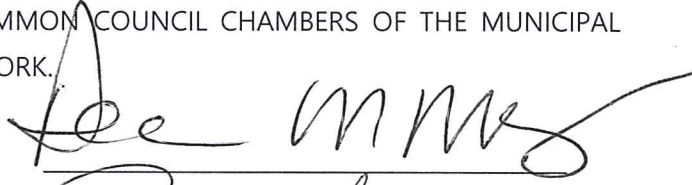
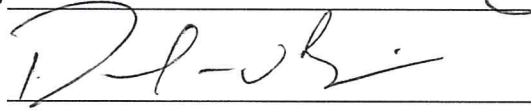


CITY OF FULTON FINAL NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE COMMON COUNCIL OF THE CITY OF FULTON WILL BE HELD ON TUESDAY, AUGUST 18, 2020 AT 7:00 P.M. IN THE COMMON COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING LOCATED AT 141 SOUTH FIRST STREET FULTON, NEW YORK.

BY ORDER OF: MAYOR DEANA M. MICHAELS

RESPECTFULLY: DANIEL A. O'BRIEN - CITY CLERK/CHAMBERLAIN

| | | |
|----------------|-----------------------|--|
| NOTIFICATIONS: | MAYOR | DEANA M. MICHAELS |
| | FIRST WARD COUNCILOR | THOMAS G. KENYON |
| | SECOND WARD COUNCILOR | DOUGLAS R. CHAPMAN |
| | THIRD WARD COUNCILOR | DONALD R. PATRICK JR. |
| | FOURTH WARD COUNCILOR | JOHN D. KENYON |
| | FIFTH WARD COUNCILOR | AUDREY L. AVERY |
| | SIXTH WARD COUNCILOR | LAWRENCE E. MACNER – COUNCIL PRESIDENT |
| | BUILDING MAINTENANCE | TIM DOYLE |

OTHER NOTIFICATIONS: MEMBERS OF THE PUBLIC, VALLEY NEWS, POST STANDARD, NEWS 10 NOW, PALLADIUM TIMES, OSWEGO COUNTY TODAY

| | |
|----------------------|--|
| PLEDGE OF ALLEGIANCE | MAYOR DEANA M. MICHAELS |
| ROLL CALL | DANIEL A. O'BRIEN - CITY CLERK/CHAMBERLAIN |

PUBLIC COMMENT 7PM TO 7:30PM

1. Public Hearing for Amendment to C152(J) of Code "Housing Maintenance; Rental Permits.
2. Approve lease agreement with Ed & Ed for Clerk/Chamberlain Copier.
3. Approve Police Department SRO (Special Patrol Officer).

MEETING #10

ADJOURN: COUNCILOR
SECOND: COUNCILOR

[RESOLUTION #10-1-2020]

WHEREAS, At a meeting of the Common Council held on August 4, 2020 the City Clerk/Chamberlain was authorized and directed to advertise for a Public Hearing to be held on August 18, 2020 following the conclusion of the public comment period in the Common Council Chambers of the Municipal Building, 141 South First Street, Fulton, New York relative to a proposed Local Law to amend section C152(J) of the City Charter and Code entitled "Housing Maintenance; Rental Permits.

Mayor Michaels declared this Public Hearing open.

WHEREAS, Members of the public, members of the Common Council and all in attendance have been given an equal opportunity to express their written or oral comments regarding this proposed Local Law;

WHEREAS, Mayor Michaels then asked for a motion to close the Public Hearing, which was offered by Councilor Avery, seconded by Councilor _____ unanimously adopted.

Councilor _____ introduced the following and moved its adoption:

NOW THEREFORE BE IT RESOLVED, That the proposed Local Law to amend section C152(J) of the City Charter and Code entitled "Housing Maintenance; Rental Permits.

Seconded by Councilor _____

Ayes: Councilors Thomas Kenyon, Chapman, Patrick, John Kenyon, Avery, Macner

Nays: None Motion carried.

