

CITY COUNCIL MEETING

February 13, 2012

Page 42

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

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

ABSENT: Councillor Stevenson

Mayor Nelson advised that Councillor Stevenson asked to be excused from the meeting because she is out of town. There was a consensus of Council to excuse Councillor Stevenson.

PRESENTATION

1. James O'Neil, C.W. Augustine, made a presentation to City Council regarding an update and overall review of the NSP Program. Mr. O'Neil provided Council with a written outline of the NSP Program. (A copy follows these minutes.)

Mayor Nelson asked Mr. O'Neil to explain what 25% of the program income would be for the benefit of the residents of Ogdensburg. Mr. O'Neil advised that based on the \$250,000 figure it would be about \$75,000. Councillor Morley questioned why the property does not need to be sold for appraised value when Council passed a resolution on June 28, 2010 adopting the NSP Program and establishing that the sale price cannot exceed the value of the property and improvements. Councillor Morley also asked why there was no second appraisal. Mayor Nelson stated that there were issues with that resolution. Mr. O'Neil advised that he did not write that resolution or the NSP program guidelines. Councillor Morley advised Mr. O'Neil that he was hired in December 2009 and advised the City to take the program while he was running the City rehab program. Mr. O'Neil stated that he signed on in January for the Rehabilitation Program, and in May for the NSP Program. Councillor Morley asked who designated 819 Knox Street as historic. Mr. O'Neil advised that the State Historic Preservation Office (SHPO) designated it as being located in a potentially historic district. Mr. O'Neil added that SHPO did not want to destroy the historic fabric of the

CITY COUNCIL MEETING

February 13, 2012

Page 43

neighborhood. Mr. O'Neil explained that they are required to fill out a form every time they rehabilitate a house, and SHPO makes the determination. Councillor Morley questioned why that area was determined to be a potentially historic district. Mr. O'Neil advised that at some point a homeowner in that neighborhood put in an application to SHPO. Councillor Ashley asked if SHPO physically came and looked at this house. Mr. O'Neil stated they were here in the summer of 2010 to expand a Ford Street district. Mr. O'Neil explained that when he started working with the City, SHPO was not being notified of the rehabilitation projects. Councillor Morley stated that aluminum windows are not historic. Mr. O'Neil responded that if you use federal money you have to do things the way they require it done. Councillor Morley asked why wooden windows were used and added that taking the paint off them increased the cost. Mr. O'Neil responded that vinyl windows could not be used. Councillor Morley noted that if you were going to rehabilitate a house, the windows should have been replaced. Mr. O'Neil stated that wooden windows with aluminum storms are energy efficient, adding that it's the space between the windows that is insulated. Mayor Nelson asked if the declaration from SHPO is available, and Mr. O'Neil advised that it is in the file.

Councillor Ashley asked who makes the decision on what houses to rehabilitate, and Mr. O'Neil responded the City does. Councillor Ashley stated the \$103,000 that was put into the Grove Street house is ridiculous. Mr. O'Neil advised that part of the cost was demolition. Councillor Ashley added that a property on Ford Street was demolished for \$18,000. Councillor Cilley stated that decisions were made by City staff. Councillor Cilley added that City Manager Art Sciorra recommended using the St. Lawrence County Housing Council to run the City's Rehabilitation Program and then he read in the newspaper that C. W. Augustine was chosen. Councillor Cilley stated the houses must now be sold to someone who is income eligible with the appropriate size household, or we must pay the money back. Councillor Cilley added that if you play with federal money you have to play by federal rules, adding that we don't have \$200,000 to give back. Councillor Cilley stated that we received \$250,000 to rehabilitate and demolish these properties and must sell them at this price. Mr. O'Neil advised that we are getting back what was put into this house. Councillor Morley asked why the City should lose \$70,000, and Councillor Cilley indicated we don't have a choice. Mayor Nelson said that

CITY COUNCIL MEETING

February 13, 2012

Page 44

City Attorney Andy Silver has advised there is potential litigation against the City if we don't move forward with these sales. Mayor Nelson added that this program was intended to be a one time program to stimulate the economy, noting that the money may have been better spent but contracts were signed.

