

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

PRESENT: Mayor Nelson, Councillors Ashley, Cilley,  
Hosmer, Morley, Stevenson and Skamperle

ABSENT: None

### PERSONAL APPEARANCE

Mayor Nelson reminded everyone that there is a time limit and procedures regarding personal appearances. Mayor Nelson read aloud a section of the Municipal Code, Citizen Participation, Administrative Regulations §17(G) (7). Mayor Nelson stated only the items Council is involved with can be addressed, and asked everyone to stick to those topics.

1. Patricia M. Biggs of Canton addressed Council on the sale of the two NSP properties and the company handling the rehabilitation program. Mrs. Biggs read a statement regarding C.W. Augustine, Inc. and stated she would like to see receipts, time sheets, engineer reports and appraisals. Mrs. Biggs asked the City to hire an independent engineer to review each project for which C.W. Augustine, Inc. has been involved with for the safety of the citizens.

2. Frederick E. Biggs of Canton addressed Council on the sale of the two NSP properties and the company handling the program. Mr. Biggs said he sent information to the Mayor and Council in advance of the meeting and stated C.W. Augustine, Inc. is asking for the City's backing. Mayor Nelson advised Mr. Biggs that his issue is with Mr. O'Neil, not the City of Ogdensburg. Mayor Nelson noted the City will evaluate our rehabilitation program, adding that the City is under contract with C.W. Augustine, Inc. Councillor Skamperle agreed the City should evaluate its rehabilitation program. Mayor Nelson noted the documents received from Mr. Biggs are not pertinent to the NSP Program or the company handling that program. Mr. Biggs asked if anyone has reviewed Mr. O'Neil's resume. Mayor Nelson advised that Mr. O'Neil's resume was evaluated by the previous City Manager. Mr. Biggs stated he believes that information is pertinent.

3. Earl Gebo, 131 Patterson Street, addressed Council regarding a February 13, 2012 water main break at the Newell Building on Patterson Street. Mr. Gebo said he contacted the Police Department and the Department of Public Works was dispatched to his home. Mr. Gebo stated the DPW crew did a great job pumping out water and putting down sand bags. Mr. Gebo added that no one was able to get into the Newell Building immediately and the power had been shut off for non-payment, adding he is concerned about a fire. Mr. Gebo also expressed concern about the owner's inability to pay the light bill and taxes and lack of response.

Mr. Gebo stated that the DPW crew was unable to shut the water off at the street and had to enter the building to shut the main water off, adding there is no water to the building now. Mr. Gebo asked if the City has been in contact with the owner. Interim City Manager Philip Cosmo advised that the owner in Brockville had been sent a registered letter last Friday advising the property needs to be brought to code or the owner will face legal action. Mr. Gebo asked if the fire department and/or police department should have a key to the property for emergencies. Mayor Nelson advised the fire department could use an ax to enter the building in an emergency. Councillor Morley stated he is very concerned about the property being a fire hazard. Councillor Skamperle asked if any of the neighbors had water damage. Mr. Gebo responded he was not aware of any, adding the drain in his basement successfully removed the water in his basement. Councillor Ashley asked if there is anything inside the building. Mr. Gebo responded there is product stored on pallets which are placed high enough to avoid water damage. Mr. Gebo explained the power was shut off on a Friday and the owner had planned a water shut off on Monday which seemed backwards. Mayor Nelson advised Mr. Gebo the City staff will keep him posted on the situation.

4. Eugene LaFave, 315 Grant Street, addressed Council regarding City rehabilitation work done on his house. Mr. LaFave stated he had addressed the Mayor and Council at the February 13<sup>th</sup> Council meeting and had spoken with Interim City Manager Phil Cosmo today, adding that nothing had changed. Mr. LaFave advised that the proposal has nothing to do with his structural issues or foundation, adding he was told by Council to return if he was unable to resolve these issues. Mr. LaFave added he spoke with the Fire Chief who said the rehabilitation improvements done to his house are not adequate. Mr. LaFave said that Gregg Mallette did not make the contractors fix the items that did not meet code. Mr. LaFave added that Mr. Cosmo does not want to look at pictures of walls with no insulation. Mayor Nelson asked Mr. Cosmo to explain the City's proposal. Mr. Cosmo advised he met with the Planner and Code Enforcement who agreed certain things could be fixed, adding he checked with both departments again today and they still agreed there should be no changes to our proposal. Mr. Cosmo explained he has to go with the recommendations of the people who work for us. Mayor Nelson stated a review of the proposal reveals it would address other issues. Mr. LaFave explained Mr. Cosmo is going by Gregg Mallette's pictures and Gregg Mallette didn't take pictures of many things. Mr. LaFave noted his house is sinking and you can shake a support column with your hand, adding he has photos that no one has seen.

