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CITY OF SARATOGA SPRINGS COUNCIL MEETING

REGULAR AGENDA

May 4, 2021

MEETING HELD VIA ZOOM

PRESENT:

- Meg Kelly, Mayor
- Lisa Ribis, Secretary
- Robin Dalton, Commissioner
- Anthony Scirocco, Commissioner
- John P. Franck, Commissioner
- Michele Madigan, Commissioner
- Matthew Veitch, Supervisor
- Tara N. Gaston, Supervisor
- Vincent DeLeonardis, City Attorney



1           MAYOR KELLY: Good evening. Welcome  
2 to City Council meeting Tuesday, May 4th.  
3 It's 7:11. We have one public hearing  
4 this evening. And that is to amend  
5 Chapter 225, Section 225-81, parking  
6 prohibited on Crescent Street. And I'll  
7 turn it over to Commissioner Dalton.

8           COMMISSIONER DALTON: Thank you.  
9 This is the public hearing to amend  
10 Chapter 225 of the City Code to add no  
11 parking signs on Crescent Avenue from  
12 South Broadway to Joshua Road. This is  
13 right by the dog park. This was in  
14 response to some of the neighbors'  
15 concerns of the safety about that street  
16 and the dog park and the frequency of  
17 people parking on the side of the road.  
18 And so yeah, we can open the public  
19 hearing.

20           MAYOR KELLY: Great. Is anybody in  
21 the audience here to speak on the --  
22 amending Chapter 225, Section 225-81,  
23 parking prohibited on Crescent Street?  
24 Please raise your hand.

25           Sam Brewer, are you looking to speak



1 on this public hearing? Okay.

2 MR. BREWER: No, Mayor, I'm not.

3 I'll speak at public comment during the

4 regular --

5 MAYOR KELLY: Okay. Thank you, Sam.

6 Okay.

7 Darlene McGraw, do you want to

8 speak? Can you unmute?

9 MS. MCGRAW: Yes, I do.

10 MAYOR KELLY: Darlene, I can't hear

11 you. Do you want to speak on the public

12 hearing?

13 MS. MCGRAW: Yes.

14 MAYOR KELLY: Okay.

15 MS. MCGRAW: Yes.

16 MAYOR KELLY: Go ahead.

17 MS. MCGRAW: Yes. I would like

18 to --

19 MAYOR KELLY: Do you have a video?

20 I can't see.

21 MS. MCGRAW: I don't have video

22 right now. Sorry.

23 MAYOR KELLY: Okay. Go ahead.

24 MS. MCGRAW: Okay.

25 MAYOR KELLY: Oh, you're upside



1 down. Can you flip it over, your camera?

2 MS. MCGRAW: I don't know how to do  
3 that yet. Sorry.

4 MAYOR KELLY: Okay. Why don't you  
5 turn your camera off? Can you turn it  
6 off then? I just -- there you go. And  
7 go ahead, Darlene. Just state your name  
8 and your city, please.

9 MS. MCGRAW: Yes. Darlene McGraw.  
10 I live here in Saratoga Springs. I would  
11 like to agree that no parking be placed  
12 between South Broadway and Joshua  
13 because, when I ride my trike, it's very  
14 hard to see as it is sometimes if there's  
15 cars going by. And I believe it would be  
16 safer if -- for everybody if there was no  
17 parking there.

18 MAYOR KELLY: Great. Thank you,  
19 Darlene. Any other comments about  
20 amending Chapter 225, please raise your  
21 hand. Okay.

22 Commissioner Dalton, are we closing  
23 this this evening?

24 COMMISSIONER DALTON: Yes, thank  
25 you.



1           MAYOR KELLY: Okay. Thank you.  
2           Then we will close that public hearing.  
3           And we'll move on to roll call, please.

4           SECRETARY RIBIS: Commissioner  
5           Franck.

6           COMMISSIONER FRANCK: Present.

7           SECRETARY RIBIS: Commissioner  
8           Madigan.

9           COMMISSIONER MADIGAN: (No audible  
10          response.)

11          SECRETARY RIBIS: Commissioner  
12          Scirocco.

13          COMMISSIONER SCIROCCO: Here.

14          SECRETARY RIBIS: Commissioner  
15          Dalton.

16          COMMISSIONER DALTON: Present.

17          SECRETARY RIBIS: Mayor Kelly.

18          MAYOR KELLY: Here.

19          SECRETARY RIBIS: Supervisor Veitch.

20          SUPERVISOR VEITCH: Here.

21          SECRETARY RIBIS: Supervisor Gaston.

22          SUPERVISOR GASTON: Here.

23          MAYOR KELLY: Please rise for the  
24          pledge of allegiance.

25          (Pledge of allegiance.)



1           MAYOR KELLY: Next on the agenda is  
2           our public comment period. I ask that  
3           you keep your comments brief, up to two  
4           minutes. Yielding time to someone else  
5           is not allowed. Public comment period  
6           will be up to fifteen minutes.

7           Please be respectful and address the  
8           council as a whole. As a reminder,  
9           public comment is not a dialog or  
10          discussion with the councilmembers.  
11          However, at the end of public comment  
12          period, any member may respond.

13          Please now raise your hand with the  
14          Zoom app that you'll find in the  
15          reactions or participants toolbar. When  
16          we call on you, please unmute, turn your  
17          video on, and state your name and city.

18          We'll start with Sam Brewer. Sam --

19          MR. BREWER: Mayor --

20          MAYOR KELLY: -- can you --

21          MR. BREWER: I can hear you just  
22          fine, Mayor. It looks like the host has  
23          disabled my video. If you could enable  
24          that, that would be great.

25          MAYOR KELLY: Let me see.



1 MR. BREWER: Okay, there we go.

2 MAYOR KELLY: There we go.

3 MR. BREWER: Okay, Mayor, council.

4 Thank you for taking my call this  
5 evening. My name is Sam Brewer. I live  
6 on Lake Avenue in Saratoga Springs.

7 Before the presidential election, I  
8 came before the council and noted that,  
9 in order for the city to get the relief  
10 that it needed from the financial  
11 difficulties associated with COVID, it'd  
12 be necessary to change the presidential  
13 administration. Thankfully this has  
14 occurred and there has been some bailout  
15 money that has been allocated to  
16 municipal and state governments due to  
17 the ongoing financial distress.

18 I did an analysis of the monies that  
19 were allocated to New York State  
20 municipalities through the states. And I  
21 found that Saratoga Springs is slated to  
22 receive 7.7 million dollars which is the  
23 lowest of all of the municipalities that  
24 have been allocated funds. And on a per  
25 capita basis, it's less than half of what



1           Glens Falls is getting even though the  
2           impact to our economy has been much  
3           greater.

4                     The 7.7-million-dollar figure is  
5           suspect to me. I mean, any time you see  
6           sequences of numbers like that, you have  
7           to wonder, you know, who is dabbling in  
8           the -- in politics at the state level to  
9           enable that.

10                    I don't think that it's a bad thing  
11           that we've received the least amount of  
12           money. You don't want to read too --  
13           excuse me. You don't want to read too  
14           much into that. However, I think we need  
15           probably fifteen to twenty million  
16           dollars to cover the shortfalls for the  
17           past eighteen months and the -- and the  
18           next year or so.

19                    So with your time remaining in  
20           office, I'd like to see you guys, you  
21           know, call -- call Senator Schumer and  
22           Senator Gillibrand's offices and find  
23           out, you know, if there was -- the  
24           Bronfman family and the Seagram's folks  
25           interfered with the city receiving the





1 money that it was allocated. Like I  
2 said, the seven and seven number is kind  
3 of suspect. It's like the Seagram's 7  
4 and 7 drink. And we have Keith Raniere  
5 in federal prison who's associated with  
6 the Bronfman family who's from the area.  
7 So I think that there's -- there are some  
8 games that are going on. And you should,  
9 you know, call the appropriate federal  
10 authorities to ensure that Saratoga  
11 Springs wasn't given the short-end of the  
12 stick.

13 MAYOR KELLY: Thank you.

14 MR. BREWER: Thank you.

15 MAYOR KELLY: That's your time.

16 Thank you.

17 Okay. All right. Next up is Laura  
18 Rappaport.

19 MS. RAPPAPORT: Hi.

20 MAYOR KELLY: Can you put your video  
21 on, please?

22 MS. RAPPAPORT: Getting there.

23 There we go.

24 Hi, everybody. Thanks for having  
25 us. I'm Laura Rappaport. And with Diana



1 Goodwin, I am this year's co-chair of  
2 Sustainable Saratoga. I'm here to talk  
3 about the UDO.

4 Sustainable Saratoga is asking for a  
5 postponement of the merit vote on the UDO  
6 which is scheduled for tonight. This  
7 would allow the city planners time to  
8 provide the council and the public two  
9 things: first, a written list of how the  
10 draft UDO substantively differs from the  
11 existing zoning ordinance; and second,  
12 written responses to public comments on  
13 draft two.

14 The UDO is a long, detailed, dense  
15 document that's difficult for most people  
16 to read, let alone understand. Without  
17 clear, organized information about all of  
18 its new policies and provision that is  
19 about what would change from current  
20 zoning standards, a public review process  
21 can't be truly meaningful.

22 COVID-19 has certainly complicated  
23 things. And most community members have  
24 really been too consumed by the pandemic  
25 to participate in the process the way



1           they normally would and the way you guys  
2           would normally see them.

3                     With that in mind, we urge you all  
4           to consider the perspective of the  
5           citizens. And while you have offered  
6           workshops and question and answer  
7           opportunities, many folks just haven't  
8           had the bandwidth to get involved. You  
9           know what an active, involved community  
10          we have here, especially around land-use  
11          issues and other things.

12                    As our elected officials, we really  
13          hope you'll give folks a real chance to  
14          understand this important planning  
15          document. And it also makes good sense  
16          to have a well-reviewed solid plan in  
17          place before the advisory process and the  
18          required public hearings begin.  
19          Otherwise, if substantive change are made  
20          after the advisories, we run the risk of  
21          having to begin the process all over  
22          again.

23                    MAYOR KELLY: Thank you.

24                    MS. RAPPAPORT: And for our part --  
25          that's -- that's fine. Is that my two



1 minutes?

2 MAYOR KELLY: Yep.

3 MS. RAPPAPORT: Thank you very much.  
4 I appreciate it.

5 MAYOR KELLY: Thank you.  
6 Stefon Stillwell?

7 MR. STILLWELL: Hi. Okay. I am  
8 here today -- so I'm a disabled  
9 individual. I reside in Ballston Spa on  
10 Geyser Road. And a few weeks back I was  
11 in Downtown Saratoga with my girlfriend.  
12 And the issue that I'd like to bring up  
13 is the accessibility of Saratoga.

14 So the specific area, but I'm sure  
15 it's even broader than that, was on the  
16 intersection off Caroline and Maple. And  
17 the intersection there does not have the  
18 proper accessibility for wheelchairs to  
19 be able to cross in that intersection.  
20 So just crossing on the -- I believe it  
21 is the western side of Maple Ave, across  
22 Caroline, there are no wheelchair  
23 cutouts, the accessibility cutouts there.  
24 But there's a crosswalk marked there.

25 And the conversely, you have to



1 cross three times to be able to  
2 successfully continue on the same path  
3 that you were on if you are in a  
4 wheelchair.

5 And then on the second crossing, the  
6 actual ramp is not in the crosswalk.  
7 It's about ten feet down further. So I'd  
8 just ask for an assessment of the  
9 accessibility and usability of crosswalks  
10 for individuals in wheelchairs in  
11 Saratoga because it would seem that it's  
12 lacking or at least could be improved  
13 upon.

14 MAYOR KELLY: Thank you.

15 Darlene McGraw? You there, Darlene?

16 MS. MCGRAW: Yes.

17 MAYOR KELLY: Go ahead.

18 MS. MCGRAW: Hi. I'm here -- I  
19 wanted to speak on behalf of what many  
20 individuals of the community have stated.  
21 It's paving time this time of year. It's  
22 time to get things fixed up.

23 One concern people have spoken to me  
24 about is why are city -- some city  
25 vehicles being outside of the



1           municipality and in other municipalities  
2           such as -- I saw one in Malta today,  
3           Schuylerville, et cetera.

4           Do we have an electric police  
5           vehicle? If so, where is it?

6           And also, I tried to reach out to  
7           the city's attorney's office with no  
8           result. But if the curbs are damaged  
9           from the city plows in the winter, why do  
10          we need to replace them as residents if  
11          they are beyond the sidewalk and beyond  
12          the side of the grass as I was previously  
13          told?

14          And I would like to second what  
15          Stefon said. We need to make sure that  
16          our city has ADA accessible sidewalks  
17          because any of us can be in a situation  
18          where we need an accessible sidewalk, not  
19          to mention the lawsuits that can go along  
20          with not following the American with  
21          Disabilities Act. Thank you very much  
22          and have a great day.

23                 MAYOR KELLY: Thank you.

24                 John Iacoponi?

25                 MR. IACOPONI: Yes, good evening.



1           You see I'm no longer on Mars. I'm now  
2           on the Spring Run Trail this week. So  
3           I'll --

4           MAYOR KELLY: If you could state  
5           your name and municipality, please.

6           MR. IACOPONI: Yeah. John Iacoponi,  
7           Saratoga Springs.

8           So really, very quick tonight. I  
9           would like to second what Ms. Rappaport  
10          said regarding the UDO. It is a very  
11          complex document. And we only recently  
12          had become aware of it and have been  
13          pouring through it. We do believe that  
14          there are lots of little details that are  
15          impacting both our neighborhood in the  
16          Maple Dell area and citywide that do  
17          require a broader -- a better explanation  
18          of, as Ms. Rappaport said, what is  
19          different and addressing the questions  
20          that have been out there in some  
21          meaningful fashion. There's really no --  
22          not the closed loop. So we're supportive  
23          of making this update. Just want to do  
24          it -- make sure that it is done with the  
25          right quality and the right -- the right



1 public input and closed-loop process. So  
2 like Ms. Rappaport, requesting a delay of  
3 that merit review to give it further time  
4 for quality -- quality assessment by the  
5 public and the planning department.

6 MAYOR KELLY: Thank you.

7 Matt Jones?

8 MR. JONES: Yes, Your Honor. I'm  
9 not sure if I can get the video going,  
10 but can you hear me?

11 MAYOR KELLY: Yes, I can hear you.  
12 Thank you.

13 MR. JONES: Mayor, members of the  
14 council, I'm Matt Jones. I'm with  
15 Victoria Lane. And I'm here in support  
16 of the resolution which would send the  
17 matter -- UDO to the city and county  
18 planning boards and to do so promptly.

19 I have attended the first meeting of  
20 the UDO which took place in the city  
21 council of chambers in August of 2015.  
22 None of us envisioned at that time that  
23 it would be, you know, six years until  
24 the document would come to vote. But I'm  
25 pleased with the efforts of





1 (indiscernible) and the planning staff.  
2 They worked hard, having produced in  
3 January 2020 to September of 2020 and  
4 April 21st versions and making in some  
5 cases modest changes between versions.  
6 But if you follow it along, it is -- it  
7 is a lengthy document. But if you  
8 followed along with the three versions, I  
9 think you have a pretty good feel for  
10 what's going in the UDO. So I would find  
11 it difficult to imagine anybody who has  
12 been following the process would have  
13 reservations at this point.

14 I think this is the council's  
15 opportunity to (indiscernible) those  
16 advisory opinions and -- and to move  
17 forward at which point the document will  
18 return to the council with  
19 recommendations which it may choose to  
20 accept or not or amend or not. It'll  
21 hold public hearings. It'll conduct a  
22 (indiscernible) process and in sometime  
23 hopefully in July or August be ready for  
24 a vote. So probably six years is about  
25 the limit I think for the public



1 solicitation for this. And I would urge  
2 Your Honor and members of the council to  
3 send it on to the planning boards and to  
4 keep the process moving. Thank you.

5 MAYOR KELLY: Thank you.

6 Anybody else want to raise their  
7 hand if they want to speak? Do you see  
8 anybody, Lisa? Okay.

9 If you want to speak and you can't  
10 raise your hand, turn your video on so we  
11 can see you. Okay. Then at this time,  
12 we would be closing the public comment  
13 period.

14 And we'll be moving on to our -- so  
15 comments from the council. Does anybody  
16 have any comments?

17 I do have one comment about our  
18 sidewalks. And I know the sidewalk that  
19 Stefon is talking about.

20 And Vince, if you want to jump in  
21 here and just maybe update on the ADA  
22 process that we've been going through.

23 MR. DELEONARDIS: Yes, Mayor.

24 We are currently and have been since  
25 before COVID been undergoing an inventory



1 of all of our sidewalks throughout the  
2 city, including crosswalks as well. Tina  
3 Carton (ph.) right now is facilitating  
4 that effort. And as we go and identify  
5 all of the areas throughout the city that  
6 require improvements to achieve ADA  
7 compliance, we then will develop a plan  
8 on how to start implementing those  
9 improvements. But your comments are  
10 important. And we will work to  
11 addressing those.

12 MAYOR KELLY: Right. And I do  
13 actually know -- we know that corner is a  
14 bad one. And we've been told that  
15 before. And we will hopefully get to  
16 that in the very near future.