Councillor Morley asked what will be done with the money from the sale of these properties. Mr. O'Neil advised that the Adams Avenue property can be finished. Mr. O'Neil stated that he cannot make policy decisions and that his role was to keep the City on the right side of the regulations which were constantly changing, adding that they did the best they could do with what they had to work with. Councillor Morley stated that decisions were made that Council wasn't aware of and questioned why Mr. O'Neil didn't advise Council. Mr. O'Neil said that the City Manager and City Planner were his City contact points.

Councillor Hosmer questioned if once these properties are sold, are we done with the program and is the money from the sale subject to these same NSP limitations. Mr. O'Neil explained that the money goes back into the program and must be used under the same terms, but the money can be used to finish the rehabilitation of 113 Adams Avenue. Mr. O'Neil added when property is sold the money from the sale will go back into the program. Councillor Hosmer said that the City will never get out of the NSP Program as long as there is money in the account. Councillor Skamperle stated that after these two houses are sold, the other properties can be sold to people with different income levels. Councillor Hosmer added we will just be rolling this money over and over.

Councillor Ashley asked how 505 New York Avenue can be removed from this program. Mr. O'Neil advised it can either be demolished or fixed up, noting that in his opinion it should be demolished. Mayor Nelson stated that the property can be sold, and Councillor Skamperle agreed stating that it would be best to sell it to a contractor. Mr. O'Neil noted that he disagreed with former City Planner Justin Woods on several issues, specifically about making some of these properties duplexes. Mr. O'Neil explained that he did not believe making a person of moderate means who couldn't buy a home on their own responsible for collecting rent and maintaining property. Mr. O'Neil added that the Feds are extremely strict

CITY COUNCIL MEETING

February 13, 2012

Page 45

about confidentiality, noting that typically a committee is formed to handle the program. Mr. O'Neil stated that the Board or Council would trust the committee to make decisions regarding the program and keep names and addresses private. Councillor Skamperle added that it would be an oversight committee consisting of people from the community or City staff. Mr. O'Neil added that some committees contain a Board or Council member.

Councillor Hosmer asked Mr. O'Neil who he reports to now. Mr. O'Neil said that he currently reports to Andrea Smith of the Planning Department and Interim City Manager Phil Cosmo, adding that his office has done very little recently other than reporting to agencies.

PUBLIC HEARING

1. A public hearing was held to approve the sale of City-owned property located at 819 Knox Street. The following people spoke:

a) John Mart of 505 Morris Street stated that these properties were given to low income people and asked how they were chosen. Mr. Mart questioned what the building inspector was doing since there are 26 floor jacks in one cellar. Mr. Mart stated that the Grove & Lake Street area is a dumpy neighborhood, and fixing 2 Grove Street was a waste of time and money. Mr. Mart said this was a program that went bad, and the City should give the money back. Mr. Mart added that the contractors were sub-par as they put windows in upside down, siding was incorrectly installed on a Main Street property, and a Clark Street furnace was installed crooked. Mr. Mart said that putting \$100,000 into an old house is ridiculous, adding that three houses could have been built with that money. Mr. Mart urged Council not to sell these houses to the people who are currently living in them.

b) Steve Rose of 1702 Montgomery Street stated that he agrees with Councillor Cillely that we need to get this over with. Mr. Rose questioned if someone who buys a vacant lot from one of the demolished properties has to follow the program. James O'Neil of C.W. Augustine said they do and added that the plan was to put homes on these properties within the program guidelines.

CITY COUNCIL MEETING

February 13, 2012

Page 46

Councillor Morley stated that Council was told the Knox and Morris Street property could be sold to homeowners to build their own homes, not that they had to be income eligible. Mr. O'Neil advised this is currently being argued in Washington. Mr. Rose added this restriction will make it hard to get rid of these properties if the guidelines are not changed.

c) Mark Jones, 610 Pickering Street, asked for the name of the appraisal company who appraised these properties. Mr. O'Neil stated it was the Simintoski Company in Canton.

