

The regular meeting of the Mechanicville City Council was held at the Senior Center, North Main Street, Mechanicville, NY on Wednesday, October 7, 2015. Mayor Baker opened the meeting at 7:00 P.M.

Leah Farone led the Pledge of Allegiance to the Flag.

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

Commissioner Higgins, seconded by Commissioner Seber, moved that the Minutes of the September 16, 2015 be accepted as prepared.

Roll Call:	Affirmative	- All
	Negative	- None

Attorney Val Serbalik: I would like to have an Executive Session to discuss a litigation case.

Mayor Baker: Chief Joe Waldron's report.

The ballistic vest grant – we received the entire order of vests and all the officers have the most up-to-date vests on the market now. They have it and using it. The weapons. We received a bid for the purchase of Smith and Wesson M&P 40 Caliber hand guns. It was awarded to Atlantic Tactical. They were the lowest bid. Commissioner Seber: First I would like to go into a very quick executive session regarding a water agreement. The water bills are out and due to be paid by the end of the month. We had a tax sale and a property sale of city owned property. We auctioned off 4 parcels . Three of them sold. One of the tax parcels sold. The second tax property. The one at 96 Saratoga Avenue did not sell. I want to talk to the Council at some point to discuss adjusting the price a little bit and putting it back up. The two properties owned by the City: the 12 New York Avenue property sold for \$20,000 and the vacant lot on Elizabeth Street, the old Tancredi's Diner, sold for \$16,500. So, \$106,500 received from the properties plus the \$36,000 in taxes for the property on North Second. There are Resolutions relating to these to be more specific.

Commissioner Gilheany: I left the Treasurer's Report for the month of August. The only other thing is the budget. I have mostly everybody's budget back in. We are waiting for some information. At the next meeting; hopefully, we will be announcing budget workshop meetings. That is all that I have. Thank you.

Commissioner Higgins: County Waste is now charging us \$20.80 per mattress per box spring. So, we decided not to pick them up any more. It is just too expensive. Also, televisions and monitors for computers. Going up to \$20. It is costing us too much and it is not working out.

Mayor Baker: Commissioner Hipwell

Commissioner Hipwell: Nothing to report.

Mayor Baker: Attorney Serbalik

Attorney Serbalik: Twenty properties subject to tax foreclosure in 2012. That's it.

Mayor Baker: Is that it? Supervisor Richardson is not here. Chief Waldron. I already gave his report.

Mayor Baker – Jim Corrigan, Fire Chief:

Chief Corrigan: So far this year we have answered 455 calls. We had 2 structure fires about a week apart. One on Grand Street and one on Francis Street. Everything went well. We did have some damage to our ladder truck. It is in service. The air conditioner compressor ceased at the scene. We are looking at the cost of fixing it. Possible it is within our insurance to claim it.

I wanted to reach out to thank Bove Fuels that allowed us to send members out to the New York State Fire Academy for propane emergency response. They are paying for the room, the board, the class. I was able to send one guy. Matt Bove reached out to me and I would really like to thank them.

NYSEG is going to have a class with their new station on Central Ave in November. Once it goes on line we will be there for a drill with them. Looking out for our other community partners.

The Breast Cancer Walk is Sunday, October 11. Hopefully, everyone supports them. A very worthy cause.

We have the annual drive going on last night and tonight. So, if you were home last night on the west side or tonight on the north end of town, we appreciate all the donations we do get.

A quick update on the siren. NYSEG is waiting to put the pole in. Need to bring in special equipment. It is an 80 foot pole and it is going up on DPW's property. I want to reach out and thank the Mayor. He has been supporting emergency services, police department, fire department, and is trying to find funding to

actually fix our doors without even asking us to try to take money out of our funding. I appreciate it. I hope it works out. That is all I have to report.

Mayor Baker: Thank You. We now have Leah Farone from Clifton Park Halfmoon Ambulance. Not on the agenda, by the way, and that is my fault. She is going to speak to us along with a representative from the Red Cross and Jeff Alonzo.