Mayor Nelson stated life safety issues are a concern. Mr. LaFave stated he is only concerned about the structural issues and the integrity of the home. Councillor Morley added that if the contractor destroyed Mr. LaFave's home, it should be repaired. Councillor Stevenson asked Mr. LaFave if any corrections were recommended and asked him to explain them. Mr. LaFave advised there is an issue with the hot water heater and they are going to fix it. Mayor Nelson questioned Mr. LaFave about the joists, and Mr. LaFave advised the joists are now fixed. Mr. LaFave added they were going to fix a few issues but not the structural issues or the lack of insulation or old wiring. Mr. LaFave noted there was work included in the scope of work that was never done and there was no final inspection done. Councillor Hosmer questioned why Mr. LaFave signed off if the work was not up to par.

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Mr. LaFave responded that he never signed off. Mayor Nelson advised Mr. LaFave that Council has a copy of the documents he signed. Mr. Hosmer added the document shows Mr. LaFave signed off when the property was 90% complete and they were just waiting for the roof to be finished. Mr. LaFave noted there was more work to be done and the contractor was looking for his last payment. Mr. Hosmer recommended to Mr. LaFave that if the work was not 90% complete, he should not sign off in the future. Mr. LaFave responded he did not sign off and it is not his signature. Mr. LaFave stated there is supposed to be a one year warranty on the work but the contractor will not return his calls. Councillor Skamperle asked if there was a schedule of payments. Mr. LaFave advised when 50% of the work was completed the contractor was supposed to receive \$17,988 and when the work was 100% completed the contractor was supposed to receive \$26,378. Mr. LaFave explained these payments were on top of other \$2,000 - \$3,000 payments the contractor received on different occasions. Mr. LaFave stated there was nothing on the forms indicating the amounts when he signed. Councillor Skamperle asked Mr. LaFave if someone from the City or C.W. Augustine, Inc. presented the documents for Mr. LaFave's signature. Mr. LaFave responded it was C.W. Augustine, Inc., adding that Mr. O'Neil came and told him the work was almost done and the contractor needed more materials. Mr. LaFave added there was never any mention of the work being 30% or 50% done. Councillor Skamperle asked Mr. LaFave if he received a handbook from C.W. Augustine, Inc. similar to what Mrs. Biggs described. Mr. LaFave stated he received a contract with C.W. Augustine, Inc. and the contractor, which he signed, as well as the scope of work and the bid proposal. Councillor Skamperle asked if there was a schedule attached, and Mr. LaFave said no, only a bid proposal. Mr. LaFave read from the bid proposal stating that \$6,387 was for foundation and structural work, using about thirteen 2x6's, eight support pads and wooden jacks. Councillor Hosmer read a statement dated June 24, 2011 which indicated Mr. LaFave had met with C.W. Augustine, Inc. and Gregg Mallette. Mr. LaFave said that was not a true statement and he never met with C.W. Augustine, Inc. and Gregg Mallette at the same time, and he was not aware of what he had signed. Mr. LaFave stated Mr. O'Neil always had the signature page ready for his signature as he was leaving in the car with his kids.

Mayor Nelson asked Mr. LaFave if he requested Mr. Bishop as the contractor to do the work. Mr. LaFave advised he requested Mr. Latham but that C.W. Augustine, Inc. urged him to use Mr. Bishop, because they had not worked with him yet and wanted to see his work. Mayor Nelson asked if Mr. Bishop's bid was the lowest, and Mr. LaFave replied Mr. Latham's bid was the lowest. Mayor Nelson advised Mr. LaFave that the City would see what money is left to fix what Mr. LaFave wants. Councillor Morley stated the structural things need to be addressed. Councillor Skamperle asked Mr. LaFave if the roof had been finished, and Mr. LaFave said it was.

