

CITY OF WATERTOWN, NEW YORK
AGENDA
Monday, August 3, 2026
7 p.m.

This shall serve as notice that the next regularly scheduled meeting of the City Council will be held on Monday, August 3, 2026, 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

- | | |
|-----------|--|
| 7:15 p.m. | Designating the Zoning Classification of a VL-3 Waterman Drive, Parcel Number 9-43-114.000 as Industrial |
| 7:15 p.m. | Amending City Municipal Code § 310, Zoning |

RESOLUTIONS

- | | |
|--------------------|--|
| Resolution No. 1 - | Accepting Bid #2026-17 for Lift Stations Standby Generator Installation Project – Phase 3, ENI Mechanical, Inc. |
| Resolution No. 2 - | Readopting Fiscal Year 2026-27 through 2030-31 Capital Fund Budget to Add Purchase of a Department of Public Works Water Truck |
| Resolution No. 3 - | Finding That Designating the Zoning Classification of VL-3 Waterman Drive, Parcel Number 9-43-114.000, as Industrial Will Not Have a Significant Impact On the Environment |
| Resolution No. 4 - | Finding That Amending Municipal Code § 310: Zoning Will Not Have a Significant Impact on the Environment |

Resolution No. 5 - Approving a Three-Year Extension of the Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC

ORDINANCES

LOCAL LAW

OLD BUSINESS

Tabled Resolution - Approving a One-Year Extension of the Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC

Ordinance No. 1 - Designating the Zoning Classification of a VL-3 Waterman Drive, Parcel Number 9-43-114.000 as Industrial

Ordinance No. 2 - Amending City Municipal Code § 310, Zoning

STAFF REPORTS

NEW BUSINESS

EXECUTIVE SESSION

ADJOURNMENT

WORK SESSION

Next Work Session is scheduled for Monday, August 10, at 7:00 p.m.

NEXT REGULARLY SCHEDULED CITY COUNCIL MEETING IS MONDAY, AUGUST 17, 2026.

Res No. 1

August 3, 2026

TO: The Honorable Mayor and City Council

FROM: Tina Bartlett-Bearup, Purchasing Manager

SUBJECT: Accepting Bid #2026-17 for Lift Stations Standby Generator Installation Project – Phase 3, ENI Mechanical, Inc.

The City's Purchasing Department advertised in the Watertown Daily Times for sealed bids from qualified bidders for the Lift Stations Standby Generator Installation Project – Phase 3, per City specifications, and publicly opened and read the sealed bids on July 7, 2026, at 11:30 a.m. EST. Bids were provided to seven (7) plan houses and sixty-five (65) potential vendors.

The Purchasing Department received three (3) sealed bid submittals, and the bid tabulations are shown below:

	CITY OF WATERTOWN, NEW YORK		
	CITY HALL		
	245 WASHINGTON STREET		
	WATERTOWN, NEW YORK 13601-3380		
	Project:	Lift Stations Standby Generator Installation Project - Phase 3	
	Bid / RFP Number:	Bid #2026-17	
Opening Date:	Tuesday, July 7, 2026 @ 11:30 AM		
<i>The following results are bids as presented at the bid opening and do not represent an award.</i>			
Vendor Name, Address and Point of Contact	ENI Mechanical, Inc.	Northern Pioneer Contractors, Inc.	Blackstone Electric
	39 S. Gordon Street Gouverneur, NY 13642	6992 Austin Road Glenfield, NY 13343	17421 State Route 12F Dexter, NY 13634
Total Base Bid	\$156,400.00	\$163,600.00	\$184,750.00

The Purchasing Manager, Water Superintendent, City Engineer, and Chief Operator reviewed the responses to ensure compliance with the specifications and hereby recommend that City Council award the total base bid for the Lift Stations Standby Generator Installation Project – Phase 3 to ENI Mechanical, Inc. as the lowest responsive responsible bidder in the base bid amount of **\$156,400.00**.

The Lift Stations Standby Generator Installation Project – Phase 3 will be funded by the Sewer Fund as appropriated by the City Council within the fiscal year 2025-26 Adopted Budget.

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



CITY OF WATERTOWN, NEW YORK

CITY HALL

245 WASHINGTON STREET

WATERTOWN, NEW YORK 13601-3380

Project:

Lift Stations Standby Generator Installation Project - Phase 3

Bid / RFP Number:

Bid #2026-17

Opening Date:

Tuesday, July 7, 2026 @ 11:30 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

ENI Mechanical, Inc.

**Northern Pioneer Contractors,
Inc.**

Blackstone Electric

39 S. Gordon Street

6992 Austin Road

17421 State Route 12F

Gouverneur, NY 13642

Glenfield, NY 13343

Dexter, NY 13634

Total Base Bid

\$156,400.00

\$163,600.00

\$184,750.00

Addendum Acknowledgement (if any)

N/A

N/A

N/A

Bid Bond or Check (B / C)

B

B

B

Non-Collusive Bidding Certificate

Y

Y

Y

Certificate of Compliance with the Iran Divestment Act

Y

Y

Y

Sexual Harassment Form

Y

Y

Y

Certificate of Contractor Registry

Y

Y

Y

SAM's & NYS Debarred

N

N

N

G8130 – Sewage Treatment and Disposal

Fiscal Year 2025-26
Vehicles and Equipment

Emergency Generators at Lift Stations (3)

\$200,000

The emergency generators would be installed with an emergency transfer to minimize the amount of sewage back up in the event of a loss of National Grid power.



RESOLUTION

Page 1 of 1

Accepting Bid #2026-17 for Lift Stations
Standby Generator Installation Project –
Phase 3, ENI Mechanical, Inc.

Council Member GARRABRANT, Shane A.

Council Member KIMBALL, Robert O

Council Member OSBORNE Jr, Douglas E.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total

YEA	NAY

Introduced by _____

WHEREAS the City desires to contract with a qualified vendor to supply all labor, materials, and equipment to install and connect entire standby generator systems, with transfer switches, at three (3) sites per departmental specifications, and

WHEREAS the Purchasing Department advertised and received three (3) sealed bids for the Lift Stations Standby Generator Installation Project – Phase 3, and

WHEREAS on July 7, 2026, at 11:30 a.m. the bids received were publicly opened and read, and

WHEREAS Purchasing Manager, Tina Bartlett-Bearup reviewed the bids received with the Water Superintendent, City Engineer, and Chief Operator, and it is their recommendation that the City Council accept the lowest responsive responsible bid submitted by ENI Mechanical, Inc.,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby accepts the base bid received from ENI Mechanical, Inc. in the amount of \$156,400.00, and

BE IT FURTHER RESOLVED that the City Manager of the City Watertown or their designee is hereby authorized and directed to execute the Agreement on behalf of the City of Watertown.

