COMMON COUNCIL

August 19, 2014

In the absence of Mayor Joseph Maiurano, Ald. Walter Schermerhorn presided at a meeting of the Common Council held at 7:00 PM on August 19, 2014, in the Common Council Chambers at One Court Plaza.

Present:
Ald. Bryan McCracken
Ald. Brian Doliver
Ald. John Deierlein
Ald. Walter Schermerhorn
Ald. Paul Laughlin
Ald. Thomas LoPiccolo
Supervisor James McNeil
Supervisor Robert Jeffrey

Absent:
Mayor Joseph Maiurano

Also:
Director of Finance/City Clerk William Roberts
Human Resources Director Deborah DeForest
Police Chief Joseph Angelino
Fire Chief Tracy Chawgo
DPW Superintendent Carl Ivarson
Youth Bureau Director Robert Mason
City Attorney Patrick Flanagan
Deputy City Clerk Brian Drake
Media Representative Shawn Magrath

Call to Order
The meeting of the Common Council was called to order by Ald. Schermerhorn at 7:00 p.m.

Approval of minutes
Ald. Laughlin **moved** to approve the minutes of the regular meeting of July 15, 2014. Seconded by Ald. Deierlein, duly approved ayes all.

Open Forum Nancy Aubrey, 14 Gold Street, expressed concern that Time Warner Cable has removed two Syracuse channels from Norwich service and refuses to lower bills. She noted concern throughout the community and asked that the elected officials bring pressure to bear on the company to serve their customers appropriately.

Correspondence

Bullthistle Market Use of East Main Street Parking Lot Ald. McCracken **moved** to receive and approve a request from Ann Coe of BID to relocate the Bullthistle Farmers Market to the East Main Street Parking Lot on September 6, 2014, during the Colorscape Festival. Seconded by Ald. LoPiccolo, approved ayes all.

Halloween Parade Ald. Doliver **moved** to approve a request from Thomas Revoir of the Norwich Family YMCA to hold the annual Halloween Parade at 7 p.m. on Saturday, October 25, 2014, with police escort and closure of South and North Broad Streets from Beebe Avenue to Howard Johnson's until the end of the parade. Seconded by Ald. Deierlein and duly approved ayes all.

Hayes Street Block Party Ald. McCracken **moved** to receive and approve a request from Joe Phelps for closing Hayes Street between Elm and Locust Streets to all traffic except emergency vehicles from 12 noon to 8 p.m. on Saturday, September 13, 2014, for a block party. Seconded by Ald. Deierlein, duly approved ayes all.

Department, Board and Commission Reports
- Parks Commission Minutes of July 14, 2014 and August 4, 2014
- Police Department Report of July 2014
- Water Department Report of July 2014

Ald. McCracken **moved** to receive and file the department, board, and commission reports. Seconded by Ald. Doliver, approved ayes all.

Ward Reports

Ward 1
Ald. McCracken reported that all comments had been referred to the appropriate department heads for resolution.

Ward 2
Ald. Doliver reported that he received no communications from constituents during the last month.

Ward 3
Ald. Deierlein reported that he received no communications from constituents during the last month.

Ward 4
Ald. Schermerhorn reported that he received no communications from constituents during the last month.

Ward 5
Ald. Laughlin reported that he received several complaints regarding feral cats, and regarding Time Warner Cable's dropping of Syracuse television channels in Norwich. He urged action on this matter.

Ward 6
Ald. LoPiccolo reported that all communications have been referred to the appropriate department heads and have been or are in the process of being resolved.

Ald. Laughlin **moved** to receive and file the ward reports. Seconded by Ald. Deierlein, approved ayes all.

