



CLIFTON PARK WATER AUTHORITY BOARD MEETING

Wednesday, August 9, 2023
7:00 PM

AGENDA

- Approve Minutes of June 7, 2023 Meeting

Privilege of the Floor

Old Business

- AT&T Request for Equipment Modification
- Glenville Water Purchase Agreement
- Mountain View Meadows – Resolution to Amend Service Area in Malta

New Business

- Water Storage Tank Inspections
- Peacock Glen Property
- PFAS Settlement

Other Business

Clifton Park Water Authority

Resolution # _____, 2023

Approving Glenville Water Purchase Agreement

WHEREAS, the CPWA wishes to secure additional capacity for its water system to enhance its ability to maintain sufficient supply to its customers, and

WHEREAS, the Town of Glenville has additional capacity that they would like to sell to the Clifton Park Water Authority on a regular basis, and

WHEREAS, the two parties have established terms on a 10-year water purchase agreement, now therefore be it

RESOLVED, that the Clifton Park Water Authority Board of Directors hereby approves the Water Purchase and Sale Agreement, as attached, and authorizes the Chairman to execute any documents necessary to implement this agreement.

Motion to Accept: _____

Seconded: _____

Roll Call Vote:

	<u>Ayes</u>	<u>Noes</u>
Mr. Gerstenberger	_____	_____
Mr. Ryan	_____	_____
Mr. Taubkin	_____	_____
Mr. Butler	_____	_____
Ms. Brondi	_____	_____

Clifton Park Water Authority

Glenville Interconnection Project

Preliminary Project Cost Estimate (assumes DOT allows the interconnect building to be constructed on ROW)

Site Piping / Site Work	Quantity	Units	Price / Unit	Total Price
Pre and Post Rechlorination Sample Lines	1	LS	\$3,000.00	\$3,000.00
Gravel Parking Area	1	LS	\$2,500.00	\$2,500.00
Site Piping / Site Work Total				\$5,500.00

Interconnect Building	Quantity	Units	Price / Unit	Total Price
Excavation	27	CY	\$50.00	\$1,350.00
Foundation	3	CY	\$2,500.00	\$7,500.00
Stick Frame Building	64	SF	\$450.00	\$28,800.00
Electric Service and General Electric Work	1	EA	\$15,000.00	\$15,000.00
Interconnect Building Total				\$52,650.00

Mechanical	Quantity	Units	Price / Unit	Total Price
Flowmeter	1	EA	\$21,000.00	\$21,000.00
Flow Control Valve	1	EA	\$21,000.00	\$21,000.00
Chemical Feed System	1	EA	\$15,000.00	\$15,000.00
Chlorine Analyzers	2	EA	\$7,700.00	\$15,400.00
Control Panel and SCADA Communication	1	LS	\$25,000.00	\$25,000.00
Interconnect Building Total				\$97,400.00

General Conditions & Permitting (10%)	1	LS	\$15,555.00	\$15,555.00
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Total	
Glenville Interconnect Tank Project - Preliminary Construction Estimate Total	\$171,105.00

Contingency (25%)	\$42,776.25
Soft Costs (Engineering) (15%)	\$25,665.75
Soft Costs (Administration/Legal) 2%	\$3,422.10

Total Project Cost	\$242,969.10
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CLIFTON PARK WATER AUTHORITY

RESOLUTION # ____, 2023

RESOLUTION TO AMEND MALTA WATER SUPPLY AGREEMENT

WHEREAS, the Clifton Park Water Authority (“CPWA”) is a public authority and existing pursuant to Public Authorities Law Section 1120 et seq, having a principal office for the transaction of business at 661 Clifton Park Center Road, Clifton Park, NY 12065, and

WHEREAS, the developer for the proposed Mountain View Meadows Subdivision has requested the CPWA to provide water to certain lands which it owns located within the Town of Malta, Saratoga County, New York, and

WHEREAS, the CPWA entered into a Water Supply Agreement dated October 4, 1993 (“Agreement”) with the Malta Water Supply District No. 1 (hereinafter “District”) to supply water and ancillary services to lands in the Town of Malta, and

WHEREAS, pursuant to the fourth recital Paragraph of the Agreement, the original boundaries of the District are defined as certain lands located in Exhibit “A” of the Agreement, and

WHEREAS, the District boundary has previously been amended, and

WHEREAS, the lands of the proposed Mountain View Meadows Subdivision are not within the current boundaries of the District, and

WHEREAS, pursuant to the applicable provisions of the Public Authorities Law Article 5 and pursuant to Section 6 of the Agreement, the consent of the District, the CPWA, the Town of Malta, and the Town of Clifton Park is required in order to expand the geographical area of the District, now therefore be it

RESOLVED, pursuant to Section 6 of the October 4, 1993 Water Supply Agreement between the Clifton Park Water Authority and Malta Water Supply District No. 1, the CPWA Board of Directors hereby consents and agrees that the District may expand its geographical area to serve the proposed Mountain View Meadows Subdivision, which is comprised of the parcel currently identified as Tax Parcel ID# 240.-1-25 and authorizes the Authority Chairman to execute any documents necessary to facilitate this amendment.