Seconded by _____

Res No. 2

August 3, 2026

To: The Honorable Mayor and City Council

From: Eric Wagenaar, City Manager

Subject: Readopting Fiscal Year 2026-27 through 2030-31 Capital Fund Budget to Add Purchase of a Department of Public Works Water Truck

The Department of Public Works' current 1985 water truck is being decommissioned due to its condition. The purchase of a replacement truck is an allowable expenditure under the Consolidated Local Street and Highway Improvement Program (CHIPs).

The attached resolution re-adopts the Fiscal Year 2026-27 through 2030-31 Capital Fund Budget to add the purchase of a Department of Public Works water truck.

**FISCAL YEAR 2026-2027
CAPITAL BUDGET
VEHICLES AND EQUIPMENT
ROAD MAINTENANCE**

PROJECT DESCRIPTION	COST
Water Truck The pictured vehicle (# 1-056, 1985 Ford L8000 water truck) is deployed to various projects delivering water to equipment and is essential to keep operations going. The current truck has been removed from service due to the tank being rotted out. DPW investigated lining the tank and/or replacing, but the manufacturer stated there was not enough steel left for support and the cost to retrofit was not worth it. The replacement vehicle will be purchased using county contract or other authorized procurement methods. The existing vehicle will be disposed of through an online surplus auction.  Funding to support this project will be from NYS Consolidated Local Streets and Highway Improvement Program (CHIPs).	\$150,000
TOTAL	\$150,000

RESOLUTION

Page 1 of 1

Readopting Fiscal Year 2026-27 through
2030-31 Capital Fund Budget to Add
Purchase of a Department of Public Works
Water Truck

Council Member GARRABRANT, Shane A.

Council Member KIMBALL, Robert O

Council Member OSBORNE Jr, Douglas E.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total

YEA	NAY

Introduced by _____

WHEREAS on May 21, 2026 the City Council adopted the Fiscal Years 2026-27 through 2030-31 Capital Budget, and

WHEREAS the Department of Public Work's current 1985 water truck is being decommissioned due to its condition, and

WHEREAS the purchase of the water truck is an allowable expenditure under the Consolidated Local Streets and Highway Improvement Program (CHIPs),

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby re-adopts the Fiscal Year 2026-27 through 2030-31 Capital Budget to add the purchase of a water truck for the Department of Public Works at an estimated cost of \$150,000 to be funded by the Consolidated Local Streets and Highway Improvement Program (CHIPs).

Seconded by _____

Res No. 3

August 3, 2026

To: The Honorable Mayor and City Council

From: Geoffrey Urda, Senior Planner

Subject: Finding That Designating the Zoning Classification of VL-3 Waterman Drive, Parcel Number 9-43-114.000, as Industrial Will Not Have a Significant Impact On the Environment

At its July 7, 2026 meeting, the City Planning Commission adopted a motion recommending that the City Council designate zoning classification of VL-3 Waterman Drive, Parcel Number 9-43-114.000 as Industrial. The City Council has scheduled a public hearing on the proposed zoning designation for Monday, August 3, 2026, at 7:15 p.m.

The City Council must complete Part 2 and Part 3, if necessary, of the Short Environmental Assessment Form (EAF) and adopt the attached resolution before it may vote on the Ordinance that approves the zoning designation. The resolution states that the proposed zoning designation will not have a significant impact on the environment.

RESOLUTION

Page 1 of 2

Finding That Designating the Zoning Classification of
VL-3 Waterman Drive, Parcel Number 9-43-114.000,
As Industrial Will Not Have a Significant Impact
On the Environment

Council Member GARRABRANT, Shane A.

Council Member KIMBALL, Robert O.

Council Member OSBORNE Jr, Douglas E.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total

YEA	NAY

Introduced by _____

WHEREAS the City Council of the City of Watertown, New York, has before it an Ordinance to designate the approved zoning classification of VL-3 Waterman Drive, Parcel Number 9-43-114.000, as Industrial, 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 adoption of the proposed ordinance constitutes such an “Action,” and

WHEREAS the City Council has determined that the proposed Ordinance is an “Unlisted Action” as that term is defined by 6NYCRR Section 617.2 (al), and

WHEREAS there are no other involved agencies for SEQRA review as that term is defined in 6NYCRR Section 617.2 (t), and

WHEREAS to aid the City Council in its determination as to whether the proposed zoning designation will have a significant impact on the environment, Staff has completed Part 1 of a Short Environmental Assessment Form, 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:

1. Based upon its examination of the Short Environmental Assessment Form and comparing the proposed action with the criteria set forth in 6NYCRR Section 617.7, no significant impact is known and the adoption of the zoning designation will not have a significant impact on the environment.
2. The Mayor of the City of Watertown is authorized to execute Part 3 of the Environmental Assessment Form to the effect that the City Council is issuing a Negative Declaration under SEQRA.
3. This Resolution shall take effect immediately.

Seconded by _____

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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Waterman Drive Zoning Designation			
Name of Action or Project:			
Zoning VL3 Waterman Drive as Industrial, currently the parcel has no zoning.			
Project Location (describe, and attach a location map):			
The eastern portion of Waterman Drive adjacent to 753 Waterman Drive, currently VL3 Waterman Drive			
Brief Description of Proposed Action:			
The City of Watertown will designate VL-3 Waterman Drive as Industrial. The intent of the action is simply to designate a zoning classification to a previously unzoned parcel. No environmental resources will be affected as part of the action.			
Name of Applicant or Sponsor:		Telephone: 315-785-7765	
		E-Mail: planning@watertown-ny.gov	
Address:			
VL3 Waterman Drive			
City/PO:		State:	Zip Code:
Watertown		NY	13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			☐
			☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☐
			☐
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
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?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☐	
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?	NO	YES	
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?	☐	☐	
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?	NO	YES	
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: _____	☐	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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?	NO	YES
	☐	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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:	☐	☐
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
	☐	☐
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
	☐	☐
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
	☐	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	NO	YES
	☐	☐
If No, could impacts from the project affect a disadvantaged community?	☐	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Joseph Albinus</u> Signature: <u></u> Date: <u>7/24/26</u> Title: <u>Planner</u>		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Res No. 4

August 3, 2026

To: The Honorable Mayor and City Council

From: Geoffrey Urda, Senior Planner

Subject: Finding That Amending Municipal Code § 310: Zoning Will Not Have a Significant Impact on the Environment

At its July 7, 2026 meeting, the City Planning Commission adopted a motion recommending that the City Council amend Chapter § 310: Zoning of the City Code. The City Council has scheduled a public hearing on the proposed amendment for Monday, August 3, 2026, at 7:15 p.m.

The City Council must complete Part 2 and Part 3, if necessary, of the Short Environmental Assessment Form (EAF) and adopt the attached resolution before it may vote on the Zoning Ordinance Amendment. The resolution states that the proposed zoning amendment will not have a significant impact on the environment.