17 Any other comments from the council  
18 at this time?

19 COMMISSIONER SCIROCCO: No. I had  
20 one comment. AT this point, I would let  
21 the council know that when we do our  
22 paving, we're required by our chips money  
23 to make these intersections ADA  
24 complaint. So that's -- a lot of places  
25 where we pave, we'll have to go back in



1           there and redo the handicapped  
2           (indiscernible). But I wanted to say to  
3           Mr. -- I think his name was Stillwell, if  
4           he wants to call DPW and just let us know  
5           so we can discuss, you know, the issue  
6           with the compliance, where that was --  
7           because I wasn't to hear him that  
8           clearly. I suggest he call DPW, and we  
9           can work this -- that situation out.

10                    Again, the phone number is 584-3550,  
11                    extension 2561, and talk to Leigha. And  
12                    we'll set something up so we can, you  
13                    know, assess the ADA.

14                    MAYOR KELLY: Great. Thank you,  
15                    Commissioner.

16                    Any other comments? Mr. John -- oh,  
17                    okay. There we go. Perfect. Okay.  
18                    Okay.

19                    Then we will move on to our  
20                    presentation. I'll turn it over to  
21                    Commissioner Dalton for fire and EMS  
22                    station 3 presentation.

23                    COMMISSIONER DALTON: Thank you. We  
24                    are going to have a presentation from CHA  
25                    on our fire and EMS station 3. So I



1 believe they are on the call right now.

2 And let's take it away.

3 MR. STELLATO: Thank you. Mayor  
4 Kelly and Commissioner, I'm Tony Stellato  
5 from CHA. I want to thank you first for  
6 the opportunity to present tonight and,  
7 more importantly, the opportunity to work  
8 on the fire station 3 project.

9 Our purpose tonight is going to be  
10 to introduce the council to the schematic  
11 design that we've -- that we've had  
12 underway now for a while. We have a cite  
13 plan and some building drawings to show  
14 you. We would like to initiate the  
15 seeker process. If you recall, the  
16 seeker process for the easement from NYRA  
17 for this site was segmented during the  
18 initial seeker review due to the details  
19 of the building and site not being known  
20 at that time. So we want to initiate the  
21 remainder of the seeker process here  
22 tonight. And with that, we would like to  
23 discuss engagement of the land use  
24 towards the planning board and the DRC as  
25 part of that review.



1           Now, we have a presentation. We  
2           have some materials. I can share my  
3           screen if that's what you envisioned. So  
4           I'll do that now. Okay. I need -- I'm  
5           getting a message that the host disabled  
6           the --

7           MAYOR KELLY: Is Rich not there with  
8           you? We gave it to Rich.

9           MR. STELLATO: Okay. Rich is here.  
10          Rich, can you please share your  
11          screen?

12          RICH: Yes, I will. Hang on.

13          MAYOR KELLY: Thank you.

14          RICH: You're welcome. Can you see  
15          that okay?

16          MAYOR KELLY: Not yet.

17          RICH: Okay. How is that?

18          MAYOR KELLY: It looks like it's  
19          trying to do something. There we go.

20          RICH: Okay.

21          MR. STELLATO: Okay. So I'd like to  
22          start with the site plan. And we'll  
23          touch on this briefly. And we'll perhaps  
24          come back to it if you'd like after  
25          you've seen the building. It might make



1 more sense.

2 But just to start here, you can  
3 see -- it's a 15,500-square-foot  
4 building. It's roughly centered on  
5 Louise (ph.) parcel which is 2.4 acres,  
6 plus or minus, at the east of the -- of  
7 the Oklahoma track property.

8 And just to orient you to the sheet  
9 here, at the top of the page is East and  
10 Henning Road. Across the street, just  
11 above the border, is the BOCES center.  
12 And 5th Avenue and north is to the left  
13 side of the page. The building is one  
14 story. It's comprised of an apparatus  
15 bay or several apparatus bays on the  
16 south end away from the residential area.  
17 And an admin and support function to the  
18 north. The bulk of the parking is in the  
19 rear of the building. There is some  
20 parking out front. And we have storm  
21 water management areas along the south  
22 property line.

23 So I would like now to move on to  
24 the building presentation and introduce  
25 Alan Kuniholm who is our director of



1 design. I believe that the bulk of the  
2 presentation should focus on the  
3 building. Alan?

4 MR. KUNIHOLM: Right. Mayor and  
5 member -- members of the council, nice to  
6 meet you. Thank you for having us  
7 tonight.

8 As Tony mentioned, single-story  
9 footprint. You're looking at the same  
10 orientation that we had on the site plan.  
11 You can see the apparatus stays to the  
12 right.

13 And then there's a component in the  
14 front that faces Henning Road which is  
15 called the emergency operation center  
16 which is a very prominent portion of the  
17 program with its own entry to the  
18 outside. And then to the back of the  
19 plan is the bunker rooms, if you will,  
20 and the core for all the firefighters and  
21 the fire apparatus.

22 Since we met previously, we've put  
23 the apparatus bays. We've flipped it  
24 over and put it on the Southside. And I  
25 think that offers little mitigation from





1           any kind of sound that actually uses part  
2           of the building to create a little bit of  
3           a buffer.

4           Tony, could you go to the next one,  
5           please?

6           So these are elevations. I know as  
7           you're looking at these, they look black.  
8           It's a little bit of a computer glitch,  
9           but the siding is actually a bottle green  
10          if you will, a very dark green with white  
11          trim. And maybe what we can do, Tony,  
12          why don't we go to the sketch? And then  
13          I can come back to the elevations.  
14          Because I think the sketch makes a little  
15          bit more sense.

16          This is the view that you'll see  
17          from Henning as you look in. And you can  
18          see the apparatus base to the left. It  
19          says Saratoga Springs Station 3 and  
20          signage above the entry doors. Since  
21          last we made some presentations, I know  
22          Samantha had some comments and  
23          (indiscernible) and the chief. We've  
24          embellished the front entry to the EOC  
25          with double doors and sidelights. We've



1           also added some clearstory daylighting  
2           into the storage mezzanine and also the  
3           apparatus bays.

4           The idea of the architecture here is  
5           really a simple classic, strip-down  
6           classic if you will. It has a base, a  
7           middle, and a top. And in that sense,  
8           it's a little bit classical. As I was  
9           looking at some of the surrounding  
10          architecture and colors, I saw the club  
11          building out at the track. And I think  
12          that has a very attractive dark green on  
13          the outside. It also has a copper roof.  
14          I don't think we'll be doing a copper  
15          roof here. But I think this sort of  
16          recalls that greenness of the track and  
17          the club.

18          And then on the right-hand side of  
19          the image, you're seeing the -- what's  
20          called the day room that pops out. And  
21          there's a little articulation in the  
22          gable end there.

23          But really, trying to use colors and  
24          trying to use the administration and the  
25          apparatus gaze, if you will, to try and,



1           you know, oppose those, break up the mass  
2           a little bit with the color, and some of  
3           the focus on the detailing, we're at the  
4           end of schematic design, so there's still  
5           some time here to be tweaking, you know,  
6           colors and actual materials. But I think  
7           this represents a pretty good first pass  
8           on schematic design.

9                        So I'm totally open to questions.  
10          Tony, we could go back to the elevations  
11          real quick. And let me just -- I mean, I  
12          can speak to those how that you've seen  
13          those. So that top elevation, the  
14          elevation that faces Henning -- and  
15          really, the idea of that with a pitched  
16          roof on one side is to really accentuate  
17          the porch over the entry to the EOC. So  
18          that would be sort of a main feature.  
19          And then there's another porch, sort of a  
20          recessed area, where there's a lot of  
21          activity coming in through the station.  
22          And then the apparatus stays to the left.

23                        If you drop down, the south  
24          elevation, it's really just the apparatus  
25          bays. But you can see that we've added



1 clearstory lighting, added in some  
2 daylighting that comes in the apparatus  
3 bays on the right. We can see the  
4 dayroom popping out in that feature and  
5 the gable end, the two doors that come  
6 out there. And then the bottom elevation  
7 is really the backside of the building  
8 from Henning. And you can see some of  
9 the windows in the bunkrooms and also  
10 some more clear story lighting up above  
11 the mezzanine.

12 So really, that's the -- that's the  
13 idea of the design and where we're at  
14 right now.

15 COMMISSIONER DALTON: Yeah. I think  
16 it looks absolutely terrific, really fits  
17 within the character of the neighborhood.  
18 And I just think you guys did a  
19 phenomenal job. And it's not necessarily  
20 I think what people think of when they  
21 think of a fire station. And I just am  
22 really impressed with how it looks and  
23 how far we've come.

24 MAYOR KELLY: Any other questions or  
25 comments from the council?



1           COMMISSIONER SCIROCCO:  What's the --  
2           what's the setback from the road?  How  
3           many feet is the footprint going to be?  
4           Do you know?

5           MR. KUNIHOLM:  It's -- well --

6           MR. STELLATO:  I think it's about a  
7           hundred feet from the --

8           MR. KUNIHOLM:  Yeah, it's like --

9           MR. STELLATO:  -- property line.

10          MR. KUNIHOLM:  Yeah.  That's  
11          about --

12          MR. STELLATO:  To the -- to the  
13          building.

14          MR. KUNIHOLM:  -- 150 -- maybe about  
15          150 to the road itself.

16          MR. STELLATO:  Yeah, yeah.

17          COMMISSIONER MADIGAN:  It looks  
18          nice.  And I think we've got some Eastern  
19          Plateau residence online who are probably  
20          excited to get this first look, whether  
21          they're watching by Zoom or by the web  
22          link on our -- from our city website.  
23          But yeah, it looks nice from the picture.  
24          Absolutely.

25          MAYOR KELLY:  Can you tell me the



1 distance to the border of 5th Ave?

2 MR. LAROSA: I don't have -- this is  
3 Rich Larosa (ph.). I don't have the  
4 survey in front of me, but I can follow  
5 up and get that information to you.

6 MAYOR KELLY: Yeah. I'm just -- I'm  
7 just -- yeah, I'd like to know that.

8 MR. LAROSA: Sure.

9 MAYOR KELLY: Thank you.

10 MR. KUNIHOLM: I have -- I have a  
11 map here, but it's not -- it's not to  
12 scale. So --

13 MAYOR KELLY: That's okay. That's  
14 okay.

15 MR. KUNIHOLM: But it's good to the  
16 right number.

17 MAYOR KELLY: Yeah. It's not --  
18 it's not a heavy lift. I'm just curious  
19 more than anything else.

20 MR. LAROSA: Sure. We can provide  
21 that information. Not a problem.

22 MAYOR KELLY: Thank you.

23 COMMISSIONER DALTON: I just think  
24 it's really exciting that we've gotten to  
25 this point. I know it's one of the



1 reasons I ran for office back in 2019.  
2 It's been such a long time coming, this  
3 project. Obviously, we would not be here  
4 if Mayor Kelly did not secure this land.  
5 But now to see this, you know, come to  
6 fruition, especially with all the  
7 challenges the city has been facing with  
8 COVID, to get this far, to see a real  
9 rendering of what it could look like, I  
10 think it's really exciting. And we need  
11 to keep the -- keep the process going.  
12 So I thank CHA for their all hard work  
13 and look forward to the success.

14 MAYOR KELLY: Yes. I thank them  
15 too. It looks -- it looks fine. It  
16 looks very nice. The --

17 COMMISSIONER DALTON: Mayor Kelly,  
18 if it's possible, I would like to move my  
19 first agenda item up. So perhaps we can  
20 do a discussion and vote now to move this  
21 before the planning board and DRC for  
22 advisory opinion.

23 MAYOR KELLY: Give me one moment,  
24 please.

25 COMMISSIONER DALTON: Thank you.



1           MAYOR KELLY: Okay. That's your  
2 first item. Go ahead.

3           COMMISSIONER DALTON: Thank you.  
4 Discussion and vote, referral to the  
5 planning board and DRC for an advisory  
6 opinion on the plans for the proposed  
7 fire/EMS Station 3. This is a motion.

8           MAYOR KELLY: Is there a second?

9           COMMISSIONER FRANCK: Second.

10          COMMISSIONER MADIGAN: Second.

11          MAYOR KELLY: Any discussion? So  
12 what does this exactly mean,  
13 Commissioner? What are we -- what are we  
14 trying to get out of the planning board  
15 and DRC?

16          COMMISSIONER DALTON: We're trying  
17 to see if they have any issues or any  
18 changes or what their opinion might be on  
19 the plan as it stands right now.

20          MAYOR KELLY: Okay.

21          MR. STELLATO: Mayor Kelly, would  
22 you like me to just give a really quick  
23 overview of the seeker process the way we  
24 see it?

25          MAYOR KELLY: Well, now you opened





1           that can of words. Sure, go ahead.

2           MR. STELLATO: I'll --

3           COMMISSIONER MADIGAN: Can I -- can  
4 I ask that somebody unshare their screen  
5 because I don't have a super -- thank  
6 you.

7           MAYOR KELLY: Go ahead, Tony.

8           MR. STELLATO: Yeah. I think -- I  
9 think it will answer the question that  
10 was just asked.

11           So the city council will obviously  
12 be the lead agency and seeker. And we  
13 are working right now with the City  
14 Attorney's Office on a preparation of an  
15 environment assessment form and  
16 supporting documentation which, when  
17 complete, we will provide to the city  
18 council for review. And that will be --  
19 that will be the framework for the seeker  
20 review.

21           Supporting that will be advisory  
22 opinions from both the planning board and  
23 the DRC. So we would anticipate that  
24 once you make that referral to both  
25 boards, we are prepared right now to



1 share information with those boards so  
2 that we can get on their agendas and meet  
3 with them and go through the details that  
4 they -- that they will need to go to  
5 provide you with that report. And then  
6 we'll come back to city council. You'll  
7 have reviewed those reports. You'll have  
8 seen the environmental assessment form.  
9 And if there's any additional  
10 documentation that is requested during  
11 the seeker review, that will be provided  
12 as well. And then you'll be able to make  
13 a determination of significance under  
14 seeker.

15 And that needs to happen before two  
16 things proceed with this project. One is  
17 the appropriation of funding for  
18 construction. The other is the issuance  
19 of a permit to construct. And that  
20 permit in this case, because this is  
21 state property that the city is leasing,  
22 will be issued by OGS, the Office of  
23 General Services. So we've been in  
24 contact with them. They are ready for  
25 us. They're -- you know, they're really



1 focused on code issues. And they're  
2 going to really be sitting back until the  
3 seeker review is complete.

4 So the timing of all of this, we  
5 anticipate the seeker review, which it  
6 really is being initiated right now,  
7 would be completed sometime in early  
8 July. We would then proceed with final  
9 detailed building plans. We'd be  
10 complete with that around January of  
11 2022. The city can receive bids in  
12 February of 2022. And then construction  
13 could start April of 2022.

14 MAYOR KELLY: Great. Thank you,  
15 Tony. That did answer my -- a lot of my  
16 questions.

17 Okay. All those in favor say aye.

18 IN UNISON: Aye.

19 MAYOR KELLY: Any opposed? The  
20 matter passes.

21 COMMISSIONER DALTON: Thank you.

22 MAYOR KELLY: Thank you. Thank you,  
23 Tony, and thank you to your team.

24 MR. STELLATO: Thank you very much,  
25 Mayor.



1           MAYOR KELLY:   Yep.

2           UNIDENTIFIED SPEAKER:   Thank you,  
3           Mayor.

4           MAYOR KELLY:   Yep.   Okay.   We're  
5           going to move on to our consent agenda.  
6           I move that the city council approve the  
7           consent agenda as included with this  
8           agenda.   This is a motion.   Is there a  
9           second?

10          COMMISSIONER MADIGAN:   Second.

11          MAYOR KELLY:   Any discussions?   All  
12          those in favor say aye.

13          IN UNISON:   Aye.

14          MAYOR KELLY:   Any opposed?   The  
15          matter passes.   Thank you.

16          Okay.   On to the mayor's department.  
17          My first item is a discussion, cannabis  
18          legislation.   And I'll turn it over to  
19          Vince DeLeonardis to give us an update on  
20          this.

21          MR. DELEONARDIS:   Thank you, Mayor.  
22          I just want to briefly discuss with you  
23          the cannabis legislation that was  
24          recently passed.   I realized our last  
25          city council meeting was actually on



1 4/20. And if I had been more clever, I  
2 would have discussed this then.

3 But on March 31st of this year,  
4 Governor Cuomo did sign into law Chapter  
5 92 of the laws of 2021 known as the  
6 Marijuana Regulation and Taxation Act.  
7 The law legalized possession and use of  
8 cannabis upon its passage. Individuals  
9 over the age of 21 are now able to use  
10 marijuana and can possess up to three  
11 ounces or up to twenty-four grams in its  
12 concentrated form.

13 The law also established two new  
14 state agencies to administer programs,  
15 promulgate rules, issues licenses, and  
16 investigate and enforce infractions.  
17 This is anticipated to be very similar to  
18 how the state regulates alcohol through  
19 the State Liquor Authority. The agencies  
20 include the New York State Cannabis  
21 Control Board and the Office of Cannabis  
22 Management.