Resolutions

RESOLUTION #46-2014 **AUTHORIZING REPLACEMENT OF DOORS AT WASTEWATER TREATMENT PLANT AND TRANSFER OF FUNDS**

Ald. Deierlein introduced the following and **moved** its adoption:

WHEREAS, two doors and frames at the City Wastewater Treatment Plant are deteriorated and in need of replacement; and

WHEREAS, the Joint Committees have made certain recommendations; now, therefore be it

RESOLVED, that purchase of replacement doors at the City Wastewater Treatment Plant be and hereby is approved; and, further be it

RESOLVED, that the Director of Finance be and hereby is authorized to make the following transfer of funds in the 2014 Wastewater Fund Budget:

From:

Account Number	Name	Amount
HR42-898	Capital Reserves - Sewer Equipment	$9,175.00

To:

Account Number	Name	Amount
G8130.4040	Sewer Fund Treatment & Disposal - Repairs & Maintenance	$9,175.00

Seconded by Ald. Laughlin, and duly adopted, 6-0, on a roll call vote.

RESOLUTION #47-2014 **AUTHORIZING BUDGET TRANSFER FOR CENTENNIAL CELEBRATION COSTS**

Ald. LoPiccolo introduced the following and **moved** its adoption:

WHEREAS, the City of Norwich is celebrating its Centennial in 2014; and

WHEREAS, funds are required for costs of Centennial celebrations; and

WHEREAS, the Joint Committees have made certain recommendations; now, therefore be it

RESOLVED, that the Director of Finance be and hereby is authorized to make the following transfer of funds in the 2014 General Fund Budget:

From:

Account Number	Name	Amount
A1910.4	Insurance	$5,000.00

To:

Account Number	Name	Amount
A7550.4100	Celebrations - Other	$5,000.00

Seconded by Ald. Laughlin, and duly adopted, 6-0, on a roll call vote.

Discussion: Ald. Deierlein asked the status of the Insurance fund. Director of Finance William Roberts stated that insurance costs are much lower this year and there are sufficient funds after the proposed transfer to cover costs. Also, the insurance year, which used to be on a calendar-year basis, now runs from May through April, and there have been significant savings by switching to New York Municipal Insurance Reciprocal.

RESOLUTION #48-2014 AUTHORIZING BUDGET TRANSFER FOR COMPUTER UPGRADES AT WASTEWATER TREATMENT PLANT

Ald. LoPiccolo introduced the following and **moved** its adoption:

WHEREAS, the replacement of eight computers at the wastewater treatment plant was necessitated by the announcement that Microsoft would no longer support its Windows XP operating system; and

WHEREAS, costs have been incurred to replace these eight computers; and

WHEREAS, the Joint Committees have made certain recommendations; now, therefore be it

RESOLVED, that the Director of Finance be and hereby is authorized to make the following transfer of funds in the 2014 Wastewater Fund Budget:

From:

Account Number	Name	Amount
G1990.4	Wastewater – Special Items - Contingency	$6,500.00

To:

Account Number	Name	Amount
G8110.2100	Wastewater Administration - Equipment	$6,500.00

Seconded by Ald. Laughlin, and duly adopted, 6-0, on a roll call vote.

RESOLUTION #49-2014 AUTHORIZING BUDGET TRANSFER FOR HUMAN RESOURCES LEGAL SERVICES

Ald. Laughlin introduced the following and **moved** its adoption:

WHEREAS, funds are required for additional legal services with regard to numerous Human Resources matters; and

WHEREAS, the Joint Committees have made certain recommendations; now, therefore be it

RESOLVED, that the Director of Finance be and hereby is authorized to make the following transfer of funds in the 2014 General Fund Budget:

From:

Account Number	Name	Amount
A1990.4	Contingency	$8,000.00

To:

Account Number	Name	Amount
A1430.4020	Human Resources – Contracted Services	$8,000.00

Seconded by Ald. Deierlein, and duly adopted, 6-0, on a roll call vote.

RESOLUTION #50-2014 AUTHORIZING BUDGET TRANSFER FOR UNEMPLOYMENT COSTS

Ald. McCracken introduced the following and **moved** its adoption:

WHEREAS, funds are required for unemployment costs incurred by the City of Norwich; and

WHEREAS, the Joint Committees have made certain recommendations; now, therefore be it

RESOLVED, that the Director of Finance be and hereby is authorized to make the following transfer of funds in the 2014 General Fund Budget:

From:

Account Number	Name	Amount
A1990.4	Contingency	$3,000.00

To:

Account Number	Name	Amount
A9050.8	Unemployment Insurance	$3,000.00

Seconded by Ald. Deierlein, and duly adopted, 6-0, on a roll call vote.

