

**CITY COUNCIL MEETING  
CITY OF WATERTOWN  
June 1, 2020  
7:00 p.m.**

**Mayor Jeffrey M. Smith Presiding**

**Present:** Council Member Sarah V. Compo  
Council Member Ryan J. Henry-Wilkinson  
Council Member Jesse C. P. Roshia  
Council Member Lisa A. Ruggiero  
Mayor Jeffrey M. Smith

**Also Present:** Kenneth A. Mix, City Manager  
Robert J. Slye, City Attorney

**City staff present:** Vicky Murphy, Michael Lumbis

This meeting was conducted in accordance with Governor Cuomo's Executive Order No. 202.1 that restricts in-person access to meetings. The public was able to view or listen to the meeting live at: <https://livestream.com/swp/wcc>.

The City Manager presented the following reports to Council:

- Resolution No. 1 - Accepting Bid for Chemicals at the Water Treatment Plant, Slack Chemical
- Resolution No. 2 - Accepting Bid for Chemicals at the Water Treatment Plant, Thatcher Company
- Resolution No. 3 - Accepting Bid for Chemicals at the Water Treatment Plant, Chemical Distributors
- Resolution No. 4 - Accepting Bid for Chemicals at the Water Treatment Plant, George S. Coyne Chemical
- Resolution No. 5 - Accepting Bid for Chemicals at the Water Treatment Plant, Kemira Water Solutions
- Resolution No. 6 - Accepting Bid for Dry Polymer at the Waste Water Treatment Plant, Slack Chemical
- Resolution No. 7 - Accepting Bid for Chemicals at the Waste Water Treatment Plant, Kemira Water Solutions
- Resolution No. 8 - Accepting Bid for Chemicals at the Waste Water Treatment Plant, Slack Chemical
- Resolution No. 9 - Authorizing Agreement with NYSERDA For Modification No. 2 to Agreement No. 30728 for Preliminary Design of Phase 2 of the Wastewater Treatment Plant Sludge Disposal Process Modification Project
- Resolution No. 10 - Authorizing Agreement with GHD Consulting Services, Inc. for Preliminary Design for Phase 2 of the Wastewater Treatment Plant Sludge Disposal Process Modification Project
- Resolution No. 11 - Finding That Changing the Approved Zoning Classification of VL-2 Gaffney Dr., Parcel Number 8-140-108.000 from Commercial to Planned Development District #2 and Changing the Approved Zoning Classification of 234-238 Glenn Ave., 419 Glenn Ave., 233 Stanton St. and M151 Carlton Ave., Parcel Numbers 8-19-206.100, 8-19-207.100, 8-18-322.000 and 8-18-303.000 from Residence C to Planned Development District #2 and the

Construction of a Proposed 47-Space Parking Lot and Reconfiguration of the Existing Parking Lots at the Same Locations Will Not Have a Significant Impact on the Environment

- Resolution No. 12 - Finding That Changing the Approved Zoning Classification of 1348, 1352, and 1356 Washington St., Parcel Numbers 14-21-106.000, 14-21-107.000, and 14-21-108.000 from Residence C to Neighborhood Business Will Not Have a Significant Impact on the Environment
- Public Hearing - Ordinance Changing the Approved Zoning Classification of VL-2 Gaffney Drive, Parcel Number 8-40-108.000 from Commercial to Planned Development District #2 and to Change the Approved Zoning Classification of 234-238 Glenn Avenue, 419 Glenn Avenue, 233 Stanton Street and M151 Carlton Avenue, Parcel Numbers 8-19-206.100, 8-19-207.100, 8-18-322.000 and 8-18-303.000 from Residence C to Planned Development District #2
- Public Hearing - Ordinance Changing the Approved Zoning Classification of 1348, 1352 and 1356 Washington Street, Parcel Numbers 14-21-106.000, 14-21-107.000 and 14-21-108.000 from Residence B to Neighborhood Business
- Proposed Additional Work – Rutland St. North Sidewalk Project
- Zoning Ordinance Rewrite Project Steering Committee
- Community Development Block Grant CARES Act Funding
- CitiBus Advertising Rates

**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 budget session of May 11, 2020, budget session of May 16, 2020, regular meeting/budget session of May 18, 2020 and adjourned meeting of May 26, 2020, was dispensed and accepted as written by motion of Council Member Ryan J. Henry-Wilkinson, seconded by Council Member Jesse C. P. Roshia and carried with all voting in favor thereof.