23 The law will also allow for retail  
24 dispensaries and on-site consumption  
25 establishments to operate in the state,



1 but that is not expected to begin until  
2 late 2022 or early 2023. Cities, towns,  
3 and villages will have the opportunity to  
4 opt out of allowing dispensaries and/or  
5 on-site consumption establishments. This  
6 would include the City of Saratoga  
7 Springs.

8 In other words, all municipalities  
9 will permit dispensaries and on-site  
10 consumption establishments when the state  
11 permits it unless they have specifically  
12 adopted a local law opting out of  
13 allowing either dispensaries, consumption  
14 establishments, or both. Such a local  
15 law must be adopted on or before December  
16 31st, 2021. And it will be subject to  
17 permissive referendum.

18 So I know we've got some time until  
19 that date approaches, but I wanted to  
20 give council and the public just a brief  
21 overview of what occurred at the state  
22 level and what will be required at the  
23 city level in terms of making a  
24 determination on opting out with regard  
25 to on-site consumption facilities or



1 dispensaries. So if there any questions  
2 on that, I'd be happy to address those.

3 COMMISSIONER MADIGAN: So it's only  
4 if the council opts out that it would go  
5 for referendum?

6 MR. DELEONARDIS: That's correct.  
7 So if the council adopts a local law  
8 opting out -- all municipalities are  
9 presumed in. But if you opt out, that  
10 local law under the presumption  
11 requirements wouldn't go into effect  
12 until forty-five days after the adoption  
13 to allow members of the community to  
14 initiate a petition which, in this  
15 instance, requires ten percent of the  
16 registered voters who last voted in the  
17 gubernatorial race. And if they -- if  
18 the signatures are obtained and filed  
19 with the city clerk, then the issue would  
20 be on the ballot.

21 MAYOR KELLY: Thank you.

22 COMMISSIONER DALTON: Does -- I'm  
23 sorry. Go ahead.

24 MAYOR KELLY: No, go ahead,  
25 Commissioner.



1           COMMISSIONER DALTON: I'm just -- I  
2           mean, I don't know if it's premature to  
3           be asking you all of this. But does  
4           anyone have any strong feelings about  
5           opting out?

6           MAYOR KELLY: I don't know enough  
7           about it right now to make a decision. I  
8           wouldn't -- I wouldn't think that that's  
9           where I'm at. So -- and I don't think --  
10          I don't think this is going to happen by  
11          the end of the year; is that correct,  
12          Vince?

13          MR. DELEONARDIS: The decision has  
14          to happen by the end of the year.

15          MAYOR KELLY: Oh.

16          MR. DELEONARDIS: If council is  
17          going to opt out, that decision has to be  
18          made before December 31st.

19          I should add that there will be a  
20          four percent tax imposed upon the  
21          cannabis. Three percent of that four  
22          percent will come to the city if we opt  
23          in to this -- or choose not to opt out.

24          COMMISSIONER DALTON: I mean, I can  
25          say I have no intention of opting out. I





1 think it's absolutely something we need  
2 to do. We need the revenue for one  
3 thing. And just was curious to see if  
4 anyone else had any opinion of that.

5 COMMISSIONER SCIROCCO: Vince, do  
6 we -- would we have to develop any  
7 guidelines or any sort of regulations for  
8 the dispensaries? Is that something the  
9 city council would have to do?

10 MR. DELEONARDIS: So there's a  
11 couple of angles from that one,  
12 Commissioner. One of them is we're going  
13 to -- and we're still awaiting some  
14 guidance from the State, but there will  
15 be state regulations that will affect  
16 this, just like the SOA regulates the  
17 sale of liquor. But we, as a city, are  
18 going to have to address issues with  
19 regard to the zoning of these  
20 dispensaries if we're going to allow for  
21 them and on-site consumption facilities.  
22 The UDO did anticipate this as we were in  
23 the process of drafting it. And we do  
24 define marijuana dispensaries in the UDO  
25 and indicate what zoning districts they



1 will be allowed and some of these  
2 standards.

3 But as this thing approaches  
4 implementation at the end of 2022 or  
5 beginning of 2023, we're going to want to  
6 take another close look at that and make  
7 sure, A, our regulations don't conflict  
8 with whatever state laws come out and, B,  
9 it's appropriate for our municipality.

10 COMMISSIONER SCIROCCO: And again,  
11 it will always be -- the public comment  
12 period will always be available for the  
13 public to weigh in on -- on this whole --  
14 this whole issue.

15 COMMISSIONER DALTON: Vince, if you  
16 can clarify now though that people -- as  
17 of March 31st, people can walk down the  
18 city street right now and smoke pot and  
19 that would -- is totally legal, correct?

20 MR. DELEONARDIS: Totally legal.  
21 Now, the city does have the  
22 opportunity -- and we do, in fact,  
23 regulate city-owned property, parks,  
24 playgrounds, things of that sort where we  
25 prohibit smoking. This would include



1 marijuana. But otherwise, people are  
2 entitled to consume and use marijuana  
3 right now and possess it, as I said, up  
4 to three ounces or twenty-four grams in  
5 concentrated form.

6 MAYOR KELLY: Any other comments by  
7 the council? Okay. Thank you, Vince.

8 COMMISSIONER DALTON: Thank you,  
9 Vince.

10 MAYOR KELLY: On to my next item,  
11 discussion of vote, approval for the  
12 mayor to sign an occupational medicine  
13 services agreement with Saratoga  
14 Hospital.

15 The Saratoga Hospital will provide  
16 the City of Saratoga Springs occupational  
17 medicine services, including but not  
18 limited to alcohol and drug testing  
19 procedures to its current and prospective  
20 employees on a fee-for-service  
21 arrangement. Fees are only charged to  
22 DPS and DPW after services are required  
23 by the city and completed by the  
24 hospital. These fees will come out of  
25 budget lines A31-4-301454291DPS and



1 A33-3-501454290DPW.

2 I move that the city council  
3 authorize the mayor to sign occupational  
4 medicine services agreement with Saratoga  
5 Hospital. This is a motion. Is there a  
6 second?

7 COMMISSIONER MADIGAN: Second.

8 MAYOR KELLY: Any discussion? All  
9 those in favor say aye.

10 IN UNISON: Aye.

11 MAYOR KELLY: Any opposed? The  
12 matter passes.

13 My next item is discussion and vote,  
14 approval for the mayor to sign memorandum  
15 of agreement, an MOA, between the City of  
16 Saratoga Springs and Saratoga Springs  
17 PBA.

18 I move that the city council  
19 authorize the mayor to sign a memorandum  
20 of agreement between the City of Saratoga  
21 Springs and the PBA, Police and  
22 Benevolent Association. This is a  
23 motion. Is there a second?

24 COMMISSIONER DALTON: Second.

25 MAYOR KELLY: And I'd like to have



1 Vince DeLeonardis just give us a brief  
2 overview here.

3 MR. DELEONARDIS: Sure. Thank you,  
4 Mayor.

5 MAYOR KELLY: Uh-huh.

6 MR. DELEONARDIS: Council will  
7 recall that we have discussed this during  
8 prior executive sessions. But this is a  
9 memorandum of agreement from the city and  
10 the BPA. And it incorporates a change  
11 from an eight-hour to a twelve-hour  
12 shift. The MOA addresses various  
13 sections in the collective bargaining  
14 agreement and converts time into hours to  
15 allow for proportionate calculations for  
16 both the eight-hour and the twelve-hour  
17 shifts, including such things as  
18 differentials or sick leave and personal  
19 leave, vacations, overtime, and callback.

20 Officers working a twelve-hour shift  
21 will be divided into four separate shifts  
22 that run from 7 a.m. to 7 p.m., 11 a.m.  
23 to 11 p.m., and 7 p.m. to 7 a.m. and 11  
24 p.m. to 11 a.m. Officers in the  
25 twelve-hour shift will now work



1 thirty-six hours in one week and forty-  
2 eight hours in the following week. This  
3 results in an officer working a total of  
4 eighty-four hours over a two-week period.  
5 But the additional four hours will not be  
6 paid out as overtime. Instead, we have  
7 agreed to redefine the work period to  
8 include eighty-four hours biweekly. This  
9 will also avoid the need to provide Kelly  
10 days.

11 The twelve-hour shifts are scheduled  
12 to go into effect on May 22nd. And the  
13 PBA took the MOA to a vote last week, and  
14 it was ratified by a majority of its  
15 members. And I know that Commissioner  
16 Madigan is going to address the cost-  
17 outs, but it should be noted that the  
18 increase costs are expected to be  
19 minimized, if not entirely eliminated, by  
20 the anticipated savings to our overtime  
21 lines.

22 So, Commissioner, if you -- I know  
23 you were going to --

24 COMMISSIONER MADIGAN: Yeah, sure.  
25 Thank you, Vince.



1           So as Vince said, the MOA runs from  
2           May 22nd, 2021 through December 31st,  
3           20205. And the total projected cost  
4           increase over that period of time is  
5           869,000 dollars. Both the base salary  
6           and shift differential projections by  
7           year, the increase for this year, 2021,  
8           the total projected increase in expense  
9           is 109,205 dollars more than if the PBA  
10          were to remain under their current  
11          contract.

12           In 2022, the increase in costs over  
13          their current contract will be 184,425  
14          dollars. This increase is because now  
15          the contract will cover an entire year.  
16          And it does include -- there are 2  
17          percent salary increases, two 2 percent  
18          salary increases.

19           So for 2023, it's 188,000. And for  
20          2024, it's about 192,000. And in 2025,  
21          195,000. Again, the total twelve-hour  
22          shift MOA through 2025 is 869,000. The  
23          projections don't include the overtime  
24          savings as Vince was saying. And it is  
25          our belief or the thinking -- and if



1 holds true, overtime that we typically  
2 budget for every year, we will be able to  
3 decrease the budgeting of overtime. And  
4 that should be offset by this increase in  
5 this twelve-hour shift differential.  
6 That's it. Those are the cost-outs.

7 MAYOR KELLY: Thank you,  
8 Commissioner.

9 Anything else, Vince?

10 MR. DELEONARDIS: No, Mayor, not  
11 unless there are any questions.

12 MAYOR KELLY: Thanks. Any questions  
13 or comments from the council?

14 COMMISSIONER MADIGAN: I have one  
15 actually. So it's the MOA specifically.  
16 But once the MOA runs out in 2025, this  
17 becomes, what, part of their actual union  
18 agreement or will this require additional  
19 negotiations, say, end of 2025?

20 MR. DELEONARDIS: The MOA becomes  
21 incorporated into the collective  
22 bargaining agreement. And it shows the  
23 changes that are being made. But for  
24 purposes of cleaning up the collective  
25 bargaining agreement, we will likely make





1 a full incorporation into a new  
2 collective bargaining agreement and  
3 present that at some point in the future.  
4 But this becomes part of the contract.

5 COMMISSIONER MADIGAN: Okay. Thank  
6 you.

7 COMMISSIONER DALTON: Comment is  
8 everyone is done.

9 MAYOR KELLY: No, go ahead.

10 COMMISSIONER DALTON: So I just  
11 wanted to say that this is something that  
12 Chief John Catone and I sat down to talk  
13 about when I was, again, first thinking  
14 about running for this position. And  
15 it's something that especially a lot of  
16 our younger officers or patrol officers  
17 have wanted for a really long time. It's  
18 a real quality of life issue for them.  
19 And I just wanted to thank everybody who  
20 has worked so hard to get this together,  
21 including Commissioner Madigan's office  
22 and payroll for working so hard, Vince  
23 and Christy (ph.), the chiefs and with  
24 the PBA for kind of working through this  
25 and getting it to this point because this



1 is going to be a real morale booster for  
2 our police department after a year that  
3 we all know has been really tough on  
4 them. So I just wanted to thank you all  
5 for all your hard work. And I hope we  
6 are able to vote yes on this and make it  
7 happen.

8 MAYOR KELLY: Okay.

9 COMMISSIONER MADIGAN: I have one  
10 more thing I wanted to say, Mayor.  
11 Sorry. I skipped over a little bit of  
12 notes. And I don't think, Vince, you  
13 touched on this. But the MOA currently  
14 affects a total of forty-nine patrol  
15 officers and sergeants. They are the  
16 only job classification within the PBA  
17 that's been identified as moving to the  
18 twelve-hour shift. This number could  
19 increase or decrease based on hiring,  
20 retiring, or people leaving. So it could  
21 change in the future. Sort of the cost-  
22 outs that I gave you are a generalized  
23 estimate but pretty much on target.  
24 Thank you.

25 MAYOR KELLY: Thank you. Any other



1           comments? All those in favor say aye.

2                   IN UNISON: Aye.

3                   MAYOR KELLY: Any opposed? The  
4 matter passes.

5                   My next item is discussion and vote,  
6 resolution authorizing the sale of  
7 certain real properties.

8                   I move that the city council  
9 authorize the resolution for the sale of  
10 city-owned property situated on the  
11 southwest corner of Caroline and Henry  
12 Streets in the City of Saratoga Springs  
13 and bearing tax mat ID numbers 165-60-1-  
14 35 and 165-60-1-36. This is a motion.  
15 Is there a second?

16                   COMMISSIONER SCIROCCO: Second.

17                   COMMISSIONER DALTON: Second.

18                   MAYOR KELLY: Any discussion? And  
19 again, I'd like to ask Vince just to give  
20 us an overview. Thank you.

21                   MR. DELEONARDIS: Sure. Thank you,  
22 Mayor.

23                   This is a parcel that has been owned  
24 by the city since on or about 1982. It's  
25 a small corner lot on the corner of Henry



1           and Caroline Street and is currently and  
2           has been for some period been used simply  
3           as surfaced vehicle parking. I think  
4           it's sufficient to accommodate up to  
5           nineteen vehicles.

6           The resolution acknowledges that the  
7           parcel no longer serves a municipal  
8           purpose, particularly in light of the  
9           construction of the 600-plus space  
10          parking facility that the city undertook  
11          last year and authorizes the property to  
12          be put out to bid. We did have the  
13          parcel appraised. That appraisal came  
14          back, establishing a fair market value of  
15          500,000 dollars. And the minimum bid  
16          will be set at that amount. So if the  
17          resolution passes, it will authorize  
18          myself, together with appropriate city  
19          staff which would be individuals from the  
20          accounts department, to put together  
21          those documents necessary to solicit the  
22          bids.

23                 MAYOR KELLY: Great. Thank you.  
24           Any other comments?

25                 COMMISSIONER DALTON: I just want to



1 say that while I never want to reduce  
2 parking, this little lot has been kind of  
3 a haven for drug activity. I live in  
4 that neighborhood. I see things happen  
5 in that parking lot all the time in the  
6 dark, at the corner. And it's just an  
7 unsafe area to begin with. And so I  
8 think developing it is not only good for  
9 the city's financial health, but it is  
10 certainly good for public safety as well.

11 MAYOR KELLY: Anyone else? All  
12 those in favor say aye.

13 IN UNISON: Aye.

14 MAYOR KELLY: Any opposed? The  
15 matter passes.

16 My next item is discussion and vote,  
17 determination of merit for reviewed for  
18 the Unified Development Ordinance. I  
19 move that the city council determine that  
20 the Unified Development Ordinance has  
21 merit for review that is referred to the  
22 city planning board, the county planning  
23 board, and the design review commission  
24 for advisory opinions. This is a motion.  
25 Is there a second?



1 COMMISSIONER MADIGAN: Second.

2 MAYOR KELLY: Any discussion? And  
3 I'd like to turn it over to Vince again.

4 MR. DELEONARDIS: Thank you, Mayor.

5 So we did receive correspondence  
6 from Sustainable Saratoga which was  
7 followed by a number of template or  
8 duplicate emails from certain members of  
9 the community. This was discussed  
10 yesterday at pre-agenda. And I want to  
11 take just a couple of minutes to address  
12 some of the issues that were raised.

13 The template emails created by  
14 Sustainable Saratoga suggest that the UDO  
15 is somehow not consistent with the  
16 comprehensive plan and indicate that the  
17 city council should not approve it in its  
18 current form. To be clear though, and to  
19 remove any possible confusion, the item  
20 up for discussion and vote tonight is not  
21 to approve the document. It is instead  
22 simply to find that it has sufficient  
23 merit for review and to refer it to the  
24 city and county planning boards and the  
25 DRC for advisory opinions. And a



1           determination on the UDO's consistency  
2           with the comprehensive plan is exactly  
3           why we refer it to the land use boards.

4           Most of the specific issues raised  
5           by Sustainable Saratoga are those  
6           relating to the rural residential or RR  
7           zoning district. They continue to take  
8           the position that we have failed to  
9           protect the rural areas by allowing new  
10          usages that are not rural in character.

11          As an example, they cite domestic  
12          violent shelters and suggest that such  
13          use should be removed from the RR  
14          district and placed elsewhere in the  
15          city. Domestic violence shelters are not  
16          currently defined in our existing zoning  
17          ordinance. But we should be clear that  
18          it is not a new use. It is a newly  
19          defined use. Domestic violence shelters  
20          are licensed facilities that are  
21          residential in nature. And under our  
22          current zoning ordinance, they would be  
23          allowed as a residential use.