RESOLUTION #51-2014 **AUTHORIZING TRANSFER OF FUNDS – COMPUTER SYSTEM NETWORK UPGRADE, POLICE DEPARTMENT**

Ald. Deierlein introduced the following and **moved** its adoption:

WHEREAS, the police department's outdated computer system network is in need of a significant upgrade to efficiently accommodate internet access, which has become essential to nearly every police function; and

WHEREAS, the shared services agreement with the Norwich City School District has presented an excellent cost savings opportunity to accomplish such an upgrade by providing gratis installation services with its professional information technology staff, and enabling the purchase of required hardware components at a substantial discount through School District group pricing; and

WHEREAS, the cost of the hardware components is estimated to not exceed $23,000.00; and

WHEREAS, the Public Safety/Public Works and Finance/Personnel Committees have made certain recommendations; now, therefore be it

RESOLVED, that the aforementioned upgrade of the Police Department computer system network, at a cost not to exceed $23,000.00, be and hereby is approved; and, be it further

RESOLVED, that the Director of Finance be and hereby is authorized to make the following transfer of funds in the 2014 General Fund Budget to cover the hardware costs, not to exceed the following amounts:

From:

Account Number	Name	Amount
HR21-898	Capital Reserves – Police Equipment	$ 5,000.00
HR24-898	Capital Reserves – Office Equipment / Computer Systems Development	$15,000.00
HR33-898	Capital Reserves – Municipal Buildings/Facilities	$ 3,000.00

To:

Account Number	Name	Amount
A3120.2100	Police Department - Equipment	$23,000.00

Seconded by Ald. LoPiccolo, and duly adopted, 6-0, on a roll call vote.

RESOLUTION #52-2014 **AUTHORIZING THE MAYOR TO SIGN AN INTERMUNICIPAL SERVICES AGREEMENT BETWEEN CHENANGO COUNTY AND THE CITY OF NORWICH**

Ald. LoPiccolo introduced the following and **moved** its adoption:

WHEREAS, East and West Parks in the City of Norwich are owned and operated by Chenango County; and

WHEREAS, the City has reached an agreement with Chenango County for provision of services provided by the City regarding East and West Parks; and

WHEREAS, the Joint Committees have made certain recommendations; now, therefore be it

RESOLVED, that the Mayor be and hereby is authorized under the direction of the City Attorney to sign an intermunicipal services agreement with Chenango County effective from January 1, 2014 through December 31, 2018.

Seconded by Ald. Laughlin and duly adopted, 6-0, on a roll call vote.

Discussion: DPW Superintendent Carl Ivarson stated that this agreement covers City maintenance of East Park, with snow removal from the external sidewalks and leaf and lawn care during other months. It does not cover electric or buildings. City Attorney Patrick Flanagan explained that the agreement formalizes the arrangement the City and County have operated under in the past.

RESOLUTION #53-2014 **DECLARING EQUIPMENT SURPLUS AND AUTHORIZING DISPOSAL**

Ald. Laughlin introduced the following and **moved** its adoption:

WHEREAS, certain obsolete vehicles and equipment have been deemed to be surplus by the Department of Public Works; and

WHEREAS, the Joint Committees have made certain recommendations; now, therefore be it

RESOLVED, that the following items, as presented to the Common Council, be and hereby are declared surplus:

SIGMA, Serial #F079379, Model #1350
XIAN 1000, Serial #1102775
SONFORD SAMPLER, Serial #91-4-1170, Model #EPIC 1011
SONFORD SAMPLER, Serial #89-6, Model #EPIC 1011
1997 Ford F350 with plow Fisher 8' straight, VIN #1FTHF36H9VEB82842
Mower W-11 2004 John Deere GX335 enginer #FH601VB19318, Model #MOG335A110630

and, further be it

RESOLVED, that the Director of Finance be and hereby is authorized to dispose of such equipment as is provided for by law.

Seconded by Ald. Deierlein, and duly adopted, 6-0, on a roll call vote.

