

At 4:45 pm Motion to enter Executive Session to discuss the potential purchase of real property, the public discussion of which would substantially affect the value thereof and to discuss potential litigation involving a particular party.

By Councilor Armstrong; Seconded by Councilor Gibbs

Roll call: Councilors Armstrong, Gibbs, Moore, Mayor Read

(All voted in the affirmative)

At 5:04pm Councilor Ensel arrived and joined Executive Session.

Returned at 5:19pm

Returned from Executive Session discussed the potential purchase of real property, the public discussion of which would substantially affect the value thereof and to discuss potential litigation involving a particular party. No action was taken during Executive Session.

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**REGULAR MEETING OF THE COMMON COUNCIL  
OF THE CITY OF PLATTSBURGH, NEW YORK**

June 13 2019

5:30 P.M.

**MINUTES**

**Pledge of Allegiance**

(RC)

**Present:** Mayor Colin Read, Councilors Rachelle Armstrong (W1), Elizabeth Gibbs (W3), Peter Ensel (W4), Patrick McFarlin (W5) [*arrived after roll call at 5:39pm*}, Jeff Moore (W6)

**Absent:** Councilor Mike Kelly (W2)

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**MAYOR'S COMMENTS:** None

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**1. MINUTES OF THE PREVIOUS MEETING:**

**RESOLVED:** That the Minutes of the Regular Meeting of the Common Council held on June 6, 2019 are approved and placed on file among the public records of the City Clerk's Office

By Councilor Armstrong; Seconded by Councilor Gibbs  
(All in Favor/opposed)

Roll call: Councilors Armstrong, Gibbs, Ensel, Moore  
(All voted in the affirmative)

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**2. PAYROLLS OF VARIOUS DEPARTMENTS:**

**RESOLVED:** That the payrolls of the various Departments of the City of Plattsburgh for the week ending June 12, 2019 in the amount of \$ 60,385.97 are authorized and allowed and the Mayor and the City Clerk are hereby empowered and directed to sign warrants drawn on the City Chamberlain for the payment thereof.

By Councilor Gibbs; Seconded by Councilor Ensel  
(All in Favor/opposed)  
Roll call: Councilors Armstrong, Gibbs, Ensel, Moore  
(All voted in the affirmative)

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### 3. REPORTS OF CITY OFFICES & COMMITTEE REPORTS:

- Report of Fire and Ambulance Responses for the week of June 4-10, 2019
- Report from the Building Inspector's office for the week of June 5-11, 2019
- Minutes from the Governance, Strategy & City Operations Committee held on June 6, 2019

- **COUNCILOR/DEPARTMENT CHAIR COMMITTEE REPORTS:**  
*[meeting reports provided during work session]*

**Governance, Strategy, and City Operations-** Chair Councilor Armstrong gave updates on the Sustainability task force.

**City Infrastructure** – Chair Councilor Moore met tonight South Catherine to be paved next week.

**Finance and Budget** – Chair Councilor Kelly absent. Councilor Moore indicated they are reviewing and fine tuning 5 year plan. **Mayor Read** further spoke on the 5 year plan.

**Public Safety** – Chair Councilor Gibbs indicated no updates.

**Plattsburgh Public Library** – Chair Councilor Ensel indicated no updates.

**MLD - MLD Board President** Councilor McFarlin absent.

**RESOLVED:** That the reports as listed are hereby ordered received and any written reports are placed on file among the public records of the City Clerk's Office.

By Councilor Gibbs; Seconded by Councilor Armstrong  
(All in Favor/opposed)  
Roll call: Councilors Armstrong, Gibbs, Ensel, Moore  
(All voted in the affirmative)

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### 4. CORRESPONDENCE OR RECOMMENDATIONS FROM BOARDS: None

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### 5. AUDIT OF CLAIMS:

**RESOLVED:** That the bills Audited by the Common Council for the week ending June 14, 2019 in the amount of \$ 2,448,593.34 are authorized and allowed and the Mayor and City Clerk are hereby authorized and directed to sign warrants drawn on the City Chamberlain for the payment thereof.

