

**REGULAR COUNCIL MEETING
CITY OF WATERTOWN
December 4, 2006
7:00 P.M.**

MAYOR JEFFREY E. GRAHAM PRESIDING

PRESENT: **COUNCILMAN STEPHEN J. BRADLEY
COUNCILMAN PETER L. CLOUGH
COUNCILMAN TIMOTHY R. LABOUF
COUNCILMAN JEFFREY M. SMITH
MAYOR GRAHAM**

ALSO PRESENT: **CITY MANAGER MARY M. CORRIVEAU
ATTORNEY ROBERT J. SLYE**

City Manager Corriveau presented the following reports to the Council:

- 1 - Commissioner of Deeds
- 2 - Designating Depositories of City Funds for 2007
- 3 - Adopting Guidelines and Administrative Procedures for the HOME Repair Program
- 4 - Approving Use of Alex T. Duffy Fairgrounds by the Jefferson County Agricultural Society
- 5 - Approving Lease Agreement Between the City of Watertown and Watertown Sports Ventures
- 6 - Approving Lease Agreement Between the City of Watertown, New York and Watertown Golf Club, Inc.
- 7 - Accepting Bid for Speed Monitoring Trailer –Police Department
- 8 - Abandoning the Paper Street Section of Division Street West
- 9 - Approving the Sale of Real Property Known as 409 Broadway Avenue East, Parcel No. 12-08-216 to Neighbors of Watertown, Inc.
- 10 - Approving Sale of Real Property Known as 323 Rutland Street North, Parcel No. 6-06-147
- 11 - Proposed County Tax Rate 2007
- 12 - Proposed County Tax Rate 2007
- 13 - 2007 Sidewalk Improvement Special Assessment Program
- 14 - Finding that the Construction of and the Granting of Zoning and Subdivision Approvals for a 200 Unit Multi-Family Development, Known as Summit Wood in the City and Town of Watertown Will Not Have a Significant Impact on the Environment
- 15 - Resolution Approving the Special Use permit Request Submitted by Patrick Scordo, GYMO, P.C., on Behalf of Norstar Development USA, L.P. to Allow 100 Multi-Family Residential Units on the West Side of the 1500 Block of Washington Street, Parcels No. 14-26-104 and 14-16-105 and Portions of Parcels No. 14-26-101 and 14-26-102, Summit Wood II

- 16 - Ordinance Approving the Request to Change the Approved Zoning Classification of a Portion of the 1500 Block of Washington Street, Portions of Parcels No. 14-26-101 and 14-26-102 From Residence "A" Neighborhood Business and Commercial to Residence "C"
- 17 - Month Financial Report
- 18 - Request for Executive Session

COMPLETE REPORTS ON FILE IN THE OFFICE OF THE CITY CLERK

Meeting opened with a moment of silence.

Pledge of Allegiance was given.

The reading of the minutes of the regular meeting of November 20, 2006 was dispensed with and accepted as written by motion of Councilman, seconded by Councilman and carried with all voting in favor thereof.

COMMUNICATIONS

From the Mental Health Association of Jefferson County inviting Council to their open house on Friday, December 15th.

ABOVE PLACED ON FILE

From Attorney Jan Kublick, representing the developer purchasing Ives Hills Country Club in regards to the City considering to renew the lease for the Watertown Golf Club. Attorney Kublick indicated that his client is not opposed to the lease renewal. However, his client does seek to be sure that a fair and equitable competitive climate is maintained, one which favors no one.

ABOVE PLACED ON FILE

Claim against the City was received from Jacqueline Chapman for injuries sustained when she fell on Court Street.

ABOVE REFERRED TO THE BOARD OF AUDIT

PRIVILEGE OF THE FLOOR

Attorney Jan Kublick, representing the developer of Ives Hill Country Club, addressed the chair emphasizing that the developer doesn't oppose the renewal of the lease. The developer does question if council understands the market value of the lease and is concerned about the equity and fairness of it.

