

**CITY OF WATERTOWN, NEW YORK**  
**AGENDA**  
**Monday, December 16, 2024**  
**7:00 p.m.**

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Monday, December 16, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADOPTION OF MINUTES**

**COMMUNICATIONS**

**PRIVILEGE OF THE FLOOR**

**PUBLIC HEARING**

**RESOLUTIONS**

- Resolution No. 1 - Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget – American Rescue Plan Act of 2021 funding for Hydro-electric Facility Headwater Level System Phase 2 Project
- Resolution No. 2 - Readopting Fiscal Year 2024-25 Water Fund Budget - American Rescue Plan Act of 2021 Funding for Water Valve Insertion Equipment
- Resolution No. 3 - Accepting Bid for Water Valve Insertion Equipment – Hydra-Stop LLC
- Resolution No. 4 - Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget – American Rescue Plan Act of 2021 funding for Hydro-excavator
- Resolution No. 5 - Readopting Fiscal Years 2023-24 through 2027-28 Capital Budget – Authorize American Rescue Plan Act of 2021 Funds for City Court and City Hall Renovation Costs

- Resolution No. 6 - Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget – Increase Budget Amount for Fire Rescue Truck and Authorize American Rescue Plan Act of 2021 as Funding Source
- Resolution No. 7 - Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget – Authorize American Rescue Plan Act of 2021 Funds for The Water Treatment Plant Water Quality Improvement Project
- Resolution No. 8 - Approving the 2024-2027 Memorandum of Agreement Between the City of Watertown Unit 7151 of Jefferson Local 823 of the Civil Service Employees Association, Inc. Local 1000, AFSCME, AFL-CIO (CSEA)

## **ORDINANCES**

- Ordinance No. 1 - Changing the Approved Zoning Classification of 133 Cedar Street, Parcel Number 7-14-110.000 and a 0.031-acre Section of 612 Swan Street, Parcel Number 7-14-110.001 from Commercial to Residential

## **LOCAL LAW**

## **OLD BUSINESS**

## **STAFF REPORTS**

1. Property Purchase Offer – 80-86 Alexandria Avenue
2. Property Purchase Offer – 565 and 571 Arsenal Street
3. Property Purchase Offer – 330 Brett Street
4. Sales Tax Revenue – November 2024
5. Sale of Surplus Hydro-electricity – November 2024

## **NEW BUSINESS**

## **EXECUTIVE SESSION**

## **ADJOURNMENT**

**NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY, JANUARY 6, 2025.**

Res. No. 1

December 9, 2024

To: The Honorable Mayor and City Council

From: Eric F. Wagenaar, City Manager

Subject: Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget – American Rescue Plan Act of 2021 funding for Hydro-electric Facility Headwater Level System Phase 2 Project

Included in the Fiscal Year 2024-25 Capital Budget was Phase 2 of the Headwater Level System Upgrade for the Hydro-electric Facility at an estimated cost of \$225,000. On September 3, 2024 City Council accepted the proposal from Colliers Engineering & Design in the amount of \$210,000.

Staff has recommended that this project be funded with remaining funds from the American Rescue Plan Act of 2021 (ARPA). The attached resolution has been prepared for City Council consideration to authorize ARPA funds for this project.

# RESOLUTION

Page 1 of 1

Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget – American Rescue Plan Act of 2021 funding for Hydro-electric Facility Headwater Level System Phase 2 Project

Council Member KIMBALL, Robert O.  
 Council Member OLNEY III, Clifford G.  
 Council Member RUGGIERO, Lisa A.  
 Council Member SHOEN, Benjamin P.  
 Mayor PIERCE, Sarah V.C.  
 Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

WHEREAS on June 3, 2024 the City Council adopted the Fiscal Years 2024-25 through 2028-29 Capital Budget which included the Hydro-electric Facility Headwater Level System Phase 2 at an estimated cost of \$225,000, and

WHEREAS on September 3, 2024 the City has accepted the proposal received from Colliers Engineering & Design in the amount of \$210,000 and,

WHEREAS the City has American Rescue Plan Act of 2021 funds available which need to be committed by December 31, 2024, and

WHEREAS City staff is recommending the Hydro-electric Facility Headwater Level System Phase 2 project be funded by ARPA funds, and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby amends the Fiscal Years 2024-25 through 2028-29 Capital Budget to allocate \$210,000 of American Rescue Plan Act of 2021 funds to the project.

**Seconded by** \_\_\_\_\_

Res. No. 2

December 9, 2024

To: The Honorable Mayor and City Council

From: Eric F. Wagenaar, City Manager

Subject: Readopting Fiscal Year 2024-25 Water Fund Budget – American Rescue Plan Act of 2021 Funding for Water Valve Insertion Equipment

Staff has recommended utilizing remaining American Rescue Plan Act of 2021 (ARPA) to purchase Water Valve Insertion Equipment. Included in tonight's agenda is a resolution to accept the bid from Hydra-Stop, LLC in the amount of \$144,021 to provide the equipment.

The attached resolution has been prepared for City Council consideration to re-adopt the Fiscal Year 2024-25 Water Fund budget to add the ARPA revenue and equipment expenditure.

# RESOLUTION

Page 1 of 1

Readopting Fiscal Year 2024-25 Water Fund Budget – American Rescue Plan Act of 2021 Funding for Water Valve Insertion Equipment

Council Member KIMBALL, Robert O.

Council Member OLNEY III, Clifford G.

Council Member RUGGIERO, Lisa A.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

WHEREAS on June 3, 2024 the City Council adopted the Fiscal Years 2024-25 Water Fund Budget, and

WHEREAS the City has American Rescue Plan Act of 2021 funds available which need to be committed by December 31, 2024, and

WHEREAS City staff is recommending the purchase of Water Valve Insertion Equipment at a cost of \$144,021, and

NOW THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Watertown hereby re-adopts the Fiscal Year 2024-25 Water Fund Budget to add ARPA funding for the purchase of Water Valve Insertion Equipment, and

BE IT FURTHER RESOLVED that the City Council of the City of Watertown hereby re-adopts the Water Fund Budget for Fiscal Year 2024-25 and makes the following adjustments in the re-adopted Water Fund Budget:

Revenues

F.0000.4960	Federal Aid – American Rescue Plan Act	\$ 144,021
	Total Revenues	<u>\$ 144,021</u>

Expenditures

F.8340.0250	Transmission and Distribution – Other Equipment	\$ 144,021
	Total Expenditures	<u>\$ 144,021</u>

**Seconded by** \_\_\_\_\_

F8340 – Transmission and Distribution

Fiscal Year 2024-25

Valve Insertion Equipment

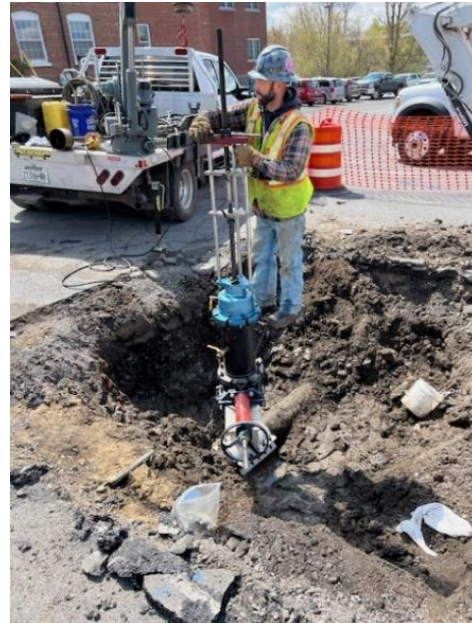
\$144,021

Water distribution is proposing the acquisition of and training for Water Valve Insertion Equipment to avoid the need for costly emergency service repairs. This equipment will also allow for a proactive approach to install insertion valves in strategic locations for water main isolation.

The age and complexity of the City’s Water Distribution system present challenges when the need to stop water from moving occurs. When a valve fails in the open position the area of impacted services increases usually by blocks depending on the location of the next functioning valve.

Two capital projects that were completed this year were impacted due to the inability to isolate a portion of the water main for tie-in or decommissioning. One occurred when an existing water valve malfunctioned causing an emergency and leak which resulted in excavation, repair and interruption of service to residents and businesses. A second delayed the contractor from the planned tie in as the third-party company was not able to accommodate our schedule.

In both situations, the City had to contract with a third-party company to install a valve to allow isolation of the existing main which caused project delays and additional mobilization and rework costs.



Funding to support the purchase will be from the American Rescue Plan Act of 2021.

Res No. 3

December 9, 2024

TO: The Honorable Mayor and City Council  
FROM: Tina Bartlett-Bearup, Purchasing Manager  
SUBJECT: Accepting Bid for Water Valve Insertion Equipment – Hydra-Stop LLC

The City’s Purchasing Department advertised in the Watertown Daily Times for sealed bids from qualified bidders for Water Valve Insertion Equipment, per City specifications and publicly opened and read the sealed bids on December 6, 2024, at 11:00 a.m. EST. Bids were provided to seven (7) plan houses and ten (10) potential vendors.

The Purchasing Department received two (2) sealed bid submittals, and the bid tabulations are shown below:

Vendor Name, Address and Point of Contact			Hydra-Stop LLC		E.J. Prescott	
			144 Tower Drive, Suite A Burr Ridge, IL 60527 Jason Baldauf <a href="mailto:jbaldauf@hydra-stop.com">jbaldauf@hydra-stop.com</a>		20 County Route 59 Phoenix, NY 13135 James Herholtz <a href="mailto:james.herholtz@eiprescott.com">james.herholtz@eiprescott.com</a>	
Product	Unit	QTY	Per Unit Price	Ext. Price with all Features	Per Unit Price	Ext. Price with all Features
Base Bid	Each	1	\$96,964.00	\$98,602.00	\$99,962.80	\$99,962.80
Option 1	Each	1	\$6,336.00	\$6,336.00	\$6,531.95	\$6,531.95
Option 2	Each	1	\$7,281.00	\$7,281.00	\$7,506.20	\$7,506.20
Option 3	Each	1	\$14,600.00	\$14,600.00	\$15,051.50	\$15,051.50
Option 4	Each	1	\$17,202.00	\$17,202.00	\$17,734.00	\$17,734.00
<b>Total Bid Price</b>				<b>\$144,021.00</b>		<b>\$146,786.45</b>

The Purchasing Manager and Water and Engineering Departments reviewed the responses, and it is their recommendation that the City Council award the base bid and options 1-4 for the Water Valve Insertion Equipment to Hydra-Stop LLC as the lowest responsive responsible bidder in the total bid price amount of **\$144,021.00**.