Mr. Jones asked if there was a second appraisal opinion obtained, and asked who holds the paperwork on these projects. Mr. O'Neil advised that the City has the paperwork. Mr. Jones asked who approved the quality of the work and colder fixtures, what were C.W. Augustine's fees and how those fees were paid. Mr. O'Neil advised that C.W. Augustine's fees were paid by the grant, but would need to look at files to know the exact amount paid. Mr. Jones asked if there are qualifications for the contractors, according to the scope of work for these projects. Mr. Jones also asked if there were project meetings between Mr. O'Neil and former City Planner Justin Woods. Mr. Jones stated a lot of money was being handled and asked how much went into demolition. Mr. Jones questioned why 10 houses were selected but only 3 were done. Mr. Jones asked for an itemized project cost, including materials and man hours. Mayor Nelson advised Mr. Jones that Council will get the answers to his questions.

2. A public hearing was held to approve the sale of City-owned property located at 2 Grove Street. The following people spoke:

a) Pat Biggs, a resident of Canton, asked if the City is responsible for the integrity of these properties. Mrs. Biggs added that Code Enforcement cannot make recommendations, engineers must do that. Mrs. Biggs stated that James O'Neil has no right to make plans for structural issues.

b) Fred Biggs, a resident of Canton, advised Council that when someone states that this money doesn't cost the City a penny, they are incorrect because every federal penny comes from our pockets. Mr. Biggs stated that \$200 per square foot is overpriced, adding that a new home averages \$105 per square foot.

CITY COUNCIL MEETING

February 13, 2012

Page 47

Mr. Biggs asked if the properties had marble floors and granite countertops. Mr. Biggs questioned how \$100,000 was spent on a 500 square foot house, and indicated that Council needs to look at how that money was spent. Mr. Biggs added that this pushes everyone's taxes over the roof and suggested that James O'Neil's qualifications be checked. Mr. Biggs added that his wife lost her dream home because of Mr. O'Neil, and stated that he is not an honest man.

3. A public hearing was held to approve the lease City-owned property located at 819 Knox Street.

The following people spoke:

a) John Mart of 505 Morris Street stated that he doesn't understand the procedure to follow. Mayor Nelson advised that the purpose of this public hearing is to discuss the lease, adding that the former City Manager entered into a lease for too much money and that amount had to be amended to meet the program guidelines. Mr. Mart argued that this property didn't need to be given to them. Councillor Cilley responded that they were the only family that qualified for income eligibility and household size. Mr. Mart asked if there was an inspection of these properties and if the Code Enforcement Office approved the lease. Mayor Nelson advised that the lease was approved by the previous City Manager.

b) Steve Rose of 1702 Montgomery Street questioned the amount of the lease and Mayor Nelson advised \$198 per month. Interim City Manager Phil Cosmo explained we received a letter from the NSP Program advising that the previously signed lease did not meet their guidelines as it wasn't within 30% of the required household income. Mr. Cosmo added that City Attorney Andy Silver reworked the lease to bring it into compliance and it will be retroactive to December 1st. Councillor Ashley asked if the City owes the tenants a rebate, and Mr. Cosmo advised it is possible.

Mayor Nelson stated that there have been problems with this program from day one and Council is trying to clean things up. Mayor Nelson added that it is a mess and that Council cannot answer for previous City Manager's orders. Councillor

CITY COUNCIL MEETING

February 13, 2012

Page 48

Morley stated Code Enforcement was given orders not to inspect these homes. James O'Neil stated that permits were pulled. Councillor Morley noted that Code Enforcement was told never to go back. Mr. O'Neil indicated that there was an engineer at the 2 Grove Street project.

PERSONAL APPEARANCE

1. Joe Franche and Tony Sweeney, representatives of the Oddfellows Social Club, addressed Council on the rusty water problem at the Oddfellows Club. Mr. Franche advised that they addressed Council at a November City Council meeting with this same problem and received one phone call since that time. Mr. Franche explained that Public Works Director Kit Smith phoned them and recommended installing a smaller line inside the present larger line. Mr. Franche said their cost would be \$3,000 - \$4,000, and Mr. Smith couldn't guarantee it would correct the rust problem. Mr. Sweeney suggested the City obtain a grant to loop their water line with the main water line to eliminate this problem. Mr. Sweeney complained that they have to bring in water from home to make coffee, and can only offer patrons bottled water for drinking. Mr. Franche presented Council with three water samples from their water line. Councillor Hosmer asked if the orange water sample was from the first water draw from the tap, and Mr. Franche said yes.