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

SUBJECT: Amending Chapter 310 – Zoning, of the City Code; Article V – Sign Regulations and Article VI – Parking

DATE: July 2, 2026

At the request of the City Council, Staff is initiating an application to amend Article VI – Parking of the City of Watertown Zoning Ordinance, regarding electric vehicle (EV) charging stations.

Article VI – Parking, Section 310-37, Parking Standards, Paragraph E, requires two EV charging ports to be installed for every 30 newly constructed parking spaces. The City Council is proposing to eliminate this requirement from the Zoning Ordinance and has asked that an application be prepared and presented to the Planning Commission. A Zoning Ordinance Amendment requires a process similar to a zone change with the first step being the consideration of the request by the Planning Commission and a recommendation by the Commission to the City Council.

The requirement to include EV charging ports as part of new parking lot construction was included in the new Zoning Ordinance when the City undertook a complete rewrite of the document in 2023. The primary reason for including the requirement was due to New York State mandating that by 2035, all new light duty passenger vehicles sold in the state must be electric.

The City Council would like to remove the local requirement for EV charging stations, citing the cost of installation and the fact that the State is beginning to relax the electric vehicle requirement. Council members have also noted that the private sector will drive the demand for these facilities and businesses will react accordingly, which would remove the need for the City to mandate the construction of them. The draft ordinance would eliminate Section 310-37, Parking Standards, Paragraph E in its entirety from the Zoning Ordinance.

In addition to this request, Staff is also proposing an amendment to rectify a possible error in Article V – Sign Regulations, regarding the maximum sign surface area allowed per occupant in the Parks and Open Space Zoning District.

While researching sign regulations for a proposed project, Staff discovered that the allowed maximum sign surface area allowed per occupant in the Parks and Open Space Zoning District is only 20 square feet. Under the previous Zoning Ordinance, the same district allowed 200 square feet. While not certain, Staff's educated guess is this was a typographical error that occurred when drafting the new ordinance.

The proposed amendment would change Section 310-28, Sign Requirements, Paragraph A, Allowed Sign Surface Area, Subparagraph (1) to change the Maximum Sign Surface Area Per Occupant table to allow 200 square feet in the Parks and Open Space District.

A copy of a draft Ordinance containing all proposed changes is attached to this Staff Report. Also attached is a completed Part 1 of the Short Environmental Assessment Form.

The proposed Zoning Amendment requires referral to the Jefferson County Planning Board pursuant to Section 239-m of New York State General Municipal Law. Staff will refer this amendment to the County for consideration at its Tuesday, July 28, 2026, meeting.

The amendment also requires a public hearing. This City Council is expected to schedule a public hearing on the proposed amendment on August 3, 2026.

ZONING ORDINANCE AMENDMENT

The Planning Commission then considered a request submitted by the City of Watertown to amend Article V – Sign Regulations and Article VI – Parking, of Chapter 310, Zoning, of the City Code.

Mr. Lumbis provided details on the proposed changes, including the elimination of a requirement to install electric vehicle (EV) charging ports as part of new parking lot construction and increasing the allowed signage per occupant in the Parks & Open Space Zoning District from 20 square feet (SF) to 200 SF.

Mr. Lumbis said that New York State had rolled back some of its future electric vehicle mandates, which when in effect, were a major impetus for the EV requirement. He then said that under the previous Zoning Ordinance, the Open Space and Recreation District allowed 200 SF of signage and Staff's educated guess was that the 20 SF in the current Zoning was an error.

Ms. Fields expressed concern about the elimination of charging ports, noting the increasing number of electric vehicles. Mr. Garrabrant and Mr. Monaco discussed the feasibility and cost-effectiveness of installing charging ports, with Mr. Garrabrant suggesting that the market should decide based on business needs. Ms. Fields then asked for a motion.

Ms. Blevins then moved to recommend that City Council approve the request to amend Article V – Sign Regulations and Article VI – Parking, of Chapter 310, Zoning, of the City Code. Mr. Garrabrant seconded the motion and all voted in favor.

Ms. Blevins then moved to adjourn the meeting. Mr. Monaco seconded the motion and all voted in favor. The meeting was adjourned at 5:39 p.m.

RESOLUTION

Page 1 of 2

Finding That Amending City Municipal Code
§ 310, Zoning Will Not Have a Significant Impact
On the Environment

Council Member GARRABRANT, Shane A.

Council Member KIMBALL, Robert O.

Council Member OSBORNE Jr, Douglas E.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total

YEA	NAY

Introduced by _____

WHEREAS the City Council of the City of Watertown, New York, has before it an Ordinance to amend two sections of § 310: Zoning of the City Code, 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 adoption of the proposed ordinance constitutes such an “Action,” and

WHEREAS the City Council has determined that the proposed Ordinance is an “Unlisted Action” as that term is defined by 6NYCRR Section 617.2 (al), and

WHEREAS there are no other involved agencies for SEQRA review as that term is defined in 6NYCRR Section 617.2 (t), and

WHEREAS to aid the City Council in its determination as to whether the proposed zoning designation will have a significant impact on the environment, Staff has completed Part 1 of a Short Environmental Assessment Form, 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:

1. Based upon its examination of the Short Environmental Assessment Form and comparing the proposed action with the criteria set forth in 6NYCRR Section 617.7, no significant impact is known and the adoption of the zoning designation will not have a significant impact on the environment.
2. The Mayor of the City of Watertown is authorized to execute Part 3 of the Environmental Assessment Form to the effect that the City Council is issuing a Negative Declaration under SEQRA.
3. This Resolution shall take effect immediately.

Seconded by _____

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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		☐	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☐	☐
3. a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☐	☐	
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?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☐	
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?	NO	YES	
	☐	☐	
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?	☐	☐	
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?	NO	YES	
	☐	☐	
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: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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?	NO	YES
	☐	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☐	☐
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
	☐	☐
	☐	☐
	☐	☐
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
	☐	☐
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
	☐	☐
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
	☐	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☐	☐
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: _____ Date: _____		
Signature: _____ Title: _____		

Project:

Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

August 3, 2026

To: The Honorable Mayor and City Council

From: Eric F Wagenaar, City Manager

Subject: Approving a Three-Year Extension of the Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC

The current Hydroelectric Operations and Maintenance Agreement between the City of Watertown and Ampersand New York Operations Company, LLC expired on June 30, 2026. The agreement includes an option for the City to extend the contract for one (1), two (2), or three (3) years upon terms and fees mutually agreed to by both parties.

Following discussions with Ampersand, staff negotiated agreed-upon rate increases for each year of the proposed extension. The 2026–2027 term will include a 10% increase, followed by a 6% increase for the 2027–2028 term and a 6% increase for the 2028–2029 term. This establishes a predictable rate structure that can be incorporated into future budgets while ensuring continuity in the operation and maintenance of the City's hydroelectric facility. The proposed extension maintains the existing scope of services throughout the three-year term.

