

**REGULAR COUNCIL MEETING  
CITY OF WATERTOWN  
December 18, 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 - Designating Official Newspaper
- 2 - Commissioner of Deeds
- 3 - Reappointment – City Constable, David W. Koster
- 4 - Reappointment – Deputy City Constable, Joan W. Koster
- 5 - Readopting 2006-07 through 2010-11 Capital Program Budget, City of Watertown, New York
- 6 - Approving Lease Agreement Between the City of Watertown, New York and Watertown Golf Club, Inc.
- 7 - Approving an Extension of the Agreement for Empire Zone Administration Services, Camoin Associates, Inc.
- 8 - Approving the Contract for Professional Services with Stearns & Wheler, LLC, for Combined Sewer Overflow Long Term Control Plan
- 9 - Accepting Bid for Variable Message Board for the Department of Public Works
- 10 - Accepting Bid for Utility Tractor for the Department of Public Works
- 11 - Adopting Amendments to the Guidelines and Administrative Procedures for the Home Ownership Program, 2006 CDBG & HOME
- 12 - Adopting Guidelines and Administrative Procedures for the Housing Improvement Program, 2006 Small Cities Grant
- 13 - Selecting Avalon Associates, Inc. as Small Cities CDBG and HOME Consultant
- 14 - Approving the Contract for Professional Services with Avalon Associates, Inc. and Neighbors of Watertown, Inc. for FY 2007 Small Cities CDBG Application
- 15 - Approving Contract for Professional Services with Avalon Associates, Inc. and Neighbors of Watertown, Inc. for a FY 2007 HOME Application to NYSDHCR
- 16 - Approving the Site Plan for the Construction of 34 Multi-Family Residential Units to be Located at the Intersection of Olmsted Drive and Spring Avenue, Parcel No. 12-17-101
- 17 - Approving the Site Plan for the Construction of 100 Multi-Family Residential Units to be Known as Summit Wood II to be Located on the West Side of the

- 1500 Block of Washington Street, Parcels No. 14-26-101, 14-26-102, 14-26-104 and 14-26-105
- 18 - Approving Change Order No. 2 to Contract for Reconstruction of State Street, Villager Construction Inc.
  - 19 - Approving the Zone Change Request Submitted by Jan Kublick of McMahon, Kublick & Smith, P.C. on Behalf of Prime, LLC, to Change the Approved Zoning Classification for a Subdivided Portion of the Property Located at 130 Palmer Street, Parcel No. 8-05-108, from Residence “B” to Commercial
  - 20 - Monthly Financial Report
  - 21- The Center for Community Studies – Citizen Empowerment in the City of Watertown and the Watertown City School District

**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 December 4, 2006 was dispensed with and accepted as written by motion of Councilman Clough, seconded by Councilman Smith and carried with all voting in favor thereof.

**COMMUNICATIONS**

The following communications were received from the City Planning Board:

1. Recommending Council approval for the site plan submitted on behalf of David Muraco of Empire Management Co. for the construction of 34 apartments to be located at the intersection of Olmsted Drive and Spring Ave., Parcel No. 12-17-101 contingent upon certain requirements being met as outlined in the resolution.
2. Recommending Council approval for the zone change request submitted by Jan Kublick, of McMahon, Kublick & Smith, P.C. on behalf of Prime, LLC, to change the approved zoning classification of a portion of 130 Palmer Street, from Residence “B” to Commercial.

**ABOVE PLACED ON FILE**

**PRIVILEGE OF THE FLOOR**

**Wayne Zimmer**, Katherine Street, addressed the chair concerning the walkway and how he feels that it is not needed as there is already a walkway. He said that money should be spent to repair sidewalks.

**RESOLUTIONS**

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

RESOLVED by the City Council of the City of Watertown, New York that the *Watertown Daily Times* be and is hereby designated as the official newspaper of the City of Watertown, New York for the year beginning January 1, 2007 and ending December 31, 2007

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

**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**

Corriveau, Mary  
March, II, Frederick E.  
Rawson, Patrick  
Spencer, Jr., James  
Trottier, Holly M.  
Whitmore, Roy E.