Leah Farone: Clifton Park Halfmoon is excited to partner with the Red Cross and the Mechanicville Fire for a smoke alarm initiative the Red Cross does throughout October; mostly going door to door to see if people are up to code with their fire alarms and make sure they have proper mount. They have done this before in Mechanicville. They have come to us to see if we would be able to partner and maybe have a better opportunity to get into some of the homes where people might have been reluctant to do so in the past. Ann Parsons, from the Red Cross, is here and I will now give her an opportunity to talk about the program.

Ann Parsons: Thank you. A little bit about our campaign. It is a five year campaign. We are just kicking off year two of this five year campaign. It is throughout the whole nation. The idea is to reduce fire related injuries and deaths by 25 percent. So, we are able to go in and install fire alarms where they are needed as well as check smoke detectors and talk about escape routes and other local hazards that are in the community. So, that is what we are doing. We are excited to partner and really impact the community with this.

Jeff Alonzo: It is going to be Saturday, October 24. Joe Santiago, the Director at CPHN, was approached by Red Cross and they are thinking about what community could benefit the most. First thing he thought about was Mechanicville. He called me. He came up to a meeting and he spoke with Chief Corrigan

Starting with our fund drive last night and tonight, they provided us with door hangers to go on all the households to kind of talk about this initiative. So, in the meantime, we are going to get THE EXPRESS to put it out. The day of the 24th is to get at least ten task forces with at least one representative from EMS, the Fire Department and Red Cross. Part of this initiative with the Red Cross is that they have to install the smoke detector. While the install is going on, the Fire Department could give a little bit of a fire safety talk, EMS could give a little bit of a first aid and basically you are taking about 10-15 minutes per detector. We think at minimum, with 10 task force teams, we should be able to cover the city. Not that we don't want to do it, but as I mentioned to them, the mid-rise, John S. Moore, they are all federal housing units that are up to code. They do have working smoke detectors that are within date.

So, if there is time, of course, we would love to go visit and do our little talk, but in the meantime, we are going to hit more of the residential one-two, multi families, and I think it will work out very well. Depending upon how that day goes, we will see if we need to extend it to another weekend. I think it is a great partnership. We certainly appreciate them reaching out to us and I think it will go well.

Leah Farone: We also have some flyers here. We are actually going to put this out. People that actually want us to come by can make appointments. We will have the task force go to those people who have made appointments and then do cold knocks to the rest of the community members. Jeff has identified some areas that we are going to target as well.

Commissioner Seber: If people are not available on the 24th, can they make an appointment for another time or is the 24th the 24th?

Leah Farone: We cannot guarantee how soon we would be back out with volunteers but we will keep a record of everyone who has asked for a smoke alarm and follow-up with them when we are able to with our volunteers.

Jeff Alonzo: The hope is by getting the word out now, they have a couple of weeks to hopefully make that date available or get in contact with the Red Cross between now and then to come up with a date.

Commissioner Higgins: Do you want anything on our electronic sign?

Leah Farone: Yes, that would be great as soon as I get the information.

Commissioner Seber: I need a motion to close the regular meeting and conduct three public hearings

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Motion:	Mayor Baker
Seconded By:	Commissioner Gilheany
Roll Call:	Ayes: 5 Nays: 0

Commissioner Seber: At my request, we are having public hearings on three different items. Two of them relating to assessment process and one on the date of the water bill. I will do these in order. I will let you know what they are.

Change to the valuation date. The valuation date is the dates in which a municipality can count sales of property. We are right now behind that curve on the sales dates. We need to move it from a July 1st date to a June 1st date. I am told by the State and everybody else that is a big deal. I could not understand the whole month but that is a big deal.

The second one is what we call a taxable status date. Right now, you need to get any changes to your assessment in by June 1st. The Assessor can have until June 15 to get all the information into the County so you can get a tentative roll until around the 30th of June. The final assessment roll, after the Board of Assessment review, is August 15th. The rest of the County the taxable status date is March 1st. I am concerned about going way back to March 1st because let's say you want a Star application or something along those lines, they need to be in by June 1st. If in by March 1st, let's say you are in Florida or traveling and doing something in the winter time and you do not make it here in time, there is a good chance you will miss those dates and not be able to get the various benefits during the Star Program, for example.

We are going to move from June 1st to May 1st. The reason is that it now gives our Assessor a little more time to do the work. There is a tremendous amount of work that needs to be done in a very short period of time. This gives her an extra month. Gives people an opportunity say to come from out of state and submit their information in a timely manner.

