

MINUTES OF THE CITY COUNCIL MEETING
HELD ON
December 13, 2017,
7:00 P.M.

The regular meeting of the Mechanicville City Council was held at the Senior Center, North Main Street, Mechanicville, New York on Wednesday December 13, 2017.

Roll Call:	Mayor Baker	Present
	Commissioner Gilheany	Present
	Commissioner Higgins	Present
	Commissioner Hipwell	Present
	Deputy Commissioner Foard	Absent

Mayor Baker: Called the meeting to order at 7:00 P.M.
Barb McGuire led the Pledge of Allegiance to the Flag.

Motion to accept the November 8, 2017 Minutes:

Motion: Mayor Baker Seconded by: Commissioner Higgins
Roll Call: AYES: 3 NAYS: 1(Commissioner Gilheany)

Mayor Baker started off by saying that Mark Seber would be sitting in for Deputy Commissioner Emilia Foard whose father passed away earlier in the day. Mayor Baker stated that Mr. Seber would not be able to vote but would be doing all the reading for the meeting.

Commissioner Reports:

Mayor Baker stated that the City lost another pillar of the Community with the passing of Dr. Stephen Sgambati Sr. and extended his heartfelt sympathies to the family. Mayor Baker congratulated Commissioner Gilheany on her re-election, Commissioner McGuire, Commissioner Gotti, and Commissioner Dunn on their recent elections. Mayor Baker thanked Dave Higgins for all of the work he has done as Commissioner of Public Works for the past eight (8) years, and he thanked Tim Hipwell for the work he has done for the Public Safety Department. Mayor Baker also thanked former Commissioner Seber for stepping up to the plate for the City when Michelle Duell took a position with the Mechanicville Public Library and he appreciates all the work he has done. Mayor Baker stated he received a call from Dennis Brobston who is the SEDC Director and he informed the Mayor that the City has received the \$1,000,000 grant for the drainage issue on Central Avenue in the City. Mayor Baker stated this has been an issue that has plagued the City for a while and he is hopeful it will be rectified and he said that it will happen as quickly as they can make it happen.

Commissioner Higgins congratulated Barb, Kim and Anthony and wished them all the best of luck. Commissioner Higgins also stated he would be sad that he will not to be attending the future meetings. Commissioner Higgins added that the tank on DeVoe Road is being filled and

now they just wait for it to be filled to the top, wait forty (40) hours, test it and then they will put it online. Commissioner Higgins also stated that water meters are being installed.

Commissioner Hipwell stated he has already spoken with the new Public Safety Commissioner and informed her that one of the City buses broke down. He thanked the Town of Halfmoon, and the Town Supervisor John Pingelski for letting the City use one of their buses temporarily at no charge. Commissioner Hipwell added that he suggested to Commissioner McGuire that when the Council looks into getting a new bus it cannot be a thirteen (13) passenger bus it needs to be a twenty-five (25) passenger bus. He added that with the new laws the bus has to have two (2) handicap accessible spots so one side will be fold down chairs so if you don't need two (2) wheelchairs at one time you can fold down the seats and use them. Commissioner Hipwell suggests the Council take a good look at the purchase of a new bus. Commissioner Hipwell thanked the residents of the City of Mechanicville for allowing him to serve them for the past eight (8) years. Commissioner Hipwell went on to say he had a lot of fun and he also congratulated Barb, Kim, Mr. Gotti, and Ms. Gilheany.

Former Commissioner Seber stated their office is busy this time of year, they are working with the auditors this week and they are getting the final paperwork out on a few grants. He also stated they are closing out 2017 and starting up 2018 so it is a busy time in the Accounts office.

Chief Waldron thanked Dave and Tim for all they have done for his Department he stated they would do anything to help our and he really appreciates that. He added that they are both great guys and he will be sad to see them go. Chief Waldron thanked Commissioner Gilheany he stated it was a tough year in the Police Department and she stepped up to the plate and assisted him with the budget. He went on to say that this year he needed her help and she did an outstanding job helping and he really appreciates it. Chief Waldron stated he has a resolution on the agenda to appoint Nick Dunn as a part-time dispatcher. The Chief stated there are no fringe benefits other than when he works he gets paid. Chief Waldron stated the Department is possibly losing a dispatcher to another Department. Chief Waldron wished everyone a Merry Christmas and Happy Holidays.

Deputy Chief Matt Dunn gave the Fire Departments report for November which is attached to the minutes.

