

REGULAR meeting of the Hornell Common Council was held on Wednesday, Sept. 28, 2005, at 7 p.m. in Council Chambers at 82 Main St., Hornell, N.Y.

PRESENT: Honorable Shawn D. Hogan, Mayor; Aldermen Flaitz, Koehler, Norton, Sciotti, Foreman, Shepard, Smith, Lewis and W. Hogan; City Attorney Joseph Pelych; Stenographer Karen Schu; and City Clerk Robert J. Roberts.

AND FROM THE MEDIA: Rob Montana of The Evening Tribune and Brian O'Neal of radio station WLEA.

ALSO PRESENT: Hornell High School students Monica Agrawal, Libby Tsubulsky, Tianne Armaly, Allie Crowley, Jill Egmond, Brienne Woodworth, Jon Foreman, Jenny Mauro, Sam Rollins, Josh Acor, Danielle Muhleisen, Jena Ray, Tracey Greene, Kasey McHale, Laura Willsey, and Kim Wilson.

ABSENT: Alderman Joe Testani.

INVOCATION: The Honorable Shawn D. Hogan, Mayor.

PLEDGE TO THE FLAG: Alderman Flaitz.

By Shepard/Norton:

RESOLVED, that minutes of the last meeting held Sept. 12, 2005, be approved as read.

Carried – Ayes all (9)

Absent – Testani (1)

By Smith/Koehler:

RESOLVED, that the Reports of Officers be accepted and placed on file.

Carried – Ayes all (9)

Absent – Testani (1)

REPORTS OF COMMITTEES:

Sept. 21, 2005

TO: Honorable Shawn D. Hogan
and Members of the Common Council

Ladies and Gentlemen:

The Audit Committee met and audited bills as follows: Wednesday, Sept. 21, 2005, audited by Jean Shepard, and Thursday, Sept. 22, 2005, audited by Christopher Koehler, Chairman, and Wednesday, Sept. 28, 2005, audited by Daniel Smith.

Bills audited and approved:

CC	\$338,926.41
CD	4,357.69
PAYROLL	<u>85,285.67</u>
TOTAL	\$428,569.77

Respectfully submitted,
Christopher Koehler
Chairman, Audit Committee

By Shepard/Sciotti:

RESOLVED, that the Reports of Committees be accepted and placed on file.

Carried – Ayes all (9)

Absent – Testani (1)

RESOLUTIONS: None.

PETITIONS: None.

CLAIMS:

By Shepard/Koehler:

NOW, THEREFORE, BE IT RESOLVED, that claims in the amount of \$428,569.77, as audited by the Audit Committee of the Common Council of the City of Hornell, be approved and authorized paid as audited.

Common Council	\$ 338,926.41
CD	\$ 4,357.69
Payrolls	<u>\$ 85,285.67</u>
TOTAL	\$ 428,569.77

Carried – Ayes all (9)

Absent – Testani (1)

NEW & UNFINISHED BUSINESS:

- Mayor Hogan informed Council members that work on the new Catherine Street Bridge
- would start on Oct. 3, 2005. City crews will get the site ready for the composite bridge that is being manufactured in Australia, the Mayor said. The one-piece plastic bridge will be shipped to the U.S. and trucked to Hornell, where it will be lifted into place. Expected arrival date of the bridge in Hornell is Nov. 7, 2005, Mayor Hogan said, so any work by the City should be completed long before the onset of inclement weather.

Mayor Hogan said action on annexing the South Yards sector from the Town of Hornellsville could be ready by the Oct. 11, 2005, meeting of the Council. City Attorney Pelych is looking at the annexation agreement in the Memorandum of Understanding with the Town, and how it affects previous agreements on the Water/Sewer District in Hornellsville, the Hornell Plaza, and the Hornell Municipal Airport. Once the City Attorney signs off on the agreements, the City will have to conduct a long-form State Environmental Quality Review declaration because the South Yards are larger than five acres and because this involves annexation. The SEQR will go to the Council's Planning & Development Committee for review, probably before the Oct. 11, 2005 meeting, with a public hearing on the SEQR likely to be held before the start of the regular Council meeting on that date. The Council probably will vote on the SEQR in its meeting that follows, the Mayor said. Alderwoman Shepard asked if there was any work being done now at the South Yards, to which Mayor Hogan replied that no permit has yet been issued by the state Department of Environmental Conservation due to bureaucratic procedures. Permissible preliminary work is being done now, however, he said.