The Water Valve Insertion Equipment funding is contingent upon a Fiscal Year 2024-25 Water Fund Budget re-adoption, which is included in tonight’s agenda.

If there are any questions concerning this recommendation, please contact me at your convenience.



# RESOLUTION

Page 1 of 1

Accepting Bid for Water Valve Insertion Equipment – Hydra-Stop LLC

Council Member KIMBALL, Robert O.

Council Member OLNEY III, Clifford G.

Council Member RUGGIERO, Lisa A.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

WHEREAS the City desires to purchase Water Valve Insertion Equipment for use in the Water Department, and

WHEREAS the Purchasing Department advertised and received two (2) sealed bids for the purchase water valve insertion equipment, and

WHEREAS on December 6, 2024, at 11:00 a.m. bids received were publicly opened and read, and

WHEREAS Purchasing Manager, Tina Bartlett-Bearup reviewed the bids received with the Water and Engineering Departments and it is their recommendation that the City Council accept the bid lowest responsive responsible bid submitted by Hydra-Stop LLC, and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby accepts the base bid and options 1-4 received from Hydra-Stop LLC in the total bid amount of \$144,021.00.

**Seconded by** \_\_\_\_\_



**CITY OF WATERTOWN, NEW YORK**

CITY HALL

245 WASHINGTON STREET

WATERTOWN, NEW YORK 13601-3380

Project:

Water Valve Insertion Equipment

Bid / RFP Number:

Bid #2024-34

Opening Date:

Friday, December 6, 2024 @ 11:00 AM

*The following results are bids as presented at the bid opening and do not represent an award.*

**Vendor Name, Address and Point of Contact**

**Hydra-Stop LLC**

**E.J. Prescott**

144 Tower Drive, Suite A

20 County Route 59

Burr Ridge, IL 60527

Phoenix, NY 13135

Jason Baldauf

James Herholtz

[jbaldauf@hydra-stop.com](mailto:jbaldauf@hydra-stop.com)

[james.herholtz@ejprescott.com](mailto:james.herholtz@ejprescott.com)

Product	Unit	QTY	Per Unit Price	Ext. Price with all Features	Per Unit Price	Ext. Price with all Features	Per Unit Price	Ext. Price with all Features
<b>Base Bid</b>	Each	1	\$96,964.00	\$98,602.00	\$99,962.80	\$99,962.80		
<b>Option 1</b>	Each	1	\$6,336.00	\$6,336.00	\$6,531.95	\$6,531.95		
<b>Option 2</b>	Each	1	\$7,281.00	\$7,281.00	\$7,506.20	\$7,506.20		
<b>Option 3</b>	Each	1	\$14,600.00	\$14,600.00	\$15,051.50	\$15,051.50		
<b>Option 4</b>	Each	1	\$17,202.00	\$17,202.00	\$17,734.00	\$17,734.00		
<b>Total Bid Price</b>				\$144,021.00		\$146,786.45		
Addendum Acknowledgement (if any)				N/A		N/A		
Bid Bond or Check (B / C)				N/A		N/A		
Non-Collusive Bidding Certificate				Y		Y		
Certificate of Compliance with the Iran Divestment Act				Y		Y		
Sexual Harassment Form				Y		Y		
SAM's & NYS Debarred				N		N		

Res. No. 4

December 9, 2024

To: The Honorable Mayor and City Council

From: Eric Wagenaar, City Manager

Subject: Readopting Fiscal Year 2024-25 through 2028-29 Capital Fund Budget – Hydro-excavator

Included in the Fiscal Year 2024-25 Capital Budget was the purchase of a hydro-excavator which was to be funded by the issuance of debt. On September 3, 2024 City Council approved the necessary bond ordinance to provide the funding for the purchase. Staff has issued a purchase order to Tracey Road Equipment in the amount \$564,856 to the item.

Staff has recommended that this project be funded with remaining funds from the American Rescue Plan Act of 2021 (ARPA). The attached resolution has been prepared for City Council consideration to authorize ARPA funds for this project.

# RESOLUTION

Page 1 of 1

Readopting Fiscal Years 2024-25 through 2028  
Capital Budget – American Rescue Plan  
Act of 2021 funding for Hydro-excavator

Council Member KIMBALL, Robert O.

Council Member OLNEY III, Clifford G.

Council Member RUGGIERO, Lisa A.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

WHEREAS on June 3, 2024 the City Council adopted the Fiscal Years 2024-25 through 2028-29 Capital Budget which included the purchase of a Hydro-excavator at an estimated cost of \$655,000, and

WHEREAS on September 3, 2024 the City Council approved the bond ordinance necessary to fund the purchase and,

WHEREAS the City has issued a purchase order to Tracey Road Equipment in the amount of \$564,856 for the purchase of the Hydro-excavator and,

WHEREAS the City has American Rescue Plan Act of 2021 funds available which need to be committed by December 31, 2024, and

WHEREAS City staff is recommending the Hydro-excavator be funded ARPA funds and eliminate the need to issue debt, and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby amends the Fiscal Years 2024-25 through 2028-29 Capital Budget to allocate \$564,856 of American Rescue Plan Act of 2021 funds to the project.

**Seconded by** \_\_\_\_\_

Res. No. 5

December 9, 2024

To: The Honorable Mayor and City Council

From: Eric F. Wagenaar, City Manager

Subject: Readopting Fiscal Year 2023-24 through 2027-28 Capital Fund Budget – City Court and City Hall Engineering Costs and City Hall Elevator Rehabilitation

Included in the Fiscal Year 2023-24 Capital Budget was the renovation of City Hall which was to include mechanical, electrical and plumbing upgrades, a new air handling unit, roof replacement, elevator replacement and exterior improvements to the one-story section of the building. Additionally, the City Court renovations were previously approved in the Fiscal Year 2016-17 Capital Budget.

The preliminary design services provided by GYMO to renovate the City Court area and other portions of City Hall cost \$84,412 and were funded by the American Rescue Plan Act of 2021 (ARPA). The City entered into an agreement on October 16, 2023 with GYMO for the design and construction services for the project at a cost of \$337,646. A change order decrease of \$25,200 was approved by City Council on January 16, 2024. On November 20, 2023 the City accepted the bid submitted by Elevattitt in the amount of \$79,800 for the elevator replacement.

Staff has recommended that this project be partially funded with remaining funds from the American Rescue Plan Act of 2021 (ARPA) for the engineering design services (\$312,446) and elevator replacement (\$79,800) to lessen the amount of debt to be issued for this project. The attached resolution has been prepared for City Council consideration to retroactively re-adopt the Fiscal Year 2023-24 Capital Budget to authorize using ARPA funds for the project.

# RESOLUTION

Page 1 of 1

Readopting Fiscal Years 2023-24 through 2027-28 Capital Budget – Authorize American Rescue Plan Act of 2021 Funds for City Court and City Hall Renovation Costs

Council Member KIMBALL, Robert O.  
 Council Member OLNEY III, Clifford G.  
 Council Member RUGGIERO, Lisa A.  
 Council Member SHOEN, Benjamin P.  
 Mayor PIERCE, Sarah V.C.  
 Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

WHEREAS on June 5, 2023 the City Council adopted the Fiscal Years 2023-24 through 2027-28 Capital Budget which included the renovation of City Hall at an estimated cost of \$3,100,000 which was to be funded with the issuance of debt, and

WHEREAS City Council approved the design and construction services agreement with GYMO on October 16, 2023 in the amount of \$337,646, and

WHEREAS City Council approved a change order decrease to the design and construction services agreement with GYMO on January 16, 2024 in the amount of \$25,200, and

WHEREAS City Council approved the bid submitted by Elevattitt for the elevator replacement on November 20, 2023 in the amount of \$79,800, and

WHEREAS the City has American Rescue Plan Act of 2021 (ARPA) funds available which need to be committed by December 31, 2024, and

WHEREAS City staff is recommending the design and construction services agreement with GYMO and the elevator replacement bid from Elevattitt be funded with remaining ARPA funds and reduce the need to issue debt,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby re-adopts the Fiscal Years 2023-24 through 2027-28 Capital Budget to allocate \$392,246 of American Rescue Plan Act of 2021 funds to the project.

**Seconded by** \_\_\_\_\_

Res. No. 6

December 9, 2024

To: The Honorable Mayor and City Council

From: Eric F. Wagenaar, City Manager

Subject: Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget – Increase Budget Amount for Fire Rescue Truck and Authorize American Rescue Plan Act of 2021 as Funding Source

Included in the Fiscal Year 2024-25 Capital Budget was the purchase of a Fire Rescue Truck at an estimated cost of \$425,000 which was to be funded by the issuance of debt. Subsequent to the adoption of the budget staff has determined that the estimated cost of the truck will now be approximately \$490,000.

Staff has recommended that this project be funded with remaining funds from the American Rescue Plan Act of 2021 (ARPA). The attached resolution has been prepared for City Council consideration to increase the amount approved for the project and authorize ARPA funds for the purchase.