RESOLUTIONS

INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF

RESOLVED that the following individuals are hereby appointed Commissioner of Deeds for the term expiring December 31, 2008

City Employees

Alexander, Vanessa J.	Maney, Michael S.
Ashley, Shaun M.	Meunier, Carolyn
Backus, Stephen R.	Mills, James E.
Badalato, Jason	Montrois, John E.
Boyle, Sean P.	Mullins, Michael J.
Clark, Cheryl A.	Murphy, Alfred F.
Comins, Gary Robert	Neddo, Andrew T.
Connor, Maureen B.	Newark, Robert J.
Cush, Christopher D.	Noone, Kenny C.
Damon, Christopher S.	O'Brien, Dennis P.
Davis, Joshua W.	Oliveau, John V.
Derouin, Erika L.	Premo, Richard C.
Derrigo, Jr. Frank J.	Purvis, Richard J.
Donoghue, Charles P.	Rafferty, William K.
Donoghue, Sr., Joseph R.	Reff, Joseph
Egeberg, Gary R.	Romano, James
Fuhrman, Cristin	Russell, William R.
Golden, Jerry D.	Ryan, Jr. Michael F.
Goss, Joseph J.	Ryan, Shane M.
Keck, Peter C.	Schnettler, Jr. Howard C.
Kreun, Steven G.	Sutton, Mark W.
LaBarge, Michael J.	Thomas, Christopher L
Lamica, Mark	Trapp, Vance J.
Lawlee, Dennis C.	Wood, Richard C.
McLane, Eric J.	Yott, Darren
McNitt, James	

Non-City Employees

Bonney, Christine D.
Dupell, Martha A.
Granger, Margaret S.

Guidry, Jr. Maurice
Izzo, Mary G.
McClusky, Joanne M
McIntosh, Martha A.
Orvis, Peter J.
Rice, Vickie L.
Sterling Scott E.
Washer, Juanita L.

SECONDED BY COUNCILMAN PETER L. CLOUGH AND CARRIED WITH ALL VOTING YEA

INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF

RESOLVED that the following banks be and they are hereby designated as depositories of the City of Watertown, New York for the year beginning January 1, 2007 and ending December 31, 2007:

Community Bank, N.A.
HSBC Bank USA
Key Bank
Redwood National Bank

And,

BE IT FURTHER RESOLVED that Community Bank, N.A., HSBC Bank USA, Redwood National Bank and Key Bank each be required to either execute a bond, deliver to the City of Watertown, New York approved collateral or to deposit at a mutually agreed upon depository approved collateral of a value up to FIFTEEN MILLION DOLLARS (\$15,000,000).

SECONDED BY COUNCILMAN PETER L. CLOUGH AND CARRIED WITH ALL VOTING YEA EXCEPT MAYOR GRAHAM ABSTAINING

Prior to the vote on the foregoing resolution, Councilman Smith asked why Watertown Savings Bank was not listed.

Mr. Mills and Mrs. Corriveau explained that since they are a savings bank, the city is prohibited under law from using them.

INTRODUCED BY COUNCILMAN PETER L. CLOUGH

WHEREAS the City of Watertown has received HOME funding from the North Country Consortium to implement a city-wide rehabilitation program for owner-occupied 1-4 family properties, and

WHEREAS Guidelines and Administrative Procedures have been drafted to govern the operation of the new HOME Repair Program,

NOW THEREFORE BE IT RESOLVED that the proposed Guidelines and Administrative Procedures are hereby adopted and shall become effective immediately for all housing rehabilitation activities conducted with HOME funding provided by the North Country Consortium for program years 2006 and 2007.

SECONDED BY COUNCILMAN TIMOTHY R. LABOUF AND CARRIED WITH ALL VOTING YEA

INTRODUCED BY COUNCILMAN STEPHEN J. BRADLEY

WHEREAS, the State of New York, through the Department of Agriculture and Markets is currently taking applications for financial assistance to aid in the construction, renovation, alteration, rehabilitation, improvement or repair of fairground buildings or facilities used to house and promote agriculture in New York State, and

WHEREAS under the terms of the grant, if the Fair does not own the fairgrounds upon which the fair is held, in order to qualify for the grant, they must provide written documentation from the owner allowing the fair to use the property as a fairground through the year 2017, and

WHEREAS municipal owners, such as the City of Watertown New York, must provide this in the form of a resolution, and

WHEREAS the Jefferson County Agricultural Society, the host of the Jefferson County Fair, at the Alex T. Duffy Fairgrounds has requested support from the City Council in the form of authorization to continue to use the City's Alex T. Duffy Fairgrounds until 2017,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby authorizes the continues use of the Alex T. Duffy Fairgrounds, which is owned and operated by the City of Watertown, to be used by the Jefferson Country Agricultural Society as a fairgrounds for the hosting of the Jefferson County Fair, until December 31, 2017.