### **COMMUNICATIONS**

A letter was received from Steve Sboro, Art's Jug, 820 Huntington Street, regarding work that was done on the perimeter of their property in 2019 and he asked for the grassy area to be removed and returned to pavement.

**Above communication was placed on file in the office of the City Clerk.**

### **PUBLIC HEARING**

**At 7:30 p.m. Mayor Smith asked the City Clerk to read the notice of Public Hearing concerning changing the approved Zoning Classification of VL-2 Gaffney Drive, Parcel Number 8-40-108.000 from Commercial to Planned Development District #2 and to change the approved Zoning Classification of 234-238 Glenn Avenue, 419 Glenn Avenue, 233 Stanton Street and M151 Carlton Avenue, Parcel Numbers 8-19-206.100, 8-19-207.100, 8-18-322.000 and 8-18-303.000 from Residence C to Planned Development District #2**

**Mayor Smith declared the hearing open at 7:30 p.m.**

No one spoke.

**Mayor Smith declared the hearing closed at 7:31 p.m.**

**At 7:31 p.m. Mayor Smith asked the City Clerk to read the notice of Public Hearing concerning changing the approved Zoning Classification of 1348, 1352 and 1356 Washington Street, Parcel Numbers 14-21-106.000, 14-21-107.000 and 14-21-108.000 from Residence B to Neighborhood Business.**

**Mayor Smith declared the hearing open at 7:31 p.m.**

**Patrick Hickey**, 394 Pawling Street, addressed the chair stating he considers this change as a major impact to the neighborhood. He expressed concern for the residents on Sherman Street who have backyards abutting this property on Washington Street. He also stated that there may be drainage issues due to the proposed project. He read through certain questions on Part 2 of the SEQRA form and cited how he feels Council should respond to them.

**Scott Connell**, 1357 Sherman Street, said he echoes Mr. Hickey's comments regarding the flooding issues. He also expressed concern that the property may become apartments and the project will take away from the feel of the neighborhood.

**Christopher Dandrow**, 1361 Cosgrove Avenue, indicated that he is Mr. Connell's son-in-law and his children play in Mr. Connell's backyard. He said he agrees with the concerns of drainage issues and concerns with privacy since the level of the property will be raised and people will be looking down onto the backyards of Sherman Street. He wondered if this development project would affect the value of their property appraisals and he requested that conditions, such as a privacy fence, be required prior to Council's approval.

**Mayor Smith declared the hearing closed at 7:47 p.m.**

**RESOLUTIONS**

**Resolution No. 1 - Accepting Bid for Chemicals at the Water Treatment Plant, Slack Chemical**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of chemicals for use at the City's Water Treatment Plant, for the City's 2020-2021 fiscal year's requirements, and

WHEREAS invitations to bid were issued to thirty-two (32) prospective bidders with a total of fifteen (15) bids received by ten (10) bidders, and

WHEREAS on May 18, 2020, at 11:00 a.m. in the City Purchasing Department, the bids received were publicly opened and read, and

WHEREAS City Purchasing reviewed the bids received with Chief Plant Operator Aaron Harvill of the Water Treatment Plant, and it is their recommendation that the City Council accept the bids from Slack Chemical as detailed below:

Chemical	UOM	Vendor Name	2020-2021
			Unit Price
Liquid Chlorine	Ton	Slack Chemical	\$1098.42
Hydrofluosilic Acid	Ton	Slack Chemical	\$621.31

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bids submitted by Slack Chemical as detailed above, being the lowest qualifying bidder meeting City specifications, for the purchase of Liquid Chlorine, and Hydrofluosilic Acid for use at the City’s Water Treatment Plant.