By Councilor Gibbs; Seconded by Councilor Ensel  
(All in Favor/opposed)



Roll call: Councilors Armstrong, Gibbs, Ensel, Moore  
(All voted in the affirmative)

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[Councilor McFarlin arrived at 5:39pm]

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## 6. PERSONS ADDRESSING COUNCIL ON AGENDA ITEMS ONLY:

**Amber Desjardins** read a statement about being on Plattsburgh Parking Advisory Committee, does not support DRI plan, doesn't feel the Plan accommodates accessibility for all, and resigned from Plattsburgh Parking Advisory Committee.

**Sylvie Boudreau** spoke about DRI project on Durkee Street wondered about various cost associated with project, concerned about SEQR approval process and feels there is a conflict of interest with one of the Planning Board members. And feels Councilor McFarlin should resign from Ethics Board because as a city councilor can't oversee their own ethical behavior. Asks Mayor Read to remove Councilor McFarlin on Ethics Board and replace with an impartial person and ask Tom Moran to lead an investigation in these conflict of interests.

**Kathy Baumgarten** spoke about DRI project on Durkee Street and concerned about off street parking during snow ban and does not support project.

**Unidentified Speaker** spoke about the DRI project on Durkee Street and doesn't feel the current project is within the DRI guidelines originally set and the Pilot agreement.

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## 7. OTHER ITEMS:

A. WHEREAS, the City of Plattsburgh entered into a development agreement with Prime Plattsburgh LLC (hereafter "Prime") on April 1, 2019 for Prime to study, design, seek and obtain permit approval, purchase and then construct a mixed-use development on the real property located at 22 Durkee Street in the City of Plattsburgh; and

WHEREAS, the development agreement stipulates that the Common Council shall approve the preliminary Plans generated by Prime during the Pre-Permitting and Design Phase of the project; and

WHEREAS, the Common Council, during their regular meeting on May 23, 2019, approved preliminary Plans presented by Prime; and

WHEREAS, since May 23, 2019, Prime has amended their preliminary Plans and has presented revised preliminary Plans to the Common Council for their review and comment.

NOW THEREFORE IT IS HEREBY RESOLVED, the Common Council accepts and approves the revised preliminary Plans submitted by Prime, subject to permitting requirements and SEQRA review by the City's Common Council, Planning Board, Zoning Board of Appeals, and/or County Planning Board.

By Councilor Armstrong; Seconded by Councilor Gibbs

Discussion: Yes

**Turner Bradford of McFarland Johnson** presented revised plans for the 22 Durkee Street project.

Roll call: Councilors Armstrong, Gibbs, Ensel, McFarlin, Moore

(All voted in the affirmative)

**ACTION TAKEN:** Adopted

Follow up Action: None

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**B. RESOLVED:** In accordance with the request therefore, and upon receipt of a general release, the Common Council approves the deductible reimbursement of \$2,500 to Carol McLean DBA Irises for awning damage caused by City equipment.

By Councilor Ensel; Seconded by Councilor Armstrong

Discussion: None

Roll call: Councilors Armstrong, Gibbs, Ensel, McFarlin, Moore

(All voted in the affirmative)

**ACTION TAKEN:** Adopted

Follow up Action: None

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**C. RESOLVED:** In accordance with the request therefore the Common Council approves the City Chamberlain to create capital project H8130.65, 2019 Lower Saranac crossing Sewer Capacity Expansion, in the amount of \$50,000.00 to be funded from the Sewer Capital Reserve as part of the 2019 capital expenditure plan.

By Councilor Gibbs; Seconded by Councilor Armstrong

Discussion: Yes

Roll call: Councilors Armstrong, Gibbs, Ensel, McFarlin, Moore

(All voted in the affirmative)

**ACTION TAKEN:** Adopted

Follow up Action: None

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**D. RESOLVED:** In accordance with the request therefore the Common Council approves and authorizes the execution of the June 6, 2019 CDM Smith "Lower Saranac crossing Sewer Capacity Expansion Project" on a time and expense basis estimated to be \$39,300. The source of funds will be the Sewer Reserve capital project H8130.65.