SECONDED BY COUNCILMAN TIMOTHY R. LABOUF AND CARRIED WITH ALL VOTING YEA

Prior to the vote on the foregoing resolution, Councilman Smith asked about the possibility of the City receiving a reduction in the lease expenses on the building.

Mrs. Corriveau explained that this resolution authorizes the use of the fairgrounds. The

lease on the building is a different issue and is not about to expire.

Mayor Graham remarked that he doubted the City would get a reduction on the lease as it was a “backdoor” way of helping them build the building.

Mrs. Corriveau also explained that new terms have been negotiated with the fair board at a much reduced amount than originally agreed upon.

INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF

WHEREAS the City of Watertown owns a facility known as the Alex T. Duffy Fairgrounds and the Fairgrounds are a community recreational facility, and

WHEREAS the City desires to promote future recreational activities at the Fairgrounds for the valid public purpose of the benefit, recreation, entertainment, amusement, convenience and welfare of the people of the City, and

WHEREAS in pursuit of that public purpose, the City desires to contract for the use, operation, management and maintenance of the Fairgrounds baseball facilities and all baseball-related activities, and

WHEREAS Watertown Sports Ventures, Inc. owns and operates a summer collegiate baseball team as a member and franchise of the New York Collegiate Baseball League, and

WHEREAS Watertown Sports Ventures, Inc. desires to have its team play baseball games within the confines of the Fairgrounds baseball fields and is in a unique position to contract to use, operate, manage and maintain the Fairgrounds baseball facilities, and

WHEREAS the City has undertaken a substantial capital improvement project for the Fairgrounds in furtherance of the public purpose of keeping baseball in the City for the recreation, entertainment and welfare of the people of the City, including the economic benefit such a team can bring,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby approves the Lease Agreement between the City of Watertown and Watertown Sports Ventures, Inc, a copy of which is attached and made a part of this resolution, and

BE IT FURTHER RESOLVED that City Manager Mary M. Corriveau is hereby authorized and directed to execute the Lease Agreement on behalf of the City of Watertown.

SECONDED BY COUNCILMAN JEFFREY M. SMITH AND CARRIED WITH ALL VOTING YEA

INTRODUCED BY COUNCILMAN JEFFREY M. SMITH

WHEREAS the City of Watertown owns Thompson Park as a community recreational facility, and

WHEREAS the City desires to promote recreational activities at Thompson Park for the benefit, recreation, entertainment, amusement, convenience and welfare of the people of the City, and

WHEREAS Watertown Golf Club, Inc. desires to make some capital improvements to their facilities and in order for the Club to develop a long term financial strategy they are asking that the City consider a long term lease Agreement, and

WHEREAS the existing Agreement expires on December 31, 2009, and

WHEREAS the parties have reached an Agreement on a long term lease, with a term of twenty-three (23) years, which incorporates the three (3) years remaining of the existing Agreement and adds an additional twenty (20) years,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown approves the Lease Agreement by and between the City of Watertown and the Watertown Golf Club, Inc. for the period January 1, 2007 through December 31, 2029, a copy of which is attached and made a part of this resolution, and

BE IT FURTHER RESOLVED that City Manager Mary M. Corriveau is hereby authorized and directed to execute the Lease Agreement on behalf of the City.

NO SECONDED WAS GIVEN

INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of two speed monitoring trailers and two speed signs, per our bid specifications, for use by the City Police Department, and

WHEREAS invitations to bid were issued to ten (10) prospective bidders, with three (3) bids being received, and

WHEREAS on Tuesday, November 29, 2006, at 11 a.m., the bids received were publicly opened and read, and

WHEREAS City Purchasing Agent Robert J. Cleaver has reviewed the bids received and is recommending that the City Council accept the bid submitted by MPH

Industries, Inc. of Owensboro, KY, in the amount of \$24,245.00, as the lowest qualifying bidder meeting City specifications,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by MPH Industries, Inc., 316 E. 9th Street, Owensboro, KY in the amount of \$24,245.00, for the purchase of two new and unused speed monitor trailers and two new and unused speed boards, per City specifications, for use by the City Police Department.