24          The very purpose of a domestic  
25          violence shelter is to operate in such a



1 way that you would have no idea that it  
2 is a domestic violence shelter. They  
3 already exist, are already allowed in the  
4 RR, and they serve an important purpose.  
5 I have the utmost respect for Sustainable  
6 Saratoga, but are we really going to tell  
7 victims of domestic violence that it's  
8 okay for them to live in our city so long  
9 as it's not in the RR district? Because  
10 that is exactly what Sustainable Saratoga  
11 is asking us to do.

12 Likewise, Sustainable Saratoga takes  
13 issue with children's homes and argues  
14 that they should also not be allowed in  
15 the RR district either. A children's  
16 home is also residential in nature and  
17 provides housing and care to children who  
18 otherwise have no home.

19 Sustainable also does not want  
20 marinas being included in the RR  
21 district, but that use is already allowed  
22 and is not new.

23 They don't want private social  
24 clubs, but our current ordinance allows  
25 for private civic clubs. And the





1 definitions between the two are nearly  
2 identical.

3 They take issue with animal care  
4 facilities. Now, our current ordinance  
5 allows for animal kennels in the RR. WE  
6 have removed animal kennels from the UDO  
7 and incorporated the use into the  
8 definition of animal care facilities.  
9 And we continue to allow them in the RR  
10 district.

11 We have also redefined what an inn  
12 is and have reduced the maximum number of  
13 rooms from twenty-five down to eight.  
14 Based on that reduction, an inn is  
15 allowable in the RR district in the UDO  
16 but only on arterials which is similar to  
17 the corridor overlay where they are  
18 allowed now. An inn is also defined as a  
19 use within a single-family dwelling and  
20 is required to maintain its original  
21 appearance as a single-family dwelling.

22 A lodging house is also defined in  
23 the UDO as a single-family dwelling that  
24 can provide lodging and up to five guest  
25 rooms. And a rooming house in the RR



1 district can allow up to five tenants  
2 plus the owner. Under the current  
3 ordinance, we've already allowed both  
4 neighborhood bed and breakfasts and  
5 neighborhood rooming houses which allow  
6 up to five rooms for rent. These are not  
7 significant changes from what is already  
8 allowed in the RR district. And other  
9 than generically stating that the  
10 proposed uses are somehow not consistent  
11 with the comprehensive plan, they have  
12 failed to establish how.

13 Now, there are, in fact, other uses  
14 which are entirely new, including  
15 community centers. These are facilities  
16 used for meeting, recreation, or social  
17 activities. They are nonprofit  
18 facilities open to the public and offer  
19 educational and community service  
20 activities. Educational facilities are  
21 also allowed in the RR district in the  
22 UDO but only primary or secondary  
23 facilities and not vocational colleges or  
24 universities. This would be similar to,  
25 for example, Saratoga Independent School



1           which I believe generally enjoys  
2           community support.

3           Campgrounds are also included in the  
4           UDO as an allowable use in the RR  
5           district. These require, however, a  
6           minimum of six acres of land and, like  
7           many of the other uses we've just  
8           discussed, also requires a special use  
9           permit and site plan approval. The  
10          comprehensive plan indicates that the  
11          greenbelt where the RR district exists is  
12          intended for low-density outdoor  
13          recreation, agricultural, and other rural  
14          uses.

15          The uses proposed in the UDO are not  
16          intended to run afoul of that vision.  
17          Our intent is and has always been to  
18          respect our city in the country and to  
19          maintain that respect with our zoning  
20          regulations. As staff, we have done our  
21          very best to produce a document which  
22          reflects this. We have done this with  
23          guidance from our consultant and with  
24          input from the community, including  
25          Sustainable Saratoga. And as the slides



1           that Lisa has prepared reflects, there  
2           are a fair number of uses that have been  
3           removed from the RR district, both as it  
4           exists in our current zoning and as it  
5           has been submitted in the earlier drafts  
6           of the UDO.

7           By referring the UDO to the land use  
8           boards, you are simply allowing for an  
9           opportunity to receive further guidance  
10          and input, guidance in put that, together  
11          with that from the community, are all  
12          part of the process to make this  
13          ordinance the best that it can be. And  
14          that is the opportunity that is before  
15          you this evening.

16          So if there are any questions, Mayor  
17          or Commissioners, I would be happy to  
18          address them.

19                 MAYOR KELLY: Thank you, Vince.

20                 Any questions or comments from the  
21                 council?

22                 COMMISSIONER DALTON: I expressed my  
23                 concerns in an email yesterday to Vince  
24                 and cc'd the council. I was very  
25                 specific in what my concerns were, and I



1 did not get a response until just now  
2 from Vince. Vince, I appreciate your  
3 response. I appreciate the hard work of  
4 your entire department, Mayor Kelly.

5 I certainly want to see this UDO  
6 succeed. However, I see issue with a  
7 couple things. One, I think it was  
8 really unfair to just Sustainable  
9 Saratoga as being anti-domestic violence  
10 shelters. I don't think that was  
11 necessary. In the email I sent to you,  
12 that was not something I included.

13 The intents of uses I included were  
14 campground, community center, country  
15 club, schools, marinas, and  
16 (indiscernible). Especially in the  
17 language going on -- that goes along with  
18 marinas, they're very expensive. It  
19 includes maintenance buildings, fueling  
20 stations, retail location. It was -- it  
21 was quite elaborate.

22 Schools are wonderful, Saratoga  
23 Independent School is wonderful, but it's  
24 not necessarily something that I would  
25 want to see in the greenbelt. Country



1 clubs can be quite large, not something I  
2 would like to see in the greenbelt. So  
3 I'm not really comfortable voting yes to  
4 give this merit for review for the land  
5 use boards unless there is a little extra  
6 time given to those specific intensive  
7 use -- intensive use things that are  
8 written into the UDO right now in the  
9 greenbelt area. So --

10 MAYOR KELLY: Thank you.

11 COMMISSIONER DALTON: -- I wish we  
12 had been able to have this conversation  
13 yesterday or earlier today after I  
14 emailed --

15 MR. DELEONARDIS: So if I could,  
16 Mayor.

17 I mean, these -- the issues that  
18 were raised by Sustainable Saratoga and  
19 followed up in your email were discussed  
20 at yesterday's pre-agenda. And it was  
21 clearly indicated at yesterday's pre-  
22 agenda that we would address them this  
23 evening.

24 But it should also be clear that  
25 this is not the first time we're



1           addressing these issues. We, as staff,  
2           have met with Sustainable Saratoga on a  
3           number of occasions and discussed these  
4           issues. And we've also discussed them  
5           with you and the other members of city  
6           council when we prepared draft 1, draft  
7           2, and draft 3, indicating the concerns  
8           that we have been hearing from  
9           constituents and members of the community  
10          and sharing them with you and getting  
11          input and advice and guidance from you.

12                    COMMISSIONER DALTON: So I actually  
13           sent this email that I'm looking at right  
14           now after we finished pre-agenda to kind  
15           of summarize what my concerns were. And  
16           that's what I was hoping to have a  
17           response from. You guys have been great  
18           with meeting with me. I would love to  
19           vote for this. There's a lot that's in  
20           this document. There's a ton of  
21           information in it. And issues come to my  
22           attention after the public has seen it  
23           and after we just released the draft. We  
24           just released draft 3. There were the  
25           concerns that were brought up. I think



1           they're being articulated in a really  
2           timely manner. I don't think  
3           articulating these concerns is slowing  
4           down the process or derailing the process  
5           at all.

6           I think, you know, my request was  
7           just to have two weeks to get to the next  
8           city council meeting so I could address  
9           these to my satisfaction and also to the  
10          many, many, many people who have emailed  
11          and called -- to their satisfaction as  
12          well. I'm not sure why that was such a  
13          monumental request. I don't see it as  
14          being as such an imposition.

15          But again, I don't feel really  
16          comfortable voting for this unless I  
17          have, you know, clearer explanation on  
18          what the impact of having those uses in  
19          the greenbelt would be. So I'd love to  
20          say yes. I can't at this moment. But I  
21          appreciate the time and attention you  
22          gave this.

23                 MAYOR KELLY: Any other comments  
24                 from the council?

25                 COMMISSIONER FRANCK: I just had a





1 question, Vince.

2 MR. DELEONARDIS: Yes.

3 COMMISSIONER FRANCK: So this is --  
4 like you said, this is not, obviously,  
5 the final vote. This is to send it to  
6 the county, the planning, and I think you  
7 said design review also. I couldn't hear  
8 that one part because I was breaking in  
9 and out. And they have a certain time  
10 period to get back to us, I think you  
11 said sixty days yesterday, or they could  
12 file for an extension or whatever.

13 But the planning board -- the city  
14 planning board has been working on this  
15 process with you -- with Camaros (ph.)  
16 and you guys.

17 MAYOR KELLY: Yeah.

18 COMMISSIONER FRANCK: My question to  
19 you is, when it comes back, let's say it  
20 comes back with, you know, basically  
21 unchanged or with some recommendations,  
22 is there a time period that the council  
23 has to vote within after we get that  
24 back? Does it become stale after, like  
25 thirty days or sixty days or ninety days



1 or -- because that was a concern I was  
2 getting from some people that weren't  
3 sure on that. I didn't believe that was  
4 the case, but I wanted to ask you on  
5 that.

6 MR. DELEONARDIS: No. And you've  
7 articulated the process pretty well,  
8 Commissioner. And it was the DRC. I'm  
9 sorry if that didn't come out clear. But  
10 I want --

11 COMMISSIONER FRANCK: It's my  
12 internet, yeah.

13 MR. DELEONARDIS: Yeah. So it's the  
14 city and county claiming boards and the  
15 Design Review Commission. They have the  
16 current ordinance sixty days in which to  
17 provide their advisory opinions unless  
18 that time is extended based on mutual  
19 agreement. And once the council receives  
20 those advisory opinions, you can take the  
21 time that you deem appropriate to digest  
22 those opinions, to make any appropriate  
23 changes. This is similar to what we did  
24 with the zoning map amendments. And  
25 quite frankly, there were eighteen



1 proposed amendments that were provided to  
2 them. And seventeen were found to be  
3 consistent with the comprehensive plan  
4 and not contrary to the city zoning  
5 ordinance. But they found of them to  
6 have an issue. And the city council took  
7 that under consideration and acted  
8 appropriately.

9 So you're not binding yourself to  
10 any document. You're not approving any  
11 document. You're simply allowing our  
12 land use boards, these are individuals  
13 trained in the very issues that we're  
14 asking them to review, to review it and  
15 provide you with advisory opinions.  
16 That's all.

17 COMMISSIONER DALTON: So --

18 COMMISSIONER FRANCK: And -- okay.

19 COMMISSIONER DALTON: Go ahead.

20 COMMISSIONER FRANCK: I was just  
21 going to follow up with a second question  
22 on that. Then the second would be,  
23 whatever happens, it comes back to us.  
24 If we -- you know, and obviously,  
25 there's -- the biggest concern I'm still



1 hearing is just because we haven't had  
2 open meetings because of COVID which is  
3 nobody's fault, you know? COVID is  
4 COVID. It's done this to the whole  
5 world. So if we did make changes to the  
6 document that came back, at my guess,  
7 maybe we deleted one or two or three  
8 items there, does it have to go back from  
9 there again?

10 MR. DELEONARDIS: It would depend on  
11 the substance and substantiality of those  
12 particular changes. So if they rose to  
13 the level of a change that we would want  
14 the land use boards to provide an  
15 advisory opinion on, then it would be  
16 probably a good idea to do so.

17 Part of -- and what we saw with --  
18 again, using as an example the land use  
19 map changes, the recommendation that  
20 council ultimately went with was that  
21 recommendation which was provided by the  
22 planning board which was different than  
23 what was submitted to them in the  
24 original instance. So in that case, the  
25 planning board had already given you an



1 opinion on what they thought was  
2 appropriate even though it was different.  
3 So that similar case occurs, no, you  
4 don't need to send it back.

5 But if something other than that  
6 happens that is substantial enough that  
7 you want the land use board's opinion on  
8 that and it may be appropriate, we'll  
9 take that under consideration. But that  
10 can happen.

11 COMMISSIONER FRANCK: So most likely  
12 though that would be not a deletion but  
13 an addition of something else into a  
14 zone, right, because --

15 MR. DELEONARDIS: It could be --

16 COMMISSIONER FRANCK: Because it  
17 would -- okay. That was my -- you know,  
18 obviously, you know, I -- everybody  
19 receive a million phone calls and emails  
20 on this. And we've done -- like, we just  
21 did one of these last week for merit.  
22 So, I mean, it's a lot more common, I  
23 think, than people know, the merit part  
24 of it. And then it comes back for the --  
25 for the vote. But -- so this isn't the



1 end of the game. This is just to get the  
2 basically opinions from the various  
3 people, boards to say, you know, maybe we  
4 are correct and maybe we aren't.

5 MAYOR KELLY: Right.

6 COMMISSIONER DALTON: I guess I just  
7 have concerns that if two weeks is not --  
8 you know, I know there's so much pressure  
9 right now to vote yes to this and not to  
10 give me two weeks to clarify these issues  
11 with people who are really concerned  
12 about the greenbelt. I can't imagine I'm  
13 going to be given a whole lot of time or  
14 people are to be given a lot of time to  
15 consider this after we've completed this  
16 next round and this is given back to the  
17 city council if two weeks is such an  
18 issue right now. So --

19 COMMISSIONER FRANCK: Well, I would  
20 say, unless -- I'm going to say right  
21 now. Unless -- I would not -- you know,  
22 we have to wait. This is going to  
23 take -- we're not going to get this back  
24 at the next meeting, I presume. So --  
25 but I would really be hard-pressed to



1           vote on anything unless we have, you  
2           know, meetings in person down the road on  
3           this. I think Commissioner Madigan said  
4           that in the past. And I'm sure most of  
5           us -- it's hard to do this with Zoom. I  
6           know it's -- we have gone through this.  
7           And it seems like a century ago that we  
8           first started and we were at the rec  
9           center. We -- because of the fire. It's  
10          just been kind of a tough, tough  
11          situation.

12                        And so -- and also, I think we are  
13          going to have a track season again. So  
14          the Honorable Matt Jones who I -- I like  
15          a lot -- but I would be really hard-  
16          pressed to be voting on this during track  
17          season also. But I think if it takes  
18          sixty day from now, even thirty days,  
19          we're well into June and push this to  
20          July and --

21                        MR. DELEONARDIS: It'd be in July.

22                        COMMISSIONER FRANCK: -- then -- and  
23          then we have to review it.

24                        MR. DELEONARDIS: Yeah.

25                        COMMISSIONER FRANCK: Yeah, okay.



1 Thank you.

2 MAYOR KELLY: Yeah. And I do think  
3 that, you know, we have a schedule. And,  
4 you know, we're trying to bring this  
5 home, because if it doesn't come home by  
6 the end of the year, then it's done.  
7 It's over. It's a dead project. So  
8 that's what we're working on.

9 And again, Commissioner Franck, I  
10 appreciate the in-person meetings. We  
11 all want that. But we need to do some  
12 work here in City Hall first. So I think  
13 that we're working on that as we speak.

14 So any other comments? Commissioner  
15 Madigan, do you have anything?

16 COMMISSIONER MADIGAN: Yeah. Yeah,  
17 definitely. You know, I received all the  
18 emails. And I understand the concerns.  
19 I think I understand them even a little  
20 bit better today. You know, of course we  
21 know that our zoning ordinances have to  
22 be in alignment with our comprehensive  
23 plan. That's basically what the planning  
24 board will do. This is pretty much  
25 standard procedure at this time. This is





1 not the be all and end all of the  
2 process. This is one of the steps in the  
3 process. And it is actually required.  
4 And it's time now to move it on to the  
5 boards for their opinion.

6 I know that I personally have read  
7 all of the letters and understand some of  
8 the issues as we want to maybe look at  
9 things like campgrounds, marinas, and  
10 nurseries and potentially seven other  
11 items and define potentially and maybe  
12 ask the planning board to help us define  
13 this because this is what they're good  
14 at, the level of use and development for  
15 many of these uses. And, of course, it  
16 has to be in line with the spirit of the  
17 comprehensive plan, as I keep saying, and  
18 the greenbelt, the R-1 district.

19 So this is actually an opportunity  
20 for the public. I do want to get back to  
21 meeting with the public. And I know we  
22 have to implement a few security things  
23 at City Hall. Maybe there's something  
24 that we can start to do for the planning  
25 board and even city council meetings so



1           that we have some level of security,  
2           especially if we know a lot of people  
3           that might want to attend and talk to the  
4           council and talk to the planning board  
5           and maybe DRC about the UDO. So there is  
6           a potential option to get more public  
7           involvement.

8                     And I'm also hoping that by the time  
9           the document does come back to us with  
10          some opinions from the boards, that we  
11          will have our issues under control. And  
12          we can start meeting with the public.  
13          And we can actually have additional  
14          public hearings on the UDO before we  
15          bring it for a vote. So there's a lot  
16          more time left for the public to be  
17          involved, for Sustainable Saratoga to be  
18          involved. I know that we would like to  
19          have more robust input in person. And I  
20          do agree with that. But right now it  
21          does seem like it is time to move this on  
22          to the land use boards.