Mayor Baker added the City has had several large fires this year and in his conversations with other Fire Departments they have nothing but praise for our Fire Department and he said they have done a tremendous job for the City. Mayor Baker thanked Deputy Chief Matt Dunn and the rest of the Department.

Former Commissioner Seber stated there are two (2) public hearings scheduled for tonight's meeting. Mr. Seber stated the first one is on the budget.

Commissioner Gilheany stated that everyone has a copy of the budget and that a workshop on the budget was previously held. Commissioner Gilheany then highlighted parts of the budget. She stated that the budget is a roll over budget and is pretty much the same as last year except for a few items. She stated there are salary increases and that one of the health insurance plans went

up 12%. Commissioner Gilheany stated the garbage collection is up \$44,800, the Fire Department is New York State mandate that new gear is purchased every ten (10) years and there is \$203,000 in the budget to cover from the fund balance. Commissioner Gilheany stated that a major item is the transfer to the Water Plant in the amount of \$238,915 out of the General Fund which is due to Stillwater and Halfmoon due to changing the water over from Mechanicville to Saratoga County. She also stated that in addition the debt service has gone up \$92,000 in the Water Fund. Commissioner Gilheany stated there were small increases in revenue but not enough to offset the others, and the franchise fees are up. She added we have the penalties and interest on the real property and the City Court fees. Commissioner Gilheany stated we have stayed within the tax levy of 1.84%.

Public Comment regarding the Budget:

David Hick of 241 First Avenue stated he went over the Budget and on the franchise line the actual from 2016 is \$167,000 and 2017 it was \$0 and now you have \$145,000 for revenue and he wanted to know how this came about since nothing was coming in in 2017.

Commissioner Gilheany stated it is the month of December and sometimes things don't come in until January or February but it is still related to the previous year. She added franchise fees are based on revenues and some pay the City twice a year and most corporations are December year ending and they will be recorded in the budget.

David Hicks asked if the Administrator's fees are the same thing as she just described.

Commissioner Gilheany stated that more projects were expected for the Home Grant, she added the City gets a certain amount of money for each project that is completed and the City expected more of the project to be completed in 2017. Commissioner Gilheany stated that the Budget is an estimate.

David Hicks asked why Commissioner Gilheany was budgeting \$60,000 for City Court fees when it was only \$47,000 in 2017.

Commissioner Gilheany explained that the \$47,000 is the revenue to date which probably doesn't include November or December. She also stated the budget for 2017 was \$45,000 and it is already over that.

David Hicks asked about the Stop DWI line and how those numbers came about.

Chief Waldron Stated that Stop DWI is a fund that the City receives two (2) pots of money, the City receives \$4800 guaranteed from Stop DWI. Chief Waldron stated they also receive grants in between.

David Hicks asked if the DWI patrols work the same way.

Chief Waldron stated it was the same thing.

David Hicks asked about the real property.

Commissioner Gilheany explained that is the tax sale properties and the \$146,000 is when the Industrial Park was sold and there were also three (3) tax sale properties sold. Commissioner Gilheany stated that last year properties went up for sale but were bid inappropriately so they will go in again this year.

David Hicks asked about the State Aid going from \$662,392 to \$49,490.

Commissioner Gilheany explained it is the same exact amount of money every year and \$49,490 is the actual until November and that the City will receive the rest of the money in December. She explained that the actual is not a full year. Commissioner Gilheany also stated that you can't look at the actual and compare to other year to date numbers the actual is just telling you a time frame of what we have so far.

David Hicks stated the phones are up to \$24,000 and there is 110% increase on the budget for expenditures.

Commissioner Gilheany stated the phones should have been pretty much the same and that when she looks the phones are exactly the same. Commissioner Gilheany asked Mr. Hicks where he saw the increase. The Senior Center and the Playground are the only increases stated Commissioner Gilheany.

Mr. Seber asked Mr. Hicks if he was comparing it to actuals or to the budgeted amount last year.

Mr. Hicks explained his calculations.

Commissioner Gilheany stated you cannot go by the actual as to what is being budgeted. She stated the actual is not a full year and that is the reason she gives a full three (3) year comparison on the budget.

Mr. Hicks stated utilities is up to 146%.

Commissioner Gilheany stated that if you look compare the 2017 budget to the 2018 budget the utilities went \$16,500 and that less was budgeted this year than in the past.

Mr. Hicks asked how the garbage is figured out since there was \$968,000 but \$468,000 is budgeted for.

Commissioner Gilheany stated that the contract was for three (3) years and there are other things other than just County Waste in our garbage.

Mr. Hicks asked if this was the bid.