The third one, is that I am asking the Council to move the dates of the water billing from April 1st to May 1st. We are going to keep October. The reason I have for that is twofold. Number one, you get your tax bill on March 1st and you have to pay it by the 15th then boom, you get another bill on April 1st. Sometimes people have a difficult time handling that.

The second thing, and we experienced it this year because we have had to do this on a temporary basis, DPW sometimes has a very difficult time reading water meters in late February and early March. Now if we give them the extra month, the weather will clear and will give them a better opportunity to get out and actually read the meters. So, the bill will be May 1st and October 1st rather than April 1st and October 1st.

As far as the public hearing, does anyone have anything to say?
The change in the taxable status date? No comments?

Dave Hicks: On these numbers, I tried to find these numbers on the site and they are not listed. These are additions to there or are they existing?

Commissioner Seber: The numbers, you mean the local laws or the changes to existing laws? Just wording to the existing sections?

Mayor Baker: Local Law 1-15.

Dave Hicks: Not on the City Charter it is on the web site.

Attorney Serbalik: It is the local law. It is only listed as 1-15 because it is the first local law of 2015 but it is an amendment to two sections of the Charter. I think that is in the contents of the Local Law

Dave Hicks: That is where I checked into where it said the amendments and it wasn't listed.

Attorney Serbalik: It is in the Charter. You are amending two sections of the Charter. Again, I don't have that in front of me.

Mayor Baker: It says you are amending Section 194-18 and Section 194.

Commissioner Seber – Another one Section 33 and 35.

Attorney Serbalik: So, that is what is being changed. If you go on your web site you will see the existing wording of Section 33 and then what you see here is the amendment to that and what it will read.

Dave Hicks: Ok, I went down and I can't remember which one that said the amendments. Gives a list of them there and it wasn't in it. So, I do not know if it is up-to-date or not?

Commissioner Seber; It was up-to-date when we changed it two years ago.

Attorney Serbalik: It isn't an amendment yet because it hasn't been voted on. Once these are changed, the code changes, and that should be listed as additions to what is in the web site as an amendment to Sections 33 and 35.

Kim Dunn: So, this is going to have no bearing on when our tax bills come out?

Commissioner Seber: No. This is more of an Assessor type of thing. Again, the State wanted us to do this as well and have asked me several times. As a matter of fact, during this reveal they asked me several times.

No, the tax bills will come out March 1st. That doesn't change. The school tax bill will still come out September 1st. That won't change either. Any comments on any of these?

Ok, I need a motion to close the Public Hearing regarding these changes:

Motion By: Commissioner Higgins
Seconded By: Commissioner Gilheany
Roll Call: Ayes: 5 Nays: 0

Mayor Baker: Ok. We are going to open to Public Comment. Everybody gets five minutes. No personal attacks. I understand there have been some not nice comments on the internet. I don't want any of them in my meeting. So, just know it ahead of time. Who wants to go first?

Dave Hicks, First Avenue, we have a resolution 95-15 now we authorize Housing Funds transfer. To get this is it necessary for them to be financially strapped or can anyone get a loan?

Commissioner Seber: There are guidelines for income eligibility on these programs.

Dave Hicks: Ok, because he owns a couple of houses and I don't understand why he gets a loan.

Commissioner Seber: I hear you. There is a whole series of qualifying events that are laid out in the programs. One of them being income eligibility.

Dave Hicks: Ok, because I know he has an income.

Commissioner Seber: I think it is based on your tax return.

Mayor Baker: It is based on your tax returns. If he is lying to the government he is lying to us too, whoever you are talking about.

Dave Hicks: There is just too much coming in.

Commissioner Seber: There is age, there is former military status, there are several things that are part of this formula and again, income eligibility is one part of that, so it may or may not be the deciding part. Yes, there are income eligibility requirements as part of this.

Dave Hicks: Who investigates this?

Commissioner Seber: The State. We get audited. Believe me it took us a year before we could get a dime out to get to this process.

Dave Hicks: Because going through this the name popped up and I know a little bit more.

Commissioner Seber: The State ultimately will audit these programs. We have been very careful. We have had history with the program and we are grateful they allowed us to get a grant this time around. So, we are very careful about the rules in this program.