# RESOLUTION

Page 1 of 1

Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget – Increase Budget Amount for Fire Rescue Truck and Authorize American Rescue Plan Act of 2021 as Funding Source

Council Member KIMBALL, Robert O.  
 Council Member OLNEY III, Clifford G.  
 Council Member RUGGIERO, Lisa A.  
 Council Member SHOEN, Benjamin P.  
 Mayor PIERCE, Sarah V.C.  
 Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

WHEREAS on June 3, 2024 the City Council adopted the Fiscal Years 2024-25 through 2028-29 Capital Budget which included the purchase of a Fire Rescue Truck at an estimated cost of \$425,000 which was to be funded with the issuance of debt, and

WHEREAS City staff has determined that the estimated cost of a new rescue truck is now expected to be approximately \$490,000, and

WHEREAS the City has American Rescue Plan Act of 2021 (ARPA) funds available which need to be committed by December 31, 2024, and

WHEREAS City staff is recommending the Fire Rescue Truck be funded with remaining ARPA funds and eliminate the need to issue debt,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby amends the Fiscal Years 2024-25 through 2028-29 Capital Budget to increase cost of the Fire Rescue Truck to be \$490,000, and

BE IT FURTHER RESOLVED that the City Council of the City of Watertown hereby allocates \$490,000 of American Rescue Plan Act of 2021 funds to the project.

**Seconded by** \_\_\_\_\_



Res. No. 7

December 9, 2024

To: The Honorable Mayor and City Council

From: Eric F. Wagenaar, City Manager

Subject: Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget –  
Authorize American Rescue Plan Act of 2021 Funds for The Water  
Treatment Plant Water Quality Improvement Project

The City has engaged GHD for the design of the Water Treatment Plant Quality Improvements Project to address the disinfection by-products issue in the amount of \$3,701,605. At the start of Fiscal Year 2024-25 the balance of the services in the agreement yet to be performed was \$2,170,425.

Staff has recommended that all remaining funds (estimated to be \$1,329,027) from the American Rescue Plan Act of 2021 (ARPA) be allocated to cover a portion of the remaining design services to lessen the amount of debt to be issued for this project. The attached resolution has been prepared for City Council consideration to authorize using all remaining ARPA funds for the project.

# RESOLUTION

Page 1 of 1

Readopting Fiscal Years 2024-25 through 2028-29 Capital Budget – Authorize American Rescue Plan Act of 2021 Funds for The Water Treatment Plant Water Quality Improvement Project

Council Member KIMBALL, Robert O.

Council Member OLNEY III, Clifford G.

Council Member RUGGIERO, Lisa A.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

WHEREAS on June 19, 2023 the City Council amended the Fiscal Years 2022-23 through 2026-27 Capital Budget to modify the scope of the water treatment plant filter underdrain and filter media project to also include a flocculation/sedimentation basin and a pre-ozonation system, and

WHEREAS City Council approved Amendment #4 to the consulting services agreement with GHD for the project on July 17, 2023 bringing the total agreement to \$3,701,605, and

WHEREAS the City has American Rescue Plan Act of 2021 (ARPA) funds available which need to be committed by December 31, 2024, and

WHEREAS as of July 1, 2024 the balance of the services yet to be performed per the agreement were \$2,170,425,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby re-adopts the Fiscal Years 2024-25 through 2028-29 Capital Budget to allocate the remaining American Rescue Plan Act of 2021 funds (estimated to be \$1,329,027) to the project.

**Seconded by** \_\_\_\_\_

Res No. 8

December 16, 2024

To: The Honorable Mayor and City Council

From: Eric F. Wagenaar, City Manager

Subject: Approving the 2024-2027 Memorandum of Agreement Between the City of Watertown Unit 7151 of Jefferson Local 823 of the Civil Service Employees Association, Inc. Local 1000, AFSCME, AFL-CIO (CSEA)

Negotiations have concluded between the City of Watertown and CSEA for a successor contract to that which expired on June 30, 2024. A Memorandum of Agreement has now been achieved through June 30, 2027.

The principal terms contained within this agreement are listed below:

- Term: July 1, 2024 – June 30, 2027.
- Wage increases with retroactive payments:
  - July 1, 2024: 3.75%
  - July 1, 2025: 3.50%
  - July 1, 2026: 3.25%
- Change grades for the following titles:
  - Municipal Worker I (from 11 to 13)
  - Motor Equipment Operator (light) from 13 to 16) (but MEO refuse/recycle stay at 15)
  - Crew Chief (from 16 to 18)
  - Current MEO Heavy to be red circled; paid at Chew Chief rate
- Longevity – increase longevity payments in 4.1.2 by \$200 at each level in the existing Agreement.
- Add new Step G to wage chart contract, effective January 1, 2025, using current chart/formula for differential between current Step E and F at each grade. No changes to current practice on step movement on anniversary date.
- Health Insurance premium cost contributions by employees in Article 9 to be:

- Effective July 1, 2024: 15%
  - Effective July 1, 2025: 15%
  - Effective July 1, 2026: 17%
- 
- In Article 4.6, change to a minimum of three (3) hours at double time (for all days of the week; eliminate the Sunday distinction). Anything after 3 hours reverts to applicable rate (straight or overtime, as may be applicable).

A resolution approving the terms of the Memorandum of Agreement has been prepared for City Council's consideration.

# RESOLUTION

Page 1 of 1

Approving the 2024-2027 Memorandum of Agreement Between the City of Watertown Unit 7151 of Jefferson Local 823 of the Civil Service Employees Association, Inc. Local 1000, AFSCME, AFL-CIO (CSEA)

Council Member KIMBALL, Robert O.

Council Member OLNEY III, Clifford G.

Council Member RUGGIERO, Lisa A.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

WHEREAS the 2024 - 2027 Employment Contract between the City of Watertown and CSEA expired on June 30, 2024, and

WHEREAS the parties have agreed to a Memorandum of Agreement which will cover the period of July 1, 2024 thru June 30, 2027,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown that it hereby ratifies the Memorandum of Agreement between the City of Watertown and CSEA, and a copy of which is attached and made a part of this resolution, and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed to execute the new employment contract, reflective of the terms in the Memorandum of Agreement, on behalf of the City of Watertown.

**Seconded by** \_\_\_\_\_

## MEMORANDUM OF AGREEMENT

**WHEREAS** the City of Watertown (“City”) and the City of Watertown Unit 7151 of Jefferson Local 823 of the Civil Service Employees Association, Inc. Local 1000, AFSCME, AFL-CIO (“CSEA”) are parties to a collective bargaining agreement for the period July 1, 2022 through June 30, 2024;

**WHEREAS**, the parties have been engaged in collective bargaining regarding the terms of a successor to the Agreement;

**WHEREAS**, the parties have reached a tentative agreement regarding the terms of a successor to the Agreement, subject to ratification by CSEA and approval by the City Council;

**NOW THEREFORE**, the parties agree as follows:

1. Increase wages in Article 4 and wage schedule, as follows:

- Effective July 1, 2024: 3.75%
- Effective July 1, 2025: 3.50%
- Effective July 1, 2026: 3.25%

2. Wage Chart Adjustment

- Create a single title – Motor Equipment Operator (eliminate light/heavy distinction)
- Delete Appendix A – list of Heavy Equipment
- Change grades for the following titles
  - Municipal Worker I (from 11 to 13)
  - Motor Equipment Operator (light) (from 13 to 16) (but MEO refuse/recycle stay at 15)
  - Crew Chief (from 16 to 18)
  - Current MEO Heavy to be red circled; paid at Crew Chief rate

3. Longevity – increase longevity payments in 4.1.2 by \$200 at each level in the existing Agreement.
4. Add new Step G to wage chart contract, effective January 1, 2025, using current chart/formula for differential between current Step E and F at each grade. No changes to current practice on step movement on anniversary date.
5. Delete 2.5.1 consistent with Janus decision and remove agency fee language in 2.4
6. In 2.10.1: add Fleet Manager to management listing
7. In 4.3.7.3: add that all employees to be on direct deposit no later than April 1, 2025.
8. In 4.3.7.2(d), (e) and (f), change all days within which the Department Head, City Manager and City Council must respond with regard to change in pay grade to “twenty (20) work days”.
9. Health Insurance premium cost contributions by employees in Article 9 to be:
  - Effective July 1, 2024: 15%
  - Effective July 1, 2025: 15%
  - Effective July 1, 2026: 17%
10. Make the following plan design changes for insurance, effective January 1, 2025:
  - Retail Prescriptions:
    - Generic: \$15
    - Preferred: \$40
    - Brand: \$60

- Mail Order to remain at current levels (Generic \$10; Preferred \$35; Brand \$55)
- Add Urgent Care Co-Pay: \$25
- Add Emergency Room Co-pay \$50

11. Add the holiday of Juneteenth to the contract in Article 5.2

12. Add Parent, grandchild and grandparent to family sick leave in Article 5.3.18

13. Enable employees to convert up to four (4) days of vacation into dollars for 457 plan in Article 9.5.2

14. In Article 4.6, change to a minimum of three (3) hours at double time (for all days of the week; eliminate the Sunday distinction). Anything after 3 hours reverts to applicable rate (straight or overtime, as may be applicable).

15. Refer to labor management group to discuss any changes to the safety boot language.

16. All changes contained herein are retroactive to July 1, 2024, except as may be specified otherwise.

17. All remaining proposals withdrawn by the parties.



18. Except as set forth otherwise herein, all other terms of the Agreement to remain unchanged.

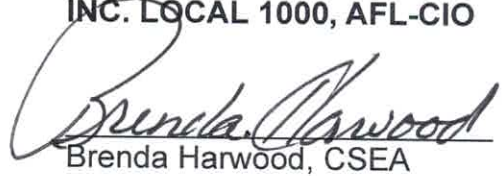
Both parties agree to support and encourage ratification by their constituencies.

**CITY OF WATERTOWN**

  
Colin Leonard, Esq.