State of New York
County of Oswego ss:
City of Fulton

I, Daniel A. O'Brien, City Clerk/Chamberlain of the City of Fulton, New York do hereby certify that I have compared the foregoing copy of this resolution with the original in my possession and that the same is a true and complete transcript thereof. I further certify that said resolution was adopted at a meeting of the Common Council of the City of Fulton held on the 18th day of August 2020.

In witness whereof, I have hereunto set my hand and seal of the City of Fulton, New York on the 19th day of August 2020.

Daniel A. O'Brien - City Clerk/Chamberlain/Chamberlain

VALLEY NEWS

NOTICE TO THE PUBLIC

PUBLIC HEARING ON A

PROPOSED LOCAL LAW TO AMEND SECTION C152 (J) OF THE CITY CHARTER AND
CODE ENTITLED "HOUSING MAINTENANCE; RENTAL PERMITS"

PLEASE BE ADVISED THAT A PUBLIC HEARING OF THE COMMON COUNCIL OF THE CITY
OF FULTON, NEW YORK

WILL BE HELD ON TUESDAY, AUGUST 18, 2020 FOLLOWING THE CONCLUSION OF THE
PUBLIC COMMENT PERIOD

WHICH BEGINS AT 7:00 P.M. IN THE COMMON COUNCIL CHAMBERS OF THE FULTON
MUNICIPAL BUILDING LOCATED AT 141 SOUTH FIRST STREET, FULTON, NEW YORK.

THE PURPOSE OF THIS PUBLIC HEARING IS TO CONSIDER A PROPOSED LOCAL LAW
TO AMEND SECTION C152 (J) OF THE CITY CHARTER AND CODE ENTITLED "HOUSING
MAINTENANCE; RENTAL PERMITS".

ANYONE WISHING TO BE HEARD ON THIS MATTER MAY DO SO BY ATTENDING THIS
PUBLIC HEARING.

BY ORDER OF THE COMMON COUNCIL

DANIEL A. O'BRIEN

DATED 8/4/2020

CITY CLERK/CHAMBERLAIN

PLEASE PUBLISH TWICE

AUGUST 8 2020 AND AUGUST 12 2020

PLEASE USE HEAVY BLACK BORDER

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Fulton

Local Law No. 2 of the year 2020

A local law Housing Maintenance; Rental Permits
(Insert Title)

Be it enacted by the Common Council of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Fulton as follows:

To Amend Section C152-J(C)(3) A rental permit fee of \$150 per dwelling unit.....

To Amend Section C152-J(C)(3)(a) The fee \$150 fee per unit.....

To Amend Section C152-J(C)(9) Rental permit certificates shall be valid for a period of three(3) years from the date of application.

To Amend Section C152-J(C)(10) Once the rental permit certificate has been issued, if the rental unit(s) is/are found to be in violation of any applicable rules and regulations of th city at any time during the following three(3) years.....

(If additional space is needed, attach pages the same size as this sheet, and number each.)

Rental Fee Permit Increase and Permit Length of Term for Council Review

To change the rental fee permit application fee and the length of term for the permit, the following will have to be amended (I've attached copies of the relevant sections):

- Section C152-J (C)(3) change 'A rental permit fee of \$50 per dwelling unit' to 'A rental permit fee of **\$150** per dwelling unit'.
 - **Question:** this section also includes a \$25 fee per sleeping room fee for five years. Does the Council want to change this?
- Section C152-J (C)(3)(a) change 'The \$50 fee per unit' to 'The **\$150** fee per unit'.
 - **Question:** The rental fee permit includes an initial inspection and one follow up inspection. There is a schedule for follow up inspections of \$60; \$90; \$120 and \$180. Does the Council want to change that?
- Section C152-J (C)(9) change 'Rental permit certificates shall be valid for a period of five years from the date of application issue' to 'Rental permit certificates shall be valid for a period of **three** years from the date of application issue'.
- Section C152-J (C)(10) change line 2 'at any time during the following five years' to 'at any time during the following **three** years'.

Next Steps

- (2) A description of the property, by street and number or otherwise, as will enable the Housing Inspector to locate the same.
- (3) Such other appropriate information as may be requested, including but not limited to number of units, number and type of rooms, together with a typical floor layout of the units and rooms with appropriate designations and identifications.