RESOLUTION #54-2014 **AUTHORIZING FORGIVENESS OF PORTION OF BRIDGE LOAN TO NORWICH HOUSING AUTHORITY**

Ald. Laughlin introduced the following and **moved** its adoption:

WHEREAS, the Norwich Housing Authority ("NHA"), in collaboration with the City of Norwich, undertook an effort in 2002 to develop an affordable senior homeowner project on Brown Avenue in the City; and

WHEREAS, the City helped to provide the site by transferring a tax-foreclosed property to NHA and subsequently installing the infrastructure of streets, sidewalks, water, sewer, storm drains and curbing through the HUD-approved use of $417,000 in CDBG funds; and

WHEREAS, housing construction started in 2008 and NHA encountered cash flow needs to bridge the timing from when construction costs were incurred until the housing units could be sold; and

WHEREAS, the City issued NHA a $90,000 bridge loan in 2009 which was fully repaid in 2010; and

WHEREAS, a second bridge loan of $90,000 was issued in 2011 as additional units were constructed; and

WHEREAS, efforts have been unsuccessful for securing grant funding to subsidize the cost of the remaining unit and make it affordable to a prospective buyer who meets the project plan's age and income criteria, and the second bridge loan to NHA remains unpaid; and

WHEREAS, an interested buyer who meets the project's criteria would be able to afford the purchase of the unit at a reduced price that would be sufficient for NHA to pay off all remaining construction-related indebtedness and one half of the outstanding bridge loan; and

WHEREAS, the Joint Committees of the Common Council have reviewed the situation and discussed the option of a partial forgiveness of the bridge loan to NHA in order to facilitate the process; now, therefore be it

RESOLVED, that $45,000 of the currently outstanding bridge loan be and hereby is forgiven, and that any and all applicable accrued interest or similar charges under the corresponding note or related loan agreement documents are hereby waived, and the debt obligation of the NHA to the City shall be fully satisfied by its remittance of $45,000 to the City; and be it further

RESOLVED, that the Mayor and the Director of Finance be and hereby are authorized, under the direction of the City Attorney, to execute such documentation as may be necessary to effect the full satisfaction and closure of the NHA bridge loan.

Seconded by Ald. Deierlein, and duly adopted, 6-0, on a roll call vote.

RESOLUTION #55-2014 **A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF NORWICH AUTHORIZING AND PROVIDING FOR THE INCURRENCE OF INDEBTEDNESS FOR THE PURPOSE OF PROVIDING A PORTION OF THE COST OF ACQUIRING, CONSTRUCTING, ENLARGING, IMPROVING, AND/OR EXTENDING ITS WATER FACILITY TO SERVE AN AREA LAWFULLY WITHIN ITS JURISDICTION TO SERVE**

Ald. Deierlein introduced the following and **moved** its adoption:

WHEREAS, it is necessary for the City of Norwich (hereinafter called Association) to raise a portion of the cost of such undertaking by issuance of its bonds in the principal amount of One Million Eight Hundred Fifty Thousand Dollars ($1,850,000.00) pursuant to the provisions of NYS Local Finance Laws; and

WHEREAS, the Association intends to obtain assistance from the United States Department of Agriculture (herein called the Government) acting under the provisions of the Consolidated Farm and Rural Development Act (7 U.S.C. 1921 et seq.) in the planning, financing, and supervision of such undertaking and the purchasing of bonds lawfully issued, in the event that no other acceptable purchaser for such bonds is found by the Association;

NOW THEREFORE, in consideration of the premises the Association hereby resolves:

