

# SCHENECTADY CITY COUNCIL COMMITTEE AGENDA

for  
Tuesday, July 05, 2016  
5:30 p.m.  
Room 110

*The Council President reserves the right to add or delete any agenda item prior to Committee Meeting.*

## City Development & Planning

- |   |  |                |
|---|--|----------------|
| 1 | Mohawk Harbor Visitor Center and Vessel Dockage CFA    | Mayor McCarthy |
| 2 | Transfer of 129 Prospect Street to Capital Region Land | Jaclyn Mancini |
| 3 | Sale of City Property - Update (Exec)                  | Rachael Ward   |
| 4 | Sale of 507 Paige Street                               | Jaclyn Mancini |
| 5 | Sale of 526 Paige Street                               | Jaclyn Mancini |
| 6 | Sale of 401 Brandywine                                 | Jaclyn Mancini |
| 7 | Sale of 1839 Albany Street                             | Jaclyn Mancini |

## Health & Recreation

- |   |  |                    |
|---|--|--------------------|
| 1 | ABAC - Schenectady Municipal Golf Course Improvements    | Chris Wallin       |
| 2 | Museum of Innovation and Science (miSci) / Vale Park CFA | Mayor McCarthy     |
| 3 | Vale Park Partnership                                    | Leesa Perazzo      |
| 4 | Habitability of Local Hotels                             | Marion Porterfield |

## Public Service & Utilities

- |   |                                |               |
|---|--------------------------------|---------------|
| 1 | WQIP Disinfection Project      | Paul LaFond   |
| 2 | Disc - City Sidewalk Program   | John Polimeni |
| 3 | Disc - Taxi Cabs - Chapter 236 |               |

## Public Safety

- |   |                  |               |
|---|------------------|---------------|
| 1 | Disc - Fireworks | Leesa Perazzo |
|---|------------------|---------------|

Monday, July 05, 2016

CJP



**CITY OF SCHENECTADY  
LEGISLATION REQUEST FORM**

**COMMITTEE ASSIGNMENT: COMMUNITY DEVELOPMENT & PLANNING**

**DATE: July 1, 2016**

**TO: COUNCIL MEMBERS**

**FROM: Mayor Gary McCarthy**

**SUBJECT: Mohawk Harbor Visitor Center and Vessel Dockage CFA**

**Background Information:**

The project consists of constructing approximately 75 feet of vessel dockage, enhancing the pedestrian trail from waterfront at Mohawk Harbor, and the construction of a Visitor Center that will be equipped with public restrooms, information and way finding signs to direct visitors to downtown attractions, events, restaurants and businesses, historic sites, and other points of interest. Kiosk and signage will include Erie Canal information as part of centennial. Public access easement will be completed as part of project.

A public access easement will be completed as part of project;

**Evaluation/Analysis:**

The New York State Department of State Local Waterfront Revitalization Program (LWRP) and New York State Canalway Grant Programs requires the City to be the lead applicant. The application will seek total eligible project costs in state funds with a minimum match of 50% from the project developer. Total local project match will be provided by Metroplex and the Developer of the site.

**LEGISLATION WILL BE PREPARED BY Law**

CS-8

**CITY OF SCHENECTADY  
LEGISLATIVE REQUEST FORM**

COMMITTEE ASSIGNMENT: City Development DATE: July 1, 2016

TO: City Council

FROM: Jaclyn Mancini, Director of Development

SUBJECT: Transfer of 129 Prospect Street to the Capital Region Land Bank

**Background Information:**

The City, County, SURA, Capital Region Land Bank and other agencies entered into an intermunicipal agreement to manage and administer the removal and redevelopment of blighted properties in the City of Schenectady.

**Evaluation/Analysis:**

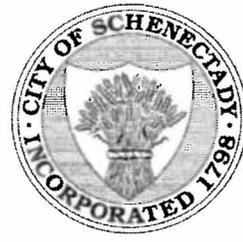
The Capital Region Land Bank has requested site control of the property at 129 Prospect Street to enable the demolition and reuse of the property.

**Recommendation:**

I recommend that the City Council transfer 129 Prospect Street to the Capital Land Bank for the demolition and reuse of the property.

LEGISLATION WILL BE PREPARED BY Law Department

H.R.



