

MINUTES OF THE CITY COUNCIL MEETING
HELD ON
October 11, 2017,
7:00 P.M.

The regular meeting of the Mechanicville City Council was held at the Senior Center, North Main Street, Mechanicville, New York on Wednesday October 11, 2017.

Roll Call:	Mayor Baker	Present
	Commissioner Gilheany	Present
	Commissioner Higgins	Absent
	Commissioner Hipwell	Present
	Deputy Commissioner Foard	Absent

Mayor Baker: Called the meeting to order at 7:00 P.M.
Anthony DelVecchio led the Pledge of Allegiance to the Flag.

Motion to accept the September 6, 2017 Minutes:

Motion: Commissioner Hipwell	Seconded by: Commissioner Gilheany
Roll Call: AYES: 3	NAYS: 0

Commissioner reports were as follows:

Mayor Baker introduced Michael Uccelini to speak in reference to the Mid-Rise building.

Michael Uccelini representing Mechanicville Associates which owns the Mid-rise apartments, a 100 unit apartment community. Mr. Uccelini stated he was under contract to sell the property to Greg Jones and his firm, Triumph, which is out of Atlanta and that he was at the meeting to address the Council about consent to an extension of the PILOT agreement. He explained that they owned and operated the property since the early 80's. He added his father and Gary Kearns developed the property and they have been running, operating and managing it since then. Mr. Uccelini stated that the reason they were to sell the property is his father died in 2012 and at this point they are administering his estate and the assets in his estate and his partner, Gary, is in his 80's and he is looking to vest himself of some of the real estate holdings he has. Mr. Uccelini explained that is why the property is being put up for sale and that they spent a lot of time looking at different firms that they thought would be the right firm to sell the property to. He went on to say that the property has been serving the needs of the Mechanicville Seniors and Senior's in this part of the County for 36 years and there has always been a wait list, at this point there is a yearlong wait list to get in. Mr. Uccelini stated the firm Triumph is committed to managing and operating affordable housing for years to come. He also stated that the PILOT agreement is a very important piece to the operation of the project and its extension is very critical to the operation. He said it would afford them the opportunity to be able to continue to put money back into the project. Mr. Uccelini stated on July 25th he wrote a letter to the City

addressed to Mayor Baker and copied Commissioner Gilheany stating that the property was under contract to sell and that they were looking to have the PILOT agreement signed and extended. Mr. Uccelini stated that Triumph also wrote a letter to the City on August 11, 2017 delineating exactly what they were looking for and gave a background on their firm. Mr. Uccelini introduced Greg from Triumph.

Mayor Baker asked if Mr. Uccelini was looking to continue to the PILOT for the rest of the years leading up to the forty (40) and then looking to extend it after that.

Mr. Uccelini stated that was correct.

Greg Jones from Triumph stated the company was launched in 2011 and at this point they have a little fewer than 8000 units under management and all of those by definition are affordable properties and a majority is project-based section 8 with the majority of those units being elderly. He stated about 3 years ago they began acquiring project based section 8 communities and they do about \$200,000,000 in acquisitions. He stated this is the exact type of asset that they look to acquire and grow. Mr. Jones stated that he is one of the owners of the operation side of the business and he wants to continue the mission to give back to the community and that is what the mid-rise apartments are. Mr. Jones stated it is a partnership between Triumph as owner/operator with the government as the provider of the subsidy for the rents that the tenants can't afford to pay and with the community. He stated he is here tonight to field any questions that anyone may have as to why it is so critical to have the PILOT program and the partnership of the City. Mr. Jones stated that they do not want to change a thing. He said they have maintained the integrity and quality of the project-based section 8 community so they would like to keep it the same. Mr. Jones stated they like to provide housing for people that need it and provide a place where it would be appreciated if their family lived there. He said they will extend their agreement with the government for a 20 year contract therefore, he stated that a 20 year contract is their commitment to maintain the need, quality and opportunity for those who need to live in a community like this. Mr. Jones stated that the commitment is needed from Mechanicville for that same period of time therefore; they are asking to extend PILOT for the 20 year commitment. Mr. Jones stated that in turn they will continue to maintain and improve upon the asset. He said they will continue to invest money on energy efficiency and maintain the property. He added it is an \$8.8 million dollar purchase price with \$2.2 million of it as cash so it is a big project and they do not intent to come in and change the personnel or how it is operated. Mr. Jones said they spend a lot of money and use local vendors. He said payroll is over \$200,000 which is a direct benefit to the community. He also said that not only are they giving an opportunity to fill a need for people to live but that they are a material part of the revenue and economy of Mechanicville. Mr. Jones stated they are asking for the extension of the PILOT consistent with the contract with the government but also asking to maintain the structure of the PILOT. Right now they are paying 4.289% in taxes and if the economy and the rents go up taxes go up. It is a tax on the actual revenue and that is something where things improve so it is a benefit that will be reflected. Mr. Jones asked for the same consistency if approved.