**Seconded by Council Member Lisa A. Ruggiero and carried with all voting yea.**

**Resolution No. 2 - Accepting Bid for Chemicals at the Water Treatment Plant, Thatcher Company**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of chemicals for use at the City’s Water Treatment Plant, for the City’s 2020-2021 fiscal year’s requirements, and

WHEREAS invitations to bid were issued to thirty-two (32) prospective bidders with a total of fifteen (15) bids received by ten (10) bidders, and

WHEREAS on May 18, 2020, at 11:00 a.m. in the City Purchasing Department, the bids received were publicly opened and read, and

WHEREAS City Purchasing reviewed the bids received with Chief Plant Operator Aaron Harvill of the Water Treatment Plant, and it is their recommendation that the City Council accept the bids from Thatcher Company as detailed below:

Chemical	UOM	Vendor Name	2020-2021
			Unit Price
Copper Sulfate	Ton	Thatcher Company	\$3,298.00
Aluminum Sulfate	Ton	Thatcher Company	\$289.00

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bids submitted by Thatcher Company as detailed above, being the lowest qualifying bidder meeting City specifications, for the purchase of Copper Sulfate and Aluminum Sulfate for use at the City’s Water Treatment Plant.

**Seconded by Council Member Sarah V. Compo and carried with all voting yea.**

**Resolution No. 3 - Accepting Bid for Chemicals at the Water Treatment Plant, Chemical Distributors**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of chemicals for use at the City’s Water Treatment Plant, for the City’s 2020-2021 fiscal year’s requirements, and

WHEREAS invitations to bid were issued to thirty-two (32) prospective bidders with a total of fifteen (15) bids received by ten (10) bidders, and

WHEREAS on May 18, 2020, at 11:00 a.m. in the City Purchasing Department, the bids received were publicly opened and read, and

WHEREAS City Purchasing reviewed the bids received with Chief Plant Operator Aaron Harvill of the Water Treatment Plant, and it is their recommendation that the City Council accept the bid from Chemical Distributors as detailed below:

Chemical	UOM	Vendor Name	2020-2021
			Unit Price
Sodium Silicate	Ton	Chemical Distributors	\$348.00

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by Chemical Distributors as detailed above, being the lowest qualifying bidder meeting City specifications, for the purchase of Sodium Silicate for use at the City’s Water Treatment Plant.

**Seconded by Council Member Lisa A. Ruggiero and carried with all voting yea.**

**Resolution No. 4 - Accepting Bid for Chemicals at the Water Treatment Plant, George S. Coyne Chemical**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of chemicals for use at the City’s Water Treatment Plant, for the City’s 2020-2021 fiscal year’s requirements, and

WHEREAS invitations to bid were issued to thirty-two (32) prospective bidders with a total of fifteen (15) bids received by ten (10) bidders, and

WHEREAS on May 18, 2020, at 11:00 a.m. in the City Purchasing Department, the bids received were publicly opened and read, and

WHEREAS City Purchasing reviewed the bids received with Chief Plant Operator Aaron Harvill of the Water Treatment Plant, and it is their recommendation that the City Council accept the bid from George S. Coyne Chemical as detailed below:

Chemical	Vendor Name	2020-2021
		Unit Price

Powdered Activated Carbon	George S. Coyne Chemical	\$2,188.89
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NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by George S. Coyne Chemical as detailed above, being the lowest qualifying bidder meeting City specifications, for the purchase of Powdered Activated Carbon for use at the City’s Water Treatment Plant.