#### CONSENT AGENDA

Mayor Nelson moved that the claims as enumerated in General Fund Warrant #4-2012 in the amount of \$430,436.20 and Library Fund Warrant #4-2012 in the amount of \$31,637.35 and Capital Fund Warrant #4-2012 in the amount of \$288,061.65 and Community Development Fund Warrant #4-2012 in the amount of \$20,567.75 and Community Renewal Fund Warrant #4-2012 in the amount of \$421.18 and

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HOME Fund Warrant #4-2012 in the amount of \$0.00 and AHC Funds Warrant #4-2012 in the amount

of \$0.00, RESTORE Program Warrant #4-2012 in the amount of \$0.00 and NSP Funds Warrant #4-2012 in the amount of \$0.00 and NY Main St. Program Warrant #4-2012 in the amount of \$40,000.00 as audited, be and the same are ordered paid and Councillor Skamperle seconded the motion.

The vote was:

CARRIED, AYES ALL

#### APPOINTMENTS

1. Mayor Nelson moved to appoint Anne Frary to the Ogdensburg Civil Service Commission, term to expire December 31, 2018, and Councillor Morley seconded the motion.

The vote was:

CARRIED, AYES ALL

#### ITEMS FOR COUNCIL ACTION

1. Councillor Skamperle moved an ordinance to approve the sale of City-owned property located at 819 Knox Street, and Councillor Hosmer seconded to wit:

#### ORDINANCE #1 of 2012

#### AN ORDINANCE TO APPROVE THE SALE OF TAX PARCEL # 48.071-7-23 TO BARBARA SEQUIN

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

SECTION ONE - The City Manager pursuant to City of Ogdensburg NSP Policy signed a Purchase/Sale Agreement with Barbara Sequin on April 29, 2011 for 819 Knox Street, Tax Parcel # 48.071-7-23, obtained by the City under Real Property Tax Sale Law, Article 11, Foreclosure Proceedings.

SECTION TWO - New York State Real Property Tax Law § 1166 states that:

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1. Whenever any tax district shall become vested with the title to real property by virtue of a foreclosure proceeding brought pursuant to the provisions of this article, such tax district is hereby authorized to sell and convey the real property so acquired, either with or without advertising for bids, notwithstanding the provisions of any general, special or local law.
2. No such sale shall be effective unless and until such sale shall have been approved and confirmed by a majority vote of the governing body of the tax district, except that no such approval shall be required when the property is sold at public auction to the highest bidder.

### SECTION THREE

Sale of City real estate shall be done in accordance with Section C-17 of the City Charter and Chapter 11 of the Ogdensburg Municipal Code. A public hearing will be advertised at least seven days before the date set for such hearing, no sale shall be made or authorized except by vote of  $\frac{3}{4}$  of all the City Council members and no sale shall be made until after public notice is published at least once each week for three weeks in the official paper of the City.

### SECTION FOUR

The City Council, in accordance with New York State Real Property Tax Law § 1166, Section C-17 of the City Charter and Chapter 11 of the Ogdensburg Municipal Code, hereby authorizes the City Manager to sell 819 Knox Street, Tax Parcel # 48.071-7-23 to Barbara Seguin for \$51,000. pursuant to the terms of the April 29, 2011 Purchase/Sales Agreement, subject to City Attorney's review and approval of sales documents.

### SECTION FIVE

This ordinance shall become effective ten days after publication.

Councillor Skamperle stated the sale contract signed by former City Manager Arthur Sciorra contained a closeout form which addressed the grant purchase money from the NSP Program, and asked why this closeout form is not part of this new contract. Mayor Nelson advised the City's role is to sell the property, not become involved with the financing. Councillor Skamperle added the contract speaks of financing, but the resolution does not. Mayor Nelson stated the sole issue tonight is to authorize the sale of this property. Mayor Nelson added how the property is paid for is another matter.

Councillor Morley asked if the buyers are receiving a grant from the NSP Program to buy this house. Mr. Cosmo said yes, it has to be paid out of the NSP Program. Councillor Morley stated he did not realize the NSP Program funds were not all being used for rehabilitation. Mr. Cosmo advised those funds are used for rehabilitation, purchase and demolition.

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Councillor Morley questioned if C.W. Augustine, Inc. gets a percentage, and Mr. Cosmo advised C.W. Augustine, Inc. gets a percentage for the whole program, not each project.