23                     It's -- I think it is as a point  
24          where we're ready for a merit, but it's  
25          the advisory opinion. And I have a



1 history of writing letters to the  
2 planning board and saying could you  
3 please help me define and understand, you  
4 know, A, B, C and X, Y, Z. And I will  
5 likely do that again because this is that  
6 important.

7 So thank you, Mayor. Thank you to  
8 Camaros. Thank you to your staff. This  
9 is a long time coming. I also hope that  
10 this starts to free them up because I  
11 know they've been very dedicated working  
12 on this process. And they'll still be  
13 involved because they still work directly  
14 with the planning board. And off we are  
15 I hope to see the next step in this  
16 process. Thank you.

17 MAYOR KELLY: Thank you,  
18 Commissioner.

19 Commissioner Scirocco, do you have  
20 anything to add?

21 COMMISSIONER SCIROCCO: The  
22 (indiscernible). You know, I think we've  
23 all heard the expression so close and yet  
24 so far. I think we're close. I think  
25 there's a lot of good -- a lot of good



1 suggestions by the consultants. I just  
2 still have some concerns. And at some --  
3 but I think it's the right thing to do at  
4 this point is to get it -- get it to the  
5 land use boards, have them take a look at  
6 it, and then give us some  
7 recommendations.

8 I think, you know, everybody has had  
9 issues with, you know, COVID and being  
10 homebound and not being able to get out  
11 and actually talking. And I understand  
12 everybody's frustration. So I think now  
13 more than ever it's important that, you  
14 know, we give the land use board,  
15 specifically the planning board, the  
16 opportunity to take a good look at it  
17 because, I mean, they deal with the  
18 (indiscernible) every day.

19 MAYOR KELLY: Right.

20 COMMISSIONER SCIROCCO: At least,  
21 you know, on a regular schedule. So I'm  
22 going to support this, you know, for that  
23 reason. And, you know, like I said, down  
24 the road I think, you know, if we need to  
25 make some suggestions -- and I think I'm



1 going to stay (indiscernible) with the  
2 planning board because, again, I do have  
3 some other concerns potentially that  
4 maybe I need to talk with the attorney  
5 about because I did read three things  
6 today that jumped out at me. And the  
7 potential of -- there could be a conflict  
8 with the city charter and the specific  
9 departments. So I need to talk to, you  
10 know, the city attorney about that.

11 But having said that, and I know  
12 certainly that, you know, the greenbelt  
13 is sacred. And I don't want to see  
14 anything, you know, potentially harm that  
15 piece of it. Boundaries in the city are  
16 disappearing. And it's been something  
17 that's been happening for a long, long  
18 time. So, you know, but I think Camaros  
19 did a good job, you know, putting this  
20 all together. There were some concerns  
21 that got addressed. You know, thankfully  
22 they looked at that. So with that, we're  
23 going to move on here. And again, I'm  
24 going to support it.

25 MAYOR KELLY: Thank you.



1           The only comment that I want to make  
2           is that I had an email sent to me  
3           personally saying that I'm destroying the  
4           greenbelt, I don't relish the greenbelt.  
5           They have not looked at my record of the  
6           last four years because myself and this  
7           council have protected that greenbelt in  
8           every aspect of what we do. So -- and  
9           I've written back to people telling them  
10          that I take offense to it because I do.  
11          And I just feel that I wanted to put to  
12          put it on the record that I don't think  
13          you'll find a council that has worked  
14          harder to protect the city in the  
15          country.

16                 So any other comments? All those in  
17          favor say aye.

18                 COMMISSIONER MADIGAN: Aye.

19                 COMMISSIONER FRANCK: Aye.

20                 COMMISSIONER SCIROCCO: Aye.

21                 MAYOR KELLY: Any opposed?

22                 COMMISSIONER DALTON: Nay. Nay.

23                 MAYOR KELLY: Okay. Any  
24          abstentions? The matter passes.

25                 My next item is discussion and vote,



1 approval to adopt the Citizens Advisory  
2 Committee recommendations 2021 CDBG  
3 funding.

4 The Community Development Department  
5 is requesting approval of the CDCAC's  
6 recommended CDBG annual action plan as  
7 presented to the city council by the  
8 CDCAC chair Rich Ferguson on Monday,  
9 March 29th, 2021. The required  
10 thirty-day public comment period and  
11 public hearing have concluded with no  
12 comments received.

13 I move that the city council approve  
14 the adoption of the Citizens Advisory  
15 Committee recommendations for the 2021  
16 CDBG funding. This is a motion. Is  
17 there a second?

18 COMMISSIONER FRANCK: Second.

19 COMMISSIONER MADIGAN: Second.

20 MAYOR KELLY: Any discussion? All  
21 those in favor say aye.

22 IN UNISON: Aye.

23 MAYOR KELLY: Any opposed? The  
24 matter passes.

25 My next item is discussion and vote,



1 approval to reimburse employee number  
2 2175 in the amount of \$224.85.

3 The recreation department is  
4 requesting approval to reimburse employee  
5 number 2175 in the amount of 224.85. The  
6 reimbursement is for tiles purchased to  
7 protect the floor in the recreation  
8 center game room.

9 I move that the city council approve  
10 the reimbursement of employee number 2175  
11 in the amount of \$224.85 for the purchase  
12 of tiles to protect the floor in the  
13 recreation center game room. This is a  
14 motion. Is there a second?

15 COMMISSIONER FRANCK: Second.

16 COMMISSIONER MADIGAN: Second.

17 MAYOR KELLY: Any discussion? All  
18 those in favor say aye.

19 IN UNISON: Aye.

20 MAYOR KELLY: Any opposed? The  
21 matter passes.

22 My next item is discussion and vote,  
23 approval -- approve the updated return to  
24 the recreation operational plan.

25 John Hirliman, our administrator at





1 the recreation department, met with task  
2 force on 4/30/21. The return to  
3 recreation operational plan has bene  
4 updated in accordance with the CDC and  
5 the State of New York guidelines. A  
6 redline version and clean version were  
7 attached to the agenda.

8 I move that the city council approve  
9 the updated return to recreation  
10 operational plan in accordance with the  
11 CDC and the State of New York guidelines.  
12 This is a motion. Is there a second?

13 COMMISSIONER MADIGAN: Second.

14 COMMISSIONER DALTON: Second.

15 MAYOR KELLY: Any discussion? All  
16 those in favor say aye.

17 IN UNISON: Aye.

18 MAYOR KELLY: Any opposed? The  
19 matter passes.

20 My next item is discussion and vote,  
21 appointment to the downtown special  
22 assessment district.

23 Tonight I am asking the council to  
24 approve the appointment of Ashley Gardner  
25 as a replacement for Mary Ann Barker on



1 the downtown special assessment board for  
2 the term of 5/4/21 to 7/31/23. Ashley  
3 Gardner is a native of Saratoga Springs.  
4 She attended SUNY Albany for both  
5 undergrad and master's program in  
6 geography and regional planning. Ashley  
7 works as a manger of a variety of office  
8 and retail buildings on Broadway. She  
9 represents and manages these family-owned  
10 properties on Broadway.

11 I move that the city council approve  
12 the appointment of Ashley Gardner to the  
13 downtown special assessment district.  
14 This is a motion. Is there a second?

15 COMMISSIONER FRANCK: Second.

16 MAYOR KELLY: Any discussion? All  
17 those in favor say aye.

18 IN UNISON: Aye.

19 MAYOR KELLY: Any opposed? The  
20 matter passes.

21 My next items is first public  
22 information meeting for the missing  
23 sidewalk links project. The City of  
24 Saratoga Springs will be hosting the  
25 first public information session on the



1 city's missing sidewalk links project.  
2 At the May 18th city council meeting,  
3 Barton & Loguidice, with the city's  
4 engineering consultant -- the city's  
5 engineering consultant, will give an  
6 overview of the projects -- project team,  
7 project background, objective, and  
8 overview of the proposed information to  
9 access detailed information on the  
10 project. The project is supposed by a  
11 1.52-million-dollar grant through the  
12 2019-2024 Federal Transportation  
13 Improvement Program, TIP. The federal  
14 funding provides eighty percent of the  
15 funding. And the city provides twenty  
16 percent which is roughly 380,000 dollars.

17 My next item is -- let me just make  
18 sure we're doing that. My next item is  
19 development construction report. And I'm  
20 going to turn it over to Lisa Shields.

21 MS. SHIELDS: Thank you, Mayor and  
22 council.

23 I just want to take a few minutes  
24 and very briefly share some highlights  
25 with you, some information that I have



1           been just tracking over time. And I want  
2           to introduce -- just give you some  
3           snapshots of it and introduce a new  
4           feature on our website. And then we'll  
5           get on with the rest of our meeting.

6                        So can you see my screen there? Can  
7           you see that? Yeah, okay. So just  
8           really briefly, the current situation  
9           with planning and building activity in  
10          our department, providing services to the  
11          public for development and construction.  
12          In the city we have some pretty healthy  
13          development and construction activity  
14          coming back to the city. This is  
15          probably not news. You can kind of feel  
16          it. But I like to see the numbers that  
17          substantiate it.

18                       In particular, if you look at the  
19          building department permit activity,  
20          we're twenty-seven percent ahead of the  
21          average activity for the four months of  
22          the year, the average of 2016 through  
23          2019. So it's -- we definitely are  
24          feeling that. And it's interesting to  
25          see those numbers that support it.



1           Right now this is what the activity  
2           in the building and planning departments  
3           look like, pretty heavy application  
4           volumes for both. And this is the new  
5           feature that I'd like to share with you  
6           on the -- in our planning department page  
7           as it loads. Hopefully we're going to  
8           see that. Uh-huh. Oh, great. All  
9           right. We've been having some internet  
10          problems tonight, so that's probably  
11          what's going on there.

12          Okay. So when you get a chance,  
13          please do visit the planning department  
14          page and look for this button view active  
15          applications because there's a really  
16          great map of the activity in the city.  
17          And you can see where the applications  
18          are located around the city. And click  
19          on each of the buttons and get some more  
20          information on each project. So I'm  
21          sorry that that's not coming up.

22          Same thing with the building  
23          department. I'm going to get that same  
24          result. Okay.

25          So the pie chart here shows you also



1           that majority, over forty percent of --  
2           that's not a majority, but forty percent  
3           of the activity that we have with permit  
4           types is in the residential, either new  
5           or alteration. You know, again, I -- we  
6           can feel that in the community. We can  
7           see and hear about a lot of residential  
8           construction going on in the city.

9           If you take a look at the estimated  
10          construction value for permits issued  
11          over the last five years, already this  
12          year we have issued permits valued at  
13          approximately fifty-three million  
14          dollars. You can see the trends over the  
15          last something five years. And then with  
16          revenues, current revenues against  
17          budgets, we're quite far ahead against  
18          our budget revenues for land use board  
19          fees and thirty percent of our budget for  
20          the building department fees. There's  
21          probably quite a bit of that. That  
22          budget for fees in the queue as well as  
23          about fifty million dollars in estimated  
24          construction value in that queue.

25                 And these last two charts just show



1           that, again, right now through April, if  
2           you take a look at the last five years,  
3           that we're kind of at the same level that  
4           we were in 2019 for the number of --  
5           sorry, the number of permits issued in  
6           the first four months of the year. And  
7           the chart on the right shows that the  
8           average time to permit, so how long is it  
9           taking us to get a permit, pretty much  
10          follows that.

11                 When we were at the levels in 2020  
12           which were obviously lower because of  
13           COVID, we actually did approach, you  
14           know, six weeks' turnaround which was --  
15           is much more amenable. And -- but that's  
16           obviously a much lower rate. So I want  
17           to at least make sure that the public  
18           understands, you know, that the -- that  
19           the activity, the volume of information  
20           that -- of applications that we're  
21           handling right now is certainly taking  
22           effect. So again, I apologize, council,  
23           that we weren't able to show you this  
24           map. That was really the highlight of my  
25           presentation. So --



1           MAYOR KELLY: That's okay. Thanks,  
2           Lisa.

3           MS. SHIELDS: All right. Thank you.

4           MAYOR KELLY: I think it was -- I  
5           think it was great. You know, the  
6           numbers tell a story. But I think that,  
7           you know, for the people doing --  
8           submitting their permits, to see the  
9           action of where their permit is in real  
10          time is what we were trying to let them  
11          see on the website. So I think that if  
12          we can drive people to the website  
13          before, you know, they start calling us  
14          and saying what's going on, they could  
15          actually look and see where they are.

16          We are really, really behind  
17          because, you know, we're twenty-seven  
18          percent higher than we ever have been.  
19          So we just have to -- you know, we're  
20          trying to keep up with it. And we're  
21          doing the best that we can. And we --  
22          you know, we're coming out of COVID, and  
23          we're also coming out of a financial  
24          crunch. So we have to just be patient.  
25          And I do thank you, Lisa, for putting





1           that together and just presenting to the  
2           public.

3           MS. SHIELDS: Absolutely.

4           MAYOR KELLY: Thank you.

5           COMMISSIONER MADIGAN: I'll be sure  
6           to take a look at it. And hopefully  
7           we'll, you know, continue to receive some  
8           good news. And, you know, I know you  
9           guys are working hard up there in the  
10          planning department.

11          MAYOR KELLY: All right. Thank you,  
12          Commissioner.

13          My next item is number 12. And it's  
14          a proclamation. May is national bike  
15          month. So I have a proclamation.  
16          Whereas May is national bike month  
17          sponsored by the League of American  
18          Bicyclists and celebrated in communities  
19          from coast to coast.

20          And whereas national bike month was  
21          established in 1956 and is a chance to  
22          showcase the many benefits of bicycling  
23          and encourage more folks to giving biking  
24          a try.

25          And whereas Saratoga Springs is



1 proud to celebrate the recent opening of  
2 the geyser road trail, adding two-plus  
3 more miles to our growing Saratoga  
4 greenbelt trail system.

5           Whereas the city -- the complete  
6 streets advisory board, the New York  
7 State Saratoga Spa park, Saratoga County  
8 Bikeatoga, and the Saratoga Chamber of  
9 Commerce are all promoting bicycle  
10 tourism year-round to attract more  
11 visitors to enjoy our local restaurants,  
12 hotels, retail establishments, and  
13 cultural and scenic attractions.

14           Now, therefore, I, Mayor Kelly,  
15 mayor of the City of Saratoga Springs, in  
16 recognition of the national bike month,  
17 urges everyone to work and try cycling  
18 for fun, fitness, or transportation. And  
19 that's the end of my agenda.

20           And I will turn it over to  
21 Commissioner Franck of accounting.

22           COMMISSIONER FRANCK: Thank you,  
23 Mayor.

24           The first item is award of bid,  
25 extension of bid for hydrofluosilicic



1 acid and sodium silicofluoride to Amrex  
2 Chemical Company, Inc., upon the  
3 recommendation of the Department of  
4 Public Works. I move to extend an award  
5 of bid for hydrofluosilicic acid and  
6 sodium silicofluoride to Amrex Chemical  
7 Company, Inc. for an additional year  
8 under the same terms, conditions, prices  
9 as is in bid 2019-24. And that's a  
10 motion.

11 MAYOR KELLY: Is there a second?

12 COMMISSIONER SCIROCCO: Second.

13 MAYOR KELLY: Any discussion? All  
14 those in favor say aye.

15 IN UNISON: Aye.

16 MAYOR KELLY: Any opposed? The  
17 matter passes.

18 COMMISSIONER FRANCK: Thank you,  
19 Mayor.

20 The second item is award of bid,  
21 extension of bid for orthophosphate to  
22 Surplus Chemical Company, Inc. upon the  
23 recommendation of the Department of  
24 Public Works. I move to extend the award  
25 of bid for orthophosphate to Surplus



1 Chemical, Inc. for an additional year  
2 under the same terms, conditions, and  
3 prices as in bid 2019-24. And again,  
4 that's a motion.

5 MAYOR KELLY: Is there a second?

6 COMMISSIONER SCIROCCO: Second.

7 COMMISSIONER DALTON: Second.

8 MAYOR KELLY: Any discussion? All  
9 those in favor say aye.

10 IN UNISON: Aye.

11 MAYOR KELLY: Any opposed? The  
12 matter passes.

13 COMMISSIONER FRANCK: Thank you,  
14 Mayor.

15 The third item is just, again, an  
16 update and announcement. Grievance Day  
17 will be Tuesday, May 25th, 2021.  
18 Grievance Day -- applications to grieve  
19 your assessment are now on the city's  
20 webpage. Also, there has been a box that  
21 we have placed in the hallway accessible  
22 by the ramp door of City Hall for  
23 residents to drop off their grievance  
24 packets for review by the Board of  
25 Assessment and Review. Due to COVID, we



1           won't be able to be meeting again in  
2           person. So this will be the second  
3           straight year which we're not able to do  
4           that.

5                     Please feel free to contact the City  
6           Assessment Office at area code 518-587-  
7           3550, extension 2552 with any questions.