10/30/24  
Date

**CITY OF WATERTOWN UNIT  
7151 OF JEFFERSON LOCAL  
823, OF THE CIVIL SERVICE  
EMPLOYEES ASSOCIATION,  
INC. LOCAL 1000, AFL-CIO**

  
Brenda Harwood, CSEA

10/30/2024  
Date

Ord No. 1

December 11, 2024

To: The Honorable Mayor and City Council

From: Michael A. Lumbis, Planning and Community Development Director

Subject: Changing the Approved Zoning Classification of 133 Cedar Street, Parcel Number 7-14-110.000 and a 0.031-acre Section of 612 Swan Street, Parcel Number 7-14-110.001 from Commercial to Residential

Steven H. McIlroy has submitted the subject request to change the approved Zoning Classification of 133 Cedar Street, and a 0.031-acre portion of the adjacent parcel at 612 Swan Street from Commercial to Residential.

Mr. McIlroy, who owns 133 Cedar Street, is in agreement with the neighboring property owner to acquire the abutting section of 612 Swan Street requested to be rezoned.

The Planning Commission reviewed the request at its December 3, 2024 meeting and adopted a motion recommending that City Council change the approved zoning classification as requested. Attached is the complete zone change application and Staff's report to the Planning Commission. A copy of the Planning Commission's meeting minutes will be sent to the City Council with the January 6, 2025 agenda package.

The City Council must hold a public hearing on the ordinance before it may vote. Staff recommends that City Council schedule a public hearing for 7:15 p.m. on Monday, January 6, 2025. A SEQRA resolution will be presented for City Council consideration at that meeting.

# ORDINANCE

Page 1 of 2

Changing the Approved Zoning Classification of 133 Cedar Street, Parcel Number 7-14-110.000 and a 0.031-Acre Section of 612 Swan Street, Parcel Number 7-14-110.001 from Commercial to Residential.

Council Member KIMBALL, Robert O.

Council Member OLNEY III, Clifford G.

Council Member RUGGIERO, Lisa A.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total .....

YEA	NAY

**Introduced by** \_\_\_\_\_

BE IT ORDAINED where Steven H. McIlroy has made an application by petition filed with the City Clerk, pursuant to Section 83 of the New York General City Law to change the approved zoning classification of 133 Cedar Street, Parcel Number 7-14-110.000 and an approximately 0.031-acre eastern section of 612 Swan Street, Parcel Number 7-14-110.001 from Commercial to Residential, and

WHEREAS the Planning Commission of the City of Watertown considered the zone change request at its December 3, 2024 meeting and adopted a motion recommending that City Council approve the zone change, and

WHEREAS Planning Staff referred the zone change application to the Jefferson County Planning Board for their review pursuant to Section 239-m of New York State General Municipal Law, and

WHEREAS a public hearing was held on the proposed zone change on January 6, 2025, after due public notice, and

WHEREAS the City Council has made a declaration of Negative Findings of the impacts of the proposed zoning designation according to the requirements of SEQRA, and

WHEREAS the City Council deems it in the best interest of the citizens of the City of Watertown to approve the requested zoning designation,

NOW THEREFORE BE IT ORDAINED that the approved zoning classification of 133 Cedar Street, Parcel Number 7-14-110.000 shall be changed from Commercial to Residential, and

BE IT FURTHER ORDAINED that the approved zoning classification of an approximately 0.031-acre eastern section of 612 Swan Street, Parcel Number 7-14-110.001, BEGINNING at a mag nail set at an angle point in the northerly margin of Swan Street (reputedly 49.5 feet wide), said nail being situate along said margin N 87°02'13" W, a distance of 104.23 feet from a 1/2" capped iron pipe found (Zeccolo) marking the intersection of said margin with the westerly margin of Cedar Street (40 feet wide); THENCE N 02°57'47" E, through the

# ORDINANCE

Page 2 of 2

Changing the Approved Zoning Classification of 133 Cedar Street, Parcel Number 7-14-110.000 and a 0.031-Acre Section of 612 Swan Street, Parcel Number 7-14-110.001 from Commercial to Residential.

Council Member KIMBALL, Robert O.

Council Member OLNEY III, Clifford G.

Council Member RUGGIERO, Lisa A.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total .....

YEA	NAY

first and second parcels of land conveyed by DGI LLC to Frank V. Marzano in a deed dated July 17, 2006, recorded in the Jefferson County Clerk’s Office as Instrument Number 2006-15981, on September 21, 2006, a distance of 87.13 feet to a 1/2" capped iron rebar set; THENCE S 87°02'13" E, a distance of 25.48 feet to a lead plug found in a concrete pad; THENCE S 02°57'47" W, a distance of 21.13 feet to a lead plug found in a concrete curb; THENCE S 06°10'47" W, a distance of 28.87 feet to a point; THENCE N 85°33'48" W, a distance of 17.21 feet to a point; THENCE S 12°59'32" W, a distance of 38.20 feet to the point and place of BEGINNING, shall be changed from Commercial to Residential, and

BE IT FURTHER ORDAINED that the Zoning Map of the City of Watertown shall be amended to reflect the zone change, and

BE IT FURTHER ORDAINED this amendment to the Zoning Ordinance of the City of Watertown shall take effect as soon as it is published once in the official newspaper of the City of Watertown, or otherwise printed as the City Manager directs.

*Seconded by* \_\_\_\_\_



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601  
PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Commission Members

FROM: Michael A. Lumbis, Planning and Community Development Director

PRIMARY REVIEWER: Geoffrey Urda, Senior Planner

SUBJECT: Zone Change – **133 Cedar Street** and a portion of **612 Swan Street**,  
Parcel Numbers 7-14-110.000 and 7-14-110.001

DATE: November 27, 2024

---

**Request:** To Change the Approved Zoning Classification of 133 Cedar Street and a portion of 612 Swan Street, Parcel Numbers 7-14-110.000 and 7-14-110.001 from Commercial to Residential

**Applicant:** Steven H. McIlroy

**Owner(s):** Steven H. McIlroy and Frank V. Marzano

**SEQRA:** Unlisted

**County Review:** Yes

---

**Comments:** The applicant seeks to rezone his property at 133 Cedar Street and a portion of the adjacent parcel at 612 Swan Street that he wishes to acquire from his neighbor and assemble with his own parcel from Commercial to Residential. The applicant owns an accessory storage shed that sits on the land that he wishes to acquire. The property owner at 612 Swan Street has agreed to apply for Subdivision Approval and convey the subject portion to the applicant.

Both properties involved are presently zoned Commercial and the Commercial District does not allow one-unit residential dwellings. The applicant's house at 133 Cedar Street is therefore a legal-nonconforming ("grandfathered") use. The applicant is requesting the Zone Change so that the primary use of his parcel will become legal, and he can lawfully add an accessory structure.

**Existing Conditions:** The subject parcel at 133 Cedar Street is a one-unit residential dwelling that the applicant owns. The subject parcel at 612 Swan Street is currently a stand-alone storage use, which is also not allowed in a Commercial District and therefore grandfathered.

The surrounding properties at 130, 131, 136 and 139 Cedar Street are all detached one-unit residential dwellings.

**Zoning and the Comprehensive Plan:** The City’s adopted Comprehensive Plan recommends the future land use for this area as Residential Medium. The Comprehensive Plan envisions the Residential Medium character area as follows:

**Residential Medium:** *“These are compact residential neighborhoods that provide a variety of housing options reflective of the needs of all residents. They contain primarily one, two and three-family structures and some multifamily structures that are smoothly integrated into the fabric of existing neighborhoods. Where appropriate, these areas may contain small scale commercial uses that were historically found in these neighborhoods. Buildings are typically 2-3 stories with lot sizes that are small to medium in size. Parking is at the side of the building or behind, but never in the front yard.”*

The Residential District only allows Single- and Two-Unit Dwellings, and while it does not allow three-unit primary structures, it does allow Accessory Dwelling Units (ADUs) which would allow a single parcel to have three units and would be consistent with the future land use vision above. The Residential District does not allow multifamily structures, nor does it allow commercial uses. While the vision is to allow slightly more land uses than what Residential would allow, it is still philosophically aligned with emphasis on residential uses. This proposal is in harmony with the Comprehensive Plan.

**Jefferson County 239-m Review:** Staff will refer this application to the Jefferson County Planning Board pursuant to General Municipal Law Section 239-m for consideration at its December 31, 2024 meeting. Since the Planning Commission is only making a recommendation to City Council, the Commission is free to vote on its recommendation at its December 3, 2024 meeting and need not wait for the County Planning Board to make determination. However, the City Council must wait until its first meeting in January to vote on adopting the Zone Change.

**SEQR:** The applicant has submitted a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) as part of the application for the Zone Change. The City Council, as the lead agency, will complete Part 2 of the EAF and make a determination of significance.

**Planning Commission Action:** For zone changes, the Planning Commission is responsible for making a recommendation to the City Council. The City Council will then vote on the Zone Change after holding a public hearing.