**Secoded by Council Member Lisa A. Ruggiero and carried with all voting yea.**

**Resolution No. 5 - Accepting Bid for Chemicals at the Water Treatment Plant, Kemira Water Solutions**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of chemicals for use at the City’s Water Treatment Plant, for the City’s 2020-2021 fiscal year’s requirements, and

WHEREAS invitations to bid were issued to thirty-two (32) prospective bidders with a total of fifteen (15) bids received by ten (10) bidders, and

WHEREAS on May 18, 2020, at 11:00 a.m. in the City Purchasing Department, the bids received were publicly opened and read, and

WHEREAS City Purchasing reviewed the bids received with Chief Plant Operator Aaron Harvill of the Water Treatment Plant, and it is their recommendation that the City Council accept the bid from Kemira Water Solutions as detailed below:

Chemical	UOM	Vendor Name	2020-2021
			Unit Price
Polyaluminum Chloride	Ton	Kemira Water Solutions	\$365.00

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by Kemira Water Solutions as detailed above, being the lowest qualifying bidder meeting City specifications, for the purchase of Polyaluminum Chloride for use at the City’s Water Treatment Plant.

**Secoded by Council Member Lisa A. Ruggiero and carried with all voting yea.**

**Resolution No. 6 - Accepting Bid for Dry Polymer at the Waste Water Treatment Plant, Slack Chemical**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of process and disinfection chemicals for use at the City’s Waste Water Treatment Plant, for the City’s 2020-2021 fiscal year’s requirements, and

WHEREAS invitations to bid were issued to five (5) prospective bidders with a total of two (2) bids received, and

WHEREAS on May 18, 2020, at 11:15 a.m. in the City Purchasing Department, the bids received were publicly opened and read, and

WHEREAS City Purchasing reviewed the bids received the Waste Water Treatment Plant, and it is their recommendation that the City Council accept the bid from Slack Chemical as detailed below:

Chemical	Vendor Name	2020-2021
		Unit Price
Dry Polymer	Slack Chemical	\$1.66

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by Slack Chemical as detailed above, being the lowest qualifying bidder meeting City specifications, for the purchase of Dry Polymer for use at the City's Waste Water Treatment Plant.

**Seconded by Council Member Jesse C. P. Roshia and carried with all voting yea.**

**Resolution No. 7 - Accepting Bid for Chemicals at the Waste Water Treatment Plant, Kemira Water Solutions**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of process and disinfection chemicals for use at the City's Waste Water Treatment Plant, for the City's 2020-2021 fiscal year's requirements, and

WHEREAS invitations to bid were also issued to five (5) prospective bidders with a total of three (3) bids received, and

WHEREAS on May 18, 2020, at 11:30 a.m. in the City Purchasing Department, the bids received were publicly opened and read, and

WHEREAS City Purchasing Manager Dale Morrow reviewed the bids received with the Waste Water Treatment Plant, and it is their recommendation that the City Council accept the bid from Kemira Water Solutions as detailed below:

Description	Company	2020-2021
		Unit Price
Ferric Chloride 305 Dry Ton	Kemira Water Solutions	<b>\$774.00</b>

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bid submitted by Kemira Water Solutions as detailed above, being the lowest qualifying bidder meeting City specifications, for the purchase of Ferric Chloride 305 Dry Ton for use at the City's Waste Water Treatment Plant.

**Seconded by Council Member Lisa A. Ruggiero and carried with all voting yea.**

**Resolution No. 8 - Accepting Bid for Chemicals at the Waste Water Treatment Plant, Slack Chemical**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Purchasing Department has advertised and received sealed bids for the purchase of chemicals for use at the City's Waste Water Treatment Plant, for the City's 2020-2021 fiscal year's requirements, and

WHEREAS invitations to bid were also issued to five (5) prospective bidders with a total of four (4) bids received, and

WHEREAS on May 18, 2020, at 11:45 a.m. in the City Purchasing Department, the bids received were publicly opened and read, and

WHEREAS City Purchasing Manager Dale Morrow reviewed the bids received with the Waste Water Treatment Plant, and it is their recommendation that the City Council accept the bids from Slack Chemical Company, Inc., as detailed below:

Description	Company	2020-2021
		Unit Price
Sodium Hypochlorite - Gallons	Slack Chemical Co., Inc.	<b>\$0.943</b>
Sodium Bisulfite Solution - Gallons	Slack Chemical Co., Inc.	<b>\$1.529</b>

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown accepts the bids submitted by Slack Chemical Company, Inc., as detailed above, being the lowest qualifying bidder meeting City specifications, for the purchase of Sodium Hypochlorite and Sodium Bisulfite Solution for use at the City's Waste Water Treatment Plant.