Councillor Skamperle asked if the \$51,000 from the sale of this house will stay in the NSP Program, and Mr. Cosmo said yes. Councillor Hosmer added he believes the City will never get out of the NSP Program because the funds will keep rolling over. Mr. Cosmo confirmed that will happen until the last house is sold. Mayor Nelson added the income qualifications change as houses are sold. Councillor Skamperle indicated he did not originally understand that the \$51,000 had to go back to the NSP Program. Councillor Skamperle stated he is concerned that the occupants may not be able to afford the taxes on this property and we will end up with the house back. Mayor Nelson advised this is not the issue tonight. Councillor Stevenson cautioned against open session discussions of personal information.

Councillor Hosmer questioned if the work was inspected and if there are any issues on the rehabilitation work. Councillor Morley indicated the buyers are satisfied but noted the work could have been done better. Mayor Nelson stated he believed Gregg Mallette inspected this property, but Councillor Morley disagreed.

The vote was:

CARRIED, AYES ALL

2. Mayor Nelson moved an ordinance to approve the sale of City-owned property located at 2 Grove Street, and Councillor Morley seconded to wit:

#### ORDINANCE # 2 of 2012

#### AN ORDINANCE TO APPROVE THE SALE OF TAX PARCEL # 59.022-6-7 TO BARBARA AND TERRY THOMAS

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

SECTION ONE: The City Manager pursuant to City of Ogdensburg NSP Policy signed a Purchase/Sale Agreement with Barbara and Terry Thomas on April 29, 2011 for 2 Grove Street, Tax Parcel # 59.022-6-7, obtained by the City under Real Property Tax Sale Law, Article 11, Foreclosure Proceedings.

SECTION TWO: New York State Real Property Tax Law § 1166 states that:

1. Whenever any tax district shall become vested with the title to real property by virtue of a foreclosure proceeding brought pursuant to the provisions of this article, such tax district is hereby authorized to sell

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and convey the real property so acquired, either with or without advertising for bids, notwithstanding the provisions of any general, special or local law.

2. No such sale shall be effective unless and until such sale shall have been approved and confirmed by a majority vote of the governing body of the tax district, except that no such approval shall be required when the property is sold at public auction to the highest bidder.

SECTION THREE - Sale of City real estate shall be done in accordance with Section C-17 of the City Charter and Chapter 11 of the Ogdensburg Municipal Code. A public hearing will be advertised at least seven days before the date set for such hearing, no sale shall be made or authorized except by vote of  $\frac{3}{4}$  of all the City Council members and no sale shall be made until after public notice is published at least once each week for three weeks in the official paper of the City.

SECTION FOUR

The City Council, in accordance with New York State Real Property Tax Law § 1166, Section C-17 of the City Charter and Chapter 11 of the Ogdensburg Municipal Code, hereby authorizes the City Manager to sell 2 Grove Street, Tax Parcel # 59.022-6-7 to Barbara and Terry Thomas for \$42,000. pursuant to the terms of the April 29, 2011 Purchase/Sales Agreement, subject to City Attorney's review and approval of sales documents.

SECTION FIVE

This ordinance shall become effective ten days after publication.

Councillor Morley stated he inspected this house at 2 Grove Street with Councillor Ashley and the contractor did a terrific job. Councillor Morley noted the property is probably worth \$42,000 but not worth what was invested, adding it should have been demolished. Councillor Morley recommended these projects be followed better in the future by City staff instead of by outside agencies that don't care. Councillor Morley noted the buyers are willing to buy if the City is willing to sell. Councillor Cilley agreed there was too much money spent but added there were worst choices that could have been made. Councillor Morley added the program administrator had the final say of how funds were spent. Councillor Skamperle stated his concern with the NSP Program is whether the people can afford the property, and if there is a mechanism in place to make sure they can.

Councillor Stevenson advised she had asked this question, and was advised by Jennifer Ashley of C.W. Augustine, Inc. that all participants would have to requalify.

The vote was:

CARRIED, AYES ALL

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3. Mayor Nelson moved an ordinance to lease City-owned property located at 819 Knox Street, and Councillor Skamperle seconded to wit:

ORDINANCE #3 OF 2012

AN ORDINANCE TO LEASE CITY OWNED PROPERTY

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

ITEM ONE: An ordinance to authorize a lease of municipal property located at 819 Knox Street to Barbara Seguin.