Mayor Baker asked if any of the Council Members had any questions. There were no questions.

Mayor Baker read a resignation letter from Deputy Commissioner Stephanie Sullivan. Stephanie's last day of work will be October 27, 2017. Mayor Baker added that Stephanie has been a great employee.

Commissioner Hipwell stated he couldn't ask for a better person as a Deputy. He added Stephanie goes out of her way for the City, the Senior Center and Family Day in the park and he could go on and on and he is going to miss her. He stated the City is losing a good person. Commissioner Hipwell stated he is not hiring anyone new. He will be bringing in two (2) present employees of the City to fill in part-time until December 31st and the elected Commissioner of Public Safety will then hire someone for the position.

Mayor Baker stated he has a letter from the Fred H. Clark Post 91 stating they would like to do the Veteran's Day service in Tallmadge Park on Saturday November 11, 2017 at 11:00 A.M. Veterans, Members of the City Council, Community Officials and the Citizens of the City of Mechanicville are welcome to attend. The letter stated the service will last thirty (30) minutes and then a light meal will follow the service at the Post provided by Post 91. He stated the letter was received from Joe Maiello and also signed by Bill Webber.

Mayor Baker spoke for Commissioner Higgins informing everyone that South Main Street is being prepared for blacktopping. He stated today they were grinding down the surfaces and blacktopping will begin on Monday morning (October 16th). Mayor Baker stated he is hoping that does not last long.

Commissioner Hipwell wanted to publicly congratulate Nate Hatalsky at the University of Albany for a job well done. Mr. Hipwell stated that he is seeking help with the ringing of the bell during the holiday season. He asked the public to please call his office after November 1st to schedule a time and date if they are able to help.

Attorney Serbalik stated the tax sale has two (2) properties remaining. He also asked for an executive session.

Fire Chief Alonzo gave his monthly report that is attached to the meeting minutes. Chief Alonzo reminded the public that now that the weather is turning cooler CO detectors and furnaces should be checked. He also stated that this week is fire prevention week and the Fire Department has a Fire Prevention Unit that works together with Hillcrest Fire Department and have been at Mechanicville Elementary all week. Chief Alonzo stated he is aware that budget time is approaching and the three (3) chiefs are anxiously waiting to sit down with Commissioner Gilheany for pre-budget meetings. He also stated he appreciates all the work that is being done with the Council.

Public Comment:

Kim Dunn of South Main Street stated that Mayor Baker said blacktopping would begin on Monday but the sign say there is no parking Wednesday, Thursday, and Friday of this week.

Mayor Baker stated that is because they are grinding preparing for the blacktop.

Kim Dunn asked if the no parking would be in effect right through Monday and paving.

Mayor Baker stated he really wasn't sure and Commissioner Higgins was not here to answer the question.

Kim Dunn asked if Commissioner Higgins indicated how long the paving would take.

Mayor Baker stated he did not.

Kim Dunn asked if resolutions 61-17 and 62-17 included more than just sidewalks since the bids were so high.

Mayor Baker stated it is just sidewalks and that includes the ramp in front of the firehouse and there is nothing else on Main Street other than sidewalks; Central Avenue will be a little different.

