

Mayor Ashley called the meeting to order and asked the Clerk to call the roll:

PRESENT: Mayor Ashley, Councillors Davis,
Price, Shaver, Skamperle and Stevenson

ABSENT: Councillor Kennedy

Mayor Ashley said Councillor Kennedy asked to be excused from the meeting. There was a consensus of Council to excuse Councillor Kennedy.

PRESENTATION

1. Mayor Ashley presented NYCOM Years of Public Service Certificates and certificates from Congresswoman Elise Stefanik for the following City employees (Copies of the NYCOM certificates follow these minutes.):

Blair Roethel, Fire Department – 35 years
Kathleen Bouchard, City Clerk's Office – 30 years
Joseph King, DPW – 30 years
Ray LaRock, Fire Department – 30 years
Scott Williams, DPW – 30 years

PROCLAMATION

1. Mayor Ashley read a proclamation recognizing September 17 – 23 as National Constitution Week. Sally Hartman and Marlene Watson from the Daughters of the American Revolution (DAR) joined Council while the proclamation was read.

Mrs. Hartman presented City Clerk Kathleen Bouchard with an American flag pin and a Ladies First Gallery hand-painted button signifying the unity of women in honor of Mrs. Bouchard's upcoming retirement.

PUBLIC HEARING

1. A public hearing regarding an ordinance to sell City-owned property: tax map number 48.071-5-29, surplus property located at 221 Denny Street was held.

Brian Morley, 500 Mansion Avenue, said he was concerned about the sale of this property. Mr. Morley explained the property is landlocked, there is no area for parking and the structure is in terrible condition. Mr. Morley questioned if the property will need to be brought into compliance with current Code requirements within a certain period of time. Mr. Morley said he was concerned property owners in the neighborhood are investing money and fixing up their properties and said this property should not be able to remain in the condition it is in. Councillor Shaver asked what Mr. Morley recommended happen with the property. Mr. Morley said the City should tear down the structure and sell the land to adjoining property owners.

CORRESPONDENCE

1. City Clerk Kathleen Bouchard read a letter from Rhonda Roethel requesting permission to hold the Light Up the Night Santa Parade on Saturday, November 17, 2018. (A copy of the letter follows these minutes.) There was a consensus of Council to approve the request.

CONSENT AGENDA

Mayor Ashley moved that the claims as enumerated in General Fund Warrant #15-2018 in the amount of \$1,557,365.92 and Library Fund Warrant #15-2018 in the amount of \$49,051.14 and Capital Fund Warrant #15-2018 in the amount of \$90,363.76 and Community Development Fund Warrant #15-2018 in the amount of \$618.98 and Community Renewal Fund Warrant #15-2018 in the amount of \$4,349.50 as audited, be and the same are ordered paid and Councillor Skamperle seconded the motion.

The vote was:

CARRIED, AYES ALL

ITEMS FOR COUNCIL ACTION

1. Councillor Skamperle moved an ordinance to sell City-owned property: tax map number 48.071-5-29, 221 Denny Street, and Councillor Price seconded to wit:

ORDINANCE #16 of 2018
AN ORDINANCE TO OFFER FOR SALE AT PUBLIC AUCTION
CITY-OWNED PROPERTY

BE IT ORDAINED AND ENACTED by the City Council of the City of Ogdensburg, New York, as follows:

SECTION ONE:

The following properties shall be offered for sale at public auction by the City of Ogdensburg:

<u>TAX MAP #</u>	<u>LOCATION</u>	<u>MINIMUM PURCHASE PRICE</u>	<u>RESTRICTION(S)</u>
48.071-5-29	221 Denny Street	\$3,300 (includes \$400 Attorney fees and \$400 County Filing Fees)	nonconforming lot, SFR

SECTION TWO: The City does not guarantee clear property title in the transfer of properties by auction and conveyance will be made by Quit Claim Deed. The City Council reserves the right to reject any or all bids or to withdraw any parcel from sale.

SECTION THREE: This ordinance shall become effective after public notice has been published at least once each week for three weeks in the official City newspaper.

Councillor Skamperle said Mr. Morley brings up some good points and noted another parcel to be sold this evening has a requirement that it must be demolished. Councillor Skamperle suggested restrictions be placed on this sale, perhaps a time limit to bring the property into compliance with Code requirements. Mayor Ashley agreed. City Manager Sarah Purdy said she emailed Council with the background information on this property and noted the buyer requested the lower minimum price to have the funds available to make the necessary repairs. Ms. Purdy explained the original buyer is no longer interested, but another party has come forward expressing an interest in purchasing the property. Councillor Skamperle asked if the City could get a CFA grant to tear down the structure. Ms. Purdy said CFA grants are usually for a broader spectrum, but the City could budget to tear it down. Ms. Purdy recommended Council vote no on the ordinance and revisit the proposal in the future after further discussion.

Councillor Skamperle made a motion to table the ordinance, and Mayor Ashley seconded the motion.