ITEM TWO: The City Manager has presented the attached proposed agreement to lease 819 Knox Street. The lease shall immediately terminate in the event that lessee purchases the property.

ITEM THREE: The City Manager is hereby authorized to execute the attached lease agreement, hereby made part of this ordinance.

ITEM FOUR: Passage of this ordinance shall be by a vote of three-fourths (3/4) of all members of the City Council.

ITEM FIVE: This ordinance shall take effect ten (10) days after publication of notice that shall give the title and describe same in summary form.

Councillor Morley asked why this ordinance is required if the government says we have to do it. Interim City Manager Philip Cosmo advised the lease is required until the closing on the sale of the property. Councillor Skamperle stated he had been reviewing the utilities on the \$237 monthly lease, and asked if it included water and sewer charges because those numbers don't seem right. Mr. Cosmo advised he would have to check, adding that twelve months of billing were required to prepare this lease. Councillor Hosmer asked how long it would be before the sale would close. City Attorney Andrew Silver advised the paperwork can be completed in a week but the financing may take longer, adding he anticipates the closing will occur within thirty days. Mr. Silver added he will wrap things up as quickly as possible. Councillor Hosmer questioned if a refund will be owed to the buyer for overpayment of rent. Councillor Morley asked if the amount of overpayment could be applied to the years of unpaid rent.

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Mr. Silver advised that New York State would not allow it, adding they have signed off on this lease already and there is no flexibility. Mr. Cosmo advised the amount of overpayment is about \$2,000, adding it is a refund of overpayment, not taxpayer money.

The vote was:

CARRIED, AYES ALL

4. Councillor Cilley moved a resolution to authorize the submission of a \$4,000. grant application to the St. Lawrence Health Initiative through its Creating Healthy Places to Live, Work & Play in St. Lawrence County program to purchase outdoor workout stations to be placed along the Maple City Trail for use by City and area residents, and Councillor Skamperle seconded to wit:

RESOLUTION  
AUTHORIZING GRANT APPLICATION

WHEREAS, St. Lawrence Health Initiative through its Creating Healthy Places to Live, Work & Play in St. Lawrence County program has established funds, in the form of grants, to help prevent obesity, type 2 diabetes and other chronic diseases in St. Lawrence County; and

WHEREAS, the Ogdensburg Parks and Recreation Department would benefit by receiving \$4,000 in funds provided by the St. Lawrence Health Initiative to purchase outdoor workout stations to be placed along the Maple City Trail for use by City and area residents; and

WHEREAS, in-kind contributions of \$2,000 is required by the City and will be fulfilled by City staff installing and maintaining the outdoor workout stations,

THEREFORE, BE IT RESOLVED, that the City Manager is hereby authorized to apply for this grant through the St. Lawrence Health Initiative's Creating Healthy Places to Live, Work & Play in St. Lawrence County program.

Councillor Ashley stated he has a problem with putting this equipment on the Maple Trail because it is dark and desolate. Councillor Ashley added that he is also concerned the equipment will be improperly used and the City will be sued. Councillor Morley agreed, adding that benches cemented into the ground have been thrown in the river. Mayor Nelson asked Recreation Director Matt Curatolo to explain the plan.

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Mr. Curatolo advised that the decision where to locate this equipment has not been finalized, but said it is no different than any of the City's playgrounds. Councillor Hosmer asked if the City would be responsible for any contribution. Mr. Curatolo explained the City's contribution would come in the form of labor, installation materials and maintenance. Mr. Curatolo also advised that no final decision had been made yet on which piece of equipment will be purchased. Mayor Nelson stated there had been success with this type of program outside of the County. Mr. Curatolo stated this will be the first one for St. Lawrence County.

Councillor Stevenson stated she is in favor of this and added that vandalism will happen but people can't stop living. Councillor Stevenson said this will allow people who can't afford to go the gym an

opportunity to use this type of equipment. Councillor Hosmer added it promotes healthy cities. Councillor Cilley noted he also likes this idea and has seen this type of equipment on fitness trails. Mr. Curatolo stated that if the equipment is damaged, there would be no reason to apply for more funding. Mr. Curatolo said he is hopeful that people using the equipment will be protective of it and help prevent vandalism to the area.

Councillor Skamperle stated it would be a nice touch to the Maple Trail. Councillor Cilley agreed, noting the Ogdensburg Bridge & Port Authority area should be looked at. Councillor Hosmer asked if this grant would allow for the purchase of two to three pieces of equipment, and Mr. Curatolo said yes.