cc: City Council Members













Thomas Compo, City Engineer

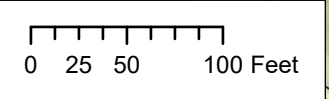
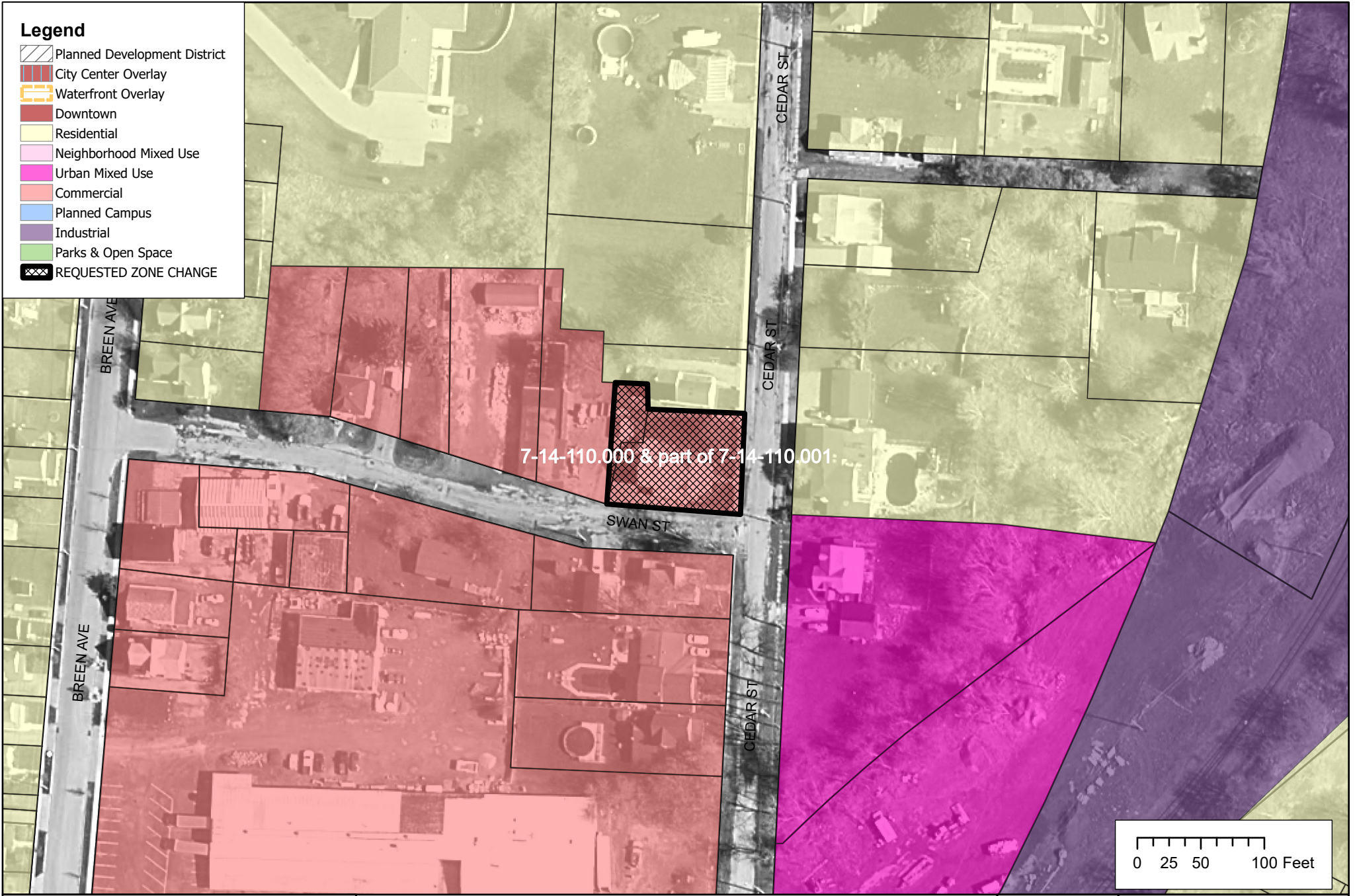
Adam Storino, PLS, CPESC, Storino Geomatics, PLLC, 165 Mullin Street, Watertown, NY 13601

Steven H. McIlroy, 133 Cedar Street, Watertown, NY, 13601

Frank V. Marzano, 612 Swan Street, Watertown, NY, 13601

**Legend**

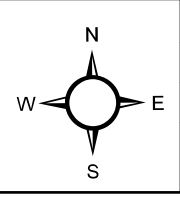
-  Planned Development District
-  City Center Overlay
-  Waterfront Overlay
-  Downtown
-  Residential
-  Neighborhood Mixed Use
-  Urban Mixed Use
-  Commercial
-  Planned Campus
-  Industrial
-  Parks & Open Space
-  REQUESTED ZONE CHANGE

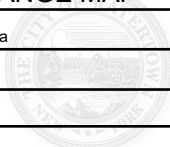


**CITY OF WATERTOWN GIS**  
 245 WASHINGTON STREET  
 2ND FLOOR  
 WATERTOWN, NEW YORK 13601  
 (315) 785-7793  
 gis@watertown-ny.gov

**Commercial to Residential**  
 133 Cedar St and part of 612 Swan St  
 (7-14-110.000 & part of 7-14-110.001)

The City of Watertown does not warrant, guarantee or accept any liability for the accuracy, precision or completeness of any information shown or described hereon or for any inferences made therefrom. Any use made from this information is solely at the risk of the user.



<b>ZONE CHANGE MAP</b>	
Requested By: G. Urda	
Author: mowen	
Date: 11/25/2024	
Scale : 1 in= 100 ft	



# City of Watertown **ZONE CHANGE APPLICATION FORM**

City of Watertown, Planning and Community Development Dept.  
245 Washington Street, Room 305, Watertown, NY 13601  
Phone: 315-785-7741 Email: [planning@watertown-ny.gov](mailto:planning@watertown-ny.gov)

Received:  
PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT  
  
NOV 26 2024  
  
RECEIVED  
CITY OF WATERTOWN, NY

**PROPERTY INFORMATION:**

PROPERTY ADDRESS: 133 Cedar Street Watertown NY 13601

TAX PARCEL NUMBER(S): 7-14-110.000

CURRENT ZONING DISTRICT: Commercial PROPOSED ZONING DISTRICT: Residential

**APPLICANT INFORMATION:**

APPLICANT NAME: Steven H. McIlroy

APPLICANT MAILING ADDRESS: 133 Cedar Street Watertown NY 13601

PHONE NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**PROPERTY OWNER INFORMATION (if different from applicant):**

PROPERTY OWNER NAME: \_\_\_\_\_

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel): \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**CHECKLIST (please include all of the following in addition to this application form):**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Cover Letter*                | <input checked="" type="checkbox"/> Tax Map with subject parcel highlighted*          |
| <input type="checkbox"/> Site Drawing (if applicable)*           | <input checked="" type="checkbox"/> State Environmental Quality Review (SEQR) form*   |
| <input checked="" type="checkbox"/> Metes and Bounds description | <input type="checkbox"/> Written Support of Adjoining Property Owners (if applicable) |
| <input checked="" type="checkbox"/> \$125 application fee*       | <input type="checkbox"/> Electronic Copy of Entire Submission (PDF Preferred)         |

\*See appendices for further information

Applicant Signature: Steven McIlroy Date: 11/26/24  
Property Owner Signature (if different) \_\_\_\_\_ Date: \_\_\_\_\_



Steven H. McIlroy  
133 Cedar Street  
Watertown, NY 13601

November 26, 2024

City of Watertown Planning Commission  
245 Washington Street  
Watertown, NY 13601

Re: Zone Change Request – 133 Cedar Street and a portion of 612 Swan Street

Dear Planning Commission,

I wish to change the zoning of my property at 133 Cedar Street from Commercial (C) to Residential (R). I also wish to change a portion of the adjacent property at 612 Swan Street from Commercial (C) to Residential (R).

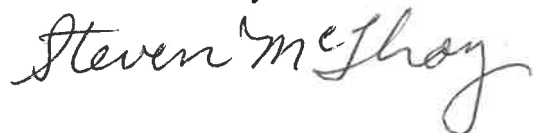
The purpose of the Zone Change is to facilitate a Subdivision of 612 Swan Street and the conveyance of the subdivided section to assemble with my own parcel. As the parcel boundaries exist now, I own an accessory storage shed that is entirely on the property at 612 Swan Street. My neighbor has agreed to subdivide this portion of his property and convey it to me.

However, under the current Commercial zoning, my one-unit dwelling use is a legal nonconforming (“grandfathered”) use. I am requesting to rezone my property and the land I will acquire to Residential so that my one-unit dwelling use will be an allowed primary use to which I may lawfully add an accessory structure.

Thank you for your consideration.

Sincerely,

Steven H. McIlroy



## Jefferson County Clerk Recording Coversheet

**Received From :**  
CONBOY LAW FIRM (WATERTOWN)  
OFFICE MAILBOX  
407 SHERMAN ST  
WATERTOWN, NY 13601

**Return To :**  
CONBOY LAW FIRM (WATERTOWN)  
OFFICE MAILBOX  
407 SHERMAN ST  
WATERTOWN, NY 13601

**First GRANTOR**

MCILROY, STEVEN H

**First GRANTEE**

MCILROY, STEVEN H

# CORRECTIVE

**Index Type :** LAND RECORDS

**Type of Instrument :** Deed

**File Number :** 2004-00004442

**Recording Fee :** \$97.00

**Recording Pages :** 4

THE PROPERTY AFFECTED BY THIS INSTRUMENT  
IS SITUATED IN WATERTOWN, CITY OF, IN THE  
COUNTY OF JEFFERSON, NEW YORK.

**Real Estate Transfer Tax**

**RETT # :** 3422

**Deed Amount :** \$0.00

**RETT Amount :** \$0.00

**Total Fees :** \$97.00

State of New York

County of Jefferson

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Jefferson County,  
New York

On (Recorded Date) : 03/30/2004

At (Recorded Time) : 3:51:18 PM



Doc ID - 000400440004

*JoAnn M. Wilder*  
JoAnn M. Wilder, Clerk



This sheet constitutes the Clerk's endorsement required by section 319 of Real Property Law of the State of New York and conforms to Jefferson County local law.

2004-4442

**CORRECTION DEED**

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF JEFFERSON )

This deed of correction is made on the 14<sup>th</sup> day of January, 2004, by **STEVEN H. McILROY** and his wife **MARISA A. McILROY**, each having an address at 133 Cedar Street, Watertown, New York 13601, referred to as grantor, and **STEVEN H. McILROY**, residing at 133 Cedar Street, Watertown, New York 13601, referred to as grantee.

**Recitals**

1. Grantor conveyed a tract or parcel of land to grantee by Quitclaim Deed dated November 30, 2003, which instrument was recorded in the Jefferson County Clerk's Office on December 4, 2003 in File Number 2003-00020610.
2. In that instrument, the boundary description was in error and was faulty.
3. In order to correct the error and reflect the true agreement of the parties in every respect, grantor and grantee desire to make and execute this deed of correction.

