

The regular meeting of the Mechanicville City Council was held at the Senior Citizen's Center, 178 North Main Street, Mechanicville, NY, on Wednesday, April 1, 2015. Mayor Baker opened the meeting at 7:00 p.m.

Roll Call:	Mayor Baker	- present
	Comm. Seber	- present
	Comm. Gilheany	- present
	Comm. Higgins	- present
	Comm. Hipwell	- present

Paul Loatman led the Pledge of Allegiance to the Flag.

Comm. Higgins, seconded by Mayor Baker, moved that the minutes of the regular meeting of March 18, 2015 be accepted as prepared. Roll Call: Affirmative – all. Negative – none.

Mayor Baker said he has had a couple of questions about a letter that was read by him on the John Moore Homes. Said they have been pursuing a self-investigation on it. Mark has talked to one or two places and he talked to a couple. Said they haven't come to a final decision yet but that the council, if they choose, can review the budget for the John Moore Homes. He believes they don't need to do that but they will discuss it among themselves. It appears that they don't have to, only if they choose to and it's running well down there so it's his opinion that he doesn't choose to, but he hasn't had a chance to talk to all the commissioners yet but he wants them to know that they are looking at it.

Comm. Seber said water bills will go out sometime by the end of the month and they only have one month to pay it in this cycle just for this year. Said he talked to the county today about when they are going to restart work on the Central Avenue Bridge and their projected date, which could change, is April 13<sup>th</sup>. Hopefully if that goes well they will put in guardrails and additional paving. Hopefully that will be done in advance so they can get to our project, the two bridges. Said they are very close to getting all the easements and acquisitions. Said there is a resolution tonight for an eminent domain proceeding on a piece of property that is underwater and is owned by Theresa Timpanaro which she had signed off and had her power of attorney all set in there with the project but unfortunately about a month ago she passed away and when she passed away there is no executor to the estate which complicates things further so there are several options to move forward in terms of acquiring the property and the quickest, most inexpensive option is to through eminent domain proceeding which they are in the process of doing right now. Said they need a resolution to formulize it to move forward. Believes that is the last piece of the puzzle and hopefully construction will begin in the next few weeks. Said they were hoping to be in the ground in April but it won't happen so there are hoping sometime in May.

Comm. Gilheany said she left the Treasurer's Report, other than that she had nothing to report.

Comm. Higgins had nothing to report at this time.

Comm. Hipwell thanked the Express but he is going to say it again, on May 8<sup>th</sup> for the 100<sup>th</sup> Anniversary Ugly Rooster tickets are on sale. The big thing that everybody is waiting for, he has good news, the second week in May the Park Avenue Playground should be blacktopped. It will be done if there is no rain or anything.

Fire Chief Corrigan said they had 149 calls for the year; they had 10 more now than they did last year at this time. They had 41 this past month, 38 of them were in the city, most of them were EMS, they had 26 calls. They did have some drills during the year, some of the bigger ones they did structural response preparing all the young firefighters for firefighting. Said they had the whitewater prep, station cleanup, some other drills, a couple were state training now that their firefighters are going to be trained more back in the city and be prepared to go to class, there will be less classroom for them and several of them had to take that training for 6 hours on Saturday, including himself, it was like being a rookie again, it was brutal. Said he does appreciate their consideration, whether they vote yes or no, it's a much needed purchase; their oldest truck is 27 years old now. They really need a new truck. Thank you.

Comm. Seber said they have Paul Loatman here tonight, he's our City Historian, there's a resolution on tonight regarding Col. Ellsworth and a plaque that the descendants will place on the site of his death. Said Paul will explain what's going on in regard to the resolution.