By Councilor Ensel; Seconded by Councilor Moore

Discussion: None

Roll call: Councilors Armstrong, Gibbs, Ensel, McFarlin, Moore

(All voted in the affirmative)

**ACTION TAKEN:** Adopted

Follow up Action: None



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E. WHEREAS, Clinton County is pursuing plans to reconfigure their Government Center parking lot in order to increase the number and management of parking spaces in that lot; and

WHEREAS, the City of Plattsburgh and Clinton County have explored plans for cooperating to accomplish an expanded reconfiguration of the Government Center parking lot; and

WHEREAS, cost estimates for the expanded reconfiguration have been provided to the City and County; and

WHEREAS, the County has indicated their cooperation with the City on the expanded reconfiguration is dependent upon the City's agreement to certain conditions; and

WHEREAS, the Common Council has been provided with a detailed report summarizing the project's costs and benefits and the County's conditions for cooperation.

RESOLVED, the Common Council hereby authorizes the Mayor and the Director of Community Development to pursue a formal and binding cooperative agreement with Clinton County to accomplish a reconfiguration of the County's Government Center parking lot.

By Councilor Gibbs; Seconded by Councilor Armstrong

Discussion: None

Roll call: Councilors Armstrong, Gibbs, Ensel, McFarlin, Moore

(All voted in the affirmative)

**ACTION TAKEN:** Adopted

Follow up Action: None

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**F. RESOLVED:** In accordance with the request therefore the Common Council approves the City Chamberlain to adjust the 2019 Sewer Fund budget by \$15,000.00 for the cost to repair a by-pass pump in the Cumberland Avenue pumping station that is currently an unbudgeted cost and will require appropriating \$15,000 from the 2019 Sewer Fund beginning fund balance.

By Councilor Ensel; Seconded by Councilor Gibbs

Discussion: None

Roll call: Councilors Armstrong, Gibbs, Ensel, McFarlin, Moore

(All voted in the affirmative)

**ACTION TAKEN:** Adopted

Follow up Action: None

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**8. TRAVEL REQUEST: None**

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**9. RESOLUTIONS FOR INITIAL CONSIDERATION:**

1. Request from Councilor Moore for Department of Public Works to move historical artifacts from the former Elks Club to Clyde Lewis Park.

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**10. NEW BUSINESS AND COUNCILOR REPORTS:**

**Councilor Armstrong** spoke about Maine Road project any other public concerns contact Department of Public Works Superintendent Mike Brodi.

**Councilor Ensel** mentioned he heard for a constituent that was concerned about someone spraying weed killer at ball fields.

**Councilor Moore** wanted to recognize Building Inspector's office very pleased with their enforcement of codes.

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**11. CLOSING PUBLIC COMMENTS ON ANY TOPIC:**

**Unidentified Speaker** spoke about amount of driveways in new plan for parking downtown is concerns for accessibility, Walworth Street paving and the possibility of putting in sidewalks when it gets redone, crosswalks for safety of children walking to school and need to increase walkability in city.

**Unidentified Speaker** spoke further on the DRI Durkee Street project and doesn't feel the public has had input on the project.

**Councilor McFarlin** indicated this is just passing on to the Planning Board there's a lot of process still to go on this project.

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Motion to Adjourn by Councilor Gibbs; Seconded by Councilor Moore

Roll call: Councilors Armstrong, Gibbs, Ensel, McFarlin, Moore

(All voted in the affirmative)

**MEETING ADJOURNED: 6:41 pm**

### **PPAC Parking Replacement Recommendations**

After multiple presentations and discussion about parking replacement options, on June 11<sup>th</sup> the PPAC discussed various potential parking replacement options and provided feedback over each. Based on that dialogue, certain options such as reconfiguring Brinkerhoff Street and Court Street were left off the recommendations in favor of the list below. The PPAC's recommendations for the Common Council was passed with a 6-1 vote.

**1. Arnie Pavone Memorial Parking Plaza:** This involves the demolition and construction of the former Glens Falls building into a new surface lot. AEDA is currently in the process of conducting survey work and a finalized site plan will be created shortly.

**2. Durkee Development:** This includes the now 50 parking spaces Prime Companies is setting aside for public use on their project site.