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

**INTRODUCED BY COUNCILMAN JEFFREY M. SMITH**

RESOLVED that the following individual is hereby reappointed as City Constable for the City of Watertown, for a term expiring on December 31, 2007:

David W. Koster  
Box 916  
331 McClelland Street  
Watertown, New York 13601

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

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

RESOLVED that the following individual is hereby reappointed as Deputy City Constable for the City of Watertown, for a term expiring on December 31, 2007:

Joan M. Koster  
Box 916  
331 McClelland Street  
Watertown, New York 13601

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

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

WHEREAS on May 30, 2006, the City Council passed a resolution adopting the 2006-07 through 2010-11 Capital Program Budget, and

WHEREAS City Council desires to modify the 2006-07 through 2010-11 Capital Program Budget as detailed on the attached reports, which are made a part of this resolution,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, New York hereby re-adopts the Capital Program Budget for the years 2006-07 through 2010-11.

**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.

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

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

WHEREAS the City Council of the City of Watertown, New York approved an Agreement for Empire Zone Administration Services with Camoin Associates, Inc. on August 18, 2003, and

WHEREAS the current Agreement with Camoin to provide Empire Zone Administration services expires on December 31, 2006, and

WHEREAS the services of Camoin Associates, Inc. will be needed to continue to administer the local program after December 31, 2006, and

WHEREAS the Zone Administrative Board is recommending that the Agreement with Camoin be amended to extend the services through December 31, 2007, a copy of which is attached and made a part of this resolution,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby approves the extension of the Agreement for Empire Zone Administration Services with Camoin Associates, Inc. through December 31, 2007, and

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

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

**INTRODUCED BY COUNCILMAN JEFFREY M. SMITH**

WHEREAS the City owns and operates a Wastewater Treatment Plant in accordance with a New York State Pollution Discharge Elimination System (SPDES) permit issued by the NYS Department of Environmental Conservation, and

WHEREAS on June 1, 2002, the City's SPDES permit was amended and language was added that requires the City to prepare a Long Term Combined Sewer Overflow (CSO) Control Plan (LTCP), and

WHEREAS the goal of the Long Term Control Plan is to determine what the City should be doing with our active CSOs and the Plan needs to establish the current characteristics of the Black River and the characteristics of the City's discharges into the river, and

WHEREAS as part of the City's LTCP, the City Engineering Department issued RFPs to ten Engineering firms for the performance of the modeling and calibration of five of the fifteen drainage basins within the City that have active CSOs, and

WHEREAS responses were received from two firms and City Engineer Kurt Hauk is recommending that the Council approve the attached Agreement for Professional Services with Stearns and Wheler, LLC, for a not to exceed amount of \$72,100,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown approves the Contract for Professional Services with Stearns and Wheler for modeling and calibration of five of the fifteen drainage basins within the City that have active CSOs, a copy of which is attached and made a part of this resolution, and

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

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

**INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of one (1) new and unused Variable Message Board, with the option to purchase an identical unit, per our specifications, and

WHEREAS four bids were received and publicly opened and read in the City Purchasing Department on Monday, November 20, 2006, at 11:00 a.m., and

WHEREAS City Purchasing Agent Robert J. Cleaver and Superintendent of Public Works Gene Hayes reviewed the bids submitted and are recommending that the City Council accept the bid, meeting our specifications, submitted by TRAFCON Industries, Inc., Marcellus, Pennsylvania, in the amount of \$25,842.00,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, New York hereby accepts the bid submitted by TRAFCON in the amount of \$25,842.00 for the purchase of a Variable Message Board, with the option to purchase an identical unit, and

BE IT FURTHER RESOLVED that City Manager Mary M. Corriveau is hereby authorized and directed to execute any documents associated with the awarding of this bid.

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

Prior to the vote on the foregoing resolution, Councilman Clough asked about accepting the higher bid.