While the agreement allows the City to exercise extension options incrementally over the next three years, the staff recommends approval of the full three-year extension. The operation and maintenance of the City's hydroelectric facility requires specialized technical expertise and experience that is only available from a limited number of qualified providers. Ampersand has consistently demonstrated its ability to operate and maintain the facility safely, reliably, and efficiently while developing extensive knowledge of the City's hydroelectric system, equipment, and operational requirements.

Re-bidding these services at this time could introduce operational risk, likely result in substantially higher operating costs, and create potential disruptions that could adversely affect power generation. Approving the three-year extension will provide operational continuity, cost predictability, and stability in budgeting and facility management through June 30, 2029.

A resolution approving the three-year extension of the Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company LLC, is attached for City Council's consideration, along with the proposed agreement.

RESOLUTION

Page 1 of 1

Approving a Three-Year Extension of the Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC

Council Member GARRABRANT, Shane A.

Council Member KIMBALL, Robert O.

Council Member OSBORNE Jr, Douglas E.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total

YEA	NAY

Introduced by _____

WHEREAS the City of Watertown entered into a Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC, effective July 1, 2023, for a three-year term ending in June 30, 2026, and

WHEREAS the agreement provides the City with the option to extend the contract for an additional one (1), two (2) or three (3) years upon term and fees agreed to by the parties, and

WHEREAS City staff has negotiated a three (3) year extension of the agreement through June 30, 2029, to ensure a predictable rate structure that can be incorporated into future budgets while ensuring continuity in the operation and maintenance of the City's hydroelectric facility, and

WHEREAS the City Manager has recommended approval of the proposed three-year agreement extension with Ampersand New York Operations Company, LLC.,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby authorizes the three-year extension of the Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC for the period of July 1, 2026 through June 30, 2029, a copy of which is attached and made part of this resolution, and

BE IT FURTHER RESOLVED that the City Manager or his designee is hereby authorized and directed to execute said Agreement on behalf of the City of Watertown.

Seconded by _____

WATERTOWN HYDROELECTRIC SERVICE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 2026 and effective on the 1st day of July 2026, by and between the CITY OF WATERTOWN, a municipal corporation of the State of New York (hereinafter referred to as the “CITY”), with offices at City Hall, 245 Washington Street, Watertown, New York 13601, and Ampersand New York Operations Company, LLC, a domestic corporation organized and existing under the laws of the State of New York (hereinafter referred to as “ANYOC”), with its offices and principal place of business at 331 Ushers Road, Ballston Lake, New York 12019.

WITNESSETH

WHEREAS the CITY owns a Hydroelectric Plant and associated dams and civil works (hereinafter referred to as the “PLANT”) on the Black River in the City of Watertown, State of New York, with Units No. 1-3 therein being so arranged that the electricity generated therein is delivered to the electric sub-transmission system of Niagara Mohawk Power Corporation with which it is physically connected, and

WHEREAS the CITY is authorized to operate the PLANT by the Federal Energy Regulatory Commission’s “Order Issuing License” for Watertown Hydroelectric Project No. 2442-001, issued June 16, 1995, and/or the FERC “Order Amending License and Revising Annual Charges” for the Watertown Hydroelectric Project No. 2442-020, issued January 6, 1997, hereinafter referred to as the “LICENSE” and “AMENDED LICENSE,” respectively, for the “PROJECT” and “AMENDED PROJECT,” respectively, and

WHEREAS, on June 7, 2013, the CITY initially entered into a three (3) year agreement for Hydroelectric Operation and Maintenance Services with ANYOC constituting nearly twenty (20) consecutive years of consistent operations and maintenance of the PLANT up to and including the present date, and

WHEREAS, ANYOC is experienced in operating and maintaining hydroelectric facilities, and

WHEREAS, ANYOC has submitted a FEE PROPOSAL (below) for professional services in connection with the PLANT over a three (3) year period commencing on July 1, 2026, and shall continue until June 30, 2029. The CITY, at its sole option exercisable on or before April 1 of the year in which the Agreement period expires, may choose to continue the Agreement for professional services for a period of one (1) or two (2) or three (3) years upon such terms and fees as the parties may then agree. The maximum term of this contract will be ten (10) years, ending June 30, 2033.

Description	UOM	Qty	Unit Price	10% 2026-2027 Total	6% 2027-2028 Total	6% 2028-2029 Total
Mobilization	L.S.	1	\$0.00	\$0.00		
Base Monthly Operations Fee	Monthly	12	\$12,534.50	\$150,414.00	\$159,438.84	\$169,005.17
Maintenance Services	Monthly	12	\$15,108.50	\$181,302.00	\$192,180.12	\$203,710.93
Total				\$331,716.00	\$351,618.96	\$372,716.10

, and

WHEREAS, the Operations Scope of Services to be provided by ANYOC are attached and made part of this agreement as Exhibit “A”, and

WHEREAS the Maintenance Scope of Services to be provided by ANYOC are attached and made part of this agreement as Exhibit “B”,

NOW THEREFORE, in consideration of the premises and covenants hereinafter set forth, the parties hereto have agreed to the terms, the fee set forth above, and the services to be provided in Exhibit “A” and Exhibit “B”.

SECTION I – SERVICE PROVIDED

Services to be provided are as identified in the DESCRIPTION OF PROFESSIONAL SERVICES FOR THE OPERATION AND MAINTENANCE OF THE WATERTOWN HYDROELECTRIC FACILITY, a copy of which is attached as Exhibit “A” and Exhibit “B”.

SECTION II – INSURANCE REQUIREMENTS

- Each party hereto shall be liable for all claims of the party’s own employees arising out of any provision of the Worker’ Compensation Law or under any plan for employee’s disability and death benefit.
- For the term of this Agreement, and any extensions at the option of the City thereof, ANYOC shall provide and maintain, at its own expense, insurance policies issued by reputable insurance companies that meet or exceed the requirements listed herein. Every policy of insurance shall name the City as an additional named insured which shall not be limited to vicarious liability issues only.
- Coverage shall include:
 - Commercial General Liability (CGL):
 - Limits of Liability:
 - \$1,000,000 Each Occurrence
 - \$2,000,000 General Aggregate Limit