8                     And the last item is another award  
9           of bid for professional services for  
10          Gilbert Road drainage improvements to MJ  
11          Engineering and Land Surveying, P.C.,  
12          upon the recommendation of the Department  
13          of Public Works.

14                    I move to award the bid for  
15          professional services for Gilbert Road  
16          drainage improvement to MJ Engineering  
17          and Land Surveying, P.C. for an amount  
18          not to exceed 80,200 dollars. And that's  
19          a motion.

20                    MAYOR KELLY: Is there a second?

21                    COMMISSIONER SCIROCCO: Second.

22                    MAYOR KELLY: Any discussion? All  
23          those in favor say aye.

24                    IN UNISON: Aye.

25                    MAYOR KELLY: Any opposed? The



1 matter passes.

2 COMMISSIONER FRANCK: Thank you,  
3 Mayor. That concludes my agenda.

4 MAYOR KELLY: Thank you,  
5 Commissioner.

6 On to finance. Commissioner  
7 Madigan?

8 COMMISSIONER MADIGAN: Thank you,  
9 Mayor.

10 The first item on my agenda this  
11 evening is a discussion, the 2020  
12 preliminary financial report. Each year  
13 the city is required to provide the state  
14 with a summary of the prior budget year  
15 by April 30th known as the annual  
16 financial report update document or AFR.

17 This document has been submitted in  
18 a timely basis. We submitted it on April  
19 28th, 2021. The 2020 preliminary report  
20 provides a summary of the AFR, a summary  
21 of the city financial position at  
22 year-end 2020. This is used as the  
23 city's quarter financial report, required  
24 by the city charter, Section 4.4.9,  
25 quarterly financial reports. So this is



1           our fourth quarterly report. The report  
2           will be published on the city website and  
3           sent to council tomorrow.

4           The finance office is also preparing  
5           the 2020 financial statements. A date  
6           for our audit to commence has not yet  
7           been sent. So these are unaudited,  
8           unofficial numbers. Upon completion of  
9           the audit, the commissioner of finance  
10          will release the audited figures. Please  
11          note that all numbers in the actual  
12          written report are rounded to the nearest  
13          thousand unless otherwise stated.

14          In the general fund of 2020, the AFR  
15          indicates a total 13,758,000 general fund  
16          balance of 12/31/20. 9,228,000 is  
17          categorized by the Governmental  
18          Accounting Standards Board, or GASB  
19          number 54, as restricted and unassigned.  
20          These funds may be used within the  
21          confines of the city's fund balance  
22          policy established per the State's  
23          recommendation as well as the best -- as  
24          best budget practices.

25          An additional 4,530,000 is



1 categorized per GASB number 54 as  
2 restricted, assigned, and nonspendable.  
3 Use of these funds is limited to specific  
4 purposes it may -- that it can be used  
5 for.

6 The 2020 general fund had an annual  
7 operating deficit of three million  
8 dollars. In twenty-five years the city  
9 has not experienced an operating deficit  
10 of this magnitude. At this time, the  
11 unrestricted, unassigned fund balance is  
12 predicted to fall within an acceptable  
13 range of ten to twenty-five percent as  
14 outlined in the city's fund balance  
15 policy adopted by the council on November  
16 17th, 2020. This is due to the city  
17 council actions to release all  
18 assignments except for the refund of  
19 prior year taxes and the 2021 adopted  
20 expenditure budget, the denominator being  
21 less than in previous years.

22 It also has to do with borrowing  
23 twice the tans for a total of 11.6  
24 million dollars, five million dollars of  
25 which was borrowed in December of 2020.





1           The amount was calculated for fund  
2           balance the audited -- by taking the  
3           audited balance available and the  
4           unrestricted, unassigned fund balance of  
5           the city's general fund for the most  
6           recently audited fiscal year and divide  
7           it by the adopted expenditure budget for  
8           the ensuing fiscal year for the city's  
9           general fund.

10                   For revenues in the general fund  
11           sales tax decreased from 2019 by eighteen  
12           percent. 2020 sales tax collections were  
13           11,074,000 dollars, a 2,369,000-dollar  
14           decrease from 2019 actual collections.  
15           Sale tax collections were strained by the  
16           pandemic's restrictions. This is the  
17           lowest sales tax has been in seven years.  
18           The 2020 adopted budget was 13,550,000  
19           and was revised down to 10,281,000. So  
20           the city exceeded the revised budget by  
21           793,000 dollars.

22                   Hotel occupancy tax decreased by  
23           sixty percent. 2020 actual collection  
24           were 267,000 dollars, a decrease of  
25           396,000 dollars from 2019. 2020 budget



1 was 676,000 dollars. This is the lowest  
2 occupancy tax has been in eighteen years.

3 Utilities, gross receipt tax,  
4 decreased from 2019. Amounts received  
5 were 387,000 dollars in 2020 and 408,000  
6 dollars in 2019. Receipts were 13,000  
7 dollars less than budgeted in 2020.  
8 Franchise fees decreased during 2020 by  
9 four percent. Actual receipts of 557,000  
10 dollars exceeded the adopted budget by  
11 4,000 dollars. Ambulance fees decreased  
12 in 2020 by 91,000 dollars. 1,034,000 was  
13 collected, an eight percent decrease from  
14 last year. Actual amounts were less than  
15 the 2020 budget by 281,000 dollars.

16 Admissions tax was zero in 2020  
17 since the track was not permitted to have  
18 spectators due to the pandemic. 723,300  
19 dollars was budgeted for 2020. And in  
20 2019 the city received 429,000 dollars to  
21 which -- due to a change in the way the  
22 formula is calculated by NYRA.

23 VLT aid was 1,860,000 dollars in  
24 2020, a decrease of 465,000 dollars, or  
25 twenty percent from 2019. The amount



1 budgeted for 2020 was 2,325,592 dollars.

2 Mortgage tax receipts decreased in  
3 2020. Actual receipts for 2020 were  
4 1,535,000 dollars, three percent less  
5 than in 2019. The budget for 2020 was  
6 1,600,000 dollars.

7 Fines and forfeited bail decreased  
8 seventy-two percent or 67,000 dollars  
9 from 2019. The 2020 budget was 125,000  
10 dollars.

11 Overall, total general fund revenues  
12 in 2020 were five million dollars less  
13 than 2019. Total revenues for the  
14 general fund were 41.3 million, 5.6  
15 million less than the revised budget.  
16 Total revenues have not been this low  
17 since 2014.

18 General fund expenses. Health  
19 insurance costs were 7,188,000 dollars in  
20 2020. This was a decrease of one percent  
21 from 2019. 2020 actual expenses were  
22 611,000 dollar less than the revised  
23 budget. The expense represents sixteen  
24 percent of the entire general fund  
25 expense budget.



1 Retirement costs increased 5.3 percent.  
2 2020 total actual retirement expenses  
3 were 4,533,000 dollars and were 49,000  
4 dollars less than budgeted. The city  
5 once again took advantage of the discount  
6 and paid the bill on 12/15, saving 46,000  
7 dollars.

8 Social security expenses in 2020  
9 were 1,681,000 dollars, 189,000 dollars  
10 less than budgeted and 79,000 dollars  
11 less than last year. Savings and social  
12 security were the result of the voluntary  
13 furloughs.

14 Utility costs were budgeted for  
15 580,000 dollars. And actual expenses  
16 were 553,000 dollars. Actual expense in  
17 2020 were 72,000 more than fiscal year  
18 2019. This is -- this is a -- this  
19 increase is the result of a change in  
20 vendors and the solar credits not being  
21 properly applied for a number of months.

22 Overtime costs totaled 795,000  
23 dollars in 2020 which was a thirty-eight  
24 percent decrease from 2019. Overtime was  
25 originally budgeted at 1,170,000 dollars



1 and later revised down to 922,000 dollars  
2 for 2020.

3 Sick leave payments to employees who  
4 separate from the city were 302,000, a  
5 50,000-dollar decrease from 2019. This  
6 expense will fluctuate from year to year  
7 based on the number of retirements.

8 Payments for compensatory time  
9 amounted to 431,000 dollars, a thirty  
10 percent decrease from 2019. Compensatory  
11 time payouts were originally budgeted for  
12 691,000 dollars and later revised to  
13 433,000 dollars. Total personal service  
14 cost, excluding social security, were  
15 918,000 dollars less than in 2019. This  
16 is primarily the result of the voluntary  
17 furloughs. These costs represent fifty-  
18 two percent of the entire general fund  
19 expense budget.

20 Discount on taxes, which is recorded  
21 as an expense in the finance budget, was  
22 11,000 more than last year.

23 Total general funds expenses were  
24 2.8 million dollars less than in 2019,  
25 7.4 million less than the adopted budget,



1 and 3.8 million less than the revised  
2 budget. It's important to note that 1.3  
3 million was encumbered at year-end.  
4 Encumbrances are goods or services which  
5 are ordered or committed to in 2020 but  
6 will be received and paid for in 2021.  
7 Therefore, the actual unspent,  
8 uncommitted variance was 2.5 million.  
9 The primary reasons for this budget  
10 versus actual variance are all noted  
11 above.

12 Other funds, the water fund ended  
13 2020 with a positive assigned  
14 unappropriated fund balance of 3,184,000  
15 dollars. Total fund balance increased to  
16 303,000 dollars. The sewers funds  
17 assigned unappropriated fund balance for  
18 2020 was a 617,000 -- was sixteen hundred  
19 and seventeen thousand dollars, a  
20 decrease of approximately 658,000. The  
21 city center's fund balance as of  
22 12/31/2020 was 10,841,000. 951,000 was  
23 restricted for capital projects. And the  
24 remainder was restricted for city center  
25 operations. The city center suffered an



1 operating loss of 5.8 million due to the  
2 pandemic restrictions on events.

3 Our debt limit: the city's self-  
4 imposed debt limit was 91,782,000 dollars  
5 as of December 21st, 2020. As of  
6 year-end, there were outstanding bonds of  
7 71,583,000 of which 20,119,000  
8 represented projects whose debt was  
9 excluded from the calculation. This  
10 leaves 40,318,000 available for future  
11 bonding. The city made 3,184,000 dollars  
12 in regular principle payments in 2020.

13 In June of 2020, the city issued  
14 7,428,000 dollars in new debt for various  
15 capital projects. The city also  
16 refinanced the 2011 and 2012 bonds at a  
17 savings of 1.2 million. This is in  
18 addition to previous savings due to  
19 refinancing that has been undertaken  
20 during my tenure.

21 Long-term liabilities, the value of  
22 accumulated sick and compensatory time on  
23 December 31st, 2020 for all city  
24 employees was 4,323,000 dollars, an  
25 increase of 52,000 dollars from 2019.



1 The city also owes 175,000 dollars and  
2 future lease payments for various pieces  
3 of equipment.

4 The long-term liability calculated  
5 for post-employment benefits provided to  
6 employees at retirement or health  
7 insurance was valued at 136,580,000  
8 dollars as of December 31st, 2020, an  
9 increase of 24,775,000 dollars. This  
10 increase is due to a change in  
11 methodology as required by GASB 75.

12 Beginning in 2015, the city was  
13 required to report the costs and  
14 obligations associated with pensions.  
15 This was primarily to increase the  
16 consistency and comparability of pension  
17 information across governments. The  
18 information included in the city's  
19 general ledger was provided by the New  
20 York -- by New York State and the local  
21 retirement system since the city is a  
22 member of the plans they administer. The  
23 net pension liability reported by the  
24 city as of 12/31/2020 was 29,430,000  
25 dollars.





1           These obligations added to the  
2           outstanding bonded debt noted above  
3           and -- or that I just discussed  
4           amounts -- include amounts to -- these  
5           obligations added to the outstanding  
6           bonded debt that I just discussed amount  
7           to 242,168,000 in long-term liabilities.  
8           Total long-term liabilities in 2019 were  
9           193,293,000 dollars. Therefore, long-  
10          term debt increased twenty-five percent  
11          as a result of post-employment benefits  
12          for health insurance and pensions.

13           Our cash balances. Cash balance as  
14          of December 31st, 2020 in the general  
15          fund were 18,808,000, 6,127,000 more than  
16          in 2019. The increase in cash on hand as  
17          of 12/31 is due to two tax anticipation  
18          notes the city issued during 2020. The  
19          city borrowed a total of 11.3 million to  
20          address cash flow deficiencies expected  
21          for 2020 and 2021 as a result of the  
22          pandemic. Reserve balances declined due  
23          to planned drawdowns but also because the  
24          city was unable to add to them during  
25          2020 for the first time in many years.



1 We've always added to our reserve  
2 balances.

3           Comments for future years. While we  
4 are still faced with financial  
5 challenges, I feel optimistic about our  
6 ability to restore long-term financial  
7 stability. Vaccinations, busy streets,  
8 announcements of the track opening with  
9 spectators, SPAC releasing a schedule  
10 again, and travel in the U.S. being  
11 permitted, I feel the city will begin to  
12 thrive again. However, we must continue  
13 to be diligent and monitor revenues and  
14 expenses and make adjustments based on  
15 actual data. The 2022 budget will need  
16 to be conservative and will not be a  
17 return to pre-pandemic spending.

18           The majority of the cash we had on  
19 hand as of 12/31/2020 was a loan, and we  
20 need to work towards paying that back.

21           Reimbursements for grants and aid  
22 from New York State are taking  
23 considerable time to arrive, also  
24 straining cash resources. While the  
25 announcement of the American Rescue Plan



1 Act, ARPA, funds came as welcome news, it  
2 was not the level of funding our hard-hit  
3 city had hoped to receive. To date we  
4 still do not know when we will receive  
5 the funds. We have been told it will be  
6 disbursed in two installments over a  
7 couple of years. And the qualifying  
8 period ends no December 31st, 2024. It  
9 is possible we will not receive funds  
10 during fiscal year 2021. I remind you  
11 that the 2021 budget calls for five  
12 million in federal funds.

13 I would also like to work towards  
14 having the city's negative outlook  
15 removed from the bond rating. National  
16 GFOA has provided guidance on ARPA funds.  
17 And I will be referring to this guidance  
18 when working with the city council to  
19 rebuild city finances.

20 GFOA guidance suggests using  
21 American Rescue Plan funds primarily for  
22 nonrecurring expenditures. It is not  
23 advised to use funds to create new  
24 programs or add-ons to existing programs  
25 that require an ongoing financial



1           commitment, rather to give high priority  
2           to replenishing reserves, to rebuild  
3           financial flexibility and stability and  
4           restore fiscal resiliency. Use of  
5           American Rescue Plan funds to cover  
6           operating deficits caused by COVID-19  
7           should be considered temporary. An  
8           additional budget restraint may be  
9           necessary to achieve, maintain structural  
10          balance in future budgets. This will  
11          reduce the burden on tax payers and allow  
12          potential rate increases to be nominal  
13          and not at all in one year.

14                 Investment and critical  
15          infrastructure is particularly well  
16          instituted for the use of ARPA funds, but  
17          care should be taken to assess any  
18          ongoing operating costs that may be  
19          associated with the project. Throughout  
20          the pandemic, the city has continued to  
21          invest in infrastructure improvements.  
22          And I encourage the council continue to  
23          do so but to also focus on grants so that  
24          American Rescue Plan funds can be used  
25          for other priorities not eligible for



1 grants.

2 GFOA says that rating agencies will  
3 evaluate a government's use of American  
4 Rescue Plan funds and formulating its  
5 credit opinion and importantly will  
6 consider it the city's level of reserves  
7 and structural budget balance or efforts  
8 to return to structural balance or  
9 efforts to return to structural balance  
10 as part of the credit analysis. We have  
11 work ahead of us. Challenging times are  
12 not over. But with careful and  
13 considerate planning, we can restore  
14 financial stability and ensure the city  
15 retains a AA+ bond rating. It's a team  
16 effort. And I look forward to working  
17 with the city council employees in  
18 preparing the city for a new commissioner  
19 of finance once elected.

20 And that's a summary of the annual  
21 report. I don't know if anybody has any  
22 questions. If I don't know the answer, I  
23 can get back to you. I did mean to have  
24 this out to you for the meeting today.  
25 Somehow that slipped. But I'll make sure



1           you have a full hard copy tomorrow. And  
2           it will be uploaded to the city website.

3           MAYOR KELLY: Great, thank you.

4           That's what I was going to ask. Thank  
5           you. Thank you for that report.

6           COMMISSIONER MADIGAN: It's positive  
7           news. It's mixed news. You know?  
8           There's a good snapshot at the end of the  
9           year, and a lot of that had to do with  
10          borrowing. I will be presenting the  
11          quarterly report at the next meeting, and  
12          that's really going to give me a much  
13          better idea of where we sort of are  
14          today.

15          MAYOR KELLY: All right. Thank you,  
16          Commissioner.

17          COMMISSIONER MADIGAN: Thank you.

18          Item number 2 is an update on city  
19          finances. This is our ongoing report on  
20          city revenue, expenses, and cash flow as  
21          well as the status of federal and state  
22          funding. At the federal level, no new  
23          information on American Rescue Plan Act  
24          distribution or payment schedule.