# Legislative Request Form

**DEPARTMENT OF ENGINEERING**

**CHRISTOPHER WALLIN, P.E., CITY ENGINEER**

COMMITTEE ASSIGNMENT: *Health & Rec.* DATE: July 5, 2016

TO: City Council

FROM: Christopher R. Wallin, P.E., City Engineer

SUBJECT: Award the Bid and Contract for the "Schenectady Municipal Golf Course Improvements" to Intergolf in the Amount of \$575,960.00

TO BE PLACED ON COUNCIL AGENDA OF: July 12, 2016

Background Information:

Evaluation/Analysis:

Recommendation:

LEGISLATION WILL BE PREPARED BY: Engineering

CRW: cd

Hor



**CITY OF SCHENECTADY  
LEGISLATION REQUEST FORM**

**COMMITTEE ASSIGNMENT: Health & Recreation**

**DATE: July 1, 2016**

**TO: COUNCIL MEMBERS**

**FROM: Mayor Gary McCarthy**

**SUBJECT: Museum of Innovation and Science (miSci)/ Vale Park CFA**

**Background Information:**

The Museum of Innovation and Science (miSci) is applying to the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) for a grant under the Environmental Protection Fund for a park project to be located at 15 Nott Terrace Heights, Schenectady, New York, a site located within the City of Schenectady

The park project will connect MiSci and Vale Park with improvements including handicapped accessible walking paths from parking areas and along the water feature where the miSci property abuts the Park, public restrooms, and smart lighting for improved public safety. In addition, a pavilion/outdoor classroom will be constructed for miSci educational programs.

**Evaluation/Analysis:**

As a requirement under the rules of this program, miSci must obtain the approval and endorsement of the governing body of the municipality in which the project will be located and must commit to the site being forever maintained by Schenectady as a municipal park in this community consistent with the rules promulgated by OPRHP.

Total project estimated costs are \$983,560 with a \$250,000 local match; \$125,000 will be provided by Metroplex and \$25,000 plus administration to be provided by miSci.

**LEGISLATION WILL BE PREPARED BY Law**

H/R



**CITY OF SCHENECTADY  
LEGISLATION REQUEST FORM**

**COMMITTEE ASSIGNMENT: Health & Recreation  
DATE: 07/05/2016**

**TO: COUNCILMEMBERS**

**FROM: Leesa Perazzo**

**SUBJECT: Vale Park Partnership**

**Background Information:**

**Evaluation/Analysis:**

**Recommendation:**

**LEGISLATION WILL BE PREPARED BY \_\_\_\_\_**

HoR



**CITY OF SCHENECTADY  
LEGISLATION REQUEST FORM**

**COMMITTEE ASSIGNMENT: Health & Recreation  
DATE: 07/05/2016**

**TO: COUNCILMEMBERS**

**FROM: Marion Porterfield**

**SUBJECT: Habitability of Local Hotels**

**Background Information:**

**Evaluation/Analysis:**

**Recommendation:**

**LEGISLATION WILL BE PREPARED BY\_\_\_\_\_**

# Office of the New York State Comptroller: Press Release

## DiNapoli: Many Homeless Shelters in Poor Condition

Large-Scale Assessment of Homeless Shelter System Finds Persistent Statewide Problems, Squalid Conditions  
DiNapoli Worked with Six County Comptrollers & Completed 387 Site Visits; Detailed Regional & County Data  
Included in Report

Many of the state's homeless shelters outside New York City are in substandard condition with numerous health and safety issues that need to be addressed immediately, according to a [report](#) on homelessness released today by New York State Comptroller Thomas P. DiNapoli. DiNapoli called on state and local officials to improve coordination and respond quickly to improve homeless shelter conditions.

"Homelessness is a problem affecting communities in virtually every corner of the state," DiNapoli said. "Despite our best efforts, there continue to be run-down – and sometimes even squalid – shelters that pose a real danger to the health and safety of families and individuals that have nowhere else to go. It is clear that greater action is needed to ensure that all homeless shelter facilities provide safe accommodations for some of New York's most vulnerable residents."

The Office of Temporary and Disability Assistance (OTDA) administers the state's homeless housing and services programs. The agency certifies and directly oversees larger-scale facilities and is responsible for inspecting them and ensuring they meet certain standards. OTDA has delegated authority for oversight of smaller, uncertified shelters to county Departments of Social Services, but remains responsible for monitoring local oversight and inspection of uncertified shelters. In New York City, the Department of Homeless Services serves the same role as the local service districts statewide.