(2) Effective November 7, 1994, it shall be unlawful to own any rental dwelling unit for which the application for a rental permit has not been filed with the Bureau. This paragraph shall not apply to owner-occupied single-family residential dwellings or to owner-occupied dwelling units within a two-family residential dwelling or a multiple dwelling. However, this section shall apply to the building structure itself, common space and other rental units within such buildings. Furthermore, after January 1, 1995, it shall be required that a valid and effective rental permit be issued prior to ownership and the occupation of a rental unit(s).

150 (3) A rental permit fee of \$50 per dwelling unit and a fee of \$25 per sleeping room in a boardinghouse or nontransient dwelling shall be charged for each unit or room for which a permit is required. Failure to pay the fee shall result in the denial of the permit. The total rental permit application fees due for an entire structure shall be due and payable at one time, regardless of whether or not each dwelling unit or sleeping room is capable of being rented. The collector of the rental permit fee shall have no authority to accept a fee for less than the number of actual dwelling units or sleeping rooms in the structure, regardless of whether or not each dwelling unit or sleeping room is capable of being occupied.

[Amended 8-16-2016 by L.L. No. 4-2016]

150 a. The \$50 fee per unit and the \$25 fee per sleeping room includes the initial inspection and one follow up inspection to correct any violation(s) found. Any and all subsequent inspection(s) necessary to determine compliance with required action or repairs shall be subject to a charge of \$60 per unit and \$30 per sleeping room for the third inspection; \$90 per unit and \$45 per sleeping room for the fourth inspection; \$120 per unit and \$60 per sleeping room for the fifth inspection; \$150 per unit and \$75 per sleeping room for the sixth inspection; \$180 per unit and \$90 per sleeping room for the seventh inspection. In the case that a unit/sleeping room is occupied, the subsequent inspection process shall end after the fourth inspection if the unit/sleeping room remains noncompliant and an accusatory instrument shall be issued by the Code Enforcement Officer.

(4) Once the application for a rental permit has been filed and appropriate fee(s) paid, the owner shall be responsible to schedule an inspection of the premises with the Bureau of Code Enforcement to ensure compliance with all applicable codes, ordinances, rules and regulations of the city, including but not limited to the Property Conservation Code, Zoning Ordinance and Code of NYS.

- a. Failure to appear within 15 minutes of a scheduled inspection ("no show") shall result in a fee of \$25 per unit.
- b. Cancellation of a scheduled inspection less than 24 hours before that scheduled inspection ("late cancellation") shall result in a fee of \$25 per unit.
- c. Cancellation of a scheduled inspection for the unit more than once or after a "no show" ("second cancellation") shall result in a fee of \$35 per unit.
- d. Fees prescribed under this section for failure to appear at, and cancellation of, a scheduled inspection may be waived at the discretion of the Chief of the Department or his designee for good cause shown.
- e. No rental certificate shall be issued until all rental permit fees are paid in full. Unpaid fees shall be subject to the placement and recording of a lien by the City of Fulton against the inspected property.

(5) If the Bureau inspector is denied access to the dwelling unit, the rental permit certificate shall be denied and the property considered in violation of this section.

(6) Should violations of the housing standards be found during the inspection, notice and orders will be sent to the owner containing a description of each violation, the specific section of how violated and the time within which each violation must be corrected.

(7) The owner is entitled to and may request an administrative hearing before the Bureau Chief if he has any questions or would like additional time to correct the violation(s). This hearing must be requested within the shortest time period given to correct any violation.

(8) When the property is found to be in substantial compliance with the Property Conservation Code, NYS Code and all applicable rules and regulations of the city, a rental permit certificate shall be issued by the Bureau.

REF (9) Rental permit certificates shall be valid for a period of five years from the date of application issue or until the

actual sale or transfer of the fee or equitable title to the real property, whichever occurs first. The new property owner must contact the Code Department to schedule a rental permit reinspection within 30 days of transfer. The transfer shall be evidenced by the recording of an instrument in the Oswego County Clerk's office. A mortgage shall be deemed not to be a transfer of the fee or equitable title.