**Seconded by Council Member Lisa A. Ruggiero and carried with all voting yea.**

**Resolution No. 9 - Authorizing Agreement with NYSERDA For Modification No. 2 to Agreement No. 30728 for Preliminary Design of Phase 2 of the Wastewater Treatment Plant Sludge Disposal Process Modification Project**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City of Watertown owns and operates a Wastewater Treatment Plant located at 700 William T. Field Drive, Watertown, NY, and

WHEREAS the City of Watertown received a 2012 Regional Economic Development Council award through New York State Energy Research and Development Agency (NYSERDA) in the amount of \$585,646 for the implementation of Wastewater Treatment Plant Sludge Disposal Process Modifications, and



WHEREAS GHD has completed Final Designs for Phase 1A and Phase 1B and the project is ready to proceed with Phase 2 Preliminary Design, and

WHEREAS there remains \$99,820 of the NYSERDA award,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York hereby authorizes the Modification No. 2 to Agreement No. 30728 Between the City of Watertown, New York and NYSERDA, a copy of which is attached and made part of this resolution, to proceed with Phase 2 Preliminary Design, Wastewater Treatment Plant Sludge Disposal Process Modification Project in the amount of \$115,700, and

BE IT FURTHER RESOLVED that the City Manager Kenneth A. Mix is hereby authorized and directed to sign both Agreements on behalf of the City of Watertown.

**Seconded by Council Member Lisa A. Ruggiero**

Prior to the vote on the foregoing resolution, Mayor Smith commended the Water Department for the changes and upgrades at the sewer treatment plant and the amount of money they have saved City taxpayers. He noted that other cities come to Watertown to see how to properly run a sewage treatment plant and that is a testament to Water Superintendent Vicky Murphy and Mark Crandall.

**At the call of the chair, a vote was taken on the foregoing resolution and carried with all voting yea.**

**Resolution No. 10 - Authorizing Agreement with GHD Consulting Services, Inc. for Preliminary Design for Phase 2 of the Wastewater Treatment Plant Sludge Disposal Process Modification Project**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City of Watertown owns and operates a Wastewater Treatment Plant located at 700 William T. Field Drive, Watertown, NY, and

WHEREAS the City of Watertown received a 2012 Regional Economic Development Council award through New York State Energy Research and Development Agency (NYSERDA) in the amount of \$585,646 for the implementation of Wastewater Treatment Plant Sludge Disposal Process Modifications with \$99,820 remaining, and

WHEREAS GHD has completed Final Designs for Phase 1A and Phase 1B and the project is ready to proceed with Phase 2 Preliminary Design,

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Watertown, New York hereby authorizes the Agreement Between the City of Watertown, New York and GHD Consulting Services Inc., a copy of which is attached and made part of this resolution, to proceed with Phase 2 Preliminary Design, Wastewater Treatment Plant Sludge Disposal Process Modification Project in the amount of \$115,700, and

BE IT FURTHER RESOLVED that the City Manager Kenneth A. Mix is hereby authorized and directed to sign the Agreement on behalf of the City of Watertown.

**Seconded by Council Member Lisa A. Ruggiero and carried with all voting yea.**

**Resolution No. 11 - Finding That Changing the Approved Zoning Classification of VL-2 Gaffney Dr., Parcel Number 8-140-108.000 from Commercial to Planned Development District #2 and Changing the Approved Zoning Classification of 234-238 Glenn Ave., 419 Glenn Ave., 233 Stanton St. and M151 Carlton Ave., Parcel Numbers 8-19-206.100, 8-19-207.100, 8-18-322.000 and 8-18-303.000 from Residence C to Planned Development District #2 and the Construction of a Proposed 47-Space Parking Lot and Reconfiguration of the Existing Parking Lots at the Same Locations Will Not Have a Significant Impact on the Environment**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Council of the City of Watertown, New York, has before it an Ordinance for the zone change application submitted by Howard Ganter of The ARC of Jefferson-St. Lawrence to change the approved zoning classification of VL-2 Gaffney Drive, Parcel Number 8-140-108.000 from Commercial to Planned Development District #2 and to change the approved zoning classification of 234-238 Glenn Avenue, 419 Glenn Avenue, 233 Stanton Street and M151 Carlton Avenue, Parcel Numbers 8-19-206.100, 8-19-207.100, 8-18-322.000 and 8-18-303.000 from Residence C to Planned Development District #2, and