Earlier this year, DiNapoli's office released an [audit](#) finding that OTDA did not sufficiently monitor state-certified shelters, nor local districts' oversight of uncertified shelters, to ensure that inspection violations are addressed properly and that shelters are operating in compliance with state and local requirements. During visits to 39 facilities, auditors observed a range of substandard living conditions, the most egregious of which pose obvious and dangerous risks to shelter residents' health and safety, including fire and safety violations, rodent and vermin infestations and mold conditions.

Governor Cuomo, in his 2016 State of the State message, announced a Homeless Housing Initiative that would give the state new oversight of the homeless shelter system. The Governor recently announced that OTDA would require corrective action plans for shelters with violations.

In support of the Governor's initiative, DiNapoli's auditors, working with the comptrollers from Albany, Dutchess, Nassau, Onondaga, Suffolk and Ulster counties, visited 200 emergency shelters and 187 hotel/motels, located across 48 different counties (exclusive of New York City and the city of Buffalo), during February and March 2016.

Auditors considered 320 facilities to be in generally adequate condition, but the remaining 67 facilities were in poor or very poor condition. DiNapoli's auditors found:

- 45 facilities had one or more health safety issues, including mold, unsanitary restrooms and vermin;
- 61 facilities had one or more fire safety issues including lack of fire escape; missing or uninspected fire extinguishers; missing or disabled smoke detectors; no carbon monoxide detector; portable heaters in use and exposed electrical wires, among other issues;
- 37 facilities had personal safety issues, including restroom doors that didn't lock; unsafe stairs and railings; and unsafe playgrounds; and
- 20 locations had issues with occupant accommodations, including insufficient bedding; and an insufficient number of toilets, sinks and showers.

For example:

- At a hotel for families and single adults in Albany County, auditors found candles and space heaters in use, disabled smoke and carbon monoxide detectors, missing outlet covers, exposed wires, mold in bathrooms and bedrooms, and bathroom doors that did not lock.
- At a men's shelter in Monroe County, auditors found an insufficient number of toilets, sinks and showers. They also observed missing fire extinguishers, no carbon monoxide detectors, mold and mildew, unsanitary bathrooms and peeling paint.
- At a family shelter in Westchester County, auditors identified excessive mold and mildew in some showers as well as a bug infestation and the remains of a dead rat in an air duct.

While auditors considered 320 facilities to be in overall adequate condition, many persistent issues still need to be corrected at these facilities, including some of the same concerns at the sites listed above.

**Albany County Comptroller Michael F. Conners II** said: "I would like to thank Comptroller DiNapoli for his efforts to identify the problems with homeless shelters in New York State. I would also like to thank his auditors for their professionalism in dealing with this important issue."

**Dutchess County Comptroller James Coughlan** said: "Homelessness in New York, and in Dutchess County, is a growing concern. The findings in this audit help to shine a light on this problem. Identifying shelters that are below or above an acceptable standard is critical to protect those who are vulnerable and at risk, especially children. Moreover, counties need to work more closely with local municipalities to provide better oversight of hotels and motels that appear more frequently not to provide the level of accommodation necessary to provide adequate protection of those in need."

**Nassau County Comptroller George Maragos** said: "We have urged stepped up inspections of homeless shelters. We are pleased to join in a statewide coordinated effort to care for our homeless and expect to be a model for all counties to follow in this very important New York state initiative"

**Onondaga County Comptroller Robert E. Antonacci II** said: "Every night, there are hundreds of people in our community that need a place to sleep. We have more than a dozen local shelters that help people get back on their feet and off the streets. While these organizations are working with limited resources, my auditors found conditions there were startling and unsafe. We will continue to partner with State Comptroller DiNapoli's office and local comptrollers to identify problems and propose common sense solutions."

**Suffolk County Comptroller John M. Kennedy Jr.** said: "I applaud the efforts of State Comptroller DiNapoli in undertaking this comprehensive statewide review of homeless shelters. We welcomed the opportunity to work directly with key members of his staff, and the results of this audit are startling – clearly swift corrective action is warranted. No level of government can tolerate neglect of those most vulnerable among us."

**Ulster County Comptroller Elliott Auerbach** said: "It's encouraging to see the homeless facilities in Ulster County were all rated as adequate by Comptroller DiNapoli's auditors, which demonstrates our local dedication to some of our most vulnerable residents. Still, it is clear from this study that adequate isn't good enough and that conditions need to be improved everywhere. I'd like to thank the Comptroller for tackling this important issue in his thorough report, and I offer my full support in his continuing efforts to help ensure that every New Yorker has a clean and safe place to sleep at night."