Mr. Seber stated it was.

Mr. Hicks asked if the bid was absolute.

Mayor Baker stated that was picking up the City residents garbage but there are dumpster and other things also.

Mr. Seber stated the contract was a three (3) year contract and it increased each year of the contract and it increases more from the year two (2) to three (3) than the other year.

Commissioner Gilheany stated that in 2019 it decreases.

Mr. Hicks asked about the games he thought the City was supposed to have an income but there is zero (0) for 2017 and he thought the City was supposed to collect fees from Family Day, Elks and other things similar to that.

Commissioner Gilheany stated that they are not part of the City she stated as far as gaming goes the City has bingo fees and that is it.

Mr. Seber stated there was a second public hearing regarding a potential zoning change for the property located at 238 South Street which is east of the Stewarts on South Street and Central Avenue. He stated the proposed zoning change is from residential to general commercial. He asked if there was any public comment on this matter.

Mayor Baker stated that Stewarts is looking to put a new store up and they need more property. He stated the one piece is residential and needs to be changed.

There were no questions regarding the public hearing.

Mayor Baker opened the meeting to public comment.

Lydia Tironi asked if a new one way sign could be posted more visibly on the end of William Street. She requested new one way signs and possibly children at play signs place at the end of William Street and possibly at the intersection of William and Grove Street.

Mayor Baker stated he would speak with Commissioner Gotti as soon as he takes office.

Tom Mahoney from The Express stated that the clock at the end North Main Street was not working for a long period of time and he was told it would take a while to fix it and now it is working and he wondering how it was fixed so quickly.

Commissioner Higgins stated that DeCrescente Distributing took care of fixing the clock.

Mayor Baker stated he called DeCrescente Distributing to see if they wanted the information out that they fixed the clock but he hasn't heard back from them but since Commissioner Higgins mentioned it and it is out there he publically thanked the DeCrescente Family and stated it is much appreciated.

Tom Mahoney stated he noticed the flag pole is up in at Denier Park and was wondering if there would be a ceremony there.

Mayor Baker stated he recently found out that there never was a ceremony there since it was before he was elected and he said there will be a ceremony there in the warmer weather and after speaking with his mother.

Tom Mahoney asked if there was any progress on the Brownfield project.

Mayor Baker said DEC gave the property owner an extension so the City's hands are tied until the extension runs out.

Tom Mahoney asked if a letter from the Council to DEC would help.

Mayor Baker stated DEC was in his office and they have talked about it.

David Hicks of 241 First Avenue is wondering why an energy audit has not been done in four (4) years. He also stated he thinks it is time to change to LED lighting. Dave also asked about the Brownfield project.

Mayor Baker stated that is what he just explained to Mr. Mahoney.

Mr. Hicks asked if one of the water tanks is being tested and when the other one will be tested.

Commissioner Higgins stated it is being tested and the other one would be done in the spring.

Mr. Hicks asked about the water line from the Saratoga County Water Authority.

Mayor Baker stated it would be done in the spring.

Mr. Hicks asked if the Council was aware of the proposal that was brought in front of the IDA.

Mayor Baker stated that he along with Mark Seber met with the people.

Mr. Hicks asked if he was aware that they will receive 0% interest on the taxes.

Mayor Baker informed Mr. Hicks that if you go through IDA funding they usually do a PILOT which is common.

Mr. Hicks stated that a PILOT is usually a percentage and work up but this is 0% all the way.

Mayor Baker stated he did not see what was presented at the last meeting due to the fact he was at a different meeting at the same time. Mayor Baker added he would look at it and at this time nothing is done and that there is a public hearing scheduled in January.

Mr. Hicks stated that the IDA accepted the application.

Mayor Baker stated that is just accepting an application and nothing else.

Kim Dunn of 250 South Main Street stated that she has been attending Council Meetings for the past several years and never has the hiring of a part-time employee come to the Council for approval. Mrs. Dunn would like to know why now resolution 77-17 has to be approved by the Council and asked if this is a new policy or procedure or has this been in place and just never been followed previously.

Commissioner Gilheany stated that it is in the charter and she stated that when they went to review the charter she asked to have it put in there that all employees go through the Council. Commissioner Gilheany stated it was in the charter it just was not followed.

Mr. Seber stated that changes to the charter were made in 2013 and at that time there were changes regarding the Deputies and at the same time this was changed. Mr. Seber went on to say that prior to that there was no need for part-time employees to be approved by the Council but it was brought to Mr. Seber's attention recently that it was part of the charter and when he looked it up he realized that was the case. Mr. Seber stated he could give her the section in the code book and that he did not have it with him but he did add that all employees going forward need to be Council approved.

