

The regular meeting of the Mechanicville City Council was held at the Senior Citizen's Center, 178 North Main Street, Mechanicville, NY on Wednesday, March 20, 2013. Mayor Sylvester opened up the meeting at 7:00 p.m.

Roll Call:	Mayor Sylvester	- present
	Comm. Seber	- present
	Comm. Chauvin	- present
	Comm. Higgins	- present
	Comm. Hipwell	- present

Chief Waldron led the Pledge of Allegiance to the Flag.

Mayor Sylvester, seconded by Comm. Chauvin, moved that the minutes of the regular meeting of March 6, 2013 be accepted as prepared. Roll Call: Affirmative – all. Negative – none.

Mayor Sylvester asked to go into executive session on a personnel matter.

Comm. Seber said they completed tax collection on the 15th; they still have some outstanding bills. Said he will give a more complete report at the next meeting. Said city water and sewer bills go out on the first of April and people have two months to pay that bill, they are due by May 31st.

Comm. Chauvin had nothing to report at this time.

Comm. Higgins said the Ferry Street Pump Station is up and running. Said hopefully next week the Terminal Street Pump Station will be up and running. Thanked everyone for moving their cars during the snow storm, they did have to tow some cars. Said if people go to the Saratoga County Web Site they can register their phones so when we have an emergency like that they will be notified on their phones.

Comm. Hipwell had nothing to report at this time.

Chief Waldron talked on snow emergency to brief the public that on the first 24 hours of an emergency they have to park on the even side of the road and they always start at 8:00 p.m. Said the second 24 hours are on the odd side and then they will revert back to the normal parking restrictions that are there unless DPW posts signs. Said they go through great lengths to notify the public of snow emergency, it will be on the reverse 911. Said 48 tickets were issued for the last snow emergency and 34 were towed. Said they try to work in concert with DPW. Talked more about this as did Comm. Higgins. Said as people know they had a robbery at the Coin Store, they are actively working on this, they had 25 leads on the case and are working with the Albany Police and other police agencies and are working hard on that along with the person that exposed themselves. They checked the surveillance cameras and found it was a white car which they are looking into.

Supervisor Richardson had nothing to report at this time.

Fire Chief Corrigan said they do have surveillance at the fire house now and they will meet with Val to see how long it needs to be in storage.

Comm. Seber said he and Joe met with Val last week and they will get together more formally to come up with some sort of policy more with the CD, DVD kind of information. Said there's been a request for that information from the police department in how the city will be handling that so they will be addressing that.

Chief Waldron said the most important thing is they give notice that people are under surveillance at every entrance.

Mayor Sylvester made a motion to close the regular meeting at 7:14 p.m. to go into a public hearing on Local Law 2013-1 Amending the City Charter Section 53, regarding the Sale of City Real Property, seconded by Comm. Chauvin. Roll Call: Affirmative – all. Negative – none.

Comm. Seber said the notice was duly published. Said this change will affect any piece of city owned property that's designated an environmental hazard by DEC. Said about 20 years ago the city bought the industrial train parcel up there with the intent of making it an industrial park, the thought back then was there weren't any environmental concerns on the property, it would be able to be marketed but that was not the case, it was basically a brown field. Said in '06 or '07 the city received a \$400,000 grant from DEC to do engineering work and to remediate the site with the thought that there would be some additional funding coming forward to do a complete remediation after that work was done. Said the engineering was done and some hot spots were taken out until the \$400,000 was spent. Said there were no additional funds available. DEC didn't have any more funds to remedy the situation. Said anyone that purchases property up there has to follow DEC's documents, all the rules and regulations within this document. Said they have talked about remediating it themselves, talked about everything that had to be done to the land that was very, very expensive, it would cost the city in the neighborhood of 1/2 million dollars and they were unable to do it. Said they put it out to bid and only had one group come in that wanted to be partners with the city on this but the city couldn't do this. Said the city attorney recommended that they change the charter to give them a little more flexibility on these brown field sites. Said basically this council or any other council has different options on how they want to sell the property. Said this change in the charter will give them flexibility in marketing these brown field sites. Said it will require 4 out of 5 members of the council would have to support it.

Mayor Sylvester asked if anyone had any comments.

Dave DeMarco asked if the city would still be liable if anything happened to anyone.

Comm. Higgins said they would always be liable even if they sell it.

Comm. Seber said until that entire parcel up there is completely restored; the city

will always have that environmental liability. The ideal is once it is completely remediated, the city will get a certificate of completion which will get the city off the hook. Explained how the property would be developed.

Mayor Sylvester made a motion to close the public hearing to re-open the regular meeting at 7:21, seconded by Comm. Chauvin. Roll Call: Affirmative – all. Negative – none.

Mayor Sylvester opened up the meeting to public comment.

Dave DeMarco said he understands that there won't be a fire truck on the West Side Station.

Mayor Sylvester said that was correct. Talked about nobody showing up at fires with two fire houses open. Said he didn't want to close but he's disappointed in the guys not showing up. (More discussion was held on this).

Mr. DeMarco said he was kicked out of the fire department because he didn't have a physical and drove everyone of the trucks. Said they are not looking for people, they are looking for certain people.

Mayor Sylvester said that was an internal thing.