SECONDED BY COUNCILMAN PETER L. CLOUGH AND CARRIED WITH ALL VOTING YEA

Prior to the vote on the foregoing resolution, Councilman LaBouf asked if these were mobile or fixed units.

Mrs. Corriveau explained that two are mobile and two are fixed speed signs. The mobile units will be moved throughout the City. The fixed speed signs will be placed on Washington Street near the school zone.

INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF

WHEREAS the Section of Division Street West, easterly of Leray Street to a point 315' westerly of Mill Street is a paper street, and

WHEREAS said paper street has not been improved or developed for street purposes, and

WHEREAS the City of Watertown has no plans to improve or develop the land for street purposes, and

WHEREAS a public hearing concerning closing said paper street was held on January 16, 2007, after due public notice, pursuant to General City Law, Section 29,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York that the above described section of Division Street West is hereby abandoned, discontinued and closed as a paper street, and

BE IT FURTHER RESOLVED that the City Manager is hereby directed to cause the removal of said paper street section of Division Street West from all City maps, "official" or otherwise, including the tax assessment maps.

SECONDED BY COUNCILMAN JEFFREY M. SMITH

MOTION WAS MADE BY COUNCILMAN CLOUGH TO REFER THE PROPOSAL TO THE PLANNING DEPARTMENT AND TO SCHEDULE A PUBLIC HEARING ON TUESDAY, JANUARY 16, 2007 AT 7:30 P.M.

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

INTRODUCED BY COUNCILMAN PETER L. CLOUGH

WHEREAS the City owns a certain lot of land known as 409 Broadway Avenue East and designated as Parcel No. 12-08-216, and

WHEREAS the City Council deems the property to be excess and not required for any City purpose, and

WHEREAS the City of Watertown, Neighbors of Watertown, Inc., and the Development Authority of the North Country are partners in the NDC Rehabilitation Program, and

WHEREAS Neighbors of Watertown, Inc. has offered to purchase this parcel as part of the NDC Housing Rehabilitation Program at a sale price subject to available funds after sale of the property by Neighbors of Watertown to a homeowner and all other obligations are met, but in no case will it be greater than Eleven Thousand Five Hundred Seventy and 33/100 Dollars (\$11,570.33) and the sale price will be deferred until Neighbors of Watertown resells the property,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, New York approves the sale of property known as 409 Broadway Avenue East, Parcel No. 12-08-216 to Neighbors of Watertown, Inc. at the sale price stated above, and

BE IT FURTHER RESOLVED that the Mayor, Jeffrey E. Graham, is hereby authorized and directed to execute the sale documents on behalf of the City.

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

Prior to the foregoing resolution, Mayor Graham commented that disposition of property should be discussed in a work session. He also remarked that he doesn't feel that agencies should be able to "cherry pick" properties.

Councilman Bradley remarked that he concurred with Mayor Graham. He also explained that he had talked with Mr. Beasley about these properties. Mr. Beasley indicated to him that while the Broadway Avenue property was a good property, the Rutland Street property was not and would need a lot of work. However, they agreed to take both.

INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF

WHEREAS the City owns a certain lot of land known as 323 Rutland Street North and designated as Parcel No. 6-06-147, and

WHEREAS the City Council deems the property to be excess and not required for any City purpose, and

WHEREAS the City of Watertown, Neighbors of Watertown, Inc. and the Development Authority of the North Country are partners in the NDC Rehabilitation Program, and

WHEREAS Neighbors of Watertown, Inc. has offered to purchase this parcel as part of the NDC Housing Rehabilitation Program at a sale price subject to available funds after sale of the property by Neighbors of Watertown to a homeowner and all other obligations are met, but in no case will it be greater than Seven Thousand Five Hundred Seven and 27/100 Dollars (\$7,507.27) and the sale price will be deferred until Neighbors of Watertown resells the property.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, New York approves the sale of property known as 323 Rutland Street North, Parcel No. 6-06-147 to Neighbors of Watertown, Inc. at the sale price and with the terms stated above, and

BE IT FURTHER RESOLVED that the Mayor, Jeffrey E. Graham, is hereby authorized and directed to execute the sale documents on behalf of the City.