The vote was:

AYES: Mayor Nelson, Councillors Cilley, Hosmer, Skamperle and Stevenson

NAYS: Councillors Ashley and Morley

APPROVED, 5 TO 2

5. Councillor Ashley moved a resolution authorizing the City Manager to submit a St. Lawrence River Valley Redevelopment Agency Grant Application to secure funding for the asbestos abatement at 420 Lafayette Street, the former St. Joseph's Nursing Home, and Councillor Skamperle seconded to wit:

RESOLUTION AUTHORIZING THE CITY MANAGER  
TO SUBMIT A ST. LAWRENCE RIVER VALLEY  
REDEVELOPMENT AGENCY GRANT APPLICATION

WHEREAS, the City of Ogdensburg's Strategic Management Plan makes it an organizational goal of the City to create and maintain a beautiful City; and

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WHEREAS, the City of Ogdensburg is an eligible applicant located in St. Lawrence County; and

WHEREAS, a 2007 asbestos survey confirms the presence of both friable and non-friable materials at the former St. Joseph's Nursing Home, located at 420 Lafayette Street; and

WHEREAS, the City, through tax sale foreclosure, acquired this property on July 12, 2011; and,

WHEREAS, the City, on December 15, 2011, attempted to sell this property at public auction, but did not receive *any* bids for the minimum sale price of \$10,000; and,

WHEREAS, the purpose of SLRVRA funding is to assist entities within the county undertaking projects that will provide clear and demonstrable community benefit to advance community development and

environmental improvement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ogdensburg that it hereby authorizes the filing of a FY2012 SLRVRA Grant Application to secure funding to undertake the asbestos abatement at 420 Lafayette Street, the former St. Joseph's Nursing Home; and

BE IT FURTHER RESOLVED that the City Manager, or his designee, is hereby authorized to submit the application and, if awarded, to administer the program, including executing all necessary documents relating to the application or administration of the program.

Interim City Manager Philip Cosmo stated this grant application is from the same entity which gave the City \$100,000 for the Shade Roller project. Mr. Cosmo added that the money comes from the Power Authority and the grant application is for \$200,000. Councillor Morley questioned how long it would take to get an answer on this application. Mr. Cosmo advised the application is due on March 1<sup>st</sup> and he anticipates a short turnaround.

Councillor Hosmer questioned if the grant is ready, and Mr. Cosmo said it is. Mr. Cosmo added the cost of the asbestos abatement is \$300,000. and the grant will not provide the full amount, so we will need to look at what actually needs to be done. Mr. Cosmo advised that was a last minute application because we didn't receive notification of the grant.

Councillor Morley asked if this resolution was contingent upon the other resolutions added to the agenda today. Mr. Cosmo said no, both are separate issues.

The vote was:

CARRIED, AYES ALL

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6. Councillor Cilley moved a resolution authorizing the City Manager to submit a St. Lawrence River Valley Redevelopment Agency Grant Application to secure funding to undertake a preliminary site assessment of the Pump House building located in the Crescent and would allow reuse options to be explored, and Councillor Stevenson seconded to wit:

RESOLUTION AUTHORIZING THE CITY MANAGER  
TO SUBMIT A ST. LAWRENCE RIVER  
VALLEY REDEVELOPMENT AGENCY GRANT APPLICATION

WHEREAS, the City of Ogdensburg Strategic Management Plan makes it an organizational goal of the City to create and maintain a beautiful City; and

WHEREAS, the City of Ogdensburg is an eligible applicant located in St. Lawrence County; and

WHEREAS, the purpose of SLRVRA funding is to assist entities within the county undertaking projects that will utilize Brownfield sites and underutilized buildings;

WHEREAS, a preliminary site assessment of the Pump House, located in the Crescent along the Oswegatchie River built in 1868, would allow reuse options to be explored for the building that was placed on the National Register of Historic Places in 1990;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ogdensburg that it hereby authorizes the filing of a FY2012 SLRVRA Grant Application to secure funding in the amount of \$10,000 to undertake a preliminary site assessment of the Pump House building;

BE IT FURTHER RESOLVED that the City Manager, or his designee, is hereby authorized to submit the application and, if awarded, to administer the program, including executing all necessary documents relating to the application or administration of the program.

