

A Regular Meeting of the Village of Potsdam Board of Trustees was held on Monday, November 1, 2021, at 6:00 P.M., in the Civic Center Board Room, Park Street Potsdam, NY.

PRESENT: Mayor Tischler
Trustees Warr, McKenna, Jacobs-Wilke & Lee

ALSO PRESENT: Lori Queor, Village Clerk/Registrar
Cara Adams, Village Treasurer
Jim Corbett, DPW Superintendent
Greg Thompson, Administrator
Mark Murray, Police Chief
Fred Hanss, Planning Director
Lisa Newby, Code Officer

Mayor Tischler opened the meeting at 6:00 P.M and pointed out the location of the exits on the north and east walls of the board room. He advised that the board room has a capacity for 109 people.

The Mayor then took the roll and stated that all members were present.

The Mayor then stated that the following sets of minutes had been submitted for Board acceptance:

October 18, 2021	Public Hearing	5:30 p.m.
October 18, 2021	Regular Meeting	6:00 p.m.

Motion was made by Trustee Lee and Seconded by Trustee Jacobs-Wilke to accept the minutes as submitted. All were in Favor – None Opposed – Motion Carried.

Mayor's comments: I sound like a broken record, but Covid is still with us. Wear masks, social distance and get vaccinated. Tomorrow is election day, so I urge everyone to vote.

Trustee's Comments:

Trustee Warr – None

Trustee McKenna – Echo Mayor's comments regarding covid and voting. I encourage the board to have a conversation with the Town of Potsdam regarding the sales tax that will happen with the cannabis sales. As it stands now, we would share it 50/50 unless an agreement is worked out with the town for some other sharing agreement.

Trustee Jacobs-Wilke – Would like to see the Planning Board have input on where cannabis businesses can be situated. This Halloween was the best one ever. Maggie and I have had discussions with Mark and would like to move forward on the Citizens Advisory Committee and we would like to have a good cross section of the community on the committee.

Trustee Lee – Cannabis will provide a revenue stream, but we need to keep in mind there are two different items to consider, retail sales and on-site consumption. Please be sure to get out and vote tomorrow.

Administrator's Comments: Administrator Thompson provided a written report which is on file with the Village Clerk. He then went over his report with the board.

Planning Director's Report: Fred Hanss reported that Jan Felt, his new Administrative Assistant started mid-September and she is doing a very good job. We have been working on the DRI and have been in contact with Plattsburgh, Watertown and Saranac Lake to see how they have been doing things. We will be doing a training webinar tomorrow with the Northern Boarder Regional Council. I will be working with Greg and Cara on a financing plan for Brooks Street. Congratulations again to the Climate Smart Committee on their hard work to get us awarded a bronze level and we have received signs indicating that, one will be posted in the Board Room.

Trustee Warr asked about the electric vehicle charging station grant for \$250,000 that Fred was applying for. He asked if we would have to put the money out and then get it back. Fred stated that yes, that would be the process, however, he ran into a problem submitting that grant, so it didn't get submitted. Fred stated that all state money is provided on a reimbursement basis.

Trustee Lee asked when and if Fred was going to try and apply again. Fred stated that the next grant opportunity through Environmental Protection would be next fiscal year.

Public Comment:

Monique Tirion of 8 Circle Drive thanked Trustee McKenna for her service. She stated that she, was surprised, as was her husband and likely others would be, that the sale of Cottage Street to the hospital is on the agenda tonight. She stated that she had looked at the data the OSC has regarding the village's debt, and she sees that since 2007 it had gone down slightly then back up sharply. She stated that it is currently 17 million. Treasurer Adams provided Ms. Tirion with an excel spreadsheet showing the Village's debt and explained that borrowing 12 million for the sewer plant upgrades and 3 million for the East Dam Hydro rebuild is what caused the increase.

Shirley Christman of 31 Waverly Street spoke regarding traffic and driving in Potsdam. She stated that perhaps we need to hire a traffic cop.

David Acker then spoke about the purchase of Cottage Street. He explained that this discussion has been happening for five to six years, the original plan was for a 60,000 sq. ft. expansion but Rochester Regional is looking to do a 100,000 sq. ft. expansion, they have leased a warehouse on 11B where tractor trailers off load and smaller panel trucks bring the supplies to the hospital campus, they will be redoing the sidewalk along the south side of Cottage Street for improved walkability, and that the traffic studies that were done by both the hospital and the Village show that the vast majority of the traffic on that portion of Cottage Street is going to the hospital campus.