Mr. Loatman said what he has given the city council is a copy of the proposed resolution. Said in short, in February a descendant of the Ellsworth family, a young man who lives in Virginia, whom he's talked to a number of times, his thought and many others have felt over the years and they expressed to me how could you go to the site where Ellsworth was killed, find a plaque put up by the Sons and Daughters of the Confederacy, Confederate Soldiers that notes that James W. Jackson was killed by Federal Soldiers while defending his property, personal rights, as stated in the verdict of the coroner's jury and yet no one, anywhere throughout the world remembered Ellsworth whose death led to increase of 200,000 men signing up for the Union Forces. Said nothing has ever been noted there. This issue has come up a number of times. The original hotel, the Jackson Hotel no longer exists, it was replaced by the Hotel Monaco who told the descendants they would be willing to put a plaque up and they will pay for that if they can get support from various interested people such as the City of Mechanicville where he is buried. Talked about every town that supported this. Said he talked to the Mayor about supporting this resolution and sending it to the Office of Historical Alexandria to consider whether or not a plaque would be put up commemorating Col. Ellsworth.

Comm. Seber asked at whose expense.

Mr. Loatman said the descendants and they are not asking for any money. Thanked them for their consideration.

Mayor Baker opened up the meeting to public comment. Asked the people to identify themselves and they have 5 minutes.

Kim Dunn, South Main Street, said she is a bit angry about the resolution for re-evaluation because it sounds like they are going ahead with it and they didn't ask the public what they thought about it.

Comm. Seber said they are trying to be as transparent about this as they possibly can. Said he and the Mayor met with a couple of groups and this is the group they got an agreement with them. They said they would probably make a decision the first meeting in April. Said they spoke about it at every meeting. Doesn't believe there was any intent of having a public meeting prior to voting on it.

Mrs. Dunn said we went from having a Deputy Commissioner of Public Safety to putting it to a third position and now we are going backwards, she doesn't understand that.

Mayor Baker said his opinion is that every department in the city should have a Deputy Commissioner because if the person isn't available you need someone to take action. Not his department obviously. Said he supports her if she wants to be a deputy.

Comm. Hipwell said he didn't go to her, she came to him and they had a long talk and he asked her to stay where she was but she prefers to be a deputy. She's not getting any more money or anything like that just the title changed at this time. That's what she wants, after I stalled her for a month, I got Denny involved and I okayed it that's why we're going to do it back to a deputy. Said he told her the whole thing, in two years when he is done the next guy or female that comes in here you have the possibility of leaving. Said she understands that. Said he told her he prefers her staying at her status now but she told him 10 times that she appreciates it but wants to become his deputy so that's why we are doing it.

Mayor Baker said he is saying he doesn't want her to change so she can have protection.

Mrs. Dunn said she thinks there is a smart move in that too being what she is now.

Comm. Seber said he wouldn't do it; he wouldn't give up job security.

Comm. Gilheany said it looks better on a resume.

Mrs. Dunn said for 3 meetings the agenda was posted last year she wishes they would get back to that. Believes the council meetings should be listed on there, when tax bills and water bills are due, she thinks it will be helpful and it may help to get some payments in. It should be used more to promote our city government and happenings.

Dave Hicks, 1<sup>st</sup> Avenue, asked how far ahead is this agenda drawn up.

Mayor Baker said they would like to have everything in at least by Thursday or Friday of the prior week but sometimes things happen and they have to be put on the agenda after that.

Mr. Hicks asked why it isn't listed on the Mechanicville Website. This happens over and over they come in and have to digest the agenda in 10 minutes. Asked how much they will gain after paying a person \$125,000 to re-evaluate. Will they be able to overcome that \$125,000?

Mayor Baker said they don't know yet. Said the state has recommended for 20 years that the city do a reval. Said when he ran for office he said he was going to try to get the city to do the things the right way, bring it up to where it should be.

Mr. Hicks said with the financial issues we are having right now, to throw on another \$125,000, when we might wait a year or so to get up there. Now you are committed to buying a fire truck so with that and the \$125,000 the price is going up on everything that is going on.