Comm. Hipwell said he wasn't kicked out because he didn't have a physical, said 8 years in a row he didn't make his quotas.

Chief Corrigan said it was 5 years in a row.

Kim Dunn said as far as closing the station, when will people be notified of it because most of them don't know it.

Mayor Sylvester said it's in the newspaper.

Chief Corrigan said it will be in the Express.

More discussion was held on the Fire Department and how things shouldn't be talked about fire people as they are volunteers.

Lydia Tyrone disagreed with shutting the station down and the dangers of not having a truck on that side.

Mayor Sylvester said he's not a fireman and went by the way the experts said.

Man in audience talked about parking on the street when they have fire calls.

Mayor said they can park anywhere on the street, no one will tow them.

Comm. Seber said the Chiefs were saying response time is down. He wants to see

if there is an improvement to response time in 6 months.

Comm. Higgins asked if this was a permanent thing.

Mayor Sylvester said if it turns out it's not working correctly, they have the option of opening it back up.

Chief Corrigan said the 3 chiefs met with the Mayor and Comm. Seber and provided them with data, they have to think of residents for the entire city and that's what they made their decision on, the entire city as well as their fire fighter's safety.

More discussion was held on closing the fire department.

Comm. Seber read FINAL CONSIDERATION OF LOCAL LAW NO. 2013-1
AMENDING THE CITY CHARTER SECTION 53,
REGARDING THE SALE OF CITY REAL PROPERTY

Introduced by Comm. Seber, seconded by Comm. Higgins. Roll Call: Affirmative – all. Negative – none.

Comm. Seber read RES. NO. 28-13 AUTHORIZING AND DIRECTING THE
MAYOR TO FILE AN APPLICATION TO THE NYS
DEPARTMENT OF STATE'S LOCAL GOVERNMENT
EFFICIENCY GRANT PROGRAM FOR \$200,000

Comm. Seber said this will allow the city to spend \$4,000 to apply for a \$200,000 grant which will allow them to have it go towards the replacement of the city's water meters. Said they have been dealing with this water issue for some years now, most of them are in agreement that many of the current water meters are running slow or not running properly which is costing the city substantial water revenue. The thought is to replace all of the water meters in the city with new water meters. Said it would be around 3 or \$400,000 to do this work. Said the \$4,000 will come out of the Revitalization Line.

Introduced by Comm. Higgins, seconded by Comm. Hipwell. Roll Call: Affirmative – all. Negative – none.

Comm. Seber the next resolution, saying they have to report the environmental conditions of the industrial park. Said it will be an annual inspection that needs to be sent to DEC for the industrial park and the money will come out of the engineering line. Read RES. NO. 29-13 AUTHORIZING THE MAYOR TO RETAIN THE SERVICES OF
OF HRP TO PERFORM ANNUAL INSPECTIONS OF THE INDUSTRIAL PARK

Introduced by Comm. Chauvin, seconded by Mayor Sylvester. Roll Call: Affirmative – all. Negative – none.

Comm. Seber read RES. NO. 3013 AUTHORIZING THE MAYOR TO ENTER

INTO AN ESCROW AGREEMENT WITH EMPIRE
WAREHOUSING CORP.

Introduced by Comm. Seber, seconded by Comm. Chauvin. Roll Call:
Affirmative – all. Negative – none.

Comm. Seber read RES. NO. 31-13 AUTHORIZING THE MAYOR TO ENTER
INTO AN AGREEMENT WITH THE FIRM OF BARTON &
LOGUIDICE TO REPRESENT THE CITY'S INTEREST WITH
THE EXPLANADE PROJECT

Introduced by Comm. Chauvin, seconded by Mayor Sylvester. Roll Call:
Affirmative – all. Negative – none

Comm. Seber read RES. 32-13 THAT THE CITY ATTORNEY, VAL M. SERBALIK
BE PAID AT THE RATE OF \$175.00 PER HOUR IN
RESPECT TO THE EXPLANADE PROJECT FOR THE
YEAR 2013

Comm. Seber said that's plus an additional 25% to cover his Social Security
contribution and his NYS Pension contribution. Said that's pretty standing what they
did last time.

Introduced by Comm. Chauvin, seconded by Mayor Sylvester.

Roll Call:	Mayor Sylvester	- yes
	Comm. Seber	- no
	Comm. Chauvin	- yes
	Comm. Higgins	- yes
	Comm. Hipwell	- yes

Comm. Chauvin read RES. NO. 33-13 PAYROLL AND VOUCHERS

Introduced by Comm. Chauvin, seconded by Comm. Hipwell. Roll Call:
Affirmative – all. Negative – none.

No new or old business.

Mayor Sylvester, seconded by Comm. Seber, made a motion to close the regular
meeting to go into executive session on a personnel matter at 7:50 p.m. Roll Call:
Affirmative – all. Negative – none.

Mayor Sylvester, seconded by Comm. Chauvin, made a motion to close the
executive session at 8:40 p.m. to re-open the regular meeting. Roll Call: Affirmative –
all. Negative – none.

Comm. Hipwell, seconded by Comm. Higgins, moved that the regular meeting be

adjourned at 8:41. Roll Call: Affirmative – all. Negative – none.