WHEREAS The ARC of Jefferson-St. Lawrence has also submitted a request for Site Plan Approval for a 47-space parking lot, a reconfiguration of the existing parking lot, including reconfigured traffic patterns, and associated site improvements, and

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

WHEREAS the approval of the zone change and the construction of the parking lot construction and reconfiguration would both constitute such an “Action,” and

WHEREAS the City Council has determined that changing the zoning classification of these properties and the proposed parking lot construction and reconfiguration constitute an Unlisted Action as that term is defined by 6NYCRR Section 617.2 (ak), and

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

WHEREAS to aid the City Council in its determination as to whether the proposed zone change and parking lot construction and reconfiguration will have a significant impact on the environment, the applicant has submitted 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 zone change and the construction and reconfiguration of the parking lot will not have a significant impact on the environment.

2. The Mayor of the City of Watertown is authorized to execute 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 Council Member Lisa A. Ruggiero**

Prior to the vote on the foregoing resolution, Council reviewed Part 2 of the Short Environmental Assessment Form.

**At the call of the chair, a vote was taken on the foregoing resolution and carried with all voting yea.**

**Resolution No. 12 - Finding That Changing the Approved Zoning Classification of 1348, 1352, and 1356 Washington St., Parcel Numbers 14-21-106.000, 14-21-107.000, and 14-21-108.000 from Residence C to Neighborhood Business Will Not Have a Significant Impact on the Environment**

**Introduced by Council Member Ryan J. Henry-Wilkinson**

WHEREAS the City Council of the City of Watertown, New York, has before it an Ordinance for the zone change application submitted by Michael Altieri, P.E., of BCA Architects & Engineers, on behalf of Sundus and Sarah, LLC, to change the approved zoning classification of 1348, 1352 and 1356 Washington Street, Parcel Numbers 14-21-106.000, 14-21-107.000, and 14-21-108.000 from Residence B to Neighborhood Business, and

WHEREAS the applicant's clients wish to redevelop the subject parcels into a future mixed-use retail, professional services and apartment space, and

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

WHEREAS the approval of the Zone Change, as well as a Special Use Permit and Site Plan Approval for the proposed future mixed-use development, consisting of retail, professional services, apartment space and parking would all constitute such an "Action," and

WHEREAS the City Council has determined that changing the zoning classification of this property and the proposed future mixed-use retail, professional services and apartment space constitute an Unlisted Action as that term is defined by 6NYCRR Section 617.2 (ak), and

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

WHEREAS to aid the City Council in its determination as to whether the proposed zone change and proposed future development will have a significant impact on the environment, Part 1 of a Short

Environmental Assessment Form has been prepared by the applicant, 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 zone change and the proposed future mixed-use development, consisting of mixed-use retail, professional services, apartment space and parking will not have a significant impact on the environment.
2. The Mayor of the City of Watertown is authorized to execute 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 Council Member Jesse C. P. Roshia**

Prior to the vote on the foregoing resolution, Mayor Smith stated this is Dr. Latif's property and, for the record, he has no fiduciary interest, but through his medical profession, he refers patients to Dr. Latif and Dr. Latif's office refers patients to him.

Attorney Slye disclosed that his office has represented Dr. Latif for a number of years, but he took no part in this application or in any of the plans for the property.

Mayor Smith said that before Council reviews the SEQRA, he wanted to address the discussion during the public hearing regarding potential apartments in the future and a special use permit for that. He asked how much of the potential development in the future needs to be taken into account when considering the SEQRA and he asked Attorney Slye to review the process for a special use permit.