Mayor Baker said they are hoping to cover their cost by selling some property that they will have up for auction to sell. He would assume that they would cover it with this.

Comm. Seber said the proposal offers 3 payment options; you can do it in one in over 2 years or 3 years so they still have to decide how they are going to proceed. Said the selling of the property will probably cover this year, there are some deductions coming off next year that will be able to kind of roll into this for the next year and the following year is the 3<sup>rd</sup> year. Said they have the budget the next three years, he knows there are some interest payments. Said for example they budgeted \$70,000 but it looks like they will be in the \$35,000 range or so, so there is some money there that over the next year or two they can pay it this way and 2 years out that will kind of go away or whatever. Said they are not going to put up \$125,000 in 2015, it's over 2 or 3 years. They have to figure out how they are going to pay this thing but that's the plan.

Mr. Hicks said in the back ground they have that water up there that they are going to have to try to dredge so that's in the back ground and is an expense here. These things are accumulating very quickly in a short period of time so these expenditures go up so you have to weigh it against what's really going to happen.

Comm. Seber said historically when a community does a re-val there's an increase in your overall assessment. Said they don't know how much that is yet. Said they just took a 3 million dollar hit on assessment this year which affected everyone's taxes and we will be taking a \$400,000 hit next year on the old Bank of America Building. So it's not trending in the right direction. Said if there is some development on the north side of the city over the next few years maybe that will turn around a little bit. Said overall we'll see an increase in assessment, how it's going to affect individuals he has no idea.

Mr. Hicks said they have to figure the budget less than 100%, you are going to get 85 or 70 or less on your collections. Said as he said there are things that are probably out of line that he had already budgeted for and it isn't there anymore. Said they have to get this water settled or we will get killed. Said we are getting killed now if you consider the 22% over two years. Everybody will run if it goes south again.

Mrs. Dunn said she understands you can't control everything that happens in the city. Said someone made a decision on the Esplanade to give them tax breaks and breaks on other

things and that has now come back to bite us. She understands there are things they can't control like the Bank of America. Said you no longer have kids that are staying here. She would like her children to stay here. Said this will impact everything from their fire department, your emergency service, everything, you want to do something to make them want to stay here. It seems like they just keep taxing people.

Comm. Seber said she mentioned the Esplanade; he's the only one that's been here for the whole process. Said he's been a big supporter of it, he's been to a lot of meetings in favor of it. Said it's a transformational project. Said that building was coming down up there. Said they are not paying a Pilot Payment they are paying taxes. Said it's a disappointment that nothing is happening up there but that building was going to come down anyway, it was assessed at 3.2 million dollars and they were paying taxes on it. Regardless of what happened to the Esplanade that building was coming down. He knows they spent millions to get to this point. Said they were supposed to pay us \$50,000 when it came to fruition. They are just paying taxes; unfortunately they are paying on \$100,000 not 3.2 million. Said taxes went up 2.8% last year, the council had raised it .4% but Jodie did a heck of a job on the budget and the reason it went to 2.8% was because of the reduction on the budget. Said hopefully doing the re-val won't impact the budget. We have LOSAP contributions coming down. Said you can't project what's going to happen. Said the state is no help, the cities are getting nothing.

Paul Loatman asked if that developer is required to do anything within a certain time frame.

Mayor Baker said there was never any time frame.

Mr. Loatman asked if there was any way to pursue another developer.

Mayor Baker said supposedly he is having someone buying the project. They haven't been told that officially. He was told unofficially he was going to come and talk to them about it. It might be a plus.

Mr. Loatman said someone from out of town within the last 8 months expressed some interest to him; they are people of significant means.

Mayor Baker said he has the building department bringing some actions against him to at least make the place presentable. Said he started, then he stops, he makes a mess and walks away.

Comm. Seber said the Mechanicville/Stillwater IDA made the agreement with him not the city council and it's a two year deal. They would have to go back to the IDA for an additional PILOT.