2. Eugene LaFave, Grant Street, addressed Council regarding City rehabilitation work done on his house. Mr. LaFave explained that he received a grant from C.W. Augustine to have rehabilitation work done to his house. Mr. LaFave advised that he had spoken to previous City Manager Art Sciorra about problems with the quality of the work performed and that Art Sciorra had sent Gregg Mallette to check on the problems. Mr. LaFave explained that Mr. Mallette came, inspected and took photos. Mr. LaFave said Mr. Sciorra told him that he would send C.W. Augustine to his house to fix the problems. Mr. LaFave said that Mr. O'Neil called him and said he would be sending someone over to fix the problems, but later received a call from Jennifer at C.W. Augustine advising that they needed to cancel the first appointment. Mr. LaFave explained that he recently received a letter from the Interim City Manager Phil Cosmo, offering to fix four or five problems of the twenty problems, but these repairs did not include the floor

CITY COUNCIL MEETING

February 13, 2012

Page 49

joists. Mr. LaFave advised that Ron Williams, inspector for C.W. Augustine, visited his home and indicated that the floor joists were perfect. Mr. LaFave said he received a letter from James O'Neil at C.W. Augustine advising that he agreed with Ron Williams and the City of Ogdensburg. Mr. LaFave indicated that he again contacted Gregg Mallette who confirmed that the support beams were wrong and that the studs are still hanging. Mr. LaFave advised Mr. Mallette that C.W. Augustine never inspected the work and that the floors were sinking. Mr. LaFave presented Council with a copy of the scope of work, which indicated that two bathrooms are to be completed. Mr. LaFave explained that one bathroom was never touched and Mr. O'Neil told him that he read the contract wrong.

Councillor Ashley questioned if the \$43,963.66 was the estimated amount to fix the house, and Mr. LaFave said it was more than that. Mr. LaFave stated that there is a 15% slope to the kitchen floors and that permanent steel jack posts were supposed to be installed, but instead they used wood. Mr. LaFave brought attention to item #8 on the scope of work and explained that C.W. Augustine advised that he also read that wrong. Mr. LaFave explained that the point and patch was not done and referred to the definition of repair provided by C.W. Augustine at the beginning of the contract. Councillor Ashley questioned if the work was performed last summer, and Mr. LaFave said yes. Councillor Ashley asked if Mr. LaFave if he signed off on the work, and Mr. LaFave said he did not. Mr. LaFave explained that he was only able to hold back \$3,000 of the funds by not signing off, and the contractor had been paid the balance of the money. Mr. LaFave advised that C.W. Augustine kept coming back to him, asking him to sign off on the work before some work was completed. Mr. LaFave advised that he called Gregg Mallette again and that Mr. Mallette told the contractors how to do the floor jacking, but they didn't do it. Mr. LaFave stated that his house is a three story home and the carrier beams are bowing. Mr. LaFave added that the box beams created are falling apart.

Mayor Nelson advised that he is going to refer this matter over to the City Manager and staff, and moved this discussion to new business. Mayor Nelson stated this is part of an ongoing problem, obtaining qualified contractors.

Councillor Hosmer asked Mr. LaFave if the estimate he provided tonight is the amount to fix the problems, and Mr. LaFave said yes.

CITY COUNCIL MEETING

February 13, 2012

Page 50

3. Steve Rose, 1701 Montgomery Street, addressed Council requesting to purchase City-owned property located at 701 Barre Street and the drainage ditches near his home. Mr. Rose thanked the City for upgrading the pipes. Councillor Ashley stated that he understood that a pipe was put in to allow access of the property. Mr. Rose indicated that there is a canal with a section for clean-out. Mr. Rose stated that everyone should forget what happened in the past and work together to move forward. Mr. Rose discussed the 120' drainage ditch site plan on Picquet Drive and discussed developing this area. Mr. Rose stated that he wants to buy this small lot and understands that it should go to auction, but believes that he would be the only one interested. Mr. Rose stated that Montgomery Street is a nice housing area and he is interested in obtaining grants other than the NSP program, to develop Picquet Drive. Mr. Rose explained that his project would consist of six lots with 12-15 conforming lots, with water and sewer overlay.