Mr. Hayes and Mr. Cleaver explained that detailed specs called for a plug and play panel. However, the lowest bid was for an entire board and not separate plug ins. Thus, it didn't meet the specs. They also explained that they gave the low bidder ample opportunity to supply the additional information and they did not do so.

Councilman Smith remarked that this was the second time this firm submitted a bid for the City. The first time was for the speed signs.

Mr. Cleaver stated that this was correct and in that case, they submitted nothing but a bid price.

**INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of one (1) new and unused 30 H.P. Utility Tractor with quick attach loader, per our specifications, and

WHEREAS four bids were received and publicly opened and read in the City Purchasing Department on Friday, December 6, 2006, at 11:00 a.m., and

WHEREAS City Purchasing Agent Robert J. Cleaver and Superintendent of Public Works Gene Hayes reviewed the bids submitted and are recommending that the City Council accept the bid, meeting our specifications, submitted by White's Farm Supply, Lowville, New York, in the amount of \$17,999.00, and

~~WHEREAS Eugene Hayes, DPW Superintendent, is requesting authorization to purchase a backhoe attachment for this unit in an amount estimated to be \$7,000.00,~~

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown, New York hereby accepts the bid submitted by White's Farm Supply in the amount of \$17,999.00 for the purchase of a Utility Tractor, and

~~BE IT FURTHER RESOLVED that Superintendent of Public Works Eugene P. Hayes is authorized to spend up to \$7,000.00 for the purchase of a backhoe attachment, and~~

BE IT FURTHER RESOLVED that City Manager Mary M. Corriveau is hereby authorized and directed to execute any documents associated with the awarding of this bid.

**SECONDED BY COUNCILMAN STEPHEN J. BRADLEY**

Prior to the vote on the foregoing resolution, Councilman Smith asked about the \$7,000 optional bid. He remarked that if this was something that was needed, it should have been requested at budget time.

Mr. Hayes explained that Walldroff's asked to have their bid dropped as they had made an error on it. He also explained that they had asked for what they needed and the Council had funded them for that amount. However, the bid came in lower than anticipated and the amount allowed for this option to be added and still come in under the budget amount.

Mr. Hayes also explained what the added options could be used for.

Mrs. Corriveau advised that the backhoe attachment is not included in the bid.

**MOTION WAS MADE BY COUNCILMAN SMITH TO DELETE PARAGRAPHS #4 AND 6 FROM RESOLUTION.**

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

**AT THE CALL OF THE CHAIR VOTE WAS TAKEN ON THE FOREGOING RESOLUTION AS AMENDED AND CARRIED WITH ALL VOTING IN FAVOR THEREOF.**

**INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF**

WHEREAS Guidelines and Administrative Procedures were adopted by the City Council on May 15, 2006 to govern the operation of the local Home Ownership Program, which is being administered with Community Development Block Grant (CDBG) funding from the New York State Governor's Office for Small Cities and HOME Funding from the New York State Housing Trust Fund, and where it has been determined that changes need to be made to the said Guidelines and Administrative Procedures to improve the delivering of the program to recipients,

NOW THEREFORE BE IT RESOLVED by the City Council that Section 5.3 of the Guidelines and Administrative Procedures is hereby amended to include the following provisions subject to approval by the Board of Directors of Neighbors of Watertown, which controls the HOME funding required for this program:

Paragraph 5.3.b.i of the Guidelines will limit the CDBG loan to the lesser of \$20,000 or the amount of the HOME financing that is provided for each project; and

Paragraph 5.3.b.iii of the Guidelines will eliminate any interest payment on the CDBG loan either to the developer (for interim financing) or to the buyer (for permanent financing); and

Paragraph 5.3.b.iii of the Guidelines will authorize the project review committee to establish the term of the CDBG loan up to a maximum of 30 years.