**NOW, THEREFORE**, Steven H. McIlroy and Marisa A. McIlroy, grantor, in and for the consideration expressed in the above-mentioned deed paid by grantee, the receipt and sufficiency of which is acknowledged, and confessed, grants, sells and conveys, under Steven H. McIlroy, grantee, the following described property:

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows:

Beginning at an iron pipe set at the intersection of the northerly margin of Swan Street and the monumented westerly margin of Cedar Street; thence North 76 degrees 00 minutes West along the northerly margin of Swan Street, a distance of 104.23 feet to an iron pipe set; thence North 24 degrees 01 minutes 45 seconds East a distance of 38.20 feet to a point, said course running parallel to an existing curb line; thence South 74 degrees 31 minutes 35 seconds East a distance of 17.21 feet to a point, said course running parallel to the bakery wall; thence North 17 degrees 13 minutes East a distance of 28.87 feet to a drill hole in a curb; thence South 78 degrees 00 minutes East along the lands of Marcinko (Bk 1422 Pg 312)

Return: UNSK (R.E.)

2004-4443

on the north, a distance of 78.75 feet to a railroad spike set in a driveway; thence South 14 degrees 00 minutes West along the westerly monumented margin of Cedar Street, a distance of 66.00 feet to the point and place of beginning.

Contains 0.139 acres.

To hold the above-described property, together with all and singular the rights, ways, and appurtenances belonging or at all appertaining to the premises and grantor does bind grantor, grantor's heirs, successors, and assigns, to warrant and forever defend all and singular the property unto grantee, grantee's heirs, successors and assigns against every person lawfully claiming or to claim the same or any part.

This deed is executed as a correction deed given and accepted in place of that deed executed by the grantor to the grantee as above set forth and is made to correct the above-mentioned error and confirm the deed and it will be effective as of, and retroactive to, the date of the original deed.

Signed and sealed at Watertown, New York, on the day, month and year first above mentioned.

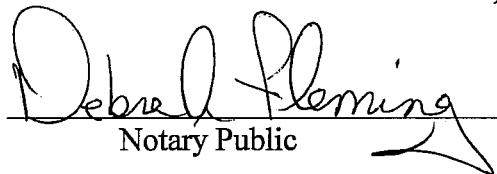
IN THE PRESENCE OF

  
STEVEN H. McILROY

  
MARISA A. McILROY

STATE OF NEW YORK, COUNTY OF JEFFERSON, ss.

On the 14<sup>th</sup> day of January, 2004, before me, the undersigned notary public, personally appeared Steven H. McIlroy, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

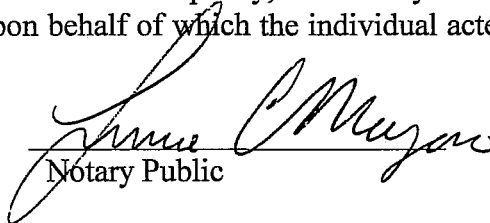
  
Notary Public

**DEBRA A. FLEMING**  
Notary Public, State Of New York  
Registration No. 01FL6075697  
Qualified In Jefferson County  
Commission Expires 06/10/ 06

2004-4444

STATE OF NEW YORK, COUNTY OF JEFFERSON, ss.

On the 14<sup>th</sup> day of January, 2004, before me, the undersigned notary public, personally appeared Marisa A. McIlroy, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

**LANCE C. MARZANO**  
NOTARY PUBLIC, STATE OF NEW YORK  
REGISTRATION NO. 02MA5065327  
QUALIFIED IN JEFFERSON COUNTY  
COMMISSION EXPIRES 09/03/06

2004-4445



**SUGGESTED DESCRIPTION – PARCEL B**  
**A 0.031 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 7-14-110.001**  
**SWAN STREET**  
**LANDS OF FRANK V. MARZANO**

**ALL THAT TRACT OR PARCEL OF LAND**, being situate in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

**BEGINNING** at a mag nail set at an angle point in the northerly margin of Swan Street (reputedly 49.5 feet wide), said nail being situate along said margin N 87°02'13" W, a distance of 104.23 feet from a 1/2" capped iron pipe found (Zeccolo) marking the intersection of said margin with the westerly margin of Cedar Street (40 feet wide);

**THENCE** N 02°57'47" E, through the first and second parcels of land conveyed by DGI LLC to Frank V. Marzano in a deed dated July 17, 2006, recorded in the Jefferson County Clerk’s Office as Instrument Number 2006-15981, on September 21, 2006, a distance of 87.13 feet to a 1/2" capped iron rebar set;

**THENCE** S 87°02'13" E, a distance of 25.48 feet to a lead plug found in a concrete pad;

**THENCE** S 02°57'47" W, a distance of 21.13 feet to a lead plug found in a concrete curb;

**THENCE** S 06°10'47" W, a distance of 28.87 feet to a point;

**THENCE** N 85°33'48" W, a distance of 17.21 feet to a point;

**THENCE** S 12°59'32" W, a distance of 38.20 feet to the point and place of **BEGINNING**.

**CONTAINING** 0.031 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on 1/2" capped iron rebar set are yellow and read "STOR GEOM PLS 50878".

**SUBJECT TO** any rights or restrictions of record that an updated Abstract of Title may disclose.

**ALSO SUBJECT TO AND INCLUDING** any and all other rights or restrictions of record.

PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

RECEIVED

CITY OF WATERTOWN, NY

XX/XX/2024

**AS SURVEYED** by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 10/31, 11/14, 11/18, AND 11/19/2024 , shown on a plat titled “- SUBDIVISION FINAL PLAT - LOT LINE ADJUSTMENT OF THE LANDS OF FRANK V. MARZANO AND STEVEN H. MCILROY”, File No. 2024-080, dated 11/19/2024, filed in the Jefferson County Clerk’s Office as Map No. \_\_\_\_\_ on \_\_\_\_\_, a copy of which is part of this instrument.

**INTENDING** to describe a 0.031 Acre portion of the first and second parcels of land conveyed by DGI LLC to Frank V. Marzano in a deed dated July 17, 2006, recorded in the Jefferson County Clerk’s Office as Instrument Number 2006-15981, on September 21, 2006.

# Preliminary

11/19/2024 3:30:40 PM

Adam Michael Storino, PLS No. 50878  
Licensed Land Surveyor



Prepared by  
**City of Watertown GIS**  
 For  
**City of Watertown**  
**Assessment Department**

**For Tax Purposes Only**  
**Not to be Used for Conveyance**

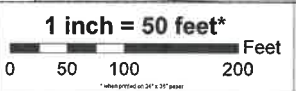
MAP IS STATE PLANE  
 COORDINATE SYSTEM

Parcel	Date	Parcel	Date
7-14-131.000	06/03/2015	7-14-101.100	06/03/2015
7-14-135.000	03/17/2023	7-14-102.000	06/03/2015
7-14-135.200	05/30/2023	7-14-133.000	06/03/2015
7-14-101.000	06/03/2015	7-14-124.001	05/30/2023
7-14-125.100	10/04/2019	7-14-125.120	05/30/2023

Parcel ID	Assessment ID
133	124.000

— Property Line  
 - - - Historic Property Line  
 - - - Building Outline  
 - - - Railroad  
 - - - City Boundary  
 - - - School District Boundary

1233 Parcel ID  
 124.000 Assessment ID  
(if dates internally combined parcels)



Tax Map  
**City of Watertown**  
 Jefferson County, NY

Section 07 Block 14

Printed Date: 6/3/2024



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

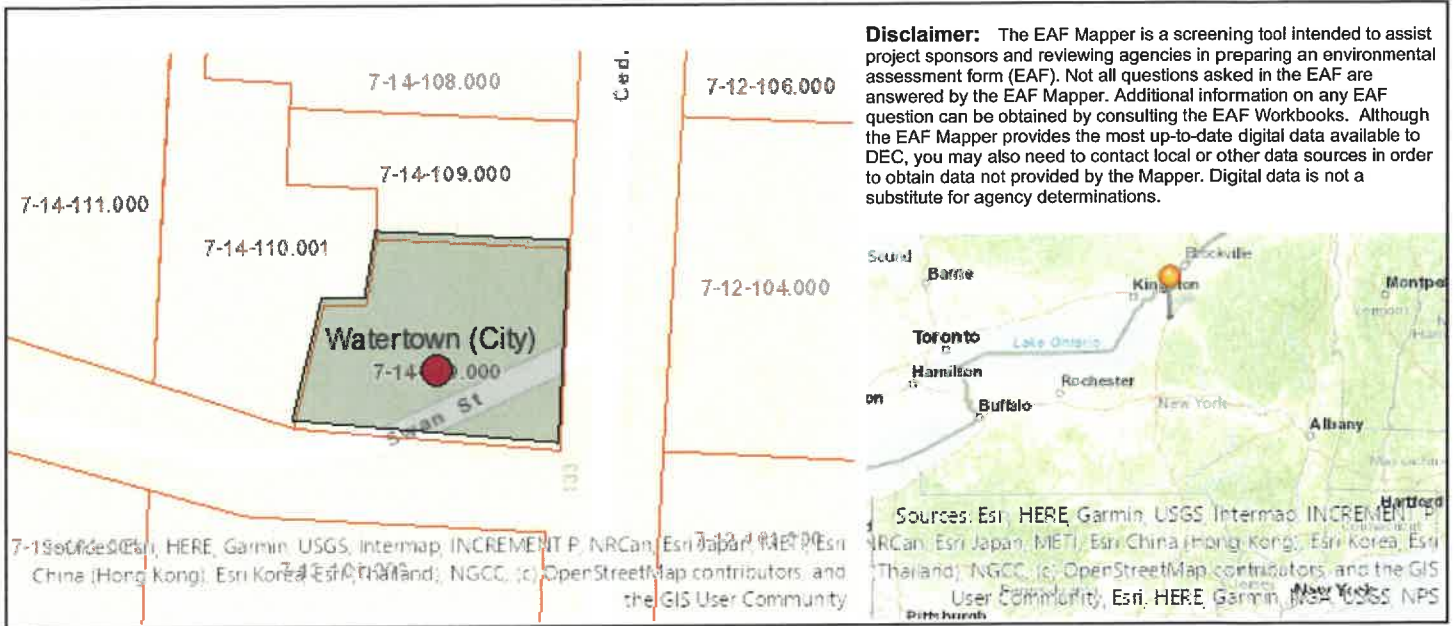
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Zone Change Request - 133 Cedar Street			
Project Location (describe, and attach a location map): 133 Cedar Street Watertown NY 13601			
Brief Description of Proposed Action: The applicant is proposing to rezone the parcel located at 133 Cedar Street from Commercial to Residential. The zone change will allow the applicant to then apply for a subdivision that will involve 133 Cedar Street obtaining a portion of land that includes a shed from 612 Swan Street. In order to move forward with the subdivision, the applicant will need to obtain approval for a zone change at 133 Cedar Street since the Residential use existing on the parcel is a non conforming use that cannot be expand			
Name of Applicant or Sponsor: Steven H. McIlroy		Telephone: E-Mail:	
Address: 133 Cedar Street			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City Council			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.34 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.34 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Northern Long...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Steven McIlroy</u> Date: <u>11/26/24</u> Signature: <u>Steven McIlroy</u> Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