25          At the state level, effective May



1 19th, New York State is joining with  
2 neighboring states, New Jersey and  
3 Connecticut, to ease COVID restrictions  
4 on businesses.

5 At the city level, I have met with  
6 each department with a meeting pending  
7 with the Department of Public Works. I  
8 plan to bring 2021 budget amendments to  
9 the council by mid-June as discussed.  
10 The 2021 expense budgets that were  
11 allotted are predicated on receiving 2021  
12 revenue amounts budgeted. In prior years  
13 we have had sufficient cash to cover  
14 occasional revenue deficits. This year  
15 we do not, but we're still trying to get  
16 a better accurate picture of our  
17 revenues. In fact, our current cashflow  
18 includes that 11.3 million in loans.

19 While we work within the revenue  
20 that we have collected and plan to  
21 collect through the remainder of the  
22 year, I am keenly aware of each  
23 department's essential needs that must be  
24 addressed and the sacrifices that have  
25 been made thus far.



1           Item number 3 is a discussion and  
2           vote, Beacon/Saratoga workforce housing  
3           pilot resolution and agreement. This  
4           will favor a housing project on 1.51  
5           acres on Excelsior Avenue that will  
6           accommodate the construction of fifty-six  
7           low-income housing for various household  
8           incomes ranging from thirty to ninety  
9           percent of the area median income, AMI,  
10          for the Albany, Schenectady, New York  
11          metropolitan area.

12           This will ultimately include 5,171  
13          square feet of ground floor commercial  
14          space intended for use of at least one  
15          non-for-profit charitable purposes  
16          designed to address resident needs,  
17          surface parking, and other ancillary  
18          needs. The city agrees to a grand  
19          payment in lieu of taxes, a pilot  
20          agreement for thirty-two years. It  
21          allows for a two-year period for the  
22          development to occur and set payments at  
23          5,000 and 10,000 dollars respectively.  
24          Therefore, the pilot will require an  
25          annual payment of 19,600 dollars and then





1           increase it at intervals every five years  
2           with payments of 21,000, 22,400 dollars,  
3           25,000 dollars, and 26,000 dollars,  
4           26,600 dollars. The pilot will last as  
5           long as the housing facilities are  
6           available for use by the tenants as  
7           designated and as long as commercial  
8           space is not -- and as long as commercial  
9           space is occupied by a New York  
10          for-profit or non-charitable -- for non-  
11          charitable purposes.

12                 I move that the city council -- and  
13           I also wanted to state that this pilot  
14           was looked over by the city attorney;  
15           Tony Popolizio, the city assessor in the  
16           accounts office, and Christine Gillmett  
17           (ph.) Brown, the Director of Finance in  
18           the finance department. I move that the  
19           city council approve the beacon -- oh,  
20           and don't forget Lindsay Connors. She  
21           had a lot to do with this pilot too in  
22           the mayor's office. I apologize about  
23           that.

24                 I move that the city council approve  
25           the Beacon/Saratoga workforce housing



1 pilot resolution and agreement as  
2 included with the agenda. This is a  
3 motion.

4 MAYOR KELLY: Is there a second?  
5 Second. Any discussion? All those in  
6 favor say aye.

7 IN UNISON: Aye.

8 MAYOR KELLY: Any opposed? The  
9 matter passes.

10 COMMISSIONER MADIGAN: Thank you.

11 Item number 5 -- 4 is --

12 MAYOR KELLY: 4.

13 COMMISSIONER MADIGAN: I think I'm  
14 looking at too many numbers. Item number  
15 4 is a discussion and vote, authorization  
16 for the mayor to sign a memorandum of  
17 understanding, an MOU, regarding a grant  
18 to the City of Saratoga Springs from the  
19 New York State economic -- from the New  
20 York State Empire State Development to --  
21 ESD to be administered by the New York  
22 State Technology Enterprise Corporation,  
23 NYSTEC, for a pilot program regarding the  
24 construction and implementation of LED  
25 street lights incorporating public Wi-Fi



1 and video analytics.

2 The finance department, working with  
3 Tina Carton, the administrator of parks,  
4 open space sustainability and historic  
5 preservation, received a grant from New  
6 York State ESD to establish a pilot  
7 program for the conversion to LED  
8 lighting and installation of technical  
9 equipment which saves funds and  
10 incorporates public Wi-Fi and video  
11 analytics. This involves multiple  
12 partners. Our most critical one at this  
13 time, however, is NYSTEC, an organization  
14 that has serviced the city for several  
15 years with numerous sustainability and  
16 smart city measures at substantial  
17 discounts.

18 The MOU is a general overview of the  
19 100,000-dollar grant that has been  
20 awarded to the city from the Empire --  
21 from Empire State Development. The grant  
22 will be used to fund a one-year pilot  
23 project coordinated by NYSTEC. As of  
24 now, the two locations that have been  
25 discussed for the grant's implementation



1 are the Saratoga Springs public library's  
2 surface parking lot area and the Saratoga  
3 Springs Housing Authority. However,  
4 tonight's MOU only references the grant  
5 and its planned administration by NYSTEC.  
6 The MOU on my May 19th agenda will  
7 pertain to the grant's implementation at  
8 the two test locations.

9 There are two main benefits to this  
10 grant opportunity: 1, the energy savings  
11 efficiently light bulb conversion; and 2,  
12 the free public Wi-Fi for our residents  
13 in public housing with increased safety  
14 data analytics. And the same public  
15 Wi-Fi will be available in the surface  
16 parking lot area of the public library.

17 As we learn more, it may be that  
18 each location receives one of the two  
19 benefits. For instance, the library may  
20 though just receive the benefit of energy  
21 savings from the LED bulb conversion and  
22 the housing authority may receive the  
23 benefit of the free Wi-Fi.

24 Dan Rancor, the city electrician,  
25 has provided a rough estimate of about



1 two hours streetlight at the library for  
2 the LED conversion. There are fifteen  
3 lights in the library's parking lot which  
4 I also believe is a long-term lease deal  
5 with the city which is why we keep that  
6 open to the public, public parking, which  
7 will require about one week of time for  
8 two people. There is nothing required  
9 from DPW for street lights at the housing  
10 authority.

11 To provide the benefit of free  
12 public Wi-Fi in the public outdoor area  
13 of the library as well as the parking  
14 analytics, Dan does believe it will take  
15 longer if the project needs to get  
16 conduit and cabling to the parking lot.  
17 NYSTEC is currently figuring out whether  
18 this can be done more cost effectively,  
19 but this will be hammered out over the  
20 next few weeks.

21 NYSTEC does need the MOU to provide  
22 ESD confirming the city's commitment to  
23 the project. Finance will bring the  
24 contract to council within the next  
25 month. The MOU will satisfy current



1 requirements. We do not plan to use any  
2 more DPW electrician time other than the  
3 two hours of street light time for the  
4 library for the LED conversion.

5 I move that the city council  
6 authorize the mayor to sign a memorandum  
7 of understanding, MOU, regarding the  
8 grant to the City of Saratoga Springs  
9 from the New York State Economic --  
10 Empire State -- ESD, Empire State  
11 Development, to be administered by the  
12 New York State Technology Enterprise  
13 Corporation, NYSTEC, for a pilot program  
14 regarding the construction and  
15 implementation of LED street lights  
16 incorporating public Wi-Fi and video  
17 analytics as included with the agenda.  
18 This is a motion.

19 MAYOR KELLY: Is there a second?

20 COMMISSIONER FRANCK: Second.

21 MAYOR KELLY: Any discussion?

22 COMMISSIONER SCIROCCO: Yeah. I  
23 want to -- I want to clarify one thing  
24 that Commissioner Madigan said. In  
25 regards to the city electrician, we



1 looked for an agreement for the city on a  
2 library -- in the library parking lot.  
3 That's private property. And the part of  
4 the agreements that was two hours, the  
5 rate is for two hours, but it's two hours  
6 for two employees for a whole week. So  
7 again, we --

8 COMMISSIONER MADIGAN: We can figure  
9 it out without -- we can probably figure  
10 it out without DPW's assistance if that's  
11 your concern.

12 COMMISSIONER SCIROCCO: If we're  
13 going to get -- if we get paid to do the  
14 work in there, I don't see a problem with  
15 that. But it could be a problem if we  
16 get in there and, you know -- again, it's  
17 private property. So -- but I can -- we  
18 can probably work that out. But I just  
19 want to make -- make you aware of that  
20 and make council aware of that.

21 COMMISSIONER MADIGAN: Okay.

22 COMMISSIONER SCIROCCO: So --

23 MAYOR KELLY: Any other comments?

24 All those in favor say aye.

25 IN UNISON: Aye.



1           MAYOR KELLY: Any opposed? The  
2 matter passes.

3           COMMISSIONER MADIGAN: Thank you,  
4 council.

5           Item number 5 is a discussion and  
6 vote, approval to pay invoice 3000291 in  
7 the amount of 1,000 dollars to Bolton St.  
8 John's for governmental services. At the  
9 March 29th council meeting, we approved a  
10 three-month extension of our contract for  
11 assistance from Bolton St. John at the  
12 continued monthly rate of 1,000 dollars  
13 per month, totaling 3,000 dollars.  
14 Bolton has been instrumental in assisting  
15 the city through the last few state  
16 budget processes. This was a critical  
17 juncture in the adoption of the New York  
18 State budget, particularly as it related  
19 to the restoration of the VLT aid which  
20 was ultimately restored.

21           Purchasing informs us that the  
22 purchase order was not submitted and  
23 received in time for the first invoice.  
24 This motion asks the council for approval  
25 to pay for one month of services





1 rendered.

2 I move that the city council approve  
3 payment of invoice 3000291 in the amount  
4 of 1,000 dollars to Bolton St. Johns for  
5 governmental services as included with  
6 the agenda. This is a motion.

7 MAYOR KELLY: Is there a second?

8 COMMISSIONER FRANCK: Second.

9 MAYOR KELLY: Any discussion? All  
10 those in favor say aye.

11 IN UNISON: Aye.

12 MAYOR KELLY: Any opposed? The  
13 matter passes.

14 COMMISSIONER MADIGAN: Thank you.

15 Item number 6, discussion and vote,  
16 budget transfer, payroll. Lines 1  
17 through 2, transfer funds to cover wages  
18 for part-time clerk in the front finance  
19 office which is now down to two employees  
20 who cover cash collections totaling  
21 millions of dollars. Vacation, sick, and  
22 personal time hamper the ability to serve  
23 the public. And we require two people to  
24 be up front at all times with the amount  
25 of cash coming through the office. Since



1 payroll warrants, bond payments, tax  
2 collections, et cetera cannot by law be  
3 stopped, a part-time person to cover has  
4 essential.

5 Lines 3 and 4 transfer water funds  
6 to water funds to rubble appropriates  
7 from social security in the amount of  
8 \$368.40. Lines 5 through 10 transfer  
9 funds to the water and sewer sick leave  
10 and associated social security from water  
11 and sewer social security in the amount  
12 of \$229.86. Lines 11 through 12 transfer  
13 funds to police officers 207C for active  
14 but disabled police officer wages from  
15 the police officers' regular wages in the  
16 amount of \$21,556.57. Lines 13 through  
17 15, transfer funds to a part-time  
18 administrative aid for the building  
19 department from a currently vacant  
20 administrator of -- for planning and  
21 economic development line in the amount  
22 of \$13,348.60.

23 Yes, hold on, I got to go back to  
24 something.

25 Lines 16 through 21, transfer funds



1 to various lines covering CHIPS labor,  
2 overtime, and social security expenses  
3 from CHIPS lines for rubble in the amount  
4 of 93,000 dollars. So the transfer for  
5 the part-time finance person is 15,600  
6 dollars.

7 I move that the city council approve  
8 the budget transfers payroll as included  
9 with the agenda. This is a motion.

10 MAYOR KELLY: Is there a second?

11 COMMISSIONER FRANCK: Second.

12 MAYOR KELLY: Any discussion? All  
13 those in favor say aye.

14 IN UNISON: Aye.

15 MAYOR KELLY: Any opposed? The  
16 matter passes.

17 COMMISSIONER MADIGAN: Thank you.

18 Discussion and vote, budget  
19 transfers contingency.

20 Lines 1 through 3, transfer to civil  
21 service for wages and -- for wages and  
22 social security to cover a part time  
23 clerk for the expense appropriation set  
24 aside for contingency such as contract  
25 negotiations, emergencies, unexpected



1 opportunities, and other city needs in  
2 the amount of 7,536 dollars. A portion  
3 of this expense will be reimbursed in  
4 2022 by the city school district. Prior  
5 to this transfer, the contingency line  
6 held \$227,581.83. Subsequent to this  
7 transfer, there will remain \$220,045.83.

8 I move that the city council approve  
9 the budget transfers contingency as  
10 included with the agenda. This is a  
11 motion.

12 MAYOR KELLY: Is there a second?

13 COMMISSIONER FRANCK: Second.

14 MAYOR KELLY: Any discussion? All  
15 those in favor say aye.

16 IN UNISON: Aye.

17 MAYOR KELLY: Any opposed? The  
18 matter passes.

19 COMMISSIONER MADIGAN: Item number  
20 8, discussion and vote budget amendments  
21 payroll.

22 Lines 1 through 32 amend the budget  
23 to include expenses for indoor recreation  
24 facility supervision wages and social  
25 security on increased revenue -- I don't



1 even know what this says. It's in the  
2 amount of 10,000 dollars, and it's for  
3 recreation.

4 I move that the city council approve  
5 the budget amendments payroll as included  
6 with the agenda. This is a motion.

7 MAYOR KELLY: Is there a second?  
8 Second. Any discussion? All those in  
9 favor say aye.

10 IN UNISON: Aye.

11 MAYOR KELLY: All right. Any  
12 opposed? The matter passes.

13 COMMISSIONER MADIGAN: I'm not sure  
14 I can actually read anymore. That  
15 concludes my agenda. Thank you, Mayor.

16 MAYOR KELLY: Thank you,  
17 Commissioner.

18 On to public works. Commissioner  
19 Scirocco.

20 COMMISSIONER SCIROCCO: Thank you,  
21 Mayor.

22 First item on my agenda is  
23 discussion and vote. This is  
24 authorization of the mayor to a sign a  
25 contract with Schindler Elevator



1 Corporation for the City Hall north  
2 elevator upgrade in the amount of 70,391  
3 dollars.

4 The following contract with  
5 Schindler Elevator is to modernize the  
6 existing north elevator in City Hall.  
7 The new elevator system will incorporate  
8 state of the art technology and support  
9 an (indiscernible) reliable and safe  
10 operation. This contract is a piggyback  
11 contract with Sertinal (ph.). The  
12 contract and bid proposal had been  
13 previously distributed with the agenda.

14 Therefore, I move for the mayor to  
15 sign a contract with Schindler Elevator  
16 Corporation for the City Hall north  
17 elevator upgrade in the amount of 70,391  
18 dollars. (Indiscernible) motion.

19 MAYOR KELLY: Is there a second?

20 COMMISSIONER FRANCK: Second.

21 MAYOR KELLY: Any discussions? All  
22 those in favor say aye.

23 IN UNISON: Aye.

24 MAYOR KELLY: Any opposed? The  
25 matter passes.



1           COMMISSIONER SCIROCCO: Second item  
2           on the agenda is discussion and vote,  
3           authorization to pay invoice number  
4           0516140 to Mahoney Notify-Plus, Inc. in  
5           the amount of \$295.70.

6           The following invoice for Mahoney  
7           Notify is for service to relocate, to  
8           clean up, and protect phone lines at the  
9           (indiscernible). Prior to 2021, the work  
10          performed by Mahoney was processed as a  
11          public work service by verbal purchase --  
12          by a verbal purchase order. The service  
13          provided by Mahoney has recently been  
14          identified as a professional service and  
15          requires a formal PO to meet the  
16          purchasing policy requirements.

17          Therefore, I move for the approval  
18          today of invoice number 0516140 to  
19          Mahoney Notify-Plus in the amount of  
20          \$295.70. And I (indiscernible) for a  
21          motion.

22          MAYOR KELLY: Is there a second?

23          COMMISSIONER FRANCK: Second.

24          COMMISSIONER DALTON: Second.

25          MAYOR KELLY: Any discussion? All



1 those in favor say aye.

2 IN UNISON: Aye.

3 MAYOR KELLY: Any opposed? The  
4 matter passes.

5 COMMISSIONER SCIROCCO: Third down  
6 on the agenda is discussion and vote.  
7 This is authorization for the mayor to  
8 accept a donation from the New York State  
9 Civil War Sesquicentennial Committee in  
10 the amount of \$4,329.44.

11 The city of Saratoga Springs will be  
12 accepting the donation of \$4,329.44 from  
13 the New York State Civil War  
14 Sesquicentennial Committee. On Thursday,  
15 July 16th, 2020, vandals destroyed a  
16 historic 77th Infantry regiment monument  
17 that resides in Congress Park. This  
18 donation will be used for assistance with  
19 (indiscernible) and the civil war  
20 monument (indiscernible).

21 The 150th Committee was sworn in  
22 2015 to bring attention to New York's  
23 role in the civil war. And at this time  
24 I'd like to personally thank the New York  
25 State Civil War Sesquicentennial





1 Committee for the generous donation and  
2 their continued (indiscernible) efforts  
3 on helping preserve our history.