SECONDED BY COUNCILMAN JEFFREY M. SMITH AND CARRIED WITH ALL VOTING YEA

INTRODUCED BY MAYOR JEFFREY R. GRAHAM

WHEREAS the Board of Legislators of the County of Jefferson, by resolution dated November 14, 2006, certified to the City that the contribution of the City of Watertown to the taxes of the County of Jefferson for the Fiscal Year beginning January 1, 2007 is \$6,555,804.09,

NOW THEREFORE BE IT RESOLVED that this Council shall and hereby does levy the said aggregate amount of taxes of \$6,555,804.09, so ascertained and directed and to be certified to the City and to be extended on the Assessment Rolls by the City Assessor, as provided by Section 115 of the City Charter, and

BE IT FURTHER RESOLVED that the City does hereby levy a total fee of \$6,705,804 to be collected at a rate of \$7.997248 per \$1,000 of assessed valuation, which total of \$6,705,804 includes \$32,717 in omitted taxes, and an amount of \$117,283 which provides an excess in the amount due the County, which excess is for the purpose of partially meeting the City's obligation to pay delinquent County taxes, to pay for property sold for delinquent County taxes, and to meet partially the expense of the City in carrying out the assessment and tax collection functions for the County tax.

NO SECONDED WAS GIVEN

INTRODUCED BY COUNCILMAN PETER L. CLOUGH

WHEREAS the Board of Legislators of the County of Jefferson, by resolution dated November 14, 2006, certified to the City that the contribution of the City of Watertown to the taxes of the County of Jefferson for the Fiscal Year beginning January 1, 2007 is \$6,555,804.09,

NOW THEREFORE BE IT RESOLVED that this Council shall and hereby does levy the said aggregate amount of taxes of \$6,555,804.09, so ascertained and directed and to be certified to the City and to be extended on the Assessment Rolls by the City Assessor, as provided by Section 115 of the City Charter, and

BE IT FURTHER RESOLVED that the City does hereby levy a total fee of \$6,555,804 to be collected at a rate of \$7.817484 per \$1,000 of assessed valuation, which total of \$6,555,804 includes \$32,717 in omitted taxes, and an amount of \$0 which provides an excess in the amount due the County.

SECONDED BY COUNCILMAN TIMOTHY R. LABOUF AND CARRIED WITH ALL VOTING YEA EXCEPT COUNCILMAN SMITH VOTING NAY

Prior to the vote on the foregoing resolution, Mayor Graham commented that the methodology used in collecting monies that the City will spend for sending out bills is like a shell game.

INTRODUCED BY COUNCILMAN JEFFREY M. SMITH

WHEREAS the City Engineering Department has inspected sidewalks within the City of Watertown, and

WHEREAS it has been determined that the condition of sidewalks on certain streets are in need of repair and/or replacement, and

WHEREAS the City Council of the City of Watertown feels it is in the overall public interest to provide property owners within the City of Watertown with an opportunity to pay for said repair/replacement work through a Special Assessment Program,

NOW THEREFORE BE IT RESOLVED that a public hearing will be held on Monday, February 5, 2007, at 7:30 p.m. at which time property owners included in the Special Assessment Program will have an opportunity to make comments on whether all or a portion of the cost for proposed sidewalk improvements should be a charge or expense upon the abutting property owners, and

BE IT FURTHER RESOLVED that the City Engineering Department will send notices to all property owners in the defined area listed on the attached schedule notifying

them of their inclusion in this year's program and that there will be a public hearing to consider whether all or a portion of the cost for proposed sidewalk improvements should be a charge or expense upon the abutting property owners.

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

Mayor Graham interrupted the regular course of business to allow for a presentation of the Combined Sewer Separation Cost Analysis for Beaver Meadows Neighborhood.

Mrs. Corriveau explained that the major project components are sewer system upgrade, Algonquin Ave. West sanitary sewer, street restoration, Washington St. sidewalk installation. She also advised that the proposed sewer system upgrade for Iroquois Ave. West, Knowlton Ave. and Cosgrove St. will expand the existing surface water collection system to accept residential sump pump discharges during storm events. There will be private lateral installation and an upgrade of the existing 8" sanitary sewer to 10" main. Mrs. Corriveau also explained that the sewer lateral installation for the same area will install storm laterals from the main into the residences as well as the installation of sanitary laterals from the main to the curb line. Individual backflow devices and cleanouts will also be installed. The project for the Algonquin Ave. West sanitary sewer will be to clear and grub an area approximately 50' wide by 1100' long for the installation of the secondary sanitary sewer system and will allow maintenance of sewer ROW. The sanitary sewer will connect to a new sanitary sewer manhole installed by the Summit Wood Developer located in the ROW along Algonquin Ave. Four sanitary sewer manholes, approximately 1100' of 8" PVC main sewer and ten 8" x 6" service connections will be installed.

