

**ADJOURNED COUNCIL MEETING
CITY OF WATERTOWN
October 12, 2004
7:00 P.M.**

MAYOR JEFFREY E. GRAHAM PRESIDING

PRESENT: **COUNCILMAN STEPHEN J. BRADLEY
COUNCILWOMAN ROXANNE M. BURNS
COUNCILMAN PETER L. CLOUGH
COUNCILMAN TIMOTHY R. LABOUF
MAYOR GRAHAM**

ALSO PRESENT: **CITY MANAGER MARY M. CORRIVEAU
ATTORNEY JAMES A. BURROWS**

Mayor Graham opened the adjourned meeting

The following resolution was presented to Council:

INTRODUCED BY COUNCILMAN PETER L. CLOUGH

WHEREAS there has heretofore been bid in by the City of Watertown at a tax sale property known as 636 Grant Street, and also known and designated on the map of the Department of Assessment and Taxation of the City of Watertown, New York as Parcel No.4-05-205, and

WHEREAS title to said property has since been retained by the City of Watertown as acquired at said tax sale, which title was retained by reason of the failure of anyone to redeem the same, and

WHEREAS said real property has never been assigned by the Council for a public use,

NOW THEREFORE BE IT RESOLVED that pursuant to Section 23, Subdivision (b) of the General City Law, Section 247 of the Charter of the City of Watertown as amended by Local Law No. 1, 1985, adopted December 3, 1984, effective January 17, 1985, and the ordinance, Municipal Code, Chapter 16 adopted by the Council on June 6, 1977, that the offer of \$12,000.00 submitted by Thomas W., Jr. and Cheryl A. Green, for the purchase of Parcel No. 4-05-205 is a fair and reasonable offer therefore and the same is hereby accepted, and

BE IT FURTHER RESOLVED that the Mayor be and he hereby is authorized, empowered and directed to execute and deliver a Quit Claim Deed of said real property to Thomas W., Jr. and Cheryl A. Green upon receipt of the above mentioned sum of money in cash only by the City Comptroller.

SECONDED BY COUNCILMAN STEPHEN J. BRADLEY AND CARRIED WITH ALL VOTING YEA

Rules waived by motion of Councilman Clough, seconded by Councilman Bradley and carried with all voting in favor thereof.)

EXECUTIVE SESSION

MOTION WAS MADE BY COUNCILWOMAN BURNS TO MOVE INTO EXECUTIVE SESSION TO DISCUSS THE SALE OF REAL PROPERTY WHEREBY PUBLIC DISCLOSURE COULD AFFECT THE VALUE THEREOF AND REQUESTING THAT ATTORNEY BURROWS AND CITY COMPTROLLER JAMES MILLS ATTEND THE SESSION.

MOTION WAS SECONDED BY COUNCILMAN BRADLEY AND CARRIED WITH ALL VOTING IN FAVOR THEREOF.

Council moved into Executive Session at 7:03 p.m.

Council reconvened at 7:20 p.m.

WORK SESSION ITEMS:

New York State Code Legislation: Attorney Burrows explained the legislation as presented in the draft local law and the fact that the State Code will replace Chapters 101,104,148,176 and 177 of the City Code.

Mr. McWayne, Code Enforcement Supervisor, explained that the only area of the new code that was lacking is in the enforcement area, such as penalties for non-compliance. This portion of the regulation is to be determined by local government. Once this local law is adopted, it will bring the City current with the rest of the nation. There will be more uniformity and consistency throughout the state. He explained that the fees listed are taken from the current City Code, with the exception of the heating permit fees which are new.

Councilman Clough questioned charging a fixture fee to a homeowner putting in a new kitchen or bath.

Mr. McWayne explained that permits were always required for furnace installation and plumbing work.

Mayor Graham remarked that he has no complaints about the permits being required. However, he does have an issue with all the add-on fees.

Mr. McWayne advised Council that it would be their decision concerning these fees.

Mr. McWayne also advised Council that the roof permit was changed in 2003 to only allow two layers now.

Councilman Clough remarked that at the present time, Codes has a hard time keeping up with the permits. He questioned how this local law would increase their workload.

Mr. McWayne explained that the only added permit is the roof permit.

Councilman LaBouf remarked that the City is really in competition with other communities at this time and he feels that these fees are penalizing development rather than encouraging it.

Mrs. Corriveau explained that other communities have the same types of fees and she doesn't think that we would be unique in charging these fees. She suggested contacting other communities to see what they do.

Mr. McWayne will prepare the information.

Sale of City Owned Property: Council reviewed the report prepared by Mr. Mills.

Council concurred that 202, 210 and R212 Factory Street should be placed on the "For Sale" list.

Council discussed the property at 118 S. Orchard Street and the fact that the only place a vehicle could park is on the front of the property, which is against City Code. After much discussion, Council concurred that the property should be placed on the "For Sale" list.

Mrs. Corriveau explained that the property located at 346 Winslow Street is not on the list due to the fact that there is someone interested in the property. It is a duplex and is in rough shape. If the sale doesn't take place, Mr. McWayne has recommended demolition.

Mr. Mills also explained that 706 Mill Street is not included on the list as it is pending and would not be ready in time for this auction.

Discussion centered on the Neighbors of Watertown program.

Mayor Graham stated that he didn't think anyone should preempt the properties ahead of the auction.