- \$2,000,000 Products / Completed Operations
- \$1,000,000 Advertising / Personal Injury
(Owner, Engineer, POS of NY, etc. Must be listed as additional insured)
(Waiver of subrogation)
- B. Owner's and Contractor's Protective Liability (OCP):
 - \$1,000,000 Each Occurrence
 - \$2,000,000 General Aggregate Limit
- C. Automobile Liability Insurance
 - \$1,000,000 Combined Single Limit
(Owner, Engineer, POS of NY, etc. Must be listed as additional insured)
- D. Worker's Compensation and Employer Liability Insurance as required by the State of New York.
 - \$500,000 Employer's Liability Each Accident for Bodily Injury
 - \$500,000 Employer's Liability Injury for Disease
(Waiver of subrogation)
- E. Commercial Umbrella Liability Insurance
 - \$5,000,000 Commercial Umbrella Liability Insurance
- F. Builder's Risk Insurance:
 - Full Contract Price
- G. Pollution Liability Coverage:
 - \$1,000,000 Each Occurrence
 - \$2,000,000 Annual Aggregate
 - \$25,000 Maximum Deductible
(Owner and Engineer must be listed as additional insured)
- 4. In the event that ANYOC uses subcontractors in connection with the services, ANYOC shall require all subcontractors to provide the same insurance coverage as required of the ANYOC under this Agreement.
- 5. ANYOC shall provide a certificate of insurance for all coverage required by this Agreement, which shall recite that the CITY is an additional named insured for the cited coverage. Such certificate shall include a statement that at least thirty (30) days prior written notice shall be given to the CITY in the event of any cancellation or diminution of coverage.
- 6. If any insurance coverage is not secured or maintained or is canceled before the CITY pays ANYOC's final invoice and ANYOC fails immediately to procure other insurances as specified herein, the CITY reserves the right to procure such insurance and to deduct the cost thereof from any sum due to ANYOC under this Agreement.
- 7. ANYOC shall furnish the CITY with copies of any accident report(s) sent to ANYOC insurance carriers involving accidents occurring in connection with, or as a result of,

the performance of services. ANYOC shall furnish said copies to the CITY concurrently with providing the reports to its insurers.

8. These requirements are in addition to any other insurance requirements, which may be required elsewhere in the Agreement. ANYOC shall comply with any government and/or site-specified insurance requirements even if not stated herein.

SECTION III – TRAINING

If applicable, each party to this Agreement shall provide to the other party to this Agreement any instructions and training materials that are applicable to the PLANT for use in performing its respective obligations.

SECTION IV – TERM OF AGREEMENT

The term of the Agreement shall commence on July 1, 2026, and shall continue until June 30, 2029. Extensions of this Agreement for either one (1), two (2), or three (3) year option period may be exercised by the CITY upon notice on or before April 1st of the year in which an Agreement or extended option period expires. The maximum term of this contract will be ten (10) years, ending June 30, 2033.

SECTION V – AGREEMENT

1. This Agreement and all of its terms and conditions shall bind and inure to the benefit of the heirs, executors, administrators, successors, grantees and assigns of the respective parties hereto.
2. This Agreement shall be governed by the laws of the State of New York. If any section, phrase, provision, or portion of this Agreement shall for any reason be held or adjudged to be invalid, illegal, or unenforceable by any court of competent jurisdiction, such section, phrase, provision, or portion so adjudged shall be deemed separate, distinct and independent, and the remainder of the Agreement shall be and remain in full force and effect and shall not be invalidated, rendered illegal or unenforceable, or otherwise affected by such holding or adjudication.
3. ANYOC may not assign its obligations of performance of the services set forth in this Agreement without the express prior written consent of the CITY, which consent may be withheld by the CITY for any reason.

SECTION VI – REGULATORY REQUIREMENTS

It shall be the responsibility of the CITY to take all necessary actions to procure, have in force and effect and satisfy any federal, state or local ordinance or law and any regulatory requirements which may be imposed by any federal, state or local statute, rule, regulation, permit, order, or the like in connection with the activities to be performed pursuant to this Agreement by ANYOC. ANYOC will cooperate with the CITY and, at the CITY's cost, provide information or such other assistance as may be reasonably necessary for the CITY to

satisfy such regulatory requirements. The parties will cooperate with each other and provide information, or such other assistance as may be reasonably necessary for the CITY to satisfy regulatory requirements relating to performance under this Agreement.

SECTION VII – NOTIFICATIONS

TO ANYOC:	TO THE CITY:
DAVID G. CRANDELL, C.O.O. AMPERSAND NEW YORK OPERATIONS, LLC 331 USHERS ROAD BALLSTON LAKE, NY 12019	ERIC F. WAGENAAR, CITY MANAGER, CITY OF WATERTOWN CITY MUNICIPAL BUILDING, SUITE 302 245 WASHINGTON STREET WATERTOWN, NEW YORK 13601

Either party may change its address for notice to the other in the manner provided above.

SECTION VIII – PLANT, PROJECT, AMENDED PROJECT – MISCELLANEOUS PROVISIONS

It is understood by the parties that:

1. The PLANT, PROJECT, and AMENDED PROJECT shall be operated in compliance with all pertinent federal, state, and local laws, rules and regulations, and order of government and/or maintenance of same; and
2. The CITY has the right to enter the PROJECT, the AMENDED PROJECT, and the PLANT; and
3. The CITY has the right to perform all reasonable actions in order to ensure compliance with the LICENSE OR AMENDED LICENSE; and
4. Property at the PROJECT and PLANT shall be made available for development of the PROJECT and AMENDED PROJECT pursuant to the LICENSE and AMENDED LICENSE. Nothing in this paragraph shall be construed as altering the existing right or property ownership as regards the PROJECT, AMENDED PROJECT, or the PLANT.
5. ANYOC may in no way encumber the CITY's performance of its duties as a licensee under the LICENSE or AMENDED LICENSE, to wit: Notwithstanding any provision contained herein, the CITY has the right to perform any and all acts required by an order of the FERC or its successor.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective as of the day and year first above written.

CITY OF WATERTOWN

By: _____ **(Seal)**
City Manager

STATE OF NEW YORK)
) **SS:**
COUNTY OF JEFFERSON)

On the _____ day of _____, 20____ before me, the undersigned, a Notary Public, in and for said State, personally appeared _____, 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/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual or the person upon whose behalf the individual acted, executed the instrument.

Notary Public

AMPERSAND NEW YORK OPERATIONS COMPANY, LLC

By: _____ **(Seal)**

STATE OF)
) **SS:**
COUNTY OF)

On the _____ day of _____, 20____ before me, the undersigned, a Notary Public, in and for said State, personally appeared _____, 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/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual or the person upon whose behalf the individual acted, executed the instrument.