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

**INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF**

WHEREAS the City of Watertown has received 2006 Small Cities Community Development Block Grant funding from the New York State Governor's Office for Small Cities to implement a local Housing Improvement Program, and

WHEREAS Guidelines and Administrative Procedures have been drafted to govern the operation of the Housing Improvement Program,

NOW THEREFORE BE IT RESOLVED that the proposed Guidelines and Administrative Procedures for the Housing Improvement Program dated December 18, 2006 are hereby adopted and shall become effective immediately for all housing rehabilitation activities conducted with Small Cities Community Development Block Grant funding in the City of Watertown.

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

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

WHEREAS it has been determined that the City of Watertown will need assistance from a qualified Community Development Consultant for the preparation of application materials and, if the applications are successful, for the administration and implementation of grants for the Small Cities Community Development Block Program and HOME Investment Partnerships Program, and

WHEREAS a Request for Proposals was issued on November 27, 2006 seeking proposals from qualified consultants and a single proposal was received from Avalon Associates, Inc., Glens Falls, New York, and

WHEREAS the proposal from Avalon Associates has been reviewed and it has been determined that their selection will be in the best interest of the City,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York that it hereby selects Avalon Associates, Inc. as its Community Development Consultant for the Small Cities Community Development Block Grant Program and HOME Investment Partnerships Program for a period of up to three years (2007, 2008 and 2009), and

BE IT FURTHER RESOLVED that it will be at the City's discretion as to whether or not it enters into a contract with the selected consultant during each of the three years.

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

**INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF**

WHEREAS federal grant funding is available through New York State Governor's Office for Small Cities (GOSC) to support local community development activities that are undertaken by eligible communities, and

WHEREAS the City of Watertown is eligible to apply for funding in the Program Year 2007 competition under the Small Cities Community Development Block Grant Program, and

WHEREAS Avalon Associates, Inc. has been selected as the City of Watertown's Community Development Consultant for the Small Cities Program, and

WHEREAS a Contract for Professional Services between the City of Watertown, Avalon Associates, Inc., and Neighbors of Watertown, Inc. has been drafted, a copy of which is attached and made part of this resolution,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown that it hereby approves the Contract for Professional Services with Avalon Associates, Inc. and Neighbors of Watertown, Inc. for a FY 2007 Small Cities CDBG application, and

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

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

**INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF**

WHEREAS grant funding is available through the New York State Housing Trust Fund for the HOME Investment Partnerships Program to support local housing programs, and

WHEREAS Avalon Associates, Inc. has been selected as the City of Watertown's Community Development Consultant for the HOME Investment Partnerships Program, and

WHEREAS a Contract for Professional Services between the City of Watertown, Avalon Associates, Inc. and Neighbors of Watertown, Inc. has been drafted, a copy of which is attached and made part of this resolution,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York that it hereby approves the Contract for Professional Services with Avalon Associates, Inc. and Neighbors of Watertown, Inc. for a FY 2007 HOME Investment Partnerships application to the New York State Division of Housing and Community Renewal, and

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

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

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

WHEREAS Matt Napierala, P.E. of Napierala Consulting P.C., has made an application for site plan approval on behalf of David Muraco of Empire Management Company, for the construction of 34 multifamily units to be located at the intersection of Olmsted Drive and Spring Avenue, Parcel No. 12-17-101, and

WHEREAS the Jefferson County Planning Board reviewed the site plan at its meeting held on October 31, 2006, pursuant to General Municipal Law Section 239-m, and adopted a motion stating the project did not have any significant County-wide or intermunicipal issues and is of local concern only.

WHEREAS the Planning Board of the City of Watertown last reviewed the site plan at its meeting held on December 5, 2006, and recommended that the City Council of the City of Watertown approve the site plan, contingent upon the following:

The applicant shall meet all conditions outlined in the December 5, 2006 Planning Board Review Memorandum and as shown on the revised site plan dated December 1, 2006.

The conditions are outlined below:

- 1) Snow removal and snow storage shall not impact adjacent properties,

- 2) Add a note to the plans stating that all curb boxes for the existing apartment building shall be replaced to conform to the City of Watertown standards,
- 3) Provide detail for gravel fire lane (prove that it can handle the weight of fire trucks and snow plows),
- 4) Provide a note ensuring the maintenance of the gravel fire lane,
- 5) Provide copy of the storm water easement (also provide an updated deed and maintenance schedule) to connect to the closed drainage system on the Children's Home property, and
- 6) Abandon the existing sanitary sewer located under the proposed storm water mitigation basin.