There was confusion over whether the change is from Residence B or Residence C due to conflicting information on the title of the Resolution and the title of the staff report. Attorney Slye indicated that it is a greater change from Residence B than from Residence C to Neighborhood Business. He said a special use permit allows the Council to regulate the use of the property and impose conditions on it. He added that it gives Council control of how a property is to be used in addition to just the zoning. He provided examples of how businesses could operate and conditions imposed with special use permits. He explained that if the representation of the applicant is that the applicant is considering apartments, then Council is entitled to take that into consideration and its impact when answering the SEQRA form.

Further dialogue occurred regarding what could be controlled through a special use permit and, in particular, with apartments, as well as detailed discussion of the environment review process and applicable forms.

Planning and Community Development Director Michael Lumbis was asked to join the discussion and indicated that the applicant has applied for a special use permit and it will be reviewed by the Planning Board at the upcoming meeting, depending on the outcome of Council's decision this evening. He

explained that there was the question of how many apartments were planned for the development and he recommended a limit be specified as a condition of the approval.

Council discussed the need to table this until further information is received and possibly consider it along with the entire plan due to the special use permit request, especially since there are concerns from the neighboring residents.

**Motion was made by Council Member Ryan J. Henry-Wilkinson to table the foregoing resolution. Motion was seconded by Council Member Sarah V. Compo and carried with all voting in favor thereof.**

### **OLD BUSINESS**

**Ordinance - Changing the Approved Zoning Classification of VL-2 Gaffney Drive, Parcel Number 8-40-108.000 from Commercial to Planned Development District #2 and to Change the Approved Zoning Classification of 234-238 Glenn Avenue, 419 Glenn Avenue, 233 Stanton Street and M151 Carlton Avenue, Parcel Numbers 8-19-206.100, 8-19-207.100, 8-18-322.000 and 8-18-303.000 from Residence C to Planned Development District #2. (Introduced on May 18, 2020; public hearing held this evening; appears in its entirety in the 2020 Minutes Book on page 4-5 of the 5/18/2020 minutes).**

**At the call of the chair, a vote was taken on the foregoing ordinance and carried with all voting yea.**

**Ordinance - Changing the Approved Zoning Classification of 1348, 1352 and 1356 Washington Street, Parcel Numbers 14-21-106.000, 14-21-107.000 and 14-21-108.000 from Residence B to Neighborhood Business. (Introduced on May 18, 2020; public hearing held this evening; appears in its entirety in the 2020 Minutes Book on page 5-6 of the 5/18/2020 minutes).**

It was noted that this ordinance should be tabled as well due to the prior discussion and tabling of Resolution 12.

**Motion was made by Council Member Ryan J. Henry-Wilkinson to table the foregoing ordinance. Motion was seconded by Council Member Lisa A. Ruggiero and carried with all voting in favor thereof.**

### **STAFF REPORTS**

#### **Proposed Additional Work – Rutland St. North Sidewalk Project**

It was noted that the bids came in low for the work on the Rutland Street North Sidewalk Project. Mr. Mix explained that \$25,000 in additional work was needed and the City could ask the contractor for a formal change on the bid.

Council concurred that this was a good idea.

#### **Zoning Ordinance Rewrite Project Steering Committee**

Council Member Ruggiero indicated that Patrick Hickey would be interested in serving on the committee.

In response to Mayor Smith asking for clarification on who would name the committee, Mr. Mix explained that it could be done formally or informally.

Mayor Smith advised that Council should be involved in the creation of the committee.

Council Member Henry-Wilkinson offered to be on the committee as the Council representative and work on providing some names of other potential committee candidates. There were no objections from Council to his participation.

### **Community Development Block Grant (CDBG) CARES Act Funding**

Mayor Smith noted that Council is interested in continuing the backpack program and asked if there were other ideas for spending this money.

Mr. Mix offered to get Mr. Lumbis to come back to Chambers to be involved in this discussion.