Councillor Morley asked if there are plans for this project. Interim City Manager Phil Cosmo advised this grant will allow the City to start making plans. Mr. Cosmo stated it has been suggested that we use the building for recreation storage. Councillor Morley said it could be used for a museum. Councillor Skamperle added it could be used for the walleye restocking program. Councillor Stevenson stated that Barb McDonough's father was once the City Waterworks Commissioner and her family lived on the second floor. Councillor Stevenson added this building has a lot of potential. Councillor Skamperle stated that Recreation Director Matt Curatolo has been working on this for some time.

The vote was:

CARRIED, AYES ALL

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### OLD BUSINESS

1. Councillor Stevenson questioned when Council will be scheduling Town Hall Meetings that were suggested at election time by Mayor Nelson.

Mayor Nelson said he would like to schedule a meeting after spring. Mayor Nelson said a meeting on pension reform should be a top priority. Councillor Hosmer suggested looking at April.

2. Councillor Hosmer questioned if there has been any progress on putting the City Council meetings on the City website.

Interim City Manager Phil Cosmo stated that he is meeting with the web administrator because there is limited space on the website. Councillor Hosmer asked who is the City's web host, adding there are many companies out there who can offer more space. Councillor Hosmer requested that the Council Meeting viewing times be listed on our website.

Wayne Ladouceur, VIP Video, stated the City is currently allotted two viewing time slots on Channel 30, but Time Warner has given us four. Mr. Ladouceur advised that Council meetings are televised on Wednesday and Friday, at noon and at 7 p.m. Mr. Ladouceur stated that the minutes are also posted on the website.

Councillor Hosmer stated that he likes to watch the actual meeting. Councillor Morley stated the DVD is available for viewing. Councillor Stevenson noted she is worried about the common citizen who cannot access the DVD. Councillor Morley stated he is unable to find updates on the website and asked for instructions. Mr. Ladouceur informed Council that Time Warner's public channel has been shut down for repairs and someone from the City should call to complain.

3. Councillor Hosmer asked for an update on the concession at the Dobisky Center.

Interim City Manager Phil Cosmo advised that letters have been sent out and are due back by March. Councillor Skamperle asked if Ms. Hicks had responded, and Councillor Hosmer advised she told him she was putting a list of concerns together three weeks ago but he hasn't received them.

4. Councillor Hosmer requested an update on the Zoning and Code review.

Planning & Development Program Manager Andrea Smith advised it is going well, noting there are two new members and two alternates on the Zoning Board. Ms. Smith added it is great to have a full board and March 6<sup>th</sup> is the next scheduled meeting.

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Councillor Hosmer asked if we could contact anyone who had a variance or site plan review for both business and residential in the last few years for feedback. Ms. Smith said yes we can and added that implementing a feedback form for future use is a great idea.

5. Councillor Hosmer requested an update on the search for a new City Manager and asked if we have found any recruitment companies.

Interim City Manager Philip Cosmo advised there are no local companies and we will probably have to go to the regional or national level, adding he had sent out some options in the last update. Councillor Morley said he believes there is a local person.

Councillor Hosmer suggested a work session be held to discuss this. Mayor Nelson stated Council already reached a decision to hire an outside professional at the last meeting. Mayor Nelson added that during the last City Manager search a professional recruiter came to the City to help facilitate ideas.

Mr. Cosmo advised that he provided Council with information a notice has been sent on how to proceed and the options available. Mayor Nelson suggested getting some names before the next meeting and

forming a subcommittee to look at the issues with the Charter. Councillor Morley added contracts should also be reviewed. Mayor Nelson indicated he had spoken with two City Managers who advised that two years was the maximum on their contracts. Councillor Cilley asked for copies of contracts of other City Managers for review and suggestions.

6. Councillor Morley asked if the Shade Roller project is completed and if funds are available for ground cleanup.

Interim City Manager Phil Cosmo stated the building has been brought down and ground cleanup remains. Mr. Cosmo advised the cleanup could begin when funds become available, adding work needs to be done to determine the cost. Mayor Nelson requested an update on all current City projects be sent to Council.

7. Councillor Morley asked if we have heard from the Privateers Hockey Team about their interest in our arena. Councillor Cilley noted they need an arena with 600 seats.

Interim City Manager Phil Cosmo advised he hasn't heard anything from them. Recreation Director Matt Curatolo advised he had not been contacted and that the City's arena cannot seat 600 people.