And,

WHEREAS the City Council, has reviewed the Short Environmental Assessment Form, responding to each of the questions in Part 2, and has determined that the project, as submitted, is Unlisted and will not have a significant effect on the environment, and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown declares the proposed construction and site plan constitute an Unlisted Action for the purposes of SEQR and hereby determines that the project, as proposed, will not have a significant effect on the environment, and

BE IT FURTHER RESOLVED by the City Council of the City of Watertown, New York that site plan approval is hereby granted to Matt Napierala, P.E. of Napierala Consulting P.C. on behalf of David Muraco of Empire Management Company, for the construction of 34 multifamily units to be constructed at the intersection of Olmsted Drive and Spring Avenue, Parcel No. 12-17-101, as shown on plans submitted to the City Engineer dated December 1, 2006, contingent upon the applicant making the revisions outlined in the Planning Board Review Memorandum dated December 5, 2006.

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

**INTRODUCED BY COUNCILMAN TIMOTHY R. LABOUF**

WHEREAS Patrick Scordo, P.E. of GYMO P.C., has made an application for site plan approval on behalf of Norstar Development USA, LP, for the construction of 100 multifamily units to be located on the west side of the 1500 block of Washington Street, Parcels No. 14-26-101, 14-26-102, 14-26-104 & 14-26-105, and

WHEREAS the Jefferson County Planning Board reviewed the site plan at its meeting held on October 31, 2006, pursuant to General Municipal Law Section 239-m, and adopted a motion recommending approval with the following conditions:

- 1) A Traffic Impact and Circulation Plan be completed,
- 2) Pedestrian connections be provided to the nearby sidewalk systems.

WHEREAS the applicant submitted the traffic study to the City Engineer and is providing a right-of-way easement for the future trail to Iroquois Avenue while the City is providing the pedestrian connection to the west side of Washington Street, and

WHEREAS the Planning Board of the City of Watertown last reviewed the site plan at its meeting held on December 5, 2006, and recommended that the City Council of the City of Watertown approve the site plan, contingent upon the following:

- 1) The Storm Water Pollution Prevention Plan requirements shall be in place before a building permit will be issued,
- 2) The applicant shall submit a revised photometric plan to the City Engineer,
- 3) The proposed dedicated city street shall be substantially complete before a certificate of occupancy will be granted,
- 4) The applicant shall submit a maintenance schedule for the Storm Water Management Pond,
- 5) The applicant shall submit to the City Engineer a copy of the Storm Water Pollution Prevention Plan which was submitted to the DEC,
- 6) The consultant shall provide more detail for the storm drainage outlets,
- 7) Additional information shall be provided to the City Engineer for the area behind and between Buildings 12B and 8A and south of Building 1B,
- 8) The retaining wall shall be moved away from the proposed city margin to allow for future care and maintenance by the property owner. Provide station and offset information on the plans. This requires City Engineer approval,
- 9) The consultant shall provide the City Engineer a copy of all submittals sent to the DEC for the sanitary sewer extension permit,
- 10) The Water Department shall review and approve all proposed "final" layouts of water mains, valves and hydrants,
- 11) The applicant shall secure all required permits from the City Engineering Department prior to the start of construction,
- 12) The applicant shall submit a traffic study to the City Engineer,
- 13) The applicant shall provide the City with an easement for the future extension of the pedestrian trail through the western portion of the project site down to Iroquois Avenue West, and
- 14) The applicant shall increase the landscaping along the northwest edge of the project to buffer adjacent residences on Iroquois Avenue West, and

WHEREAS the applicant submitted the traffic study to the City Engineer and the additional landscaping to the Planning and Community Development Coordinator; and