Mr. Loatman said the state has said the small IDAs should be put out of business. Can this IDA renew an agreement extending beyond these two years?

Mayor Baker said the state isn't looking at ours; they don't have a problem with ours right now. Said we are working in the right direction.

Comm. Seber said they will have to come back to Zoning and Planning for final site plan approval.

Mr. Hicks said the biggest problem is figuring out what can go wrong.

Renate Gerstenberger asked for more information on the tickets they are selling for the May 8<sup>th</sup> dinner.

Comm. Hipwell said Public Safety, the Library, Ballston Spa Bank, the Ugly Rooster and the Community Center are selling them. Said if you buy them ahead of time they are \$20.00 for the buffet and if you buy them at the door that night they are \$25.00 and it goes from 5:00 to 8:00.

Mr. Hicks asked who owns the parking lot behind the old school.

Comm. Seber said Jaimen McMillan who wants to use it for his hall over there.

Comm. Gilheany read RES. NO. 37-15 AMENDING THE 2014 ANNUAL BUDGET

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

Comm. Seber read RES. NO. 38-15 THE MECHANICVILLE CITY COUNCIL ON BEHALF OF THE CITIZENS OF MECHANICVILLE, NEW YORK, THE HOME AND FINAL RESTING PLACE OF COLONEL ELMER E. ELLSWORTH, SUPPORTS THE EFFORTS OF HIS DESCENDANTS TO GET A PLAQUE HONORING HIM INSTALLED AT THE SITE OF HIS DEATH

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

Comm. Seber said he will get a certified copy for him tomorrow.

Comm. Seber read RES. NO. 39-15 MECHANICVILLE CITY COUNCIL AUTHORIZES THE MAYOR TO ENTER INTO A CONTRACT WITH GAR ASSOCIATES INC. TO CONDUCT A RE-EVALUATION OF THE REAL PROPERTY LOCATED WITHIN THE CITY

Comm. Seber said they have a local office in Clifton Park so they have a local representative here.

Introduced by Comm. Seber, seconded by Mayor Baker.

Roll Call:	Mayor Baker	- yes
	Comm. Seber	- yes
	Comm. Gilheany	- abstain
	Comm. Higgins	- yes
	Comm. Hipwell	- yes

Comm. Seber read RES. NO. 40-15 COMMISSIONER OF PUBLIC SAFETY  
CHANGES THE POSITION OF STEPHANIE SULLIVAN  
FROM CLERK TO DEPUTY COMMISSIONER OF PUBLIC  
SAFETY EFFECTIVE IMMEDIATELY

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

Comm. Gilheany read RES. NO. 41-15 CITY COUNCIL WISHES TO AMEND THE  
2015 BUDGET

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

Comm. Seber read RES. NO. 42-15 THE MAYOR IS AUTHORIZED AND  
DIRECTED TO ENTER AN AGREEMENT TO PURCHASE  
A CERTAIN FIRE TRUCK AND APPARATUS FOR THE SUM  
OF \$427,848.00

Comm. Seber said this is Houston. Said the law changed in 2012 to allow you to buy out of state purchase agreements and state bids and things like that. Said they are still in the process of doing their final research on Houston. Said for this kind of money they want to make sure they are right. So until then when final due diligence is done then the Mayor will sign the contract.

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

Comm. Seber read RES. NO. 43-15 AUTHORIZATION TO COMMENCE  
PROCEEDINGS PURSUANT TO ARTICLE 4 OF THE  
EMINENT DOMAIN PROCEDURE LAW

Comm. Seber explained the eminent domain procedure. Said they are authorizing this subject to a written agreement with the subcontractor.

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

Comm. Gilheany read RES. NO. 44-15 PAYROLL AND VOUCHERS

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

No new or old business.

Comm. Gilheany, seconded by Comm. Seber, moved that the meeting be adjourned at 7:38 p.m. Roll Call: Affirmative – all. Negative – none.