1. To have prepared on its behalf and to adopt an ordinance or resolution for the issuance of its bonds containing such items and in such forms as are required by State statutes and as are agreeable and acceptable to the Government.
2. To refinance the unpaid balance, in whole or in part, of its bonds upon the request of the Government if at any time it shall appear to the Government that the Association is able to refinance its bonds by obtaining a loan for such purposes from responsible cooperative or private sources at reasonable rates and terms for loans for similar purposes and periods of time as required by section 333(c) of said Consolidated Farm and Rural Development Act (7 U.S.C. 1983(c)).
3. To provide for, execute, and comply with Form RD 400-4, "Assurance Agreement," and Form RD 400-1, "Equal Opportunity Agreement," including an "Equal Opportunity Clause," which clause is to be incorporated in, or attached as a rider to, each construction contract and subcontract involving in excess of $10,000.
4. To indemnify the Government for any payments made or losses suffered by the Government on behalf of the Association. Such indemnification shall be payable from the same source of funds pledged to pay the bonds or any other legally permissible source.
5. That upon default in the payments of any principal and accrued interest on the bonds or in the performance of any covenant or agreement contained herein or in the instruments incident to making or insuring the loan, the Government at its option may (a) declare the entire principal amount then outstanding and accrued interest immediately due and payable, (b) for the account of the Association (payable from the source of funds pledged to pay the bonds or any other legally permissible source), incur and pay reasonable expenses for repair, maintenance, and operation of the facility and such other

reasonable expenses as may be necessary to cure the cause of default, and/or (c) take possession of the facility, repair, maintain, and operate or rent it. Default under the provisions of this resolution or any instrument incident to the making or insuring of the loan may be construed by the Government to constitute default under any other instrument held by the Government and executed or assumed by the Association, and default under any such instrument may be construed by the Government to constitute default hereunder.

6. Not to sell, transfer, lease, or otherwise encumber the facility or any portion thereof, or interest therein, or permit others to do so, without the prior written consent of the Government.
7. Not to defease the bonds, or to borrow money, enter into any contractor agreement, or otherwise incur any liabilities for any purpose in connection with the facility (exclusive of normal maintenance) without the prior written consent of the Government if such undertaking would involve the source of funds pledged to pay the bonds.
8. To place the proceeds of the bonds on deposit in an account and in a manner approved by the Government. Funds may be deposited in institutions insured by the State or Federal Government or invested in readily marketable securities backed by the full faith and credit of the United States. Any income from these accounts will be considered as revenues of the system.
9. To comply with all applicable State and Federal laws and regulations and to continually operate and maintain the facility in good condition.
10. To provide for the receipt of adequate revenues to meet the requirements of debt service, operation and maintenance, and the establishment of adequate reserves. Revenue accumulated over and above that needed to pay operating and maintenance, debt service and reserves may only be retained or used to make prepayments on the loan. Revenue cannot be used to pay any expenses which are not directly incurred for the facility financed by USDA. No free service or use of the facility will be permitted.
11. To acquire and maintain such insurance and fidelity bond coverage as may be required by the Government.
12. To establish and maintain such books and records relating to the operation of the facility and its financial affairs and to provide for required audit thereof as required by the Government, to provide the Government a copy of each such audit without its request, and to forward to the Government such additional information and reports as it may from time to time require.
13. To provide the Government at all reasonable times access to all books and records relating to the facility and access to the property of the system so that the Government may ascertain that the Association is complying with the provisions hereof and of the instruments incident to the making or insuring of the loan.
14. That if the Government requires that a reserve account be established, disbursements from that account(s) may be used when necessary for payments due on the bond if sufficient funds are not otherwise available and prior approval of the Government is obtained. Also, with the prior written approval of the Government, funds may be withdrawn and used for such things as emergency maintenance, extensions to facilities and replacement of short lived assets.
15. To provide adequate service to all persons within the service area who can feasibly and legally be served and to obtain USDA's concurrence prior to refusing new or adequate services to such persons. Upon failure to provide services which are feasible and legal, such person shall have a direct right of action against the Association or public body.
16. To comply with the measures identified in the Government's environmental impact analysis for this facility for the purpose of avoiding or reducing the adverse environmental impacts of the facility's construction or operation.
17. To accept a grant in an amount not to exceed $750,000 under the terms offered by the Government; that the Mayor of the Association is hereby authorized and empowered to take all action necessary or appropriate in the execution of all written instruments as may be required in regard to or as evidence of such grant; and to operate the facility under the terms offered in said grant agreement(s).

The provisions hereof and the provisions of all instruments incident to the making or the insuring of the loan, unless otherwise specifically provided by the terms of such instrument, shall be binding upon the Association as long as the bonds are held or insured by the Government or assignee. The provisions of sections 6 through 17 hereof may be provided for in more specific detail in the bond resolution or ordinance; to the extent that the provisions contained in such bond resolution or ordinance should be found to be inconsistent with the provisions hereof, these provisions shall be construed as controlling between the Association and the Government or assignee.