4 Therefore, I move for the mayor to  
5 accept the donation from the New York  
6 State Civil War Sesquicentennial  
7 Committee in the amount of \$4,329.44.  
8 And I put that in form of a motion.

9 MAYOR KELLY: Is there a second?

10 COMMISSIONER DALTON: Second.

11 MAYOR KELLY: Any discussion?

12 COMMISSIONER DALTON: Thank you to  
13 the committee for that donation.

14 MAYOR KELLY: All those in favor say  
15 aye.

16 IN UNISON: Aye.

17 MAYOR KELLY: Any opposed? The  
18 matter passes.

19 COMMISSIONER SCIROCCO: Next item on  
20 my agenda is just an announcement  
21 regarding the Department of Public Works  
22 Facebook page. I am happy to announce  
23 that the Department of Public Works will  
24 be creating its own Facebook page to  
25 share information with the public. Up



1           until now, the Department (indiscernible)  
2           make some press releases, the city's  
3           website, or the city's Facebook page.  
4           But as the public expects to get more  
5           information straight from DPW, I thought  
6           it was important for our department to  
7           have its own page. DPW will provide  
8           updates on projects, emergency events,  
9           water and sewer information, along with  
10          other helpful information that will allow  
11          the public to know more about DPW-  
12          provided services.

13                 DPW staff are currently setting up  
14          the page and establishing internal  
15          controls for posting information which  
16          will mirror the existence in the policy.  
17          Residents will be able to get our page  
18          information by searching for Saratoga  
19          Springs EPW on Facebook.

20                 Next item on my agenda, number 5,  
21          announcement, just that the spring tire  
22          recycling program -- Saratoga County is  
23          hosting their annual tire recycling  
24          program. This program is open to all  
25          state and Saratoga County residents. The



1 event will be held on Tuesday, May 25th,  
2 from 4 to 5:30 p.m. at the Morell  
3 Transfer Station at the corner of Route 9  
4 and Butler Road. Preregistration and  
5 proof of residency are required to  
6 participate. And again, additional  
7 information can be found on the city's  
8 website and probably on our new Facebook.

9 Number 6 on my agenda is just  
10 another announcement, Arbor Day tree  
11 planting. On Friday, April 30th, I was  
12 joined by the city arborist, Steve  
13 Lashomb and New York State DEC Supervisor  
14 Forester of Region 5, Jeff Speich, to  
15 celebrate Arbor Day with the planting of  
16 a new tree on Broadway. The City of  
17 Saratoga Springs has been recognized as  
18 tree city U.S.A. since 2017 by the Arbor  
19 Day Foundation. And the planting of this  
20 new tree acknowledged the city's  
21 continued commitment to its urban forest.

22 The City of Saratoga Springs has  
23 demonstrated a real commitment for  
24 protecting and promoting our urban  
25 forest. This has included investment



1 from both our -- from both the city and  
2 our community of arborists. DPW  
3 established the (indiscernible) program  
4 managed by the city arborist and the  
5 urban forestry division to support eh  
6 urban forest remaster plan and ensure  
7 that city trees are maintained and cared  
8 for.

9 The Tree City U.S.A. program  
10 administered the Arbor Day foundation  
11 designates municipalities following the  
12 review of their investment, maintenance,  
13 and commitment to the urban tree  
14 community. The program requires spending  
15 of at least two dollars per capita on  
16 urban forestry. Saratoga Springs budget  
17 is approximately 11 dollars per capita to  
18 manage its urban forest.

19 In furtherance of the commitment to  
20 the urban forest, DPW recently applied  
21 for and was awarded a grant from the New  
22 York State DEC urban and community  
23 forestry program. The grant will provide  
24 (indiscernible), a (indiscernible) tree  
25 inventory, and updated forest manager for



1 the city. An updated tree inventory and  
2 forest management will assist with  
3 decision-making on how best to support  
4 the health and viability of city trees.  
5 Although we would have had -- like, just  
6 have a larger celebration of Arbor Day,  
7 in consideration of COVID, it was best if  
8 we planted a tree this year on Broadway.

9 The newly planted tree is a yellow  
10 buckeye which can grow up to eighty feet  
11 and blooms yellow flowers in the spring  
12 and produces orange leaves in the fall.  
13 And that was -- that was a nice little  
14 ceremony.

15 Number 7 on the agenda is discussion  
16 and vote. This is authorization for the  
17 mayor to sign a contract with M.J.  
18 Engineering and Land Surveying, P.C. for  
19 professional services for Gilbert Road  
20 drainage improvements in the amount of  
21 80,200 dollars.

22 Recent flooding events are occurring  
23 on Gilbert Road at two subject drainage  
24 structures which carry the tributaries of  
25 Lake Lonely under Gilbert Road. These



1 events have resulted in the repeated  
2 closure of Gilbert Road, greatly  
3 inconveniencing residents and motorists.  
4 The flooding has caused damage to the  
5 roadway, requiring multiple repairs. The  
6 conditions have deteriorated so that the  
7 city considers it an emergency situation  
8 as a potential failure could damage  
9 nearby property and endanger drivers and  
10 residents.

11 To understand the conditions of  
12 flooding, the City of Saratoga Springs  
13 had retained Greenman-Pedersen engineers  
14 to perform the initial drainage study and  
15 schematic designs of the approvals. The  
16 scope of the services under this current  
17 RFP is for the final design, bidding, and  
18 construction of this (indiscernible).

19 A qualified proposal was submitted  
20 by M.J. Engineering and Land Surveying,  
21 P.C. They are well-versed in highway and  
22 drainage design and are willing to work  
23 with us under this highly aggressive  
24 project schedule. Design completion is  
25 due by May 20th, and construction is to



1 take place from early June to mid-July of  
2 2021.

3 Therefore, I move for the mayor to  
4 sign a contract with M.J. Engineering and  
5 Land Surveying, P.C. For Gilbert Road  
6 drainage improvements in the amount of  
7 80,200 dollars. And I put that in the  
8 form of a motion.

9 MAYOR KELLY: Is there a second?

10 COMMISSIONER DALTON: Second.

11 MAYOR KELLY: Any discussion? All  
12 those in favor say aye.

13 IN UNISON: Aye.

14 COMMISSIONER SCIROCCO: I just want  
15 to say, this project has been a project  
16 that we've been working on for -- you  
17 know, for a couple of years now. We've  
18 been working with DEC. We've worked with  
19 the Army Corps of Engineers out there.  
20 And we spoke with all the neighbors out  
21 there. It's been -- Gilbert Road gets  
22 traveled quite a bit. And you might even  
23 be familiar with the area that I'm  
24 talking about where the flooding goes  
25 over the --



1           MAYOR KELLY: I know it well, yeah.

2           COMMISSIONER SCIROCCO: And it's --  
3           you know, in a lot of sense, it's the  
4           main thoroughfare for the firetrucks to  
5           go over to the outer Eastern Plateau. So  
6           I think, you know, like I said, it's been  
7           a -- it's caused a lot of damage to the  
8           road. So it's something I think we --  
9           you know --

10          MAYOR KELLY: Yeah, I've been over  
11          that road when it's flooded. It's not --  
12          it's not a good situation.

13          COMMISSIONER SCIROCCO: Yeah. This  
14          repair can't come fast enough for me.

15          MAYOR KELLY: Yeah.

16          COMMISSIONER SCIROCCO: So I'm glad  
17          we -- you know, we got to this point.

18          MAYOR KELLY: Yes, I agree. Thank  
19          you, Commissioner. All those in favor say  
20          aye.

21          IN UNISON: Aye.

22          MAYOR KELLY: Any opposed? The  
23          matter passes.

24          COMMISSIONER SCIROCCO: That  
25          concludes my agenda.





1           MAYOR KELLY: Thank you,  
2 Commissioner.

3           On to public safety. Commissioner  
4 Dalton?

5           COMMISSIONER DALTON: Thank you,  
6 Mayor.

7           The first item on my agenda we  
8 already voted on, so thank you for that.  
9 Exciting news on the third station.

10          The second item on my agenda is  
11 discussion and vote, amend Chapter 225,  
12 Section 225-81 of the City Code, schedule  
13 16, parking prohibited at all times.

14          I make a motion to amend Chapter  
15 225, Section 225-81 of the City Code,  
16 schedule 16, parking prohibited at all  
17 times on Crescent Street on the south  
18 side between South Broadway and Joshua  
19 Road. This is a motion.

20          MAYOR KELLY: Is there a second?

21          COMMISSIONER FRANCK: Second.

22          MAYOR KELLY: Any discussion?

23          I do have a comment on that.

24          There's a problem with the dark park --

25          COMMISSIONER DALTON: Yes.



1           MAYOR KELLY:  -- because it's too  
2 popular.  So I don't know where people  
3 are going to park.  I mean, have you  
4 spoken with the park at all, Commissioner  
5 Dalton?

6           COMMISSIONER DALTON:  We've had  
7 extensive meetings discussing these  
8 issues.  It's much more complicated than  
9 it looks at face value.  I think you were  
10 cc'd on these emails in the beginning but  
11 then deferred them to Commissioner  
12 Madigan.

13          MAYOR KELLY:  Right.

14          COMMISSIONER DALTON:  So yes, it's  
15 something we're aware of.

16          MAYOR KELLY:  Okay.  Is anybody --  
17 is anything coming out of the meetings?  
18 That was my question.

19          COMMISSIONER DALTON:  Not at this  
20 time.  This is -- as far as what the city  
21 can do, this is what's coming out of it  
22 right now.

23          MAYOR KELLY:  Okay.  So the park --  
24 so --

25          COMMISSIONER MADIGAN:  So we -- I



1 met with them. I met with them. And we  
2 did make some suggestions because it has  
3 been very busy and very popular. And  
4 I -- it might be time to follow back up  
5 with them and maybe get the state parks  
6 involved. We thought some signage would  
7 be worthwhile.

8 COMMISSIONER DALTON: I believe they  
9 are following up with Assemblywoman  
10 Warner. And then we were going to hear  
11 back from them after that meeting in  
12 terms of what the state could do while we  
13 took care of this component. So I think  
14 that's where we left off.

15 COMMISSIONER MADIGAN: Yeah. We  
16 gave them some ideas to brainstorm. So,  
17 you know, hopefully they will be back in  
18 touch after they reach out and -- you  
19 know, there might be some more things  
20 that can be done over there. You know,  
21 and I gave them a few --

22 What's happening really is there's a  
23 lot of people congregating in one spot.  
24 You know, I can't tell if they think the  
25 fences have made it worse or better. You



1 know, because it's fenced in, there's a  
2 lot of activity over there. And you can  
3 see under the tree usually somebody  
4 moves, like, a picnic table and it gets  
5 really dusty and dirty and there's all  
6 sorts of dogs and -- you know, sometimes  
7 there's just two -- they need some better  
8 signage and maybe have, like, an  
9 occupancy associated with how many dogs  
10 and people might, you know, be in the dog  
11 park area and maybe a little enforcement  
12 by, like, driving by, you know, a few  
13 times a week. And that might get people  
14 in the habit of knowing, you know, proper  
15 procedures, proper etiquette at the dog  
16 park. They need to follow back up with  
17 the state and then potentially with the  
18 city to see if there's some sort of  
19 partnership we can enter with them and  
20 for the neighbors.

21 MAYOR KELLY: Thank you. All those  
22 in favor say aye.

23 IN UNISON: Aye.

24 MAYOR KELLY: Any opposed? The  
25 matter passes.



1 COMMISSIONER DALTON: Thank you.

2 The third item on my agenda is the  
3 discussion and vote and authorization for  
4 the mayor to sign medical director  
5 contract with Dr. Jason Bernad.

6 This is an annual agreement with Dr.  
7 Jason Bernad to serve as medical director  
8 for the fire department. The city will  
9 reimburse the medical director at the  
10 rate of 10,000 dollars per year payable  
11 in equally quarterly installments.

12 I make the motion to authorize the  
13 mayor to sign an agreement with Dr. Jason  
14 Bernad as the medical director. This is  
15 a motion.

16 MAYOR KELLY: Is there a second?

17 COMMISSIONER FRANCK: Second.

18 MAYOR KELLY: Any discussion? All  
19 those in favor say aye.

20 IN UNISON: Aye.

21 MAYOR KELLY: Any opposed? The  
22 matter passes.

23 COMMISSIONER DALTON: Thank you,  
24 Mayor. That concludes my agenda.

25 MAYOR KELLY: Thank you,



1 Commissioner.

2 On to supervisors. Supervisor  
3 Veitch?

4 SUPERVISOR VEITCH: Thank you,  
5 Mayor. Just one item from my agenda  
6 which is an update from the Buildings and  
7 Grounds Committee.

8 I just wanted to update the council  
9 and generally the public on the recent  
10 auction of the building at 31 Woodlawn  
11 Avenue. The auction was held for the  
12 past three weeks, starting at the  
13 beginning of April and ended on April  
14 28th. The building has been -- has  
15 been -- has a high bidder. And the high  
16 bid amount for that bidder was 2.8  
17 million-100 dollars. And just to  
18 announce that the high bidder was the  
19 Adirondack Trust Company. So they are  
20 the bidders on the Woodlawn Avenue  
21 building.

22 We are having a buildings and  
23 grounds meeting on Thursday this week, so  
24 nothing has yet been approved by the  
25 county. But we are going to recommend to



1 accept that bid from the Adirondack Trust  
2 Company for 2.8 million-100 dollars for  
3 the Woodlawn Avenue building. So I just  
4 wanted let people know that. And we will  
5 continue to keep you posted as we go  
6 through our agenda this month on the  
7 successful sale of the building hopefully  
8 by the end of the month. And that's it  
9 for my agenda. Thank you.

10 MAYOR KELLY: Thank you, Supervisor.  
11 Supervisor Gaston?

12 SUPERVISOR GASTON: Thank you.

13 The first item on my agenda is a  
14 COVID-19 update. We are starting to look  
15 much better with our numbers. Our  
16 rolling positivity rate right now for  
17 seven days is 1.5 percent which is much  
18 lower than it's been recently. And we've  
19 also reduced our hospitalizations. We're  
20 at eleven currently.

21 At this time, over fifty percent of  
22 county residents, that's in total, have  
23 received at least one COVID-19 vaccine.  
24 And approximately forty percent of  
25 Saratoga County residents are completely



1 vaccinated. Those are pretty good  
2 numbers, but we're seeing the attendance  
3 at our pods reduced. Fewer people are  
4 interested, including the sixteen-year-  
5 olds, sixteen and seventeen. We do know  
6 that the FDA is expected to approve  
7 Pfizer for even younger individuals,  
8 twelve to fifteen, possibly as soon as  
9 next week. So we're hoping that people  
10 want to do that. It helps protect your  
11 kids, keeps them safe in school, and  
12 allows our schools to function more  
13 normally than they are currently. So I  
14 think we're all looking forward to that.

15 We are going to start transitioning  
16 to smaller pods around the county. We  
17 are starting in some of the  
18 municipalities with lower vaccination  
19 rates generally, but they will be held  
20 everywhere, including in Saratoga  
21 Springs. And we'll be doing some smaller  
22 pop-ups.

23 The second item on my agenda is  
24 regards to the Saratoga County Women in  
25 Government Leadership Program. We





1 announced that right before the last city  
2 council meeting. And those applications  
3 are now available at  
4 saratogacountyny.gov/leadershipprogram.  
5 Any high school aged individual,  
6 particularly women, are able to apply for  
7 the program that will be several weeks  
8 over the summer. You'll learn a lot  
9 about county government. Interesting  
10 things, fun things, not just boring  
11 things but also be able to engage with  
12 people who have worked their way through  
13 government as well.

14 Lieutenant Government Kathy Hochul  
15 as well some other state-level officials,  
16 have been interested and expressed desire  
17 to continue being engaged. So it's going  
18 to be a fun time. All of those  
19 applications will be accepted through the  
20 month of May. And there's also a contact  
21 form to send any questions should you  
22 have any. It's a pretty easy  
23 application, so I hope to see some  
24 additional interest in that. We're  
25 already getting some applications in.



1           Once they're in, they will be distributed  
2           to the supervisor that oversees the  
3           municipality where the applicant resides.  
4           And the supervisors, without having the  
5           personal information such as the name,  
6           will select the participants.

7                        Items 3 and 4 on my agenda I'm going  
8           to pull for right now. The websites that  
9           I was going to announce aren't quite  
10          ready. So I'm going to stop on those.  
11          Suffice it to say, there will be a new  
12          committee on community resilience and  
13          also taking some input on the county  
14          website. So that concludes my agenda.

15                       MAYOR KELLY: Thank you, Supervisor.

16                       Any other business from the council?  
17          Then we are adjourned. Have a good  
18          evening.

19                       (Meeting adjourned.)

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C E R T I F I C A T I O N

I, Michael Drake, certify that the foregoing transcript is a true and accurate record of the proceedings.



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Michael Drake (CER-513, CET-513)

AAERT Certified Transcriber

eScribers

352 Seventh Avenue, Suite #604

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Vote: 5-0