Mrs. Corriveau advised that the street restoration will include milling the top 2" of the existing asphalt surface, overlaying with 2" of a top course and site restoration. Paving will include Cosgrove St., Iroquois Ave. West, Knowlton Ave. and Sherman St. (to Brook Drive). The Washington Street sidewalk installation will be to install concrete sidewalks, 5' wide by approximately 1,350' long, along Washington St. from the entrance for Summit Wood to Iroquois Ave. West.

Mrs. Corriveau advised that the total project cost is \$992,029.79.

INTRODUCED BY COUNCILMAN JEFFREY M. SMITH

WHEREAS the City Council of the City of Watertown, New York has before it requests by Patrick Scordo, of GYMO, P.C., on behalf of Norstar Development USA, LP for a Zone Change, Special Use Permit and Site Plan Approval to allow the construction of a multi-family residential project known as Summit Wood, and

WHEREAS the City Council must evaluate all proposed actions submitted for its consideration in light of the State Environmental Quality Review Act (SEQRA) and the regulations promulgated pursuant thereto, and

WHEREAS the proposed project would constitute such an action, and

WHEREAS part of the project is in the Town of Watertown and part is in the City of Watertown and it has been determined that a coordinated SEQRA review should be undertaken for the project as a whole, and

WHEREAS the City initiated a coordinated review with all other involved agencies and received no objections to the City Council being established as the lead agency, and

WHEREAS the City Council has determined that the proposed project is an Unlisted Action because it does not exceed the thresholds listed in 6NYCRR Section 617.4(b), and

WHEREAS to aid the City Council in its determination as to whether the proposed project will have a significant effect on the environment, Part 1 of a Full Environmental Assessment Form has been prepared by the applicant, a copy of which is attached and made part of this resolution,

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

Prior to the vote on the foregoing resolution, Council did review the Environmental Assessment Form questions and agreed that while five questions could be considered having potential large impact, none of them were significant. In addition, they agreed that the impacts would be addressed by the developer as well as the regulatory agencies involved in the issuing of the proper permits.

Councilman Smith commented that when Council members related their concerns to Mayor Graham, staff then did more upgrades to mitigate these impacts.

Mayor Graham remarked that the process is never clean and easy. However, in this case, representative government did function well.

Councilman Clough remarked that it would be easy to vote no on this issue. He commented that he has always listened to the concerns of the residents in this area. However, others have called him in support of the development and were upset that the City is going to spend the money to fix the infrastructure in that neighborhood while other residents experience similar problems in other neighborhoods. He remarked that he wanted to make sure that this project was done this coming year and he has been assured by Mrs. Corriveau that she will do everything she can to see that it is completed within that time frame.

Attorney Slye also advised Council that when the vote is taken on the foregoing resolution, it is for no significant impact on the environment for zoning, subdivision, site

plan and special use permit.

THE RESOLUTION APPROVING THE SPECIAL USE PERMIT REQUEST SUBMITTED BY PATRICK SCORDO, GYMO, P.C. ON BEHALF OF NORSTAR DEVELOPMENT USA, L.P. TO ALLOW 100 MULTI-FAMILY RESIDENTIAL UNITS ON THE WEST SIDE OF THE 1500 BLOCK OF WASHINGTON STREET, PARCELS NO. 14-26-104 AND 14-16-105 AND PORTIONS OF PARCELS NO. 14-26-101 AND 14-26-102, SUMMIT WOOD II WAS PRESENTED TO COUNCIL(Introduced to Council on October 16, 2006; public hearing held on November 6, 2006; appears in its entirety on page 235 of the 2006 Minutes Book).

Prior to the vote on the foregoing resolution, Councilman Smith asked about the recommendation from the County Planning Board whereby sidewalks would be provided to nearby sidewalk systems on Washington Street and Iroquois Ave. West.