December 10, 2024

To: The Honorable Mayor and City Council  
From: James Mills, City Comptroller  
Subject: Property Purchase Offer – 80-86 Alexandria Avenue

The City has received a purchase offer in the amount of \$2,100 from Ray Worcester for 80, 81, 82, 83, 84, 85 and 86 Alexandria Avenue. The City acquired the parcels from Barbara Beach in July 2022 as a result of the tax sale certificate process. Ray Worcester also owns 89 and 90-93 Alexandria Avenue and 572 Merline Avenue (in an LLC).

Staff has no objections to the sale.



To the Honorable members of Watertown City Council

Oct 24, 2024

I would like to purchase the following properties:

01-10-115.000 80 Alexandria Ave

01-10-116.000 81 Alexandria Ave

01-10-117.000 82 Alexandria Ave

01-10-118.000 83 Alexandria Ave

01-10-119.000 84 Alexandria Ave

01-10-120.000 85 Alexandria Ave

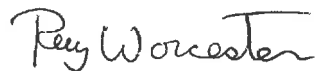
01.10.121.000 86 Alexandria Ave

I would be willing to pay \$300 for each property for a total of \$2100.

These properties are adjacent to the properties that I already own.

I would greatly appreciate your consideration in this matter.

Thank you,

A handwritten signature in cursive script that reads "Ray Worcester".

Ray Worcester

152 Winthrop St.

Watertown, NY 13601

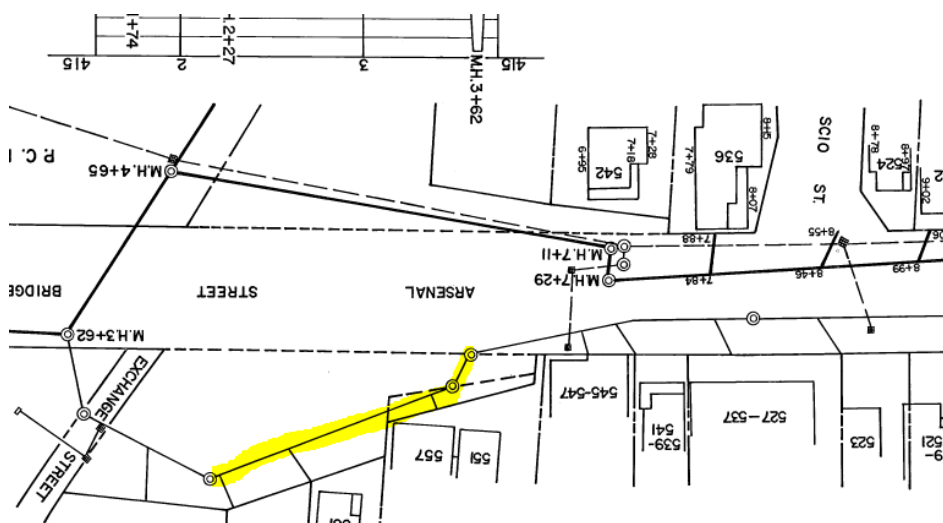
315-408-1357

December 10, 2024

To: The Honorable Mayor and City Council  
From: James Mills, City Comptroller  
Subject: Property Purchase Offer – 565 and 571 Arsenal Street

The City has received a purchase offer in the amount of \$1,154 from Lloyd Little for 565 Arsenal Street (\$462 offer) and 571 Arsenal Street (\$692 offer). The City acquired the parcels from Michael Pistolese Jr. in July 2023 as a result of the tax sale certificate process. Lloyd Little has recently purchased 551 and 561 Arsenal Street from Clueless Ventures LLC.

Staff has no objections to the sale except for Engineering would like to keep a 20' wide utility easement. Mr. Little has no issue with that request.



---

**From:** L Little <llittle78@yahoo.com>  
**Sent:** Monday, October 21, 2024 10:33 AM  
**To:** James Mills  
**Subject:** Asenal st lots

You don't often get email from llittle78@yahoo.com. [Learn why this is important](#)

Monday 21 october 2024

City of Watertown Counsel,

City of Watertown Comptroller

Watertown, ny 13601

I am interested in acquiring two adjacent lots within the city. I would like to initiate the process of acquiring the deeds of the properties located on Arsenal st. in the city of Watertown. Below is a list of the property tax map ID, and money owed to the city for the corresponding properties:

1) Tax ID: 9-01-121.000 (565 Arsenal st)

A) Initial taxes owed	212.00
B) Year after city assumes tax certificate	125.00
C) Year two after city assumes tax.	125.00

2) Tax ID: 9-01-120.000 (571 Arsenal st)

A) Initial taxes owed	292.00
B) Year after city assumes tax certificate	200.00
C) Year two after city assumes tax certificate	200.00



This will provide the city benefit by adding the properties back on an active tax role status and reimburse the city for the last two years of missed out taxes. I therefore I would like to offer the city the sum of One Thousand One Hundred Fifty Four dollars(\$1154) for the transfer of two properties and filling fees of the two deeds.

Sincerely,

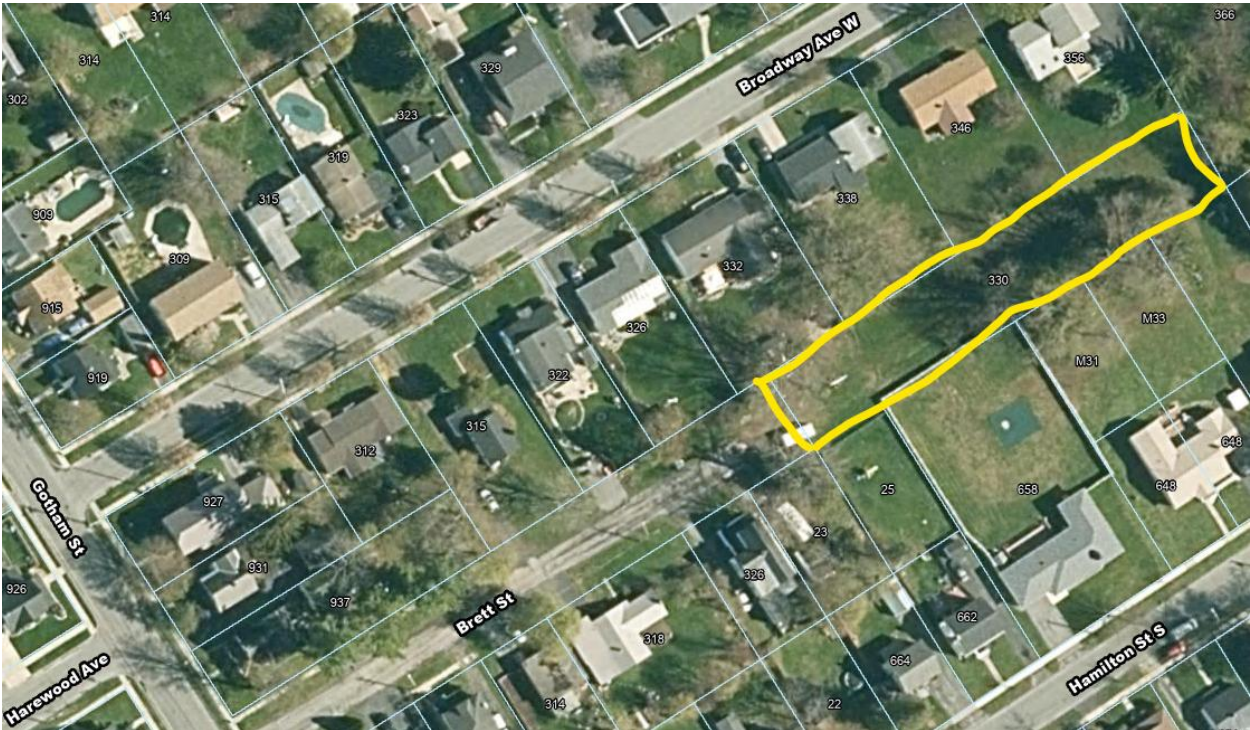
Lloyd Little

December 10, 2024

To: The Honorable Mayor and City Council  
From: James Mills, City Comptroller  
Subject: Property Purchase Offer – 330 Brett Street

The City has received a purchase offer in the amount of \$4,500 from Chris Paige for 330 Brett Street. Chris Paige owns 338 Broadway Avenue West.

Staff does not recommend selling the lot as it could be instrumental in addressing future and current utility projects.



---

**From:** C P <cpaige13@hotmail.com>  
**Sent:** Friday, October 18, 2024 8:11 AM  
**To:** James Mills  
**Subject:** Re: 330 Brett Street

You don't often get email from cpaige13@hotmail.com. [Learn why this is important](#)

Mr. Mills,

Thank you for the quick response. In reference to your email please consider this a formal request to purchase the land located at 330 Brett Street in Watertown, NY. I would offer the City of Watertown \$4500 for the purchase of this parcel.