Seconded by Ald. LoPiccolo, and duly adopted, 6-0, on a roll call vote.

RESOLUTION #56-2014 **AUTHORIZING LEASE OF PORTION OF CITY PARKING LOT TO NORWICH BUFFET**

Ald. Doliver introduced the following and **moved** its adoption:

WHEREAS, Ruohua Chen, owner of the Norwich Buffet, a new restaurant operation currently undergoing renovations and interior construction work at 37 North Broad Street in Norwich, has submitted a request to utilize a portion of the City parking lot bordered by Fair and Court Streets for the location of two dumpsters; and

WHEREAS, the Codes Officer has reviewed the owner's higher volume disposal requirements for a buffet style restaurant and has determined that two six-yard dumpsters would need the area of two parking spaces; and

WHEREAS, the Codes Officer has indicated that the two parking spaces in the southwest corner of the City parking lot would be the most suitable location, and that he would require appropriate screening around the dumpsters; and

WHEREAS, such use of City property would require a lease agreement for renting the required space; and

WHEREAS, the Public Safety/Public Works and Finance/Personnel Committees have reviewed the above request; now, therefore be it

RESOLVED, that the Mayor be and hereby is authorized, under the direction of the City Attorney, to negotiate and execute a lease agreement with Ruohua Chen, owner of the Norwich Buffet, for the purpose of locating two dumpsters in the two parking spaces in the southwest corner of the City parking lot bordered by Fair and Court Streets, to include appropriate screening and other specifications as required by the City Codes Officer.

Seconded by Ald. McCracken, and duly adopted, 6-0, on a roll call vote.

Discussion: W. Roberts explained that the Code Enforcement Officer had investigated the restaurant owner's request and recommended this placement with proper screening. Ald. Deierlein expressed concern and recommended that there be language in the lease agreement giving the City the right to revoke the agreement if the area is not properly maintained. P. Flanagan stated he would include such provisions in the agreement. Ald. McCracken noted that other restaurant owners have been using City parking lot areas to house their dumpsters without any agreement with the City, and suggested they be approached with similar agreements to ensure fairness.

Executive Session Ald. Laughlin **moved** to enter executive session at 7:22 p.m. to discuss the sale of real property where price may be affected. Seconded by Ald. Deierlein, approved ayes all.

Ald. Deierlein **moved** to exit executive session at 7:35 p.m. Seconded by Ald. Doliver, approved ayes all.

Resolutions

RESOLUTION #57-2014 **DESIGNATING "PREFERRED PURCHASER" OF CITY-OWNED PROPERTY AT 133 EAST MAIN STREET**

Ald. Deierlein introduced the following and **moved** its adoption:

WHEREAS, the City of Norwich acquired the real property at 133 East Main Street through property tax foreclosure; and

WHEREAS, the subject property is considered by the Common Council to be surplus and its continued ownership by the City unnecessary to a useful public purpose; and

WHEREAS, the City advertised and conducted a public Request for Proposals (RFP) for the sale of the subject property; and

WHEREAS, the Common Council subsequently received proposals, the one from Martha I. Ryan of Norwich, NY, being considered acceptable based on the purchase amount offered and the proposed rehabilitation of the property for use as a single-family dwelling; and

WHEREAS, the sale of the subject property to a private party is appropriately classified as an Unlisted action pursuant to the applicable provisions of the State Environmental Quality Review Act (SEQRA); now, therefore be it

RESOLVED, that the Common Council hereby determines that the proposed action will not result in a significant adverse environmental impact, and hereby issues a Determination of Non-Significance (a negative declaration) in the accompanying short environmental assessment form (EAF); and, be it further

RESOLVED, that the Common Council hereby designates Martha I. Ryan, residing at 28 Eaton Avenue, Norwich, NY, as the "preferred purchaser" of the City-owned property at 133 East Main Street for the purpose of rehabilitating the residential structure and establishing a single-family residential use at the property; and, be it further

RESOLVED, that the Mayor be and hereby is authorized, under the direction of the City Attorney, to negotiate and enter into a contract for the sale of the City-owned property at 133 East Main Street to Martha I. Ryan for the purpose of rehabilitating the residential structure and establishing a single-family residential use at the property.