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8. Councillor Morley advised Council he wishes to talk about the City's housing rehabilitation program at the next meeting and requested a breakdown of the costs with the current agency.

Councillor Skamperle questioned why the current agency was picked and indicated Council needs to look at where we are going with the housing program.

9. Councillor Skamperle asked if the City has a relationship with the owners of the Co-Gen energy plant, Eagle Creek.

Interim City Manager Philip Cosmo stated he has been in contact with the company operating the plant, adding Alliance is still the owner. Councillor Morley asked if the taxes are current, and Mr. Cosmo advised 2011 taxes weren't paid.

Councillor Skamperle asked when the contract runs out, and Mr. Cosmo advised there are six more years in the contract. Mayor Nelson asked who on the City staff is working on that, and Mr. Cosmo advised that Mr. Sciorra was the contact, but there have been no discussions since January. Mr. Cosmo advised he will contact them.

10. Councillor Skamperle stated there is no water flowing along the Maple City Trail near the pump house. Councillor Skamperle added it is like a cess pool and he has received many complaints. Councillor Skamperle added there is a pipe or two sticking out but no water flows from those pipes. Councillor Morley advised the water had been shut off a few years ago. Mayor Nelson added the water was eroding under the building.

Public Works Director Kit Smith advised that City staff installed a pipe from the water side that discharged into that area under former City Engineer, Tim Baker's direction. Mr. Smith explained that the pipe sets on flat rock and when the water gets down to a certain level, it won't go through the pipe. Mr. Smith added that the water was eroding the building and was blocked off 7-8 years ago. Councillor Skamperle stated it looks terrible and he receives complaints. Mr. Smith stated Council wanted this done at that time to create a green space, adding they thought the pipe would be enough. Councillor Skamperle asked if it can be reviewed. Mr. Smith advised the options are to open it back up to allow the water to flow through or fill it in. Mayor Nelson stated he believes filling it in is the best option. Mr. Smith said it could be filled in and the peninsula area used for parking and park benches, noting it would be a money issue. Mr. Smith advised he will look at it and get suggestions from Council.

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## NEW BUSINESS

1. Councillor Morley asked Mayor Nelson for an update on the meetings in Albany. Mayor Nelson advised it was a busy trip, adding that pension reform was the biggest issue. Interim City Manager Phil Cosmo stated the City has the same issue. Mayor Nelson shared an analysis of City pension figures comparing 2001 to 2012 and noted pension reform has to happen. Mayor Nelson added that he introduced the Governor at the meeting.

Councillor Cilley noted some of the things the Governor is trying to advocate are added into the budget and urged caution. Councillor Skamperle added there are many options available for pension reform.

Councillor Morley said he is concerned for low income City residents. Mayor Nelson noted there are short term and long term solutions and he plans to give Council a copy of the program. Mayor Nelson urged Council to attend the May 6-8 annual NYCOM meeting in Saratoga.

2. Councillor Hosmer advised he reviewed a memo from Fire Chief Steve Badlam about the vacant structures around the City. Interim City Manager Philip Cosmo advised we need to be careful and not make these buildings targets.

3. Councillor Ashley advised he has received complaints about the fire cleanup at 900 Lafayette

Street. Interim City Manager Phil Cosmo advised the owner has been in to talk with the Codes Office and he is trying to handle it himself.

4. Councillor Cilley asked if anyone has seen the pictures of the proposed Dobisky Memorial that were in the last update.

Interim City Manager Philip Cosmo stated that he, Matt Curatolo and Andrea Smith met with Mr. Dobisky regarding a proposed memorial to his father. Mr. Cosmo said Mr. Dobisky would like it placed near the welcome desk of the Dobisky Center. Councillor Cilley stated he thinks it is a great idea, adding Mr. Dobisky has agreed to cover all expenses. Councillor Cilley suggested it be discussed at the next meeting. Mr. Cosmo added that if approved by Council, Mr. Dobisky already has a firm to prepare the permanent fixture.

Councillor Ashley added that the proposed unveiling date would be in April, which would have been Mr. Dobisky's father's 100<sup>th</sup> birthday.

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Mayor Nelson stated there was a need for Executive Session to discuss union contract negotiations and his motion was seconded by Councillor Morley.

The vote was:

CARRIED, AYES ALL

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