### **Next Steps**

DiNapoli's initial audit found OTDA had very little information about the conditions – and in some cases, even the existence – of facilities that were not subject to its direct supervision as certified shelters. While the agency has made significant strides forward in this area, it still lacks information on many of the hotels and motels used for short-term placements as well as many other operations that do not necessarily receive direct government funding. The report recommends that a more comprehensive statewide database be put in place to better manage the conditions at shelters as well as the placement of recipients.

There is a significant reliance on the use of hotels or motels in many areas of the state, particularly in areas where more formal shelters do not exist or are already operating at or above capacity. In general, the rate of poor conditions and health and safety hazards auditors observed was about twice as high where these facilities were not associated with a recognized chain of establishments.

Auditors noted that from a health and safety standpoint, most of the burden for these facilities is borne by local officials such as building inspectors, zoning officers and fire officials. DiNapoli's report recommends greater coordination and cooperation among these various entities to increase oversight of these facilities.

Similarly, some areas of the state have facilities operated by non-profit groups like churches or voluntary agencies that receive no direct public funding at all, relying instead on donations or funding from a parent organization. Since they receive no government money, these facilities generally receive even less oversight than the hotels and motels. As with the hotel and motel sector, there needs to be greater coordination and cooperation among stakeholders to ensure the individuals who use these facilities remain safe and secure, according to the report.

DiNapoli's report also notes there is considerable disparity in the way homeless housing is funded around the state. Some areas have their own government-operated shelters, while others rely primarily on contracted facilities, hotels and motels, or even groups that receive no government financial assistance. Furthermore, the cost of these services also likely varies considerably. These fiscal issues merit further study and discussion to identify the best prospects from both an economic and service quality perspective, according to the report.

DiNapoli's office is currently auditing the rate-setting process at New York City's Department of Homeless Services, part of an initiative related to rate setting at state and city agencies. In its New York State Shelter

Inspection Report, released earlier this month, the Governor's office announced that the state would take a larger role in the shelter rate setting process going forward.

DiNapoli plans to soon launch an audit of the oversight of hotel and motels used as homeless shelters and, in conjunction with his county comptroller partners, will conduct a series of reports that examine best practices and innovations related to homelessness.

See homeless and demographic data <http://www.osc.state.ny.us/audits/allaudits/093016/16d3.pdf> for ten regions across the state at:

<http://www.osc.state.ny.us/audits/allaudits/093016/16d3.pdf#nameddest=LongIsland>

Albany Phone: (518) 474-4015 Fax: (518) 473-8940

NYC Phone: (212) 383-1388 Fax: (212) 681-7677

Internet: [www.osc.state.ny.us](http://www.osc.state.ny.us)

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RS & H



**CITY OF SCHENECTADY  
LEGISLATION REQUEST FORM**

**COMMITTEE ASSIGNMENT: Public Services & Utilities**

**DATE: July 1, 2016**

**TO: COUNCIL MEMBERS**

**FROM: Paul LaFond, Commissioner of General Services**

**SUBJECT: WQIP Disinfection Project**

**Background Information:**

The existing disinfection process at the City of Schenectady's Water Resource Recovery Facility (WRRF) includes bulk sodium hypochlorite for disinfection in an existing chlorine contact basin but does not include dechlorination.

The City is proposing the construction of new facilities to allow chlorination with bulk sodium hypochlorite and dechlorination with sodium bisulfite to meet the final total residual chlorine (TRC) listed in the City's State Pollutant Discharge Elimination System (SPDES).

**Evaluation/Analysis:**

Modifications to the disinfection system need to be made by November 30, 2017 in order to comply with a new State Pollutant Discharge Elimination System (SPDES) permit, which went into effect 12/1/14.

This resolution would authorize the Mayor to apply for funds from the New York State Department of Environmental Conservation (DEC), in an amount not to exceed \$2.5 million in state funds with a minimum match of 15% from the City of Schenectady, and enter into and execute a project agreement with the State for such financial assistance to the City of Schenectady.