Notary Public

EXHIBIT A

A. Operations Scope of Services

Item	Operations Scope	Frequency of Service				
		Daily	Weekly	Monthly	Yearly	As Req.
101	Field Supervision	X				
102	Field Operations	X				
103	24 hr. Emergency Response Operating	X				
104	Canals and Waterway – Cleaning Trash Racks and Headgates					X
105	Battery Routine Maintenance			X		
106	General Plant Janitorial & Supplies	X				
107	Compressors – Daily Inspection & Lubrication	X				
108	Plant Operations / Production Records; Monthly and Annual Reports			X		
109	FERC Inspections				X	
110 &111	Garbage Disposal and Snow Removal not performed by City DPW					X
112	Utilities	X				
113	Oil Spills, Oil Spill Supplies	X				
114	General Equipment Lubrication					X
115	Fish Passage Facility					X
116	Emergency Diesel Generator Operational Checks			X		
117	Installation & Removal of Boat Safety Barrier	Performed on a Semi-Annual Basis				
118	Maintenance of Signs					X
119	Plant PLC and MMI					X
120	Emergency Shutdown Procedures					X
	Items Suggested by Previous Contractor					
121	Vibration Analysis & Report				X	
122	Non-Destructive Test: Turbine Assembly				X	
123	Computerized PM Software/Program	X				
124	Performance Test					X
125	Opt-Ease Unit Efficiency Software					X

(Proposer can make additional sheet to cover more suggested items)

Total Supervisor's Hours for these items	618 hours/year
Total Technician's Hours for these items	270 hours/year
Total Laborer's Hours for these items	795 hours/year

EXHIBIT B

B. Maintenance Scope of Services

The Contractor will provide emergency response service on a 24-hour basis, 7 days a week, and be on site with the appropriate personnel within 1 hour of notification of a problem.

Item	Maintenance Scope	Frequency of Service				
		Daily	Weekly	Monthly	Yearly	As Req.
200	Field Supervision	X				
201	Generator Electrical Testing/Maintenance				X	
202	Turbine Inspections Maintenance	One turbine per year, rotating the turbines				
203	Breaker Maintenance				X	
204	Switchyard Maintenance				X	
205	Transformer Testing & Maintenance				X	
206	Compressors – Overhead/Maintenance				X	
207	Plant Maintenance & Test Records	X				
208	Maintenance Schedule		X			
209	Crane Testing and Maintenance				X	
210	Gas Furnace Maintenance				X	
211	Gates & Hoists Maintenance				X	
212	Periodic Grease & Oil Changes			X		
213	Fish Passage Facility					X
214	DO Monitoring Station/Min. Flow Unit/Headwater Level Gage				X	
215	Emergency Diesel Generator Maint./Test			X		
216	Trash rack Raker			X		
217	Hydraulic Positioning Units			X		
218	Powerhouse Ventilation System				X	
219	Static Excitation Maintenance				X	
220	Protective Relays/Trip Test & Calibration	Every three (3) years				
221	Routine Painting, Glass Breakage					X
Items Suggested by Previous Contractor						
	Vibration Analysis & Report				X	
	Non-Destructive Test: Turbine Assembly				X	
	Computerized PM Software/Program	X				
	Performance Test					X
	Opt-Ease Unit Efficiency Software					X

(Estimated downtime for PM during 1st year of Operation is 5 – 10 Days.)

Total Supervisor's Hours for these items	618 Hrs./Yr.
Total Technician's Hours for these items	270 Hrs./Yr.
Total Laborer's Hours for these items	795 Hrs./Yr.

August 3, 2026

To: The Honorable Mayor and City Council

From: Eric F Wagenaar, City Manager

Subject: Approving a One-Year Extension of the Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC

The current Hydroelectric Operations and Maintenance Agreement between the City of Watertown and Ampersand New York Operations Company, LLC expired on June 30, 2026. The agreement includes an option for the City to extend the contract for one (1), two (2), or three (3) years upon terms and fees mutually agreed to by both parties.

At its previous meeting, City Council considered a resolution authorizing a one-year extension of the agreement through June 30, 2027. Following further discussions with Ampersand, staff negotiated revised terms that provide greater long-term cost certainty and operational stability. As a result, the previously proposed one-year extension has been replaced with a proposed three-year extension.

Under the revised proposal, the 2026–2027 contract term will include a 10% increase in the annual contract cost, followed by a 6% increase for the 2027–2028 term and a 6% increase for the 2028–2029 term. This establishes a predictable rate structure that can be incorporated into future budgets while maintaining the existing scope of operational and maintenance services throughout the three-year extension.

While the agreement allows the City to exercise extension options incrementally over the next three years, staff recommends approval of the full three-year extension. The operation and maintenance of the City's hydroelectric facility requires specialized technical expertise and experience that is available from only a limited number of qualified providers. Ampersand has consistently demonstrated its ability to operate and maintain the facility safely, reliably, and efficiently while developing extensive knowledge of the City's hydroelectric system, equipment, and operational requirements.

Re-bidding these services at this time could introduce operational risk, likely result in substantially higher operating costs, and create potential disruptions that could adversely affect power generation. Approving the three-year extension will provide operational continuity, cost predictability, and stability in budgeting and facility management through June 30, 2029.

Accordingly, a new resolution has been prepared to supersede the previously proposed one-year extension. The resolution approving the three-year extension of the Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC was presented earlier in tonight's agenda for City Council's consideration, along with the proposed agreement.

At its July 20, 2026 meeting, City Council tabled this proposed one-year extension and requested that staff work with Ampersand to develop proposed terms for a three-year agreement. Staff subsequently negotiated the proposed three-year extension, which has been presented to City Council for consideration by separate resolution earlier in this meeting.

RESOLUTION

Page 1 of 1

Approving a One-Year Extension of the
Hydroelectric Operations and Maintenance
Agreement with Ampersand New York
Operations Company, LLC

Council Member GARRABRANT, Shane A.

Council Member KIMBALL, Robert O.

Council Member OSBORNE Jr, Douglas E.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total

YEA	NAY

Introduced by Council Member Robert O. Kimball

WHEREAS, the City of Watertown entered into a Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC, effective July 1, 2023, for a three-year term ending June 30, 2026, and

WHEREAS, the agreement provides the City with the option to extend the contract for an additional one (1), two (2), or three (3) years upon terms and fees agreed to by the parties, and

WHEREAS, City staff has negotiated a one-year extension of the agreement through June 30, 2027, to ensure the continued operation and maintenance of the City's hydroelectric facility while providing sufficient time to prepare and issue a competitive Request for Proposals for these services during the coming year, and

WHEREAS, the proposed one-year extension includes an increase in compensation to reflect higher labor and operating costs following three years of fixed contract pricing, and

WHEREAS, the City Manager has recommended approval of the proposed one-year extension agreement with Ampersand New York Operations Company, LLC.,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby authorizes the one-year extension of the Hydroelectric Operations and Maintenance Agreement with Ampersand New York Operations Company, LLC for the period of July 1, 2026, through June 30, 2027, a copy of which is attached and made part of this resolution, and

BE IT FURTHER RESOLVED that the City Manager or their designee is hereby authorized and directed to execute said Agreement on behalf of the City of Watertown.