Please let me know if you require anything further from me. I look forward to hearing back from you once all parties are consulted.

Thanks  
Chris

Sent from my iPhone

On Oct 15, 2024, at 1:46 PM, James Mills <jmills@watertown-ny.gov> wrote:

Mr. Paige-

The City of Watertown still owns the parcel. If you are interested in purchasing the parcel, I would need a written offer. Upon receipt of the offer I would then solicit input from various departments (Engineering, DPW, etc. ) as to whether the City needs to keep owning the parcel for any municipal purpose. I would then submit your offer and staff's findings to City Council for consideration. To sell real property at least four of the five City Council members need to approve.

Jim

James E. Mills, CPA  
City Comptroller  
City of Watertown, NY  
245 Washington St, St 203  
Watertown, NY 13601  
ph: [\(315\) 785-7754](tel:3157857754)  
fx: [\(315\) 785-7826](tel:3157857826)  
[jmills@watertown-ny.gov](mailto:jmills@watertown-ny.gov)

View open employment opportunities and upcoming civil service exams on our website:

<https://watertown-portal.mycivilservice.com/jobopps>



**From:** C P <cpaige13@hotmail.com>  
**Sent:** Tuesday, October 15, 2024 12:55 PM  
**To:** James Mills <jmills@watertown-ny.gov>  
**Subject:** Fwd: 330 Brett Street

You don't often get email from [cpaige13@hotmail.com](mailto:cpaige13@hotmail.com). [Learn why this is important](#)

**To:** [jmills@watertown.ny.gov](mailto:jmills@watertown.ny.gov)  
**Subject:** 330 Brett Street

Good Afternoon,

I am inquiring about the availability of a property listed in the June 2022 City Auction.

The property is 330 Brett Street Parcel# 11-12-128.000. Is the property currently available for purchase?

Thank you  
Chris Paige

Sent from my iPhone

December 12, 2024

To: The Honorable Mayor and City Council  
 From: James E. Mills, City Comptroller  
 Subject: Sales Tax Revenue – November 2024

Sales tax revenue was down \$10,971 or 0.58% compared to last November. In comparison to the budget projection for the month, sales tax was also down \$10,971 or 0.58%. The actual and budget comparisons will match for the first eight months of the current fiscal year as the first eight months of Fiscal Year 2023-24 were used as the basis for the Fiscal year 2024-25 sales tax budget. The year-to-date actual receipts are down \$163,032 or 1.50%, while the year-to-date receipts on a budget basis are down \$163,032 or 1.50%.

	<u>Actual 2021-22</u>	<u>Actual 2022-23</u>	<u>Actual 2023-24</u>	<u>Actual 2024-25</u>	<u>Variance</u>	<u>Monthly % Inc/(Dec)to Prior Year</u>	<u>Quarterly % Inc/(Dec)to Prior Year</u>
July	\$ 1,948,809	\$ 2,035,333	\$ 2,353,567	\$ 2,143,817	\$ (209,750)	(8.91%)	
August	\$ 1,888,806	\$ 2,008,482	\$ 2,186,214	\$ 2,158,407	\$ ( 27,807)	(1.27%)	
September	\$ 2,725,797	\$ 2,757,376	\$ 2,490,458	\$ 2,615,865	\$ 125,406	5.04%	(1.60%)
October	\$ 1,678,723	\$ 1,847,562	\$ 1,907,106	\$ 1,867,195	\$ (39,911)	(2.09%)	
November	\$ 1,643,509	\$ 1,818,188	\$ 1,904,366	\$ 1,893,395	\$ (10,971)	(0.58%)	
December	\$ 2,374,453	\$ 2,232,223	\$ 2,223,964	\$	\$	%	%
January	\$ 1,649,030	\$ 1,849,036	\$ 1,851,962	\$	\$	%	
February	\$ 1,429,187	\$ 1,643,774	\$ 1,645,921	\$	\$	%	
March	\$ 2,253,672	\$ 2,041,305	\$ 1,899,459	\$	\$	%	%
April	\$ 2,064,386	\$ 1,888,370	\$ 1,908,041	\$	\$	%	
May	\$ 2,023,137	\$ 1,835,982	\$ 1,970,375	\$	\$	%	
June	<u>\$ 1,949,070</u>	<u>\$ 2,566,086</u>	<u>\$ 2,542,299</u>	<u>\$ -</u>	<u>\$ -</u>	<u>%</u>	<u>%</u>
YTD	<u>\$23,628,579</u>	<u>\$ 24,614,716</u>	<u>\$ 24,883,732</u>	<u>\$ 10,678,679</u>	<u>\$ (163,032)</u>	<u>(1.50%)</u>	

	<u>Original Budget 2024-25</u>	<u>Actual 2024-25</u>	<u>Variance</u>	<u>%</u>	<u>%</u>
July	\$ 2,353,567	\$ 2,143,817	\$ (209,750)	(8.91%)	
August	\$ 2,186,214	\$ 2,158,407	\$ ( 27,807)	(1.27%)	
September	\$ 2,490,458	\$ 2,615,865	\$ 125,406	5.04%	(1.60%)
October	\$ 1,907,106	\$ 1,867,195	\$ (39,911)	(2.09%)	
November	\$ 1,904,366	\$ 1,893,395	\$ (10,971)	(0.58%)	
December	\$ 2,223,964	\$	\$	%	%
January	\$ 1,851,962	\$	\$	%	
February	\$ 1,645,921	\$	\$	%	
March	\$ 1,887,341	\$	\$	%	%
April	\$ 1,831,719	\$	\$	%	
May	\$ 1,780,903	\$	\$	%	
June	<u>\$ 2,491,479</u>	<u>\$ -</u>	<u>\$ -</u>	<u>%</u>	<u>%</u>
YTD	<u>\$ 24,555,000</u>	<u>\$ 10,678,679</u>	<u>\$ (163,032)</u>	<u>(1.50%)</u>	

New York State sales tax distribution methodology: Monthly sales tax payments are prorated to all the jurisdictions using a percentage based on the collections from the prior year. It is important to note that most of the sales tax collections are received as monthly payments. It is not until when sales tax returns are filed in the months of March, June, September, and December that the monthly payment for each business is un-prorated and distributed per the return to the proper jurisdiction. This un-proration and re-distribution is the quarterly reconciliation process that results in how sales tax truly performed for the quarter.

December 10, 2024

To: The Honorable Mayor and City Council  
 From: James E. Mills, City Comptroller  
 Subject: Sale of Surplus Hydro-electricity – November 2024

The City has received the monthly hydro-electricity production and consumption data from National Grid. In comparison to last November, the sale of surplus hydro-electric power on an actual-to-actual basis was down \$472,621 or 69.27%. In comparison to the budget projection for the month, revenue was down \$469,459 or 69.13%. The year-to-date actual revenue is up \$641,045 or 50.29%, while the year-to-date revenue on a budget basis is up \$240,694 or 14.37%.

	<u>Actual</u> <u>2021-22</u>	<u>Actual</u> <u>2022-23</u>	<u>Actual</u> <u>2023-24</u>	<u>Actual</u> <u>2024-25</u>	<u>Variance</u>	<u>%</u> <u>Inc/(Dec)to</u> <u>Prior Year</u>
July	\$ 673,456	\$ 165,435	\$ 380,883	\$ 793,352	\$ 412,470	108.29%
August	\$ 612,155	\$ 157,460	\$ 26,670	\$ 688,115	\$ 661,445	2,480.11%
September	\$ 307,692	\$ 442,559	\$ 181	\$ 145,453	\$ 145,271	80,176.23%
October	\$ 523,734	\$ 216,702	\$ 184,779	\$ 79,259	\$ (105,520)	(57.11 %)
November	\$ 731,273	\$ 373,674	\$ 682,240	\$ 209,619	\$ (472,621)	(69.27 %)
December	\$ 702,586	\$ 533,542	\$ 826,789	\$	\$	%
January	\$ 293,374	\$ 522,759	\$ 533,340	\$	\$	%
February	\$ 246,124	\$ 477,279	\$ 626,162	\$	\$	%
March	\$ 661,611	\$ 612,321	\$ 923,928	\$	\$	%
April	\$ 897,945	\$ 872,321	\$ 785,870	\$	\$	%
May	\$ 539,059	\$ 471,237	\$ 446,726	\$	\$	%
June	\$ 418,974	\$ 234,979	\$ 377,657	\$ -	\$ -	-%
YTD	<u>\$6,604,983</u>	<u>\$5,080,268</u>	<u>\$5,795,225</u>	<u>\$1,915,798</u>	<u>\$ 641,045</u>	<u>50.29%</u>

	<u>Original</u> <u>Budget</u> <u>2024-25</u>	<u>Actual</u> <u>2024-25</u>	<u>Variance</u>	<u>%</u>	<u>Power</u> <u>Purchased</u> <u>from</u> <u>National</u> <u>Grid</u>
July	\$ 301,806	\$ 793,352	\$ 491,546	162.87%	\$ -
August	\$ 169,037	\$ 688,115	\$ 519,078	307.08%	\$ -
September	\$ 107,405	\$ 145,453	\$ 38,048	35.42%	\$ 6,997
October	\$ 417,778	\$ 79,259	\$ (338,519)	(81.03%)	\$ 21,916
November	\$ 679,078	\$ 209,619	\$ (469,459)	(69.13%)	\$ -
December	\$ 509,487	\$	\$	%	\$ -
January	\$ 416,033	\$	\$	%	\$ -
February	\$ 325,869	\$	\$	%	\$ -
March	\$ 575,078	\$	\$	%	\$ -
April	\$ 868,118	\$	\$	%	\$ -
May	\$ 626,173	\$	\$	%	\$ -
June	\$ 379,138	\$ -	\$ -	-%	\$ -
YTD	<u>\$5,375,000</u>	<u>\$1,915,798</u>	<u>\$ 240,694</u>	<u>14.37%</u>	<u>\$ 28,913</u>