Mayor Smith explained to Mr. Lumbis when he arrived that Council was interested in other ideas on how to spend this money, mentioning the backpack program and donations to food banks.

Council Member Roshia noted that one of the questions in the report asked how much Council would like to appropriate to the backpack program and inquired how much money the City has provided to the program in previous years. He asked for clarification on whether any CDBG money had ever been given to other food banks.

Mr. Lumbis indicated that he believed that the backpack program had started between \$4,000 and \$5,000 and had risen to \$6,500 and stated that was the only food program CDBG money went to. He went on to note that the City had over two years to spend the money and that Council could look at spreading those food donations over a two year period.

In response to Council Member Compo's question on whether there was a deadline for spending the money, Mr. Lumbis remarked that he does not know of any deadline. He noted that the City would have to amend the 2019 plan to alter the spending rather than the 2020 plan, which has not yet been approved by HUD. He explained that the public comment periods had been shortened from 30 days to 5 days to speed up this process.

Mayor Smith noted that the LDC had recently appropriated money for the Urban Mission, CAPC and Salvation Army for food or meal distribution and that he did not intend to leave any of those organizations out for potential donations.

Regarding infrastructure projects, Mr. Lumbis informed Council that there were three proposals for CDBG funding. He said they were Grant Street paving and curbing, Burlington Street reconstruction and additional ADA ramps throughout the City. Additional projects such as basketball courts and playgrounds were discussed and Mr. Lumbis explained the target areas and how a service target area could be analyzed as well.

### **CitiBus Advertising Rates**

Mayor Smith stated he was glad the City is moving forward with implementing new rates. In response to Council Member Compo's inquiry on not-for-profit companies, he said the City has avoided political signs and changes to the structure for not-for-profits advertising.

Department of Public Works Superintendent Patrick Keenan was asked to join the discussion and upon arriving to Council Chambers, he confirmed what Mayor Smith had stated.

## **NEW BUSINESS**

### **Outdoor Dining**

Council Member Compo noted there had been a push to allow outdoor dining, perhaps in the next Reopening Phase of the COVID-19 pandemic, and asked if there was anything that Council or the City could do to make it easier for restaurants to expand into outdoor dining.

### **Contracted Services for Lawn Maintenance Violations**

Council Member Henry-Wilkinson mentioned that he recalled the previous City Manager Finn had noted the City's intention to contract out lawn maintenance and wondered what progress had been made.

Mr. Mix explained that had been implemented and that when a property is cited for snow or lawn issues, that work is contracted out.

### **Peaceful Protests**

Council Member Roshia commended the people involved in rallies and protests that had been held throughout Watertown regarding recent events, and noted that Watertown was an example for others on how to peacefully protest.

### **Thompson Park Zoo**

Council Member Roshia commended the Zoo and its organizers for their response to the City's attempts to get them more funding in the current budget.

Council Member Ruggiero added that she had received many letters of appreciation.

### **Mayor's Letter – Reopening the Region post COVID-19 Pandemic**

Council Member Ruggiero thanked the Mayor for his letter to the State on Friday which suggested that it was time to get back to business.

Mayor Smith added that the phases should be pushed along much faster in his opinion.

### **Recycling and Commingling Meeting**

Mayor Smith informed Council that there is a meeting on commingling, which will be good for the City, coming up this week.

Mr. Mix clarified that the meeting would be held on Wednesday.

**Motion was made by Council Member Ryan J. Henry-Wilkinson to move into Executive Session to discuss the employment history of a particular individual and collective bargaining.**

**Motion was seconded by Council Member Lisa A. Ruggiero and carried with all voting in favor thereof.**

Council moved into Executive Session at 8:18 pm.

Council reconvened at 9:32 p.m.

**ADJOURNMENT**

**At the call of the chair, meeting was duly adjourned at 9:32 p.m. by motion of Council Member Ryan J. Henry-Wilkinson, seconded by Council Member Lisa A. Ruggiero and carried with all voting in favor thereof.**

*Ann M. Saunders*  
City Clerk