- (10) Once the rental permit certificate has been issued, if the rental unit(s) is/are found to be in violation of any applicable rules and regulations of the city at any time during the following five years, the rental permit certificate for that unit shall be revoked and a new rental permit application must be applied for. The fee to renew shall be \$500 for a revoked permit.
- (11) If the notice and orders have not been complied with within six months from the date the notice and order were issued or if the time to correct has not been extended through the use of an administrative agreement instrument, the application of rental permits shall become null and void and the owner shall be required to refile for a new rental permit and pay appropriate fees.

B. Permit applicants with outstanding violations or unpaid monies.

[Added 4-4-2018 by L.L. No. 8-2018]

- (1) No such permit shall be granted to or renewed for an applicant who is in violation of any City of Fulton code, ordinance or local law (hereinafter "violations") or who owes property taxes, water or sewer fees, special assessments, fines for violations of City ordinances or any other fees or past due monies of any name or nature owed to the City of Fulton (hereinafter "unpaid monies").
- (a) The applicant shall have the burden of providing proof in a form acceptable to the department that there are no such violations or unpaid monies.
- (b) In the event that the applicant has accrued violations or unpaid monies, such permit or renewal thereof shall be denied regardless of whether such violations or unpaid monies relate to a parcel of real property for which the application is made or another parcel owned by applicant or are personal to the applicant.
- (c) In the event that the applicant has accrued violations or unpaid monies, such permit or renewal thereof shall be denied regardless of whether such violations or unpaid monies occurred or accrued before the effective date of this local law.
- (d) Such permit, once granted, shall be revoked in the event that the applicant accrues violations or unpaid monies, or violations or unpaid monies are discovered, after the permit is granted. The revocation shall take effect five business days after receipt by the permit holder of notice from the City of Fulton of the pending revocation. Upon such revocation, all permitted activities and privileges shall immediately cease.
- (e) No application fees shall be refunded upon revocation of the permit.
- (f) The applicant must reapply for the issuance of such revoked permit by submitting a new application and paying all necessary application fees, and any such permitted activities or privileges may only be resumed once a new permit has been granted.
- (g) All requirements set forth herein shall also apply to nonperson entities and such permit or renewal thereof shall be denied to an entity, or revoked, if a person with a substantial interest in such entity owes such unpaid monies or has accrued such violations. A "person with a substantial interest" shall mean an ownership interest of more than 10% of, membership on the governing board of, holding an office in or holding the ability to cast or control more than 10% of the votes in such entity.

C. Administrative Remedy For Failure To Apply For Rental Permit:

[Added 4-4-2018 by L.L. No. 8-2018]

- (1) In the event that an owner and lessor has not filed with the Department an application for a rental permit, the Bureau Chief shall serve written demand upon the owner to submit such application. If the owner is a nonresident of the City of Fulton, such demand mailed to such owner addressed to the owner's last known address shall be sufficient service thereof.
- (a) If the person upon whom the demand is served fails to submit an application for a rental permit within twenty days after service of such demand, then the owner shall be charged an administrative fee to cover the costs incurred in preparing and serving such demand, which said fee shall be presented to the City Clerk/Chamberlain; said costs shall thereupon become a lien upon the property for which a rental permit application was demanded, and shall be added to become a part of the taxes next to be assessed and levied upon such property, shall bear interest at the same rate as taxes, and shall be

Councilor _____ introduced the following and moved its adoption:

[RESOLUTION #10-2-2020]

RESOLVED, that the City Clerk/Chamberlain be authorized to enter into a lease agreement for one new and unused Multifunction Copier for the Clerks office.

Seconded by Councilor

Ayes: Councilors Thomas Kenyon, Chapman, Patrick, John Kenyon, Avery, Macner

Nays: None

Motion carried.