Commissioner Gilheany added that if it wasn't in the charter she asked that it be put in because anyone can just go out and hire anyone they want.

Kim Dunn asked that if the charter hasn't been followed all of these years would the Council go back and sign resolutions for everyone in the past or just grandfather them all in.

Mayor Baker stated his opinion would be to grandfather them in but he is not sure how everyone else feels.

Mr. Seber stated that most of the people they hired over the past three (3) years probably don't even work for the City anymore.

Kim Dunn stated we have summer help that work for the City year after year.

Mr. Seber stated they will have to be approved this year. He added it was an oversight over the last few years and he didn't realize the change was made in 2013 and one of the Commissioners brought it to the Council's attention and now they will abide by the change.

Kim Dunn stated she would like to see the section in the charter and that it is her personal feeling that the timing of enforcing this was extremely interesting.

Commissioner Gilheany stated she would share with her the email she sent to Val.

Attorney Val Serbalik stated that the question came up from Commissioner Gilheany and she requested that all employees including part-time employees' salaries be subject to Council approval and he realized it did not have to be changed in the charter because it was already in it.

Kim Dunn stated it is not about her son and that she does not think it is a bad idea that every employee including part-time employees are Council approved she just thinks it is interesting that the Council picks and chooses when and if policy procedures are followed and charter issues. Mrs. Dunn stated it occurs time and time again and that she has harped on this over the past several years. She also stated that she thinks the timing is interesting and that it is unfortunate she had to bring it up on this particular person being appointed.

Commissioner Gilheany stated she put it out there and that she emailed everyone long before this that from here on out anyone that is hired or fired goes through the Council.

Chief Waldron stated that the Police Department has a section in the Charter that also allows the hiring of part-time officers with just consent and it does not have to have a resolution. Chief Waldron added that if the Council says yes a part-time office can be hired and that was established because there is a contract and salaries are not being set.

Commissioner Gilheany stated that she signs payroll and she doesn't know they are hired until after the fact.

Resolutions:

RESOLUTION 67-17: USDA Water System Improvement Project Loan
Resolution

Moved by: Commissioner Higgins
Seconded by: Mayor Baker

AYES: 3 NAYS: 0 Abstain: 1 Commissioner Gilheany

RESOLUTION 68-17: Intent of the City of Mechanicville to act as lead agency
for North Central Avenue Streetscape Project

Moved by: Mayor Baker
Seconded by: Commissioner Higgins

AYES: 4 NAYS: 0

RESOLUTION 69-17: 2018 Budget

Moved by: Commissioner Gilheany
Seconded by: Commissioner Higgins

AYES: 4 NAYS: 0

RESOLUTION 70-17: County Referral for Zoning change (South Street)

Moved by: Commissioner Hipwell

Seconded by: Mayor Baker

AYES: 4 NAYS: 0

RESOLUTION 71-17: Budget Transfers

Moved by: Commissioner Gilheany

Seconded by: Commissioner Higgins

AYES: 4 NAYS: 0

RESOLUTION 72-17: Budget Amendment

Moved by: Commissioner Gilheany

Seconded by: Mayor Baker

AYES: 4 NAYS: 0

RESOLUTION 73-17: Payroll and Vouchers

Moved by: Commissioner Gilheany

Seconded by: Commissioner Higgins

AYES: 4 NAYS: 0

RESOLUTION 74-17: Lease with Mechanicville Community Center

Moved by: Mayor Baker

Seconded by: Commissioner Higgins

AYES: 4 NAYS: 0

RESOLUTION 75-17: Supplemental agreement with Barton & Loguidice with the Water System Improvements Project

Moved by: Mayor Baker

Seconded by: Commissioner Higgins

AYES: 4 NAYS: 0

RESOLUTION 76-17: Commissioner of Finance authorized to issue checks
from loan proceeds for Home Grant

Moved by: Commissioner Higgins

Seconded by: Commissioner Gilheany

AYES: 4 NAYS: 0

RESOLUTION 77-17: Hiring Nickolas J. Dunn as part-time Dispatcher

Moved by: Mayor Baker

Seconded by: Commissioner Higgins

AYES: 3 NAYS: 0 Abstain: 1 Commissioner Hipwell

NEW BUSINESS: None

OLD BUSINESS: None

Adjournment: 7:50

Moved by: Commissioner Higgins

Seconded by: Commissioner Hipwell