Councilman Clough remarked that while he thinks the Neighbors program is a good program, he questioned the fact that the house on Davidson Street has set there for three years and was never touched.

Referring to this property at 730 Davidson Street, Council was advised that there is an asbestos issue with the property. However, its condition does not warrant demolition,

even though the porch needs work.

The vacant lots on Bellew Avenue were discussed.

Councilwoman Burns remarked that these are prime building lots and she would like to see the sq. ft. price raised on these lots.

Discussion centered on how the lots were to be marketed.

City Assessor Marlene Norfolk explained that she had done an initial appraisal on the lots and felt that 181 Bellew Avenue should be appraised for around \$15,000 and 234 Bellew appraised for around \$10,000.

Councilwoman Burns remarked that these lots would be very appealing and suggested that a realtor be contacted.

Councilman Bradley commented that there is a gentleman selling lots on Ely Street and if the City sells these lots too low, it might push his sales down as well.

Mrs. Norfolk explained that the market has already been established on Ely Street. She also explained that this location is located in the West End, which is a unique section of the City. Most of the homes that have sold there have been sold to family members over the years.

Councilwoman Burns commented that she would be comfortable with leaving the marketing to Marlene's discretion or to a realtor.

Mrs. Norfolk responded that if the City posts a sign on these lots, they would receive calls.

Referring the listing of other vacant lots, Mrs. Corriveau explained that notices concerning the auction of these lots would be sent to the abutting property owners as well as to potential bidders.

Councilman Bradley remarked that since Mrs. Corriveau has been talking with developers, he would suggest that the City might be able to work out a package deal on these lots with one of them.

Mrs. Corriveau explained that staff could put together a packet for developers and realtors.

Concerning the established minimum prices, Council concurred that it was up to the discretion of the City Manager and City Comptroller.

Green Street Presentation: Interim City Engineer Gary Pilon presented the plans that have been prepared for Green Street. He explained that the presentation would be made

to the school board as well as the residents of the area. He reviewed the history of the project and explained the two designs allowing for parking on the south side of the street.

Councilman Bradley remarked that the school lot is never full during games and stated that they don't need additional parking. He also commented that the street is extremely narrow for traffic which parking is allowed on both sides, explaining damage his vehicle received while traveling on the street during the construction of the new school. He also questioned if a poll had been done among the residents relative to whether or not they wanted parking.

Council concurred that the plan having 3' of green space was the most desirable.

Mr. Pilon discussed the costs of the project and mentioned the labor that probably would be supplied by the City.

Councilman Clough asked about the work and commented that he thought the school would be responsible for the full costs of equipment and labor.

Taxi Registrations: Council reviewed the memo prepared by Mrs. Dutton concerning taxicab registrations and the fact that the code is unenforceable. In addition, Mrs. Dutton explained that the City is merely double-checking the state required paperwork. She also explained that there is no state law that requires the municipalities to register taxicabs.

After Council discussion, Council concurred to remove taxi regulations and registration from the City Code. An ordinance will be prepared.

Destination Marketing Proposal: Councilman Clough asked how many other municipalities contributed to this and stated that he knows the answer is none.

Mrs. Corriveau stated that Alexandria Bay buys pages. She stated that this is a way to promote what we have.

Councilman Bradley suggested that we get a second opinion.

Mayor Graham remarked that this is the same old template for government in the area. He stated that this is politics and is a way of funding Mr. DeYoung's office. He stated that if this amount of funding exists, we might need to explore doing more things for the zoo.

Mrs. Corriveau remarked that if we have an organization to market us as a region, it is a good thing.

Councilman Clough responded that other towns aren't paying \$29,000 a year for it.

Mayor Graham remarked that he would rather see them use the money to paint the water tower on 81.

Councilman Bradley commented that he is not sure that the 1000 Islands International Tourism Council is the answer for marketing.

Mayor Graham remarked that this amount of money would be better spent on a nicely prepared welcome sign or a nicely painted water tower.

Councilman LaBouf remarked that people in our area go to Canada for a day trip. If people in Canada knew about the zoo, they could do a day trip here.

Mrs. Corriveau explained that she had spoken with Angela Baier, Executive Director of the New York State Living Museum and asked her to contact Mr. DeYoung to see how he is marketing the zoo.

Councilman Bradley suggested that perhaps the City needs to have two or three events as a tourist draw.

Councilman LaBouf remarked that history walks are always a tourist draw and could be done in conjunction with the historical society.

Mayor Graham asked that Ms. Baier be invited to attend the next work session to see what we can do ourselves since she is an expert in marketing.

Mrs. Corriveau also advised that the Chamber is not going to step forward on this as their focus is on business not marketing.

Boards and Commissions: Council concurred that Mrs. Corriveau will check with the present members of the Board of Ethics as well as the City Constable and Deputy Constable to see if they would like to be reappointed.

Meeting with Trust: Mrs. Corriveau advised the Council that she has spoken with Doug Schelleng concerning a joint meeting and a suggestion had been made that perhaps a moderator would be beneficial.

AT THE CALL OF THE CHAIR MEETING WAS DULY ADJOURNED AT 9:13 P.M. BY MOTION OF COUNCILMAN CLOUGH, SECONDED BY COUNCILMAN BRADLEY AND CARRIED WITH ALL VOTING IN FAVOR THEREOF.

Donna M. Dutton
City Clerk