Motion By: _____ Seconded By: _____

Roll Call Vote

	<u>Ayes</u>	<u>Noes</u>
Mr. Gerstenberger	_____	_____
Mr. Ryan	_____	_____
Mr. Butler	_____	_____
Mr. Taubkin	_____	_____
Ms. Brondi	_____	_____

LAND APPRAISAL REPORT

Property Address Blue Jay Way	Census Tract 0626.02	LENDER DISCRETIONARY USE
City Rexford County Saratoga State NY Zip Code 12148		
Legal Description 229 -1-10.2		Sale Price \$
Owner/Occupant Clifton Park Water Authority	Map Reference 0160	Date
Sale Price \$ N/A Date of Sale N/A	Property Rights Appraised	Mortgage Amount \$
Loan charges/concessions to be paid by seller \$ N/A	<input checked="" type="checkbox"/> Fee Simple	Mortgage Type
R.E. Taxes \$ 1,478.00 Tax Year 2023 HOA \$/Mo. N/A	<input type="checkbox"/> Leasehold	Discount Points and Other Concessions
Lender/Client Clifton Park Water Authority	<input type="checkbox"/> Condominium (HUD/VA)	Paid by Seller \$
1 Town Hall Plaza, Clifton Park, NY 12065	<input type="checkbox"/> PUD	Source

LOCATION <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS	Good	Avg.	Fair	Poor	
BUILT UP <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GROWTH RATE <input checked="" type="checkbox"/> Rapid <input type="checkbox"/> Stable <input type="checkbox"/> Slow		Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PROPERTY VALUES <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DEMAND/SUPPLY <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARKETING TIME <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PRESENT LAND USE %	LAND USE CHANGE	PREDOMINANT OCCUPANCY	SINGLE FAMILY HOUSING
Single Family 45%	<input checked="" type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Owner	PRICE (\$000)
2-4 Family 1%	<input type="checkbox"/> Likely	<input type="checkbox"/> Tenant	AGE (yrs)
Multi-Family 1%	<input type="checkbox"/> In process	<input type="checkbox"/> Vacant (0-5%)	10 Low 0
Commercial 15%	To: _____	<input checked="" type="checkbox"/> Vacant (over 5%)	900 High 250
Industrial 0%			Predominant
Vacant 38%			350 - 45

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: The subject is located in the Town of Clifton Park. The immediate area is "suburban" in nature with various residential and some small agricultural uses interspersed throughout, with some commercial uses located along main routes. These uses, in the general area do not have an adverse impact on the subject. The subject is located in the "Peacock Glen" subdivision. Employment, & support services are located in close proximity to the subject's immediate neighborhood.

Dimensions 421 x 131 x 75 x 100 x 70 x 102 x 230	Topography	Level
Site Area 1.77 ac Corner Lot No	Size	Above Average
Zoning Classification 02 (Single Family Residential) Zoning Compliance Complies	Shape	Irregular
HIGHEST & BEST USE: Present Use Vacant Land Other Use Building Lot	Drainage	Appears Adequate
UTILITIES Public Other	View	Residential
Electricity <input type="checkbox"/> Available <input checked="" type="checkbox"/> Available	Landscaping	None
Gas <input type="checkbox"/> Available <input checked="" type="checkbox"/> Available	Driveway	None
Water <input checked="" type="checkbox"/> Available <input checked="" type="checkbox"/> Available	Apparent Easements	None
Sanitary Sewer <input checked="" type="checkbox"/> Available <input checked="" type="checkbox"/> Available	FEMA Flood Hazard	Yes* _____ No X
Storm Sewer <input checked="" type="checkbox"/> Available <input checked="" type="checkbox"/> Available	Alley	FEMA* Map/Zone X

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): There are no known easements or encroachments. The site is partially cleared and level lot with 2 filled and capped wells and a filled underground pressure tank. According to the Town of Clifton Park Code and Building Departments, the site appears to meet the minimum requirements for a "buildable" lot (see addendum).

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Blue Jay Way Rexford	17 Carpenter Way Clifton Park, NY 12065	98 Hubbs Road Ballston Lake, NY 12019	54 Hubbs Road Ballston Lake, NY 12019
Proximity to Subject		2.21 miles NE	4.37 miles NE	4.25 miles NW
Sales Price	\$ N/A	\$ 175,000	\$ 140,000	\$ 144,000
Price/ Acre	\$ N/A	\$ 122,377	\$ 91,503	\$ 82,286
Data Source	Insect/Pub. Rec	GlobalMLS/Public Records	GlobalMLS/Public Records	GlobalMLS/Public Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		Cash	Cash	Cash
Concessions		None Known	None Known	None Known
Date of Sale/Time	Insp-6/2023	Cisd-5/4/2023	Cisd-4/27/2023	Cisd-2/7/2023
Location	Average	Superior	Similar	Similar
Site/View	1.77 Acre/Avg	1.43 Acre/Avg	1.53 Acre/Avg	1.75 Acre/Avg
Topography	Level	Level	Level	Level
Zoning/Use	Res/Vacant	Res/Residential	Res/Vacant	Res/Vacant
Utilities	Available	Available	Available/Well	Available/Well
Miscellaneous	None	None	None	None
Net Adj. (total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 10,000.00	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,000.00
Indicated Value of Subject		Gross: 8.2 Net: -8.2	Gross: 1.1 Net: 1.1	Gross: 1.2 Net: 1.2
		\$ 112,377	\$ 92,503	\$ 83,286

Comments of Sales Comparison: Final value range indicate a large range per acre, due to lot sizes, shape, topography and useable terrain. There were a very limited number of similar size vacant land parcels within the Town of Clifton Park and the surrounding area, similar to the subject in overall size, topography and appeal.

Comments and Conditions of Appraisal: The final value estimate is made "as is", considering the land as a "vacant buildable lot", with no deed restrictions.

Final Reconciliation: The final value estimate is considered to be well supported by the results of the sales comparison approach to value, with a very limited number of similar lot sizes, within the past 2 years, in the subject's competing market area. Final value range indicates \$83,286 to \$112,377 per acre. Therefore, \$87,000/acre X 1.77 acre = \$153,999. Sale 3 is the most similar to the subject property.

I (We) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF June 21, 2023 to be \$ 154,000

I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) Orlando J. Valero Review Appraiser _____ Did Did Not Inspect Property