Attorney Slye explained that the resolution for the special use permit does not have the recommendation in it and it depends on if Council wants to agree to it or not. He explained that a 4/5 affirmative vote on the resolution would over ride the County's recommendation.

Councilman Smith asked if one of the conditions of the special use permit could be trees and shrubs being put in as buffers.

Attorney Slye advised that this is a site plan issue, not a special use permit issue.

Mayor Graham remarked that when you attempt to impose conditions such as this in a special use permit, the only thing you can do is revoke the permit if they are not in compliance.

Councilman Clough remarked that he agreed with Councilman Smith that buffers need to be put in at the far end of Iroquois Ave. He referred to Council's action with Red & White Auto.

Attorney Slye remarked that Red & White Auto didn't fall under site plan review because there was no new construction. That is why it was addressed in the special use permit. He advised that special use permits tell a person how and when they can use their property.

Mayor Graham remarked that there is a Planning Board meeting tomorrow and these concerns should be addressed there.

Councilman Smith commented that he will leave it to staff to assure that trees and shrubs are planted in that area.

AT THE CALL OF THE CHAIR VOTE WAS TAKEN ON THE FOREGOING RESOLUTION AND CARRIED WITH ALL VOTING YEA

ORDINANCES

THE ORDINANCE APPROVING THE REQUEST TO CHANGE THE APPROVED ZONING CLASSIFICATION OF A PORTION OF THE 1500 BLOCK OF WASHINGTON STREET, PORTIONS OF PARCELS NO. 14-26-101 AND 14-26-102 FROM RESIDENCE “A”, NEIGHBORHOOD BUSINESS AND COMMERCIAL TO RESIDENCE “C”.(Introduced on October 16, 2006; public hearing held November 6, 2006; appears in its entirety on page 236 of the 2006 Minutes Book).

AT THE CALL OF THE CHAIR VOTE WAS TAKEN ON THE FOREGOING RESOLUTION AND CARRIED WITH ALL VOTING YEA

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COUNCIL DISCUSSED THE FOLLOWING TOPICS:

Watertown Golf Club

Mayor Graham commented that this is a topic for a work session.

Councilman Smith explained that he had received a call from Mr. Simao relative to this. Councilman Smith questioned if the appraisal should be based on before improvements were made or after they did all the work. He stated that the Watertown Golf Club has invested in the property over the years and has made it worth more.

Mrs. Corriveau advised that the land was originally purchased by the City for use as parkland. In the 1980's action was taken by the State Legislature to allow the lease to the Watertown Golf Club, Inc.

Former Mayor Joseph Butler, representing the Club, addressed the chair thanking Council for their past support. He explained that the Club pays approximately \$18,000 a year in taxes as well as water fees. The lease payments are considered rent. He stated that he does not see the lease as a subsidy.

Councilman Bradley explained that in order to get financing to make improvements, the Club needs to show that they have a long term lease of 20 years.

Mrs. Corriveau commented that this is similar to the 40 year lease that was granted to Tom Brouty when he was building another hangar at the airport.

Mayor Graham remarked that there are a lot of issues and options regarding the property and Council hasn't had an opportunity to discuss them yet.

Mrs. Corriveau advised that this would be a topic for the work session of December 11th.

City Police Exam

Mrs. Corriveau advised that 285 people took the exam for City P.D. on Saturday. 5 individuals have taken it since then and 10 individuals have alternate testing dates due to overseas military service at this time.

Mrs. Corriveau commended Mrs. Morris and Chief Goss for their promoting of the exam.

EXECUTIVE SESSION

MOTION WAS MADE BY COUNCILMAN CLOUGH TO MOVE INTO EXECUTIVE SESSION TO DISCUSS THE PROPOSED ACQUISITION, SALE OR LEASE OF REAL PROPERTY WHEREBY PUBLIC DISCLOSURE COULD AFFECT THE VALUE THEREOF.

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

Council moved into Executive Session at 8:41 p.m.

Council reconvened at 9:08 p.m.

ADJOURNMENT

AT THE CALL OF THE CHAIR THE MEETING WAS DULY ADJOURNED AT 9:08 P.M. BY MOTION OF COUNCILMAN CLOUGH, SECONDED BY COUNCILMAN LABOUF AND CARRIED WITH ALL VOTING IN FAVOR THEREOF.

Donna M. Dutton

City Clerk