Seconded by Council Member Benjamin P. Shoen

August 3, 2026

To: The Honorable Mayor and City Council

From: Geoffrey T. Urda, Senior Planner

Subject: Designating the Zoning Classification of VL-3 Waterman Drive, Parcel Number 9-43-114.000 as Industrial

On February 21, 2023, the City Council adopted a new Zoning Ordinance for the City of Watertown. This new ordinance created entirely new zoning districts and a new zoning map, with every parcel in the City on the date of adoption receiving a zoning designation in one of the eight newly created districts.

In the case of VL-3 Waterman Drive, the parcel, as described by its current metes and bounds, only came into legal existence on October 6, 2025, after the City filed its final assessment roll for the year, leaving a significant portion of the parcel un-zoned. This occurred as a result of the City conveying a former roadway to the adjacent property owner, Jefferson County.

The Planning Commission considered the proposed zoning designation at its July 7, 2026 meeting and adopted a motion recommending approval. A copy of Staff's original report to the Planning Commission and an excerpt from the Planning Commission's meeting minutes are attached to this report.

Staff also referred the proposed zoning designation to the Jefferson County Planning Board pursuant to Section 239-m of New York State General Municipal Law. The board adopted a motion at its July 28, 2026 meeting finding that the Zoning Amendment Ordinance had no countywide or intermunicipal issues and was of local concern only.

The City Council has scheduled a public hearing on the ordinance for 7:15 p.m. on Monday, August 3, 2026. Staff has also prepared a SEQRA resolution for City Council consideration at that meeting. The Council must hold the public hearing and adopt the SEQRA Resolution before voting on the Zoning Ordinance Amendment.



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: Joseph Albinus, Planner

SUBJECT: Zoning Designation – VL-3 Waterman Drive

DATE: July 2, 2026

Request: To designate the zoning classification of a **VL-3 Waterman Drive**, Parcel Number 9-43-114.000 as Industrial

Applicant: City of Watertown

Property Owner: County of Jefferson

SEQRA: Unlisted

County Review: Yes

Overview: VL-3 Waterman Drive, Parcel Number 9-43-114.000 is currently unzoned. The parcel was formerly a street, specifically, the eastern terminus of Waterman Drive. Jefferson County approached the City about acquiring the eastern portion of the street (approximately 800') so that it could be incorporated into their main campus located at 753 Waterman Drive. The City Council discontinued a portion of Waterman Drive on October 6, 2025 and it was officially conveyed to Jefferson County on February 17, 2026.

The tax assessment map was recently updated to reflect this change and create the new parcel. As a street, the parcel did not have a zoning designation. The Zoning Map therefore needs to be updated and a zoning district needs to be designated for the parcel. The parcels surrounding VL-3 Waterman Drive are all zoned Industrial.

Zoning and Comprehensive Plan: The City's adopted Comprehensive Plan recommends the future land use for this area as Light Industry. Given the Future Land Use Plan and the existing surrounding zoning, Planning Staff recommends zoning the newly created parcel Industrial.

Section §20(25) of New York State General City Law, which empowers Cities to enact zoning laws, requires such regulations to be "in accord with a well-considered plan." The Planning Commission must consider whether the proposal is consistent with the Comprehensive Plan when it makes its recommendation to the City Council.

SEQR: Staff has completed a State Environmental Quality Review (SEQR) Short Environmental Assessment Form (EAF) as part of the application for the zoning designation. The City Council, as the lead agency, will complete Part 2 of the EAF.

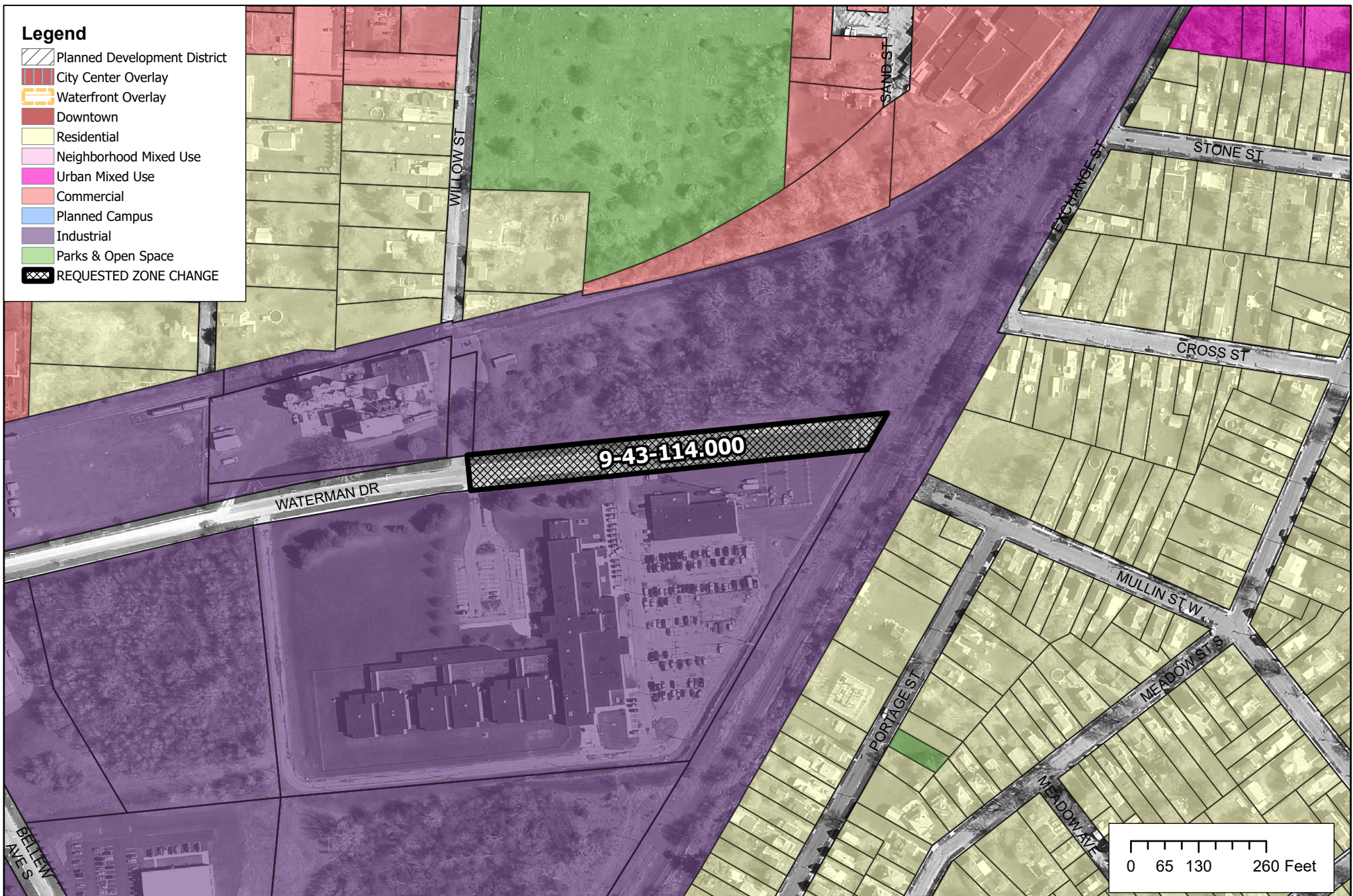
Jefferson County Review: The proposed Zoning Amendment requires referral to the Jefferson County Planning Board pursuant to Section 239-m of New York State General Municipal Law. Staff will refer this amendment to the County for consideration at its July 28, 2026, meeting.