Anticipated Project Cost - \$3.3 million

Grant Request - \$2.5 million

City Capital Budget Match - \$800,000

**LEGISLATION WILL BE PREPARED BY Law**

PS & U



**CITY OF SCHENECTADY  
LEGISLATION REQUEST FORM**

**COMMITTEE ASSIGNMENT: Public Services & Utilities  
DATE: 07/05/2016**

**TO: COUNCILMEMBERS**

**FROM: John Polimeni**

**SUBJECT: Disc - City Sidewalk Program**

**Background Information:**

**Evaluation/Analysis:**

**Recommendation:**

**LEGISLATION WILL BE PREPARED BY \_\_\_\_\_**

PS-4



**CITY OF SCHENECTADY  
LEGISLATION REQUEST FORM**

**COMMITTEE ASSIGNMENT: Public Services & Utilities  
DATE: 07/05/2016**

**TO: COUNCILMEMBERS**

**FROM:**

**SUBJECT: Disc - Taxi Cabs - Chapter 236**

**Background Information:**

**Evaluation/Analysis:**

**Recommendation:**

**LEGISLATION WILL BE PREPARED BY \_\_\_\_\_**

Lt. Stickney  
Sgt. Harrigan

### **236-6**

When damaged cab is seen we approach the taxi company.  
We have been requesting body work, paint repair and general good appearance.  
Regardless, some conditions are unacceptable.  
Require that vehicles are no more than 10 years old?

### **Requested language change:**

A vehicle shall not pass a physical inspection unless it is free of excessive auto body and paint damage, clean, fit, uniform in color, of good appearance and in a thoroughly safe condition. A physical inspection shall include but not be limited to, a review of the following items: interior upholstery, floorboards, door handles, windows, locks, lights, tires, body damage, rust, paint, spare tire, jack, lugs, lug wrench, directional signals and safety flares.

### **236-11**

Limit medallions?  
Require a minimum number of cars in the fleet? Provide growth for bigger companies? Limit amount of smaller companies?  
Currently we have more than 150 drivers  
Multi-car companies:  
Electric City: 16  
Capitaland: 13  
Midway: 8 - Parsan  
Danny's: 4 - Lakeragh  
A Ride: 3  
Andy's: 2 - Lakeragh  
United: 2 - Parsan

Upstate:2

Royal: 1

S & M: 1

Ask: 1

MSO: 1

Midtowne: 1 - Lakeragh

Deen's: 1

VIP: 1

Super Q: 1

Central Brown and Allstar are waiting approval – owned by same person

**Language from Troy:**

The number of taxicabs for which licenses may be issued under this article shall be limited to 28. Upon the effective date of this chapter, upon application and approval thereof, the Chief of Police shall issue up to 22 taxicab licenses to Capitaland Taxis of Troy and up to six taxicab licenses to Black and White Cab System. If, for any reason the Chief of Police shall not issue 22 taxicab licenses to Capitaland Taxis of Troy and six taxicab licenses to Black and White Cab System, then the Chief of Police shall consider the application for taxicab licenses from any eligible person.

Or, go vague: as designated by resolution from City Council.

**Medi-cabs** currently do not fall under taxi-cabs. Can they be licensed with us but no meter? Required to have medallion which would allow us to inspect.

**236-19**

All licensed cab drivers if license is suspended right now they don't know unless they get pulled over. Recommendation that applicants must sign LENS program. Would send alerts for arrests outside City, suspensions, etc.

**Add:**

Consent in writing to his or her enrollment in the NYS LENS Program for the period that his or her taxicab license is in effect. Written consent of the applicant that his or her driver information will be entered into the NYS DMV LENS Program and monitored by the Traffic Division of the City of Schenectady.

## **236-21**

### **Requested language change:**

Each third year, the Chief of Police shall require the renewal applicant to file with the application a fingerprint identification imprint. The Chief of Police shall then cause a check to be made of the records of the NYS Division of Criminal Justice to determine if the renewal applicant has been convicted of an offense that would disqualify him/her for renewal of a taxi driver's license.

### **Rates:**

We are the only municipality that requires meters.

Feels rate change would be beneficial

Medallion cost \$250. Albany charges \$650. Increase medallion fee?

### **Recommendation:**

Add info on City web site and a required sticker in each car on how to complain.

PS



**CITY OF SCHENECTADY  
LEGISLATION REQUEST FORM**

**COMMITTEE ASSIGNMENT: Public Safety  
DATE: 07/05/2016**

**TO: COUNCILMEMBERS**

**FROM: Leesa Perazzo**

**SUBJECT: Disc - Fireworks**

**Background Information:**

**Evaluation/Analysis:**

**Recommendation:**

**LEGISLATION WILL BE PREPARED BY \_\_\_\_\_**