CORRESPONDENCE

1. Deputy City Clerk, Cathy Jock, read a letter from Stephen Rose requesting to purchase City-owned property located at 701 Barre Street. (A copy follows these minutes.)

CONSENT AGENDA

Mayor Nelson moved that the claims as enumerated in General Fund Warrant #3-2012 in the amount of \$826,967.47 and Library Fund Warrant #3-2012 in the amount of \$24,770.42 and Capital Fund Warrant #3-2012 in the amount of \$360,703.31 and Community Development Fund Warrant #3-2012 in the amount of \$101,330.47 and Community Renewal Fund Warrant #3-2012 in the amount of \$3,612.41 and HOME Fund Warrant #3-2012 in the amount of \$0.00 and AHC Funds Warrant #3-2012 in the amount of \$0.00, RESTORE Program Warrant #3-2012 in the amount of \$0.00 and NSP Funds Warrant #3-2012 in the amount of \$0.00 and NY Main St. Program Warrant #3-2012 in the amount of \$0.00 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 Joshua Blair to the Planning Board, term to expire December 31, 2014, and Councillor Morley seconded the motion.

The vote was:

CARRIED, AYES ALL

2. Mayor Nelson moved to appoint Frank Perretta to the Planning Board, term to expire December 31, 2014, and Councillor Skamperle seconded the motion.

The vote was:

CARRIED, AYES ALL

3. Mayor Nelson moved to appoint Linda Pellett as an alternate to the Planning Board, term to expire December 31, 2014, and Councillor Ashley seconded the motion.

Councillor Cilley asked if the Alternate appointments had voting privileges, and Mayor Nelson confirmed that they vote when filling a vacant seat.

The vote was:

CARRIED, AYES ALL

CITY COUNCIL MEETING

February 13, 2012

Page 52

4. Mayor Nelson moved to appoint David Lesperance as an alternate to the Planning Board, term to expire December 31, 2014, and Councillor Hosmer seconded the motion.

The vote was:

CARRIED, AYES ALL

OLD BUSINESS

1. Councillor Morley asked if we have a completion date for the Shade Roller project. Interim City Manager Phil Cosmo stated that he did not, but requested that DPW Director Kit Smith provide a project update. Mr. Smith advised that the project was on track and should be finished the first week of March. Mr. Smith added that the remedial demo is done and that the project is in the final phase.

2. Councillor Morley requested an update on the Oddfellows water issue. Public Works Director Kit Smith advised that he approached the Oddfellows Club and suggested they install a new 2" water pipe, but they are not confident it will solve their problem. Mr. Smith explained that their pipe is a large pipe which creates a lot of sediment and he suggested that they install a smaller pipe within it to eliminate the sediment problem. Councillor Ashley questioned the size of their line, and Mr. Smith said it is a 4" line. Mr. Smith stated that the Oddfellow's told him during the one phone call that Joe Franche referred to, that they were going in a different direction. Mr. Smith advised that he gave them a \$3,200 estimate in the fall, but added that the amount may be higher now since the price of copper keeps climbing. Mr. Smith stated that they would only be billed for materials and labor, and we would do everything possible to keep the cost down. Councillor Cilley asked if there is a hydrant past the Oddfellows and if it gets flushed. Mr. Smith said yes there is and it is usually gets flushed 3 to 4 times per year. Mr. Smith said it was last done in December. Councillor Cilley questioned who else is on that water line, and Mr. Smith replied National Grid. Mr. Smith explained that he was advised by the Oddfellows that National Grid has no water problems.