Trustee Lee asked about the two appraisals for the street, one was \$325,000 and the other was \$335,000. Mr. Acker stated that it would take some time to update the appraisals as they are a few years old, and it would take quite a bit of time to update them so rather than do that they added \$100,000 to the lower of the two and offered that to make sure there was no question about time affecting the fair market value.

Trustee Jacobs-Wilke stated that she understands that the hospital does extra sidewalk cleaning around the hospital campus during the winter and questioned whether that would be the case with the Cottage Street sidewalks that will be part of the campus. Mr. Acker said that they would do the extra sidewalk cleaning on those sidewalks. Trustee Jacobs-Wilke asked if we need infrastructure work in that area is the hospital would commit to help funding that work. Mr. Acker stated that they would.

New Business:

Trustee Lee Moved and Trustee Jacobs-Wilke Seconded a resolution approving the partial expenditures for the month of November 2021 in the amount of \$132,698.35 chargeable to the following funds:

General Fund	\$ 53,696.53
Water Fund	3,897.32
Sewer Fund	28,200.71
Hydro Fund	25.25
Trust & Agency Fund	85.00
Recreation Fund	<u>46,793.54</u>
TOTAL	<u>\$ 132,698.35</u>

Ayes 5 (Mayor Tischler) Nays 0
(Trustee Warr, McKenna, Lee & Jacobs-Wilke)

Trustee Lee Moved and Trustee Jacobs-Wilke Seconded a resolution to allow free parking in downtown Potsdam during the Holiday shopping season from November 19, 2021 to December 31, 2021.

Ayes 5 (Mayor Tischler) Nays 0
(Trustee Warr, McKenna, Lee & Jacobs-Wilke)

Prior to the vote on the above resolution Trustee McKenna Moved and Trustee Lee Seconded a resolution to amend the resolution to say Holiday shopping instead of Christmas shopping.

Ayes 5 (Mayor Tischler) Nays 0
(Trustee Warr, McKenna, Lee & Jacobs-Wilke)

WHEREAS, the Village has received a request from Canton Potsdam Hospital that the Village abandon the portion of Cottage Street between Waverly Street and Leroy Street and convey said portion of Cottage Street to Canton Potsdam Hospital to help facilitate its continued development and upgrading of its hospital campus for the betterment of the Hospital and the community; and

WHEREAS, the Village Board has determined that the portion of Cottage Street between Waverly Street and Leroy Street is useless as a public thoroughfare and is no longer needed as a public street; and

WHEREAS, the Village conducted a public hearing held before the Potsdam Village Board of Trustees at the Potsdam Civic Center, 2 Park Street, Potsdam, New York 13676, the 5th day of October 2020 at 5:30 p.m., to consider the abandonment of the portion of Cottage Street between, Waverly Street and Leroy Street, and the neighboring landowners and the general public was invited by public notice to attend; and

WHEREAS, the Village conducted a SEQRA review pursuant to the New York State Environmental Conservation law, deeming the action as an unlisted action, completed and reviewed a short Environmental Assessment Form, finding that the abandonment of the portion of Cottage Street between Waverly Street and Leroy Street would cause no potential for significant environmental impacts, and issued a negative declaration for purposes of SEQRA, and

WHEREAS, the Village of Potsdam possesses the authority to abandon and discontinue unused streets pursuant to New York Village Law § 6-612; and

WHEREAS, the Village of Potsdam possesses the authority to convey abandoned streets for adequate consideration; and

WHEREAS, the Village of Potsdam has determined, by appraisal, that the fair market value for the portion of Cottage Street between Waverly Street and Leroy Street is the sum of \$425,000.00 and that the sum of \$425,000.00 is adequate consideration for the conveyance to Canton Potsdam Hospital.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Potsdam, pursuant to the provisions of New York Village Law § 6-612 et seq., does adopt this resolution abandoning and discontinuing that portion of Cottage Street between Waverly Street and Leroy Street, and be it further

RESOLVED, that the portion of Cottage Street be sold to Canton Potsdam Hospital for the sum of \$425,000.00 subject to the Village retaining various utility easements to the abandoned property as set forth in Schedule A to this resolution all subject to and conditioned upon the parties agreeing to these and other terms and conditions yet to be determined as set forth in a purchase and sale agreement mutually agreeable to the Village and Canton Potsdam Hospital; and be it further

RESOLVED, that the Village does not insure, guarantee or warrant title to said roadbed parcel, such parcel is to be abandoned and discontinued as is, where is, without further obligation of the Village to maintain said street, and be it further

RESOLVED, that the Mayor shall be authorized to execute and deliver all necessary documents and forms to effectuate the transfer.

Ayes 5 (Mayor Tischler)
 (Trustee Warr, McKenna, Lee &
 Jacobs-Wilke)

Nays 0