Mayor Baker: Anything else Dave? Kim?

Kim Dunn, 250 South Main Street. A few questions. The parking lot that is between the firehouse and where Val's was previously located. Does the City own that whole thing including back to the creek?

Mayor Baker: Yes, we know.

Kim Dunn: When you are saying you know?

Mayor Baker: Yes, we are going to take care of that.

Kim Dunn: I am just concerned because I was down there the other night. I was backing up and I said oh my goodness. I am just concerned about safety, obviously. Stuff is falling off of there.

Commissioner Higgins: Isn't there a barricade there?

Mayor Baker: No. That is one of the projects we want to do next year. We want to put some rubble on the shore and build up the dirt there, black top it a little better. Put a second coat on it or whatever. Then we have a couple of railings we might be able to use

Kim Dunn: I was concerned where half of it was coming out.

Mayor Baker: I saw it. I usually park in front of it so nobody else goes there.

Kim Dunn: OK. Then the mattresses. My kids just love to bring all their stuff over and put it in my garage. You can bring them up to County Waste. It is \$20.80. How are you going to work it with putting mattresses out.

Mayor Baker: We are going to be sitting with Attorney Serbalik but he is not aware of it yet. I have not had a chance to talk to him today. I am going to put some kind of law out and people are going to start getting fined. Personally, I have been sick of seeing these mattresses on the street. I am glad we are not going to pick them up any more.

Kim Dunn: Yes, just so people are aware of it.

Commissioner Higgins: I think June already did.

Kim Dunn: I just wanted to make sure.

Commissioner Higgins: We are going to put something in THE EXPRESS.

Roger Jackson, 130 North Main Street. Is it all furniture? Living on North Main with all the construction and traffic, there is so much junk out on the sidewalks it gets annoying

Commissioner Higgins: Just mattresses we are not going to pick up.

Commissioner Higgins: TV's are going to be \$20 instead of \$10. We usually pick them up when they call us.

Roger Jackson: Maybe we could go back to once a year like we use to do it.

Commissioner Higgins: We usually pick them up daily.

Kim Dunn: So are we going to pick up TV's?

Commissioner Higgins: \$20

Mayor Baker: Anyone else have comments?

Scott Davenport, 18 Davenport Estates: You know there is an ongoing legal issue and the matter has been referred to Lisa M. Pugliese. She is the Director of the Office of Public Housing in Buffalo, NY. She is not an attorney but HUD from Washington DC has referred the matter to her. I will be in contact with her regards to this. What do you need in the mean time?

Mayor Baker: I personally do not want to talk about it in public, Scott. But I need the lady to call me by Friday.

Attorney Serbalik: It is not a proper subject at a Council Meeting.

Scott Davenport: Do you want to talk about it in an Executive Session?
Doesn't make any difference to me. My rights are being violated and I am going to deal with it directly.

Attorney Serbalik: You have been given certain notices by the City. Refer to the letter and that contains all the information for you to proceed and that's it.

Scott Davenport: I am asking for a Public Hearing date that I have been offered and I want to have that.

Mayor Baker: Have the lawyer call me. I told you that. Anything else? We are not going to talk about it in public, Scott.

Scott Davenport: In the mean time I am asking officially for a hearing.

Mayor Baker: It does not come through me, am I correct?

Attorney Serbalik: That is correct. The information again, Mr. Davenport, is that you are required to respond to that letter from the Mayor. Refer to that letter and that's all the comment that is going to be made

Mayor Baker: Thank You Scott.

Scott Davenport: Thank You. I appreciate it.

Mayor Baker: Does anybody else have anything? We are going to Ordinances and Local Laws. Mark, do you want to do that?

Commissioner Seber: Okay.