The vote to table the motion was:

CARRIED, AYES ALL

2. Councillor Price moved a resolution to approve the sale of surplus property located at 320 Lake Street, TMN 59.022-4-16 to Charles Wilkinson, and Councillor Skamperle seconded to wit:

RESOLUTION TO APPROVE THE SALE OF SURPLUS CITY PROPERTY

WHEREAS, the City of Ogdensburg has acquired 320 Lake Street in accordance with property tax sale foreclosure proceedings; and

WHEREAS, City staff have reviewed the parcel and find no conflict with the proposed sale, having no infrastructure, or known easements of public benefit; and

WHEREAS, sale of this property promotes the return of surplus property to the taxable roll for the greater public benefit in keeping with comprehensive planning goals;

NOW THEREFORE BE IT RESOLVED, that the City Council approves the following sale of:

<u>TAX MAP #</u>	<u>LOCATION</u>	<u>MINIMUM PURCHASE PRICE</u>	<u>RESTRICTION(S)</u>
59.022-4-16	320 Lake Street	\$1,250 (includes \$400 Attorney fees and \$350 County Filing Fees)	nonconforming lot, R/B demolition required

To Charles Wilkinson, at the price of \$500, plus any and all associated attorney fees and filing fees with conditions.

BE IT FURTHER RESOLVED, that the condition of sale is such that the existing structure is ordered to be demolished and that said parcel shall be combined with TMN 59.022-4-15 by deed abolishing all interior lot lines for all intents and purposes at the time of closing.

BE IT FURTHER RESOLVED, that the sale of said City-owned real property shall be subject to review and approval by the City Attorney.

The vote was:

CARRIED, AYES ALL

3. Councillor Stevenson moved a resolution to approve the sale of City-owned surplus property TMN 48.078-4-16, TMN 48.078-4-17, TMN 48.078-4-18, TMN 48.078-4-19, TMN 48.078-4-20, TMN 48.078-4-21, TMN 48.078-4-22, TMN 48.078-4-23 and TMN 48.078-4-24 to Hozmerica, LLC, and Councillor Skamperle seconded to wit:

RESOLUTION TO APPROVE THE SALE OF SURPLUS CITY PROPERTY

WHEREAS, the City of Ogdensburg has acquired the following properties in accordance with property tax sale foreclosure proceedings; and

WHEREAS, City staff have reviewed the list of parcels and find no conflict with the proposed sale, having no infrastructure, or known easements of public benefit; and

WHEREAS, Sale of these City properties promotes the return of surplus property to the taxable roll for the greater public benefit in keeping with comprehensive planning goals;

NOW THEREFORE BE IT RESOLVED, that the City Council approves the following sale of:

1. TMN 48.078-4-16 - nonconforming lot R/B zoning district
2. TMN 48.078-4-17 - nonconforming lot R/B zoning district
3. TMN 48.078-4-18 - nonconforming lot R/B zoning district
4. TMN 48.078-4-19 - nonconforming lot R/B zoning district
5. TMN 48.078-4-20 - nonconforming lot R/B zoning district
6. TMN 48.078-4-21 - nonconforming lot R/B zoning district
7. TMN 48.078-4-22 - nonconforming lot R/B zoning district
8. TMN 48.078-4-23 - nonconforming lot R/B zoning district
9. TMN 48.078-4-24 - nonconforming lot R/B zoning district

To Hozmerica LLC, at the price of \$10,000, plus any and all associated attorney fees and filing fees with conditions.

BE IT FURTHER RESOLVED, that the condition of sale is such that all nine (9) nonconforming lots shall be combined by deed abolishing all interior lot lines for all intents and purposes at the time of closing.

BE IT FURTHER RESOLVED, that the sale of said City-owned real property shall be subject to review and approval by the City Attorney.

The vote was:

CARRIED, AYES ALL

OLD BUSINESS

1. Councillor Skamperle asked for an update on the proposed PLA for the WWTP Improvement Project. City Manager Sarah Purdy explained the percentage of local labor did not change, but some other suggestions were amended such as the responsible bidder clause and the failure to meet the terms of the bid specs clause. Councillor Skamperle asked why the percentage of local labor could not be changed. Ms. Purdy explained a conflict exists to change that percentage. Councillor Skamperle asked if Council will receive a copy of the PLA as it is finalized, and Ms. Purdy said she will reissue a copy to Council.

NEW BUSINESS

1. Mayor Ashley said Judge William Small is retiring, and in accordance with the law current part time Judge Gary Alford will be appointed acting full time City Court Judge. Mayor Ashley said A. Michael Gebo will be appointed as a temporary, part time City Court Judge to fill the vacancy created by the appointment of Judge Gary Alford.

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2. Councillor Shaver asked if the City should look at the minimum assessed value of all parcels since the standard STAR exemption is \$30,000. Councillor Stevenson said the STAR exemption only applies to school taxes, not City taxes.

3. City Manager Sarah Purdy said the Historical Commission wants to award the Elizabeth Baxter Award at the October 29, 2018 City Council meeting and plans to hold a small reception. Ms. Purdy asked if Council wished to start that meeting early to accommodate the award ceremony and reception on an evening when budget hearings will also be held. There was a consensus of Council to begin the October 29, 2018 City Council meeting at 6:30pm.

ITEMS FOR DISCUSSION

1. Councillor Price asked when work will begin on the boat launch. Public Works Director Scott Thornhill explained FEMA needed to know what the City would do with any extra money issued. Mr. Thornhill said that information was returned to FEMA weeks ago, and we are just waiting on FEMA before starting the project. City Manager Sarah Purdy asked if any of the work could be performed this Fall. Mr. Thornhill said yes and explained the process. Mr. Thornhill said the City has also applied for another grant to cover the expense for an extension of the dock and said we are trying to coordinate it all.

On a motion duly made and seconded, the meeting was adjourned.