CITY COUNCIL MEETING

February 13, 2012

Page 53

Councillor Skamperle asked what it would take to loop the waterline like the Oddfellows suggested. Mr. Smith explained that they want to loop the water line across Route 37 to the main water line which would be more costly and entail putting their main water service on the other side of their building. Mr. Smith explained that his suggestion of the smaller pipe is the cheapest for labor and material, about \$3,200. Mr. Smith added that they do not have a sprinkler system so the smaller line will be fine, but suggested that they run a second line for the sprinkler system should they ever need it. Mr. Smith said that he believes the 2" line will solve their problem, but cannot guarantee it. Mr. Smith explained that he also suggested that they speak with an engineer to obtain ideas on how to solve this problem. Councillor Morley stated that it appears the cause of the problem is the large line and their low water usage. Mr. Smith said he also told them that they could blow off their line periodically and he would monitor the blow off so they are not charged for it if their water use ever becomes metered. Mayor Nelson asked Mr. Smith to meet with the Oddfellows Group again. Mr. Smith advised that they want the loop and it's not feasible with only two users who are both commercial. Mr. Smith explained that years ago the same problem existed at the Police Department and he couldn't guarantee his suggestion would fix their problem either.

3. Councillor Skamperle asked if responses were sent to people who wrote letters in opposition to the sale of City-owned paper streets at Irwin and Lafayette Streets at the last meeting. Interim City Manager Philip Cosmo explained that responses are only sent to those who requested to purchase the property.

4. Councillor Skamperle questioned the contact person and the February 3, 2012 Shipley memo and BOA requirements. Interim City Manager Phil Cosmo advised that the contact person was Matt Draper. Councillor Skamperle indicated that he thought the City would be working with the owners of the Co-Gen plant and suggested that we get in on the Governor's Reo Plan. Interim City Manager Phil Cosmo said he is looking into this.

CITY COUNCIL MEETING

February 13, 2012

Page 54

5. Councillor Skamperle questioned if the Code Enforcement Inspector is inspecting these houses sold through the grant programs. Code Enforcement Officer Gregg Mallette stated that he did initial inspections on the properties when the program started, but advised that he relies on the contractors or owners to call him at various stages of construction for follow-up inspections. Mr. Mallette said if he does not receive a call, an inspection is done at the building permit close out date. Councillor Ashley asked Mr. Mallette if he had inspected these properties. Mr. Mallette advised that he did an exterior inspection of 819 Knox Street with Chief Badlam and had inspected 315 Grant Street about ½ dozen times. Councillor Ashley asked why he had only inspected the 819 Knox Street property one time, and Mr. Mallette advised that it was a learning curve while they developed a relationship with C.W. Augustine. Mayor Nelson asked if two contractors had started the work at 315 Grant Street, and Mr. Mallette stated that one contractor did not start. Mr. Mallette said that he first inspected the Grant Street property at Mr. LaFave's request. Mr. Mallette explained that the C.W. Augustine inspector had been there but was for construction oversight only. Mr. Mallette stated he met with C.W. Augustine and former City Manager Art Sciorra after his inspection. Mr. Mallette said his first inspection was for the floor joists and had issues with that. Mr. Mallette explained that he also looked at the brick and fill and the sister joists that were short of touching the perimeter beam. Mr. Mallette said there was also sistering done to bring it all tight and that after that both the contractor and Eugene LaFave contacted him to inspect it, and he found it falling out. Mr. Mallette stated that former City Manager Art Sciorra issued a compromise offer and there were some issues, but no code issues. Mr. Mallette explained that his job is to make sure the property is restored to sound condition, and that seems to be where there's a misconception. Mayor Nelson agreed there is a misconception because people thought Mr. Mallette should be inspecting the whole job. Mr. Mallette said that when people borrow a certain amount of money for an amount of work from their bank they must decide to either do what they can with that amount of money or go back to the bank to get more. Mr. Mallette said in Mr. LaFave's case, if the slanting floors were his main concern, the siding shouldn't have been done because there wasn't enough money to fix the slanting floors.

Councillor Hosmer questioned if Mr. Mallette had recommended that repairs be done to correct these problems and where would that money have come from.

