. They need to stay safe and are beginning to see the light with the vaccine on the way. We need to keep the uptick in numbers in the forefront of our minds to make sure our most vulnerable are kept safe. It is important to keep the Senior Center running but we need to be very aware of their safety. Supervisor Lant agreed and said we have to take the pandemic day by day.

Supervisor Lant said he reappointed Chief Bill Morgan to the Saratoga County Fire Advising Board. He has been on the board before and they are dedicated to the fire service and the residents of the Town of Wilton. Several weeks ago, the Town of Wilton had an Active Shooter Training at town hall. Staff learned a lot and appreciated the guidance. All buildings will have the training.

We had a problem at Gavin Park with the water coming off the pavilion roof. Mr. Riper has worked on a solution. Next week the issue will be corrected. Deputy Supervisor McEachron asked who will do the work. Supervisor Lant said the building and highway departments will complete the job. Supervisor Lant said he would like to get some new equipment for the ice rink. The residents have had a difficult time with Gavin Park being closed. It would be a great activity to get up and running again. Part of the reason the pavilion was built was to house the ice rink. This item will be further discussed on the Comptroller's Report. All buildings have the new filters installed.

Councilwoman Kolligian asked which pavilion will hold the ice rink. Supervisor Lant said it is the large one.

Comptroller's Report

Ms. Moran said items one and two relate to legal fees. Items 3-16 are related to the surplus appropriations we have in our highway fund for several road improvements that were under budget in each case. Item 17 is a CDL requirement for drug testing.

1.) 2020 Budget Transfers

On a motion introduced by Councilwoman Kolligian the board adopted the following resolution:

RESOLUTION #207

NOW, THEREFORE, BE IT RESOLVED, to approve the 2020 budget transfers requested and listed in the Comptroller's 12/03/2020 Report (attached) to the Town Board.

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 5-0.

Ms. Moran said money is being moved for a new mobile lift system for the highway garage. We are increasing our sales tax for that item and said she felt confident our sales tax will be higher than what we adjusted it down to. We have experienced declines that are far less than what we budgeted down to. We have some room in the budget for the lift system. The hydraulic lift currently in the garage is on cracked concrete. The new lift is mobile and instead of taking up room in the bay and being a permanent structure, it will free up space in the bay. The second item is a grant from Saratoga County Partnership for Prosperity. Each town who applied was awarded \$7,100 to help a business in the area. We were made of some dire repairs needed at the Wilton Historical Society. They petitioned the town for funds at a time when we were not thinking about spending any additional monies. We reached out to the Partnership for Prosperity and they come through for us. We have to recognize the money from the county and the

expenditure to the Historical Society. We are basically a pass through. The last item is the amount of money we are saving by cutting down the number of roads scheduled for paving in the 2020 budget. They had a lengthy list but then COVID-19 hit. The highway department has been working to help save some money. That coupled with the savings on the roads we did pave allowed us to save over \$460,000. We are reducing the sales tax burden the town would ordinarily need to pay the bills.

2.) 2020 Budget Amendments

On a motion introduced by Councilwoman Kolligian the board adopted the following resolution:

RESOLUTION #208

NOW, THEREFORE, BE IT RESOLVED, to approve the 2020 budget amendments requested and listed in the Comptroller's 12/03/2020 Report (attached) to the Town Board.

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 5-0.

3.) Asset Disposal and Additions

GAVIN PARK

a.

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

RESOLUTION #209

NOW, THEREFORE, BE IT RESOLVED, to approve the request from Mark Marino, Parks and Recreation Administrator, to sell the following items via Auctions International:

Two of each, generators, compressors, and walk behind mowers,

One of each, push mower, batwing mower, fuel tank, broadcast spreader, tank, aerator, snow blower, York rake, pressure washer, painter and pitching machine

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 5-0.

Councilwoman Kolligian asked if the proceeds from the auction get appropriated back into the department's budget. Ms. Moran said it usually goes back into the general fund. If it were highway equipment, it would go back into the highway fund. It is not appropriated for anything specific unless there is a request made to sell a piece of equipment and replace it with something similar.

b.

Discussion was held on the installation of an ice rink at Gavin Park. Ms. Moran said the cost information is being gathered. We received some information today and it may cost approximately \$10,000 and would like to budget for that. It will be funded with currently available funds.

HIGHWAY GARAGE

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

RESOLUTION #210

NOW, THEREFORE, BE IT RESOLVED, to approve the request from Kirklin Woodcock, Highway Superintendent, to sell the following item via Auctions International:

Hydraulic Lift

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 5-0.

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

RESOLUTION #211

NOW, THEREFORE, BE IT RESOLVED, to approve the request from Kirklin Woodcock, Highway Superintendent, to purchase a mobile lift, available on state contract at a cost of \$69,496.00 with funding from currently available appropriations.

The adoption of the resolution was seconded by Councilman O'Connor, duly put

to a vote, all in favor. The motion passed 5-0.

BUILDING AND MAINTENANCE

Councilwoman Kolligian asked about the auctioning of the truck. It is a 2015 vehicle. It was noted there are multiple issues with the truck. Councilwoman Kolligian asked how much a new truck will cost. Ms. Moran said approximately \$35,000 to \$40,000. It is not on the OGS bid site yet and will be similar to the existing truck.

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

RESOLUTION #212

NOW, THEREFORE, BE IT RESOLVED, to approve the request from Scott Harrington, Maintenance Supervisor, to sell the following item via Auctions International:

2015 F-250 Pick-up Truck

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 5-0.

On a motion introduced by Councilman Bogardus, the board adopted the following resolution:

RESOLUTION #213

NOW, THEREFORE, BE IT RESOLVED, to approve the request from Scott Harrington, Maintenance Supervisor, to purchase a pick-up truck via NYS OGS Mini Bid, with funding from currently available appropriations.

The adoption of the resolution was seconded by Councilman O'Connor, duly put to a vote, all in favor. The motion passed 5-0.

Supervisor Lant thanked the board for everything during 2020. It's been a very tough year with COVID-19 and the storms. He said he appreciated how everyone worked together as a team through all the ups and downs. Most towns had to do a lot of cutting. We lowered our budget and never lost services to our residents because we have the best Comptroller and Bookkeeper. He thanked all of their hard work at budget time. Supervisor Lant thanked Sue Baldwin and her staff. The town is very lucky to have them,

the are an asset to the town. He thanked Ryan Riper for his leadership and always giving great advice. Supervisor Lant thanked Nancy Riely for everything she does, putting up with him is enough. He thanked the Highway Department for working with the town during storms, the Planning and Zoning Department and Josh Carlsson for doing all of the Zoom meeting and Bobby Williams as Emergency Services Coordinator. He said he has been in the office almost every day and this town is so lucky for the employees. Everyone gives this town 130%. We are so fortunate, and he said he tells everyone he is the luckiest Supervisor in Saratoga County. He said he is so proud of the employees and everyone gets along. The court system did a great job with all of the changes they had to make and the shortage of help. He thanked the Mark Schachner and Leah Everhart for their guidance as Town Counsel. Supervisor Lant wished everyone a very happy and safe holiday and hoped for a better 2021.

Adjournment

On a motion introduced by Deputy Supervisor McEachron and seconded by Councilman O’Conor all board members in favor, the meeting was adjourned at 7:37p.m.

Respectfully Submitted,

Susan Baldwin, Town Clerk

_____ Supervisor, John Lant

_____ Deputy Supervisor, John McEachron, Sr.

_____ Councilman, Duane Bogardus

_____ Councilwoman, Erinn Kolligian

_____ Councilman Ray O’Conor