COMMISSIONER SEBER READ ORDINANCE 2-1015 – CHANGE WATER COLLECTION DATE:

Introduced By: Commissioner Seber
Seconded By: Commissioner Higgins
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER SEBER READ LOCAL LAW 1-2015 – TO CHANGE ASSESSMENT VALUATION DATE OF REAL PROPERTY:

Introduced By: Commissioner Seber
Seconded By: Commissioner Gilheany
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER SEBER READ LOCAL LAW 2-15 - TO CHANGE TAXABLE STATUS
DATE:

Introduced By: Commissioner Seber
Seconded By: Commissioner Gilheany
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER SEBER READ RESOLUTION 93-15 - AUTHORIZING THE
COMMISSIONER OF ACCOUNTS TO ISSUE CHECKS FROM THE HOUSING TRUST
FUND CORPORATION GRANT:

Introduced By: Commissioner Higgins
Seconded By: Commissioner Gilheany
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER SEBER READ RESOLUTION 94-15 - APPROVAL TO PAY CHARLES
WHEELER, SR., FIREFIGHTER, A LUMP SUM PAYMENT FOR HIS SERVICE DUE TO
HIS PERMANENT DISABILITY:

Again, that comes out of the LOSAP Funds. It does not come out of our General
Fund.

Introduced By: Commissioner Hipwell
Seconded By: Mayor Baker
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER SEBER READ RESOLUTION 95-15 – CITY COUNCIL TO DECLARE
ITSELF LEAD AGENCY TO BECOME COMPLIANT WITH NYSDOH WATER SYSTEM
REQUIREMENTS:

Introduced By: Commissioner Higgins
Seconded By: Mayor Baker
Roll Call: Ayes: 5 Nays: 0

Dave Hicks: Can I ask a question? Can you explain the unlisted action?
What that means?

Attorney Serbalik: For environmental purposes, there are a couple
different classifications of working on properties. Unlisted is the least intrusive
and doesn't require much in terms of regulations.

Dave Hicks: Okay.

Commissioner Seber: It is environmental.

Dave Hicks: It was put in here and I could not find it.

COMMISSIONER SEBER READ RESOLUTION 96-15 – CONFIRM RE-APPOINTMENT OF PAUL MICKALONIS TO A NEW (5) YEAR TERM ON THE MECHANICVILLE HOUSING AUTHORITY BOARD:

Introduced by: Mayor Baker
Seconded By: Commissioner Hipwell
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER SEBER READ RESOLUTION 97-15 – AUTHORIZING THE COMMISSIONER OF ACCOUNTS TO ISSUE CHECKS FROM THE HOUSING TRUST FUND CORPORATION GRANT:

Introduced By: Mayor Baker
Seconded By: Commissioner Gilheany
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER SEBER READ RESOLUTION 98-15 – DPW APPOINTMENT:

Introduced By: Mayor Baker
Seconded By: Commissioner Hipwell
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER SEBER READ RESOLUTION 99-15 – SALE OF TAX DELIQUENT PROPERTY:

Introduced By: Commissioner Seber
Seconded By: Mayor Baker
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER SEBER READ RESOLUTION 100-15 – SALE OF CITY OWNED PROPERTY:

Introduced By: Commissioner Seber
Seconded By: Mayor Baker
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER GILHEANY READ RESOLUTION 101-15 – 2015 TRANSFERS:

Introduced By: Commissioner Gilheany
Seconded By: Commissioner Seber
Roll Call: Ayes: 5 Nays: 0

COMMISSIONER GILHEANY READ RESOLUTION 102-15 – PAYROLL AND VOUCHERS:

Introduced By: Commissiner Gilheany
Seconded By: Commissioner Seber
Roll Call: Ayes: 5 Nays: 0

Mayor Baker: New business? Any Old Business?

Commissioner Gilheany: I just want to ask, when are they going to send out the letters on the revaluation?

Commissioner Seber: Within the next week or two. The Assessor and I have a meeting with them on Friday . I saw a sample letter and it is just going to describe your property as they saw it. There are no money values or anything else at that point. That won't be until probably the spring. But it will say you have a 2500 square foot house, two bedrooms, etc. If it is fine, you do not have to respond. If it is not fine, there is a way of responding to getting the corrections made.

Mayor Baker: We need a motion to go into Executive Session. We will be going into Executive Session. I will let you all know there will be no action taken at the end of the Executive Session.

Motion:	Commissioner Gilheany
Seconded By:	Commissioner Higgins
Roll Call: 7:45 P.M.	Ayes: 5 Nays: 0

Motion to Adjourn:	Commissioner Seber
Seconded By:	Mayor Baker
Roll Call: 8:05 P.M.	Ayes: 5 Nays: 0

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