CITY COUNCIL MEETING

February 13, 2012

Page 55

Mr. Mallette advised that his job has nothing to do with where the project money comes from. Interim City Manager Phil Cosmo suggested that money may be available in the housing rehabilitation grant funds. Mayor Nelson explained that past protocol has been that the homeowner signs off to pay down the draw of funds. Eugene LaFave advised Council that he was told he needed to sign off so the contractor could get more materials to continue the project. Mayor Nelson asked Mr. LaFave if he signed off for the contractor to get more money as the project progressed. Mr. LaFave advised that he never saw any dollar amounts when he signed off and that he never met with Mr. O'Neil. Mr. LaFave said that Mr. O'Neil came to his home once but left before Mr. LaFave could get downstairs to see him. Councillor Skamperle asked what the next step is for Mr. LaFave. Interim City Manager Phil Cosmo advised that he sent a letter to Mr. LaFave but received no response. Mr. LaFave stated that the letter indicated there is only \$3,000 of the money left, and that Mr. Cosmo wants to cancel the contract and offer the \$3,000 when funds become available to make some repairs, but not fix the structural issues. Mr. LaFave added that there is old wiring and carrier beams that Mr. Cosmo does not want to fix. Mayor Nelson advised that he meet with Interim City Manager Phil Cosmo and James O'Neil of C.W. Augustine to try to resolve this matter. Mr. LaFave advised that the contract ends on March 24th and Mr. Bishop, the contractor, agreed and accepted the contract to fix the house for the amount in the contract. Mayor Nelson asked Mr. LaFave to meet with Interim City Manager Phil Cosmo to come up with a list of what needs to be done and asked Mr. Cosmo to give Council the information. Councillor Morley advised Mr. LaFave that he should return to City Council if he does not receive a response.

NEW BUSINESS

1. Councillor Skamperle stated that he received some complaints that copies of the City Council Meeting minutes on file at the Public Library are not up-to-date.

Interim City Manager Phil Cosmo stated updates are sent to the Public Library as required but he will check on it.

CITY COUNCIL MEETING

February 13, 2012

Page 56

2. Councillor Ashley questioned the status of expired union contracts. Interim City Manager Phil Cosmo stated there are currently four unions that do not have contracts and two of them have been working without one since 2009. Mr. Cosmo added that they just started working with the Police union in 2011.

3. Councillor Hosmer stated that Interim City Manager Phil Cosmo is doing a great job, and questioned when the search process will begin for a new permanent City Manager. Mayor Nelson stated that unfortunately Mr. Cosmo is not interested in the position on a permanent basis and added that the City used an outside recruitment agency in the past. Mayor Nelson said he hopes to receive input from a citizen committee and all department heads, adding that the Watertown Mayor had called him. Councillor Skamperle said the City should hire a professional recruiter.

Interim City Manager Phil Cosmo advised that the outside agency used in the past charged a \$14,500 fee, plus \$5,500 for expenses. Mayor Nelson stated that we need to advertise in professional magazines and by networking. Councillor Morley stated that there were only three interviews last time. Mayor Nelson stated only five applied. Councillor Cilley agreed that the City should use a professional to assist in the search, and stated the City Charter needs to be amended so the position is not open-ended.

There was a consensus of Council to look for outside recruiters and forward those names to Interim City Manager Phil Cosmo. Mayor Nelson added that Mr. Cosmo has agreed to fill in until the position is filled permanently.

4. Councillor Hosmer questioned if a Charter Committee exists. Interim City Manager Phil Cosmo advised that the Charter Review Committee meets every ten years to review the Charter. Mayor Nelson advised that this committee is not needed to make changes to the Charter.

5. Councillor Hosmer asked who maintains the City's website, and Interim City Manager Phil Cosmo advised that Patricia Paquin, Planning/Engineering Departments, is the City's website manager. Councillor Hosmer asked if the meetings could be put on the website for review. Interim City Manager Phil Cosmo said he would check into it and report back to Council.

CITY COUNCIL MEETING

February 13, 2012

Page 57

6. Mayor Nelson advised Council that he has asked Recreation Director, Matt Curatolo to start looking for people to serve on the Arts Council, which needs to be active. Mayor Nelson asked Council to forward names to him. Councillor Hosmer said he is meeting with Mr. Curatolo about the City hosting an Arts Festival and may have some names to recommend after that meeting. Mayor Nelson asked if the meeting is open to the public, and Councillor Hosmer said yes.

Mayor Nelson stated there was a need for Executive Session to discuss a personnel matter for a previous employee and a contract for the sale of City-owned property 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.