WHEREAS the City Council, after completing the Full Environmental Assessment Form, determined the project will not have a significant effect on the environment, and issued a Negative Declaration on December 4, 2006, and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York that site plan approval is hereby granted to Patrick Scordo, P.E.,

of GYMO P.C., on behalf of Norstar Development USA, LP, for the construction of 100 multifamily units to be constructed on the west side of the 1500 block of Washington Street, Parcels No. 14-26-101, 14-26-102, 14-26-104 & 14-26-105, as shown on plans submitted to the City Engineer dated November 27, 2006, with the conditions recommended by the Planning Board and that 25 evergreens will be planted to buffer Iroquois Avenue West in locations approved by the City Planning Office after the brush clearing is complete and the buildings are erected.

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

**Lori Harris**, Norstar Development, addressed the chair explaining that the Town meeting earlier today, resulted in some minor administrative issues.

Mayor Graham suggested that the developers might want to consider annexation into the City.

Ms. Harris thanked the City and the Town for their assistance with this project.

Councilman Smith remarked that he appreciated the fact that Norstar listened to the concerns of the Council and the neighbors.

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

WHEREAS on June 30, 2005, the City Council of the City of Watertown approved the bid submitted by Villager Construction, Inc., Fairport, New York, in the amount of \$9,669,669 for the reconstruction of State Street from Eastern Boulevard to Public Square, and

WHEREAS on September 5, 2006 City Council approved Change Order No. 1 in the amount of \$0, and

WHEREAS City Engineer Kurt Hauk has submitted for City Council consideration Change Order No. 2 to the contract, in the amount of \$341,912.96, copies of which are attached and made a part of this resolution,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby approves Change Order No. 2 to the contract with Villager Construction, Inc., and

BE IT FURTHER RESOLVED that approval of this Change Order is contingent on City Council approval of a Bond Ordinance to fund the increased costs, and

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

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

**ORDINANCES**

**INTRODUCED BY COUNCILMAN PETER L. CLOUGH**

BE IT ORDAINED where Jan Kublick of McMahon, Kublick & Smith, P.C. on behalf of Prime, LLC, has made 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 a subdivided portion of the property located at 130 Palmer Street, Parcel No. 8-05-108, from Residence “B” to Commercial, as more precisely described in Exhibit “A” which is attached and made part of this resolution, and

WHEREAS the Planning Board of the City of Watertown considered the zone change request at its meeting held on December 5, 2006, and recommended that the City Council approve the zone change as requested, and

WHEREAS the Jefferson County Planning Board reviewed the proposed zone change request on December 26, 2006, pursuant to General Municipal Law Section 239-m, and

WHEREAS a public hearing was held on the proposed zone change on January 2, 2007, after due public notice, and

WHEREAS the City Council has made a declaration of negative findings of the impacts of the proposed zone change 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 zone change, and

NOW THEREFORE BE IT ORDAINED that the zoning classification shall be changed for a subdivided portion of the property located at 130 Palmer Street, Parcel No. 8-05-108, as described in Exhibit “A”, from Residence “B” to Commercial, 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 printed as the City Manager directs.

**SECONDED BY COUNCILMAN TIMOTHY R. LABOUF**

**MOTION WAS MADE BY COUNCILMAN SMITH TO SCHEDULE A PUBLIC HEARING ON THE FOREGOING ORDINANCE FOR TUESDAY, JANUARY 2, 2007 AT 7:30 P.M.**

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

**\*\* \*\* \* \*\* \***

**COUNCIL DISCUSSED THE FOLLOWING TOPICS:**

**Downtown Parking**

Councilman Bradley asked what the schedule was for the downtown parking officer.

Mrs. Corriveau will find out.

**ADJOURNMENT**

**AT THE CALL OF THE CHAIR THE MEETING WAS DULY ADJOURNED AT 7:40 P.M. BY MOTION OF COUNCILMAN LABOUF, SECONDED BY COUNCILMAN BRADLEY AND CARRIED WITH ALL VOTING IN FAVOR THEREOF.**

**Donna M. Dutton**

City Clerk



Happy Holidays!