Kim Dunn stated the PILOT presentation was a surprise and she realizes that was an original forty (40) year agreement and was wondering what year of it the City was in now.

Mayor Baker stated he believes there is about four (4) years remaining.

Kim Dunn stated there are four (4) years left and now they want to extend another twenty (20) years.

Mayor Baker stated he did say twenty (20) but the original call he received said they stated they wanted to extend it another forty (40).

Commissioner Hipwell said he did say twenty (20) years.

Kim Dunn asked at what point will the Council make that determination and will it be made publicly.

Mayor Baker stated they will look at the information that was given to the Council and it will be made publicly.

Tom Mahoney from the Express asked how much money was awarded for the Train Station rehabilitation and when would it begin.

Mayor Baker stated he believes it is \$100,000 and after the bids, work would begin on a date the Council determines or Supervisor Richardson since it is his project. He stated that obviously Supervisor Richardson can't make all of those decisions since he isn't a voting member but he will come to the Council.

Tom Mahoney stated he realizes that the \$899,000 was over the amount of money that was allotted for the Main Street Streetscape project and he would like to know how much the City was allotted and how much over the \$899,000 was.

Mayor Baker stated unfortunately there wasn't anyone present from B & L so he wasn't sure of that answer but he did say it was significantly over.

Tom Mahoney asked about the clock near the DeCrescente property. He wanted to know if the City has thought about having the clock repaired so it keeps time correctly.

Mayor Baker stated that the City has thought about it and they have called the company which is located in Massachusetts. Mayor Baker stated the last communication that was had was with Commissioner Higgins (who was not present) was that the clock has out lived its length of life and it needs to be replaced. He also stated that it is a significant amount of money that right now he is not ready to put out, with that being said he did state that it is not something he wouldn't do in the future but right now he doesn't want to issue the funds.

Commissioner Gilheany asked if Commissioner Higgins knew what was wrong with the clock.

Mayor Baker stated that someone from Waterford Clock came and looked at it and they had someone from the Boston company come and they just say the mechanisms in it are shot.

Commissioner Gilheany stated that she had made a phone call per the request of MaryLou Anatriello and they did say they had someone in the area that they would stop and look at it and notify her. She asked if there is power to the clock.

Mayor Baker stated he spoke with Marylou Anatriello a few weeks back and he explained to her that right now the City is busy with other things and when things slow down he will follow up with it. But we are working on it. Mayor Baker also stated that Marty Garland checked it and there was power to it.

Tom Mahoney asked if anyone had a rough idea how much it would cost.

Mayor Baker stated he didn't know and they didn't give one. They stated they would have to look at it and see if it needed to be replaced which they believe it does because its normal lifetime is 10-15 years. Mayor Baker stated they are working on the issue.

Tom Mahoney suggested that maybe they should cover up the time. He said it is embarrassing that it is always 8 o'clock, better no time at all.

David Hicks of 241 First Avenue stated the sign by his house says First Street and everybody told him it is First Avenue. Mr. Hicks asked with the senior citizen building how will the Council know that the same criteria will be followed with the new company.

Mayor Baker stated it is a Federal Program and the Federal Government will make sure the guidelines will be the same.

David Hicks asked when the repairs are going to be done to the work that has been done.

Mayor Baker stated during this project.

David Hicks asked if they are covering it or are they cutting it out.

Mayor Baker stated they are cutting it out.

David Hicks asked if an electrician can fix the light on Pruyn Hill and have them billed.

Mayor Baker said possibly.

David Hicks stated he is having problems finding out about the bids that were let out for the garbage contract specifications and the criteria.

Mayor Baker stated that he spoke about it today and Mark stated that when he got back from vacation he would get it together for you and he just returned yesterday and he hasn't had a chance to get to the storage unit to look.

David Hicks asked if the City has \$40,000 to \$70,000 in computer upgrades, computers, and software why is none of this stuff on CD's. He stated he thinks it is time it is put on for access so this stuff would be eliminated for history purposes and to find out what is going on since there are loans that go many years back and you claim you only have things that go back six (6) years.

Mayor Baker stated that what was told is the papers only have to be saved for six (6) years.