**3. County Main Lot Expansion:** This entails a more detailed cooperation with the County's parking lot expansion efforts on their main campus lot which will increase the net total parking available on that site will be increased and the County will open up their proposed 60 space "Visitor Parking Lot" to be considered city available public parking.

**4. Bridge Street:** Prime Companies will allow curb cuts into the side of their property to allow the addition of 6 parallel curb parking spaces along the road. As seen in their proposed site plans.

**5. Broad Street Lot Expansion:** After recent discussion it appears that there is the ability to extend the parking lot a little further along with some restriping and which can increase the amount of parking by 15 spaces.

**6. Durkee Street One-Way:** This involves the reconfiguration of turning Durkee Street into a one-way road. This allows for increased parking on-street some of which is angled. The PPAC recommendation for this option is conditional on the desire to see a traffic study to better understand the impacts of Durkee Street becoming a one-way compared to remaining a two-way street.

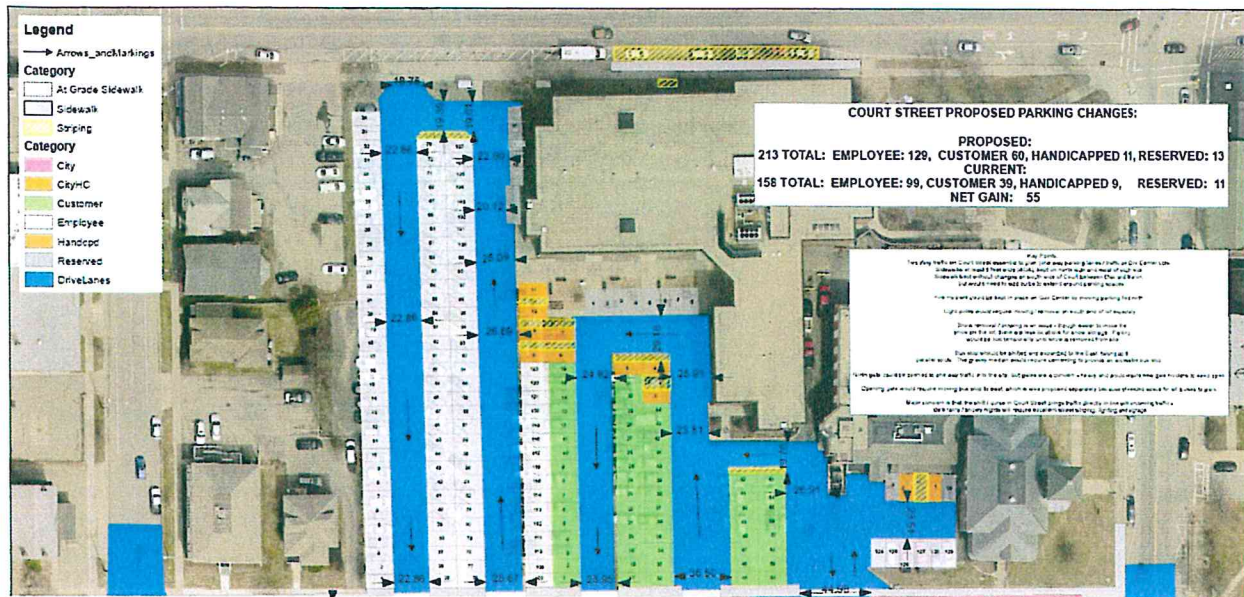
<b>Parking Replacement Options</b>		
<b>Rank</b>	<b>Option</b>	<b>Net New Spaces (Public)</b>
1	Arnie Pavone Memorial Parking Plaza	115
2	Durkee Development	50
3	County Main Lot Expansion	60
4	Bridge Street	6
5	Broad Street Lot Expansion	15
6a	Durkee Street - One Way *This recommendation was made conditional upon further analysis of the effects of changing Durkee Street to a one-way Street*	43
	<b>Total</b>	<b>289</b>
6b	Durkee Street -Two Way	27



[illegible]



### 3. County Main Lot Expansion



#### 4. Bridge Street





## 5. Broad Street Lot Expansion



## 6. Durkee Street One-Way