Seconded by Ald. McCracken, and duly adopted, 6-0, on a roll call vote.

RESOLUTION #58-2014 **DESIGNATING "PREFERRED PURCHASER" OF CITY-OWNED PROPERTY AT 78 PLYMOUTH STREET**

Ald. Deierlein introduced the following and **moved** its adoption:

WHEREAS, the City of Norwich acquired the real property at 78 Plymouth Street through property tax foreclosure; and

WHEREAS, the subject property is considered by the Common Council to be surplus and its continued ownership by the City unnecessary to a useful public purpose; and

WHEREAS, the City advertised and conducted a public Request for Proposals (RFP) for the sale of the subject property; and

WHEREAS, the Common Council subsequently received proposals, the one from Danielle B. DuFour of Oxford, NY, being considered acceptable based on the purchase amount offered and the proposed rehabilitation of the property for use as a single-family dwelling; and

WHEREAS, the sale of the subject property to a private party is appropriately classified as an Unlisted action pursuant to the applicable provisions of the State Environmental Quality Review Act (SEQRA); now, therefore be it

RESOLVED, that the Common Council hereby determines that the proposed action will not result in a significant adverse environmental impact, and hereby issues a Determination of Non-Significance (a negative declaration) in the accompanying short environmental assessment form (EAF); and, be it further

RESOLVED, that the Common Council hereby designates Danielle B. DuFour, residing at 13 Taylor Avenue, Oxford, NY, as the "preferred purchaser" of the City-owned property at 78 Plymouth Street for the purpose of rehabilitating the residential structure and establishing a single-family residential use at the property; and, be it further

RESOLVED, that the Mayor be and hereby is authorized, under the direction of the City Attorney, to negotiate and enter into a contract for the sale of the City-owned property at 78 Plymouth Street to Danielle B. DuFour for the purpose of rehabilitating the residential structure and establishing a single-family residential use at the property.

Seconded by Ald. LoPiccolo, and duly adopted, 6-0, on a roll call vote.

Payment of July 2014 Bills Ald. McCracken **moved** that, based on the fact that the detailed July 2014 bill list has been completed and made available subsequent to last month's regular Council meeting, its prior payment approval be hereby ratified, subject to final audit and verification. Seconded by Ald. Deierlein and duly adopted ayes all.

July Bills

		Prepaid		7/15/14		Grand Total
General Fund		$ 177,688.46		$ 408,433.64		$ 586,122.10
Sewer Fund		6,270.73		70,877.32		77,148.05
Water Fund		12,703.25		33,011.60		45,714.85
Trust		25,786.30		-		25,786.30
Debt Service		204,615.89		-		204,615.89
Comm. Dev. – Small Cities		5,331.60		-		5,331.60
Comm. Dev. - Special Grants		-		50.00		50.00
Capital Projects		-		3,566.59		3,566.59
TOTALS		**$ 432,396.23**		**$ 515,939.15**		**$ 948,335.38**

<u>Payment of August 2014 Bills</u> Ald. Deierlein **moved** to pay the August 2014 bills subject to proper audit and certification. Seconded by Ald. Laughlin and duly adoptedayes all.

August Bills

		Prepaid		8/19/14		Grand Total
General Fund		$ 35,471.02		$ 70,337.74		$ 105,808.76
Sewer Fund		37,469.53		27,842.01		65,311.54
Water Fund		7,173.24		9,932.35		17,105.59
Trust		8,924.96		100.00		9,024.96
Debt Service		154,347.36		-		154,347.36
Comm. Dev. - Special Grants		891.93		-		891.93
Capital Projects		8,268.26		4,069.45		12,337.71
TOTALS		**$ 252,546.30**		**$ 112,281.55**		**$ 364,827.85**

<u>Adjournment</u>

Ald. Deierlein **moved** to adjourn at 7:39 p.m. Seconded by Ald. Laughlin, accepted ayes all.