Action: As amending the Zoning Map is a legislative act, the City Council retains sole authority to adopt amendments. The Planning Commission's role is to make a recommendation to the City Council before the Council acts on the recommended zoning designation.

cc: Thomas Compo, P.E., City Engineer

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

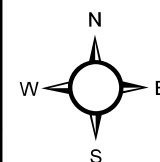
245 WASHINGTON STREET
2ND FLOOR
WATERTOWN, NEW YORK 13601
(315) 785-7793
gis@watertown-ny.gov

Not Zoned to Industrial

VL-3 Waterman Dr

(9-43-114.000)

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.



ZONE CHANGE MAP

Requested By: G. Urda

Author: jwarren

Date: 6/18/2026

Scale : 1 in= 244 ft

**ZONING DESIGNATION – VL-3 WATERMAN DRIVE
PARCEL NUMBER 9-43-114.000**

The Planning Commission then considered a request submitted by the City of Watertown to designate the approved Zoning Classification of VL-3 Waterman Drive, Parcel Number 9-43-114.000 as Industrial.

Mr. Lumbis explained the background, including the abandonment of a portion of the Waterman Drive Right-of-Way (ROW) and the need to designate a zoning district for the newly parcel. Ms. Fields then asked for a motion.

Ms. Blevins moved to recommend that the City Council designate the approved Zoning Classification of VL-3 Waterman Drive, Parcel Number 9-43-114.000 as Industrial. Mr. Garrabrant seconded the motion and all voted in favor.

ORDINANCE

Page 1 of 1

Designating the Zoning Classification
of VL-3 Waterman Drive, Parcel Number
9-43-114.000, as Industrial

Council Member GARRABRANT, Shane A.

Council Member KIMBALL, Robert O.

Council Member OSBORNE Jr, Douglas E.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total

YEA	NAY

Introduced by Council Member Robert O. Kimball

WHEREAS the City of Watertown has made an application by petition filed with the City Clerk, pursuant to Section 83 of the New York General City Law to designate the zoning classification of VL-3 Waterman Drive, Parcel Number 9-43-114.000, as Industrial, and

WHEREAS the Planning Commission of the City of Watertown considered the zoning designation request at its July 7, 2026, meeting and adopted a motion recommending that City Council approve the zoning designation, and

WHEREAS the zoning designation proposal was referred to the Jefferson County Planning Board for consideration at its July 28, 2026, meeting, pursuant to General Municipal Law Section 239-m, and

WHEREAS a public hearing was held on the proposed zoning designation on August 3, 2026, 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 zoning classification of VL-3 Waterman Drive, Parcel Number 9-43-114.000, shall be designated as Industrial, 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 Council Member Benjamin P. Shoen

Old Business - Ord No. 2

August 3, 2026

To: The Honorable Mayor and City Council

From: Geoffrey Urda, Senior Planner

Subject: Amending City Municipal Code § 310, Zoning

At the request of the City Council, Staff initiated an application to amend Article VI – Parking of the City of Watertown Zoning Ordinance, regarding electric vehicle (EV) charging stations.

Article VI – Parking, Section 310-37, Parking Standards, Paragraph E, requires two EV charging ports to be installed for every 30 newly constructed parking spaces. The City Council has proposed eliminating this requirement from the Zoning Ordinance and asked that Staff advance an amendment to the Planning Commission for consideration.

In addition to this request, Staff also proposes an amendment to rectify a possible error in Article V – Sign Regulations, regarding the maximum sign surface area allowed per occupant in the Parks and Open Space Zoning District. While researching sign regulations for a proposed project, Staff discovered that the allowed maximum sign surface area allowed per occupant in the Parks and Open Space Zoning District is only 20 square feet. Under the previous Zoning Ordinance, the equivalent district allowed 200 square feet.

While not certain, Staff's educated guess is this was a typographical error that occurred when drafting the new Ordinance. This proposed amendment would amend Section 310-28, Sign Requirements, Paragraph A, Allowed Sign Surface Area, Subparagraph (1) to change the Maximum Sign Surface Area Per Occupant table to allow 200 square feet in the Parks and Open Space District.

The Planning Commission considered both amendments at its July 7, 2026 meeting and adopted a motion recommending approval. A copy of all Staff's original report to the Planning Commission and an excerpt from the Planning Commission's meeting minutes are attached to this report.

Staff also referred the amendment to the Jefferson County Planning Board pursuant to Section 239-m of New York State General Municipal Law. The board adopted a motion at its July 28, 2026 meeting finding that the Zoning Amendment Ordinance had no countywide or intermunicipal issues and was of local concern only.

The City Council has scheduled a public hearing on the ordinance for 7:15 p.m. on Monday, August 3, 2026. Staff has also prepared a SEQRA resolution for City Council consideration at that meeting. The Council must hold the public hearing and adopt the SEQRA Resolution before voting on the Zoning Ordinance Amendment.

ORDINANCE

Page 1 of 1

Amending City Municipal Code § 310, Zoning

Council Member GARRABRANT, Shane A.

Council Member KIMBALL, Robert O.

Council Member OSBORNE Jr, Douglas E.

Council Member SHOEN, Benjamin P.

Mayor PIERCE, Sarah V.C.

Total

YEA	NAY

Introduced by Council Member Robert O. Kimball

BE IT ORDAINED that the City Council of the City of Watertown hereby amends the City Municipal Code § 310, Zoning as follows, with **bold** text added and stuck through text eliminated:

§ 310-28. Sign Requirements

- Each occupant shall be allowed two square feet of total sign surface area for each linear foot of occupant building frontage. In no case shall total signage exceed the maximum sign surface area listed in the following table:

District	Maximum Sign Surface Area Per Sign Occupant (square feet)
Residential	4
NMU	60
UMU	50
Downtown	40
Commercial	200
Planned Campus	200
Industrial	200
Parks and Open Space	20 200
Waterfront Overlay	50

And,

BE IT FURTHER ORDAINED that Chapter § 310-37 (E) is deleted in its entirety, with **bold** text added and stuck through text eliminated:

~~E. For new construction, two EV charging ports shall be installed for every 30 parking spaces constructed.~~

And,

BE IT FURTHER ORDAINED that this amendment 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 Council Member Benjamin P. Shoen