The City's Water Distribution Improvement Project is proceeding, the Mayor informed the Council. The concrete pad has been poured for the pump station on Upper Bennett Street, with the goal of improving water pressure in that area of the Second Ward and to make property along Lincoln Street potentially developable. The pad also has been poured for water project sites on West Street and Hogan Drive, the Mayor said, with water lines established to Fairlawn Avenue. The project could open up 30 to 35 developable lots in the Fairlawn Avenue area for new, modern homes that could attract white-collar executives and professionals, which Mayor Hogan said long has been something Hornell has lacked. The City has been working with Dick Painter, the agent for the property owners in the Fairlawn Avenue area, on getting requests for proposals to build homes there that would have a uniform architectural style and thus would be a true sub-division,

according to the Mayor. The Local Development Corporation or IDA likely would take the lead role in creating sub-divisions, the Mayor said, because new homes would be a legitimate economic development project. Later in the meeting, Alderwoman Shepard asked if the entire water project could be done by the end of November, and the Mayor said that is the agreement made in the contract for the project. Mayor Hogan said the City hopes the project's cost will be less than expected to pave streets that have been damaged during the water project. Alderman Koehler asked when asphalt plants would close, to which Mayor Hogan responded the end of November. If there is not enough time to do them this fall, streets will be repaved in the spring, Mayor Hogan said.

A notice-to-proceed has been issued for the re-painting of the clarifier at the Water Treatment Plant, said Mayor Hogan. The City also is seeking legal action against Welliver McGuire of Elmira for not adequately fulfilling the previous painting project.

Mayor Hogan noted that with a 12 ½-percent increase in state aid this year, local governments are required to submit three-year projections on estimated revenues and expenditure to the state Budget Office and the state Comptroller, to show fiscal responsibility. The City previously did a five-year plan about a decade ago, the Mayor said, in order to ease out of a financial crisis at the time. The City was back in the black in less than a year's time, the Mayor said. The uncertainties in a three-year projection will be fuel costs, utility costs, and federal/state mandates, the Mayor said – all items out of the City's direct control. "We can manage our own ship," he said, "but it's the outside expenses that put a crimp in our pocket."

- The Shawmut Park project is on hold now because it is undergoing a second independent appraisal, the Mayor said. Work there is expected to begin in spring 2006.
- Alderman Koehler asked about the Hornell Waste area, which is being eyed for a retail development project. Mayor Hogan said a purchase offer has been signed for the site, and the developers recently asked the City to be the preliminary contact with Adsit Street property owners. The area to be affected would be from Advantage Auto Parts on Seneca Street to the house on the corner of Adsit and Maple City Drive – 16 residences in all. The developer has been given the tax map numbers and addresses, the Mayor said, while Adsit Street property owners were asked if they would be interested in talking to developers. Nine of the 16 property owners indicated they would talk to the developer, the Mayor said. Meanwhile, Dan Spitulnik of Hornell Waste is doing remedial work necessary to comply with brownfield

regulations, the Mayor added. . A spring 2006 project is planned. A number of specialty retail stores are to be housed in a 250,000-square-foot plaza. The estimated \$18- to \$20-million project is expected to create 400 new jobs, 75 percent of which would be full-time, as well as create a ripple effect in the form of sales taxes and other economic benefits. Less-urban areas like Hornell now are ripe for projects like this, Mayor Hogan said, because the only areas remaining for growth is to put smaller prototypes of national retailers in these non-urban areas. Later, Alderman Foreman asked what would happen if one or two Adsit Street homeowners decide not to sell their properties to developers; “We’ll cross that bridge when we come to it,” City Attorney Pelych said. Mayor Hogan added that the City would let the developer try to make deals with homeowners. In response to a query from Alderman Koehler, Mayor Hogan said the property has a lighted intersection at either end of Adsit Street. The homes that could be lost on Adsit Street hopefully would be more than compensated by new housing projects off Fairlawn Avenue and Lincoln Street that will be created by the new water project, he said [see previous item, this section]. Later, Alderman Sciotti asked how far back from Adsit Street the proposed retail project would go; Mayor Hogan noted the U.S. Army Corps of Engineers has an easement along the area, but that the project would involve a 16- to 17-acre parcel.

- Alderman Smith asked if there has been any progress on the proposed Camelot Estates townhouse project. Mayor Hogan said he believes the project is awaiting some type of financial plan.

Alderwoman Shepard said East Avenue should be lined before winter. “It is on our agenda,” Mayor Hogan replied.

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Mayor Hogan reminded aldermen that the next meeting will be held on Oct. 11 – a Tuesday – due to Columbus Day.

By Flaitz/Shepard:

RESOLVED, that the Common Council adjourn at 7:34 p.m.

Carried – Ayes all (9)

Absent – Testani (1)

Shawn D. Hogan
Mayor

Robert J. Roberts
City Clerk