David Hicks asked what the information on the Cumberland Farms is.

Mayor Baker stated they are aiming to be done by January 1, 2018.

David Hicks asked what the development was on the water lines with the Saratoga County Water Authority.

Mayor Baker stated it was in the paper this week that the County has been awarded their grant and they will start bringing it down as soon as everything is set, so it is in the process.

David Hicks asked that with the repairs being done to the roads at this time is there any chance of having the "ski jump" on the north side of the B & M tracks fixed.

Mayor Baker asked him what street he was referencing.

David Hicks stated Viall Avenue.

Mayor Baker stated he didn't notice it and he wasn't sure what Commissioner Higgins has set for this year. He knows he has the project he is working on now and other blacktopping but he is not sure where.

David Hicks asked where the "Esplanade Project" was at this point.

Mayor Baker stated he has not heard a word.

David Hicks asked about the property up near the DPW.

Mayor Baker stated he knows the State gave an extension to develop whatever he is going to do.

Resolutions:

RESOLUTION 59-17: Court Security

Moved by: Commissioner Gilheany

Seconded by: Commissioner Hipwell

AYES: 3

NAYS: 0

RESOLUTION 60-17: Publication for bids for Mechanicville Train Station
Preservation

Moved by: Commissioner Hipwell

Seconded by: Commissioner Gilheany

AYES: 3

NAYS: 0

RESOLUTION 61-17: Rejection of bids Mechanicville Downtown Streetscape
Enhancements

Moved by: Commissioner Gilheany

Seconded by: Commissioner Hipwell

AYES: 3

NAYS: 0

RESOLUTION 62-17: Re-bid of the Mechanicville Downtown Streetscape
Enhancements Project

Moved by: Commissioner Gilheany

Seconded by: Commissioner Hipwell

AYES: 3

NAYS: 0

RESOLUTION 63-17: Payroll and Vouchers

Moved by: Commissioner Gilheany
Seconded by: Mayor Baker

AYES: 3 NAYS: 0

RESOLUTION 64-17: Budget Amendment

Moved by: Commissioner Gilheany
Seconded by: Mayor Baker

AYES: 3 NAYS: 0

NEW BUSINESS:

OLD BUSINESS: None

Mayor Baker stated that the meeting will be adjourned to go into Executive Session and at the end of Executive Session they will come back into normal session but will not be taking any action.

Close Meeting: 7:35

Moved by: Commissioner Gilheany
Seconded by: Commissioner Hipwell

Executive Session: 7:40

Moved by: Commissioner Gilheany
Seconded by: Commissioner Hipwell

Adjournment: 8:10

Moved by: Commissioner Gilheany
Seconded by: Commissioner Hipwell

Mechanicville Fire Department

36 North Main Street
Mechanicville, New York 12118
Tel: (518) 664-6121 Fax: (518) 664-6123

Chief
Jeffrey Alonzo

Deputy Chief
Matthew Dunn

Assistant Chief
David Zecca

October 1, 2017

September 2017 Chief's Report

Alarms YTD - 541 total (566 - 2016)

City Alarms - 59	Mutual Aid - 6
Structure Fire - 1	
Fire out on arrival - 1	
Fire Alarm activations - 6	
Motor vehicle accidents - 2	
EMS Assist - 48	
Carbon monoxide detector activation - 1	
Natural gas odor - 1	
Gasoline spill - 1	
Power lines down - 1	
Good intent call - 1	
Service call - 1	
Cover assignment - 1	
Month Total - 65	50 in 2016

Training

Drills: 4
Details: 6

Drills: (4) - Continuing medical education (Pediatric emergencies), Scott Hickey Classroom lecture on Engine and Truck Co. ops and Live burns at Saratoga County Training Center with mutual aid partners and (1) Mandatory OSHA drill.

Details: (6) Station clean up, Apparatus Equip check, Fire Prevention Meeting, Stand by @ City Dock for Kayak for Meso event, Elks 9-11 Memorial Service and Wake Detail.

FIRE PREVENTION - DOOR TO DOOR COLLECTIONS
CO ALARMS