

November 3, 2014

Special Meeting held

The Special meeting of the City of Port Jervis Common Council was held in the Council Chambers, 20 Hammond Street, Port Jervis, New York on Monday, November 3, 2014 at 6:00 p.m.

Attendance

Mayor Decker and all members of the Common Council were present. City Clerk Treasurer Robin Waizenegger, City Counsel Mr. William Bavoso, Acting DPW Director Jack Farr, Building Inspector David Rivera, City Engineer Michael Lameroux and Asst Building Inspector Laurie Powrie were also present.

Pledge of Allegiance

Mayor Decker led all present in the Pledge of Allegiance to the Flag.

Mayor Decker announced that this meeting was called to review the status of repairs and evaluation of the building at 24-32 Front Street.

Mr. Lameroux reviewed his review of the roof and brick side wall indicating that the bricks are extremely loose. He said that the current damage is not due primarily to the blowoff of the roof in the micro-burst storm but due to long-term water damage. The overall condition of the mortar is not good and he recommends that the brick sidewall be taken down to the roof joists to prevent falling bricks. Mayor Decker questioned the estimate costs of closing in the roof for the winter. Mr. Lameroux indicated that it would cost \$100,000 to close in the roof for the winter. Mr. Oney and Mr. Siegel questioned if the City was required to go to such lengths as emergency repair measure relative to public safety or should that be incumbent on the bank or private owner involved. Mr. Lameroux indicated that it would not be necessary nor the City's obligation with respect to emergency repairs.

Mayor Decker questioned other alternatives up to and including possible demolition. Mr. Lameroux indicated that any building is salvageable but it would not be cost feasible. The cost for demolition could be in excess of \$200,000. He also indicated that any brick recovery would be taken into account during any bidding process. When questioned about having to close in the roof Mr. Lameroux stated that he believes that is more work that it would be worth. Mr. Lameroux stated that he is not concerned about a building collapse at this point in time. However if there is multiple freeze thaw situations it could change the status of the building.

Again he repeated that renovation is not cost feasible unless there was special incentives given. It was noted that the building is privately held and the City has no authority to determine such a type of sale.

Mr. Howard Kuperman, owner of a neighboring property, was invited to speak. He stated that it is imperative to his property to have the bricks removed in order to re-open his building due to an impending potential lease.

The engineer indicated that the removal of the bricks to the roof joist would relieve the danger and allow the neighboring building to open. He also suggested a membrane be put over the top of the brick wall. It was noted that the 60 day notice time to the bank has expired with respect to their rights to act.

Motion was made by Robert Waligroski, seconded by David Bavoso to allow the Mayor to act up to \$15,000 to remove the bricks and install a membrane over the wall and any other necessary repairs per the engineer, as an emergency situation under the dangerous building provisions of the law with respect to the alleyway and the neighboring building.

Discussion was had regarding the possible dangers in heavy winds.

AYE: 8 ABSENT: 0 NAY: 0 ABSTAIN: 0 CARRIED

It was noted that there are several items to come before the Council this evening which is admissible per legal counsel.

Motion by Frank Bell seconded by Kevin Cunningham to authorize the City Clerk Treasurer to issue a Tax Anticipation Note for the settlement of 2014 Orange County Taxes in the amount of 37,711.59.

AYE: 8 ABSENT: 0 NAY: 0 ABSTAIN: 0 CARRIED

Mayor Decker noted that he has received a report of satisfactory inspection and new contract renewal for 2015 which he is turning over to the police chief for analysis as it has a change in basis of fees. It was indicated that there is concerns regarding the administration of the Humane Society and their viability.

Mayor Decker also indicated that PJVAC has submitted a business plan to the City. However the 5 year prospectus indicates that they are not financially viable on their own. It was noted that there was several options for a special district tax or conversion back to BLS services only. The Mayor will be forwarding the documentation to the Council members.

There was questions and discussions regarding reimbursement and the ability of the City to support a private entity.

Meeting adjourned Motion by Mr. Bell, seconded by Mr. Bavoso, to adjourn the meeting at 6:35 p.m.

AYE: 8 ABSENT: 0 NAY: 0 ABSTAIN: 0 CARRIED

**Robin Waizenegger
City Clerk Treasurer**