State of New York

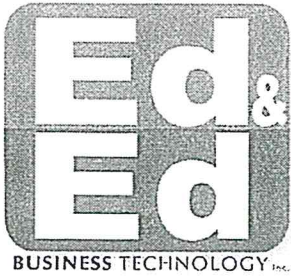
County of Oswego ss:

City of Fulton

I, Daniel A. O'Brien, City Clerk/Chamberlain of the City of Fulton, New York do hereby certify that I have compared the foregoing copy of this resolution with the original in my possession and that the same is a true and complete transcript thereof. I further certify that said resolution was adopted at a meeting of the Common Council of the City of Fulton held on the 18th day of August 2020.

In witness whereof, I have hereunto set my hand and seal of the City of Fulton, New York on the 19th day of August, 2020.

Daniel A. O'Brien - City Clerk/Chamberlain/Chamberlain



**Real People.
Real Service.
Real Solutions.**



August 3, 2020

City of Fulton
Dan O'Brien

Dear Dan:

Thank you for your interest in Ed & Ed Business Technology to accommodate your copier requirements. We are proud to be celebrating our 43rd year in business specializing in postage meters and printing systems while also being a locally owned and operated company.

Choosing Ed & Ed Business Technology, you will receive the following added benefits:

- *Fast Local 4-Hour Service Response Time*
- *Over 40+ Years Of Experience In the Mailing Equipment Industry*
- *Knowledgeable Support Staff Eager To Serve You*
- *Easy To Deal With – You Call We Respond (Never get lost in voice mail because we do not have any!)*
- *You Can Always Deal With Ed Jr!*

I trust the attached information will meet with your approval. Should you have any questions please call me @ 315-532-4064.

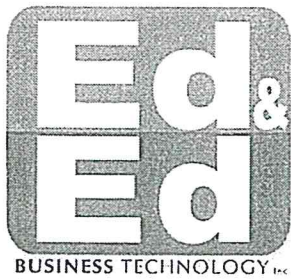
Sincerely,

Kyle Perez
Business Technology Consultant

4919 State Route 233
Westmoreland, NY 13490-1309
p 315.853.4111 f 315.853.6731

1707 Central Ave #202
Albany, NY 12205
p 518.235.5180

Syracuse 315.463.7811
Watertown 315.782.7450



Real People.
Real Service.
Real Solutions.



HASLER



Financial Considerations:

Lease Pricing:

63 months @ \$145.00/month

Full Service/Maintenance Program:

Our maintenance program includes parts, labor, drums and all toner.

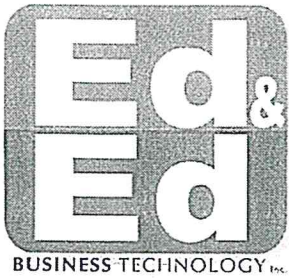
- \$0.009/page, Black & White
- \$0.05/page, Color
- Billed monthly for actual usage. \$25/month minimum

Tiered color pricing available with samples

4919 State Route 233
Westmoreland, NY 13490-1309
p 315.853.4111 f 315.853.6731

1707 Central Ave #202
Albany, NY 12205
p 518.235.5180

Syracuse 315.463.7811
Watertown 315.782.7450



**Real People.
Real Service.
Real Solutions.**



After understanding your needs we are recommending a **Kyocera TaskAlfa 3253ci** digital copier for your organization.

- Fast 32 Pages Per Minute Print/Copying, Letter
- Standard Network Print
- Enhanced Network Color Scan
- **270 Page Dual Scan Document Feeder**
- **1,000 Sheet Finisher**
- **Network Fax**
- Standard Duplexing
- First Copy out in 4.5 seconds
- **2-500 Sheet Paper Drawers**
- **2-500 Sheet Paper Drawers**
- 150 Sheet Multi-Purpose Tray
- **Standard 4 GB Ram, 2-160 GB Hard Drives**
- ESP Power Filter
- Delivery, Installation, Networking & Training
- Return of your current machine to leasing company

4919 State Route 233
Westmoreland, NY 13490-1309
p 315.853.4111 f 315.853.6731

1707 Central Ave #202
Albany, NY 12205
p 518.235.5180

Syracuse 315.463.7811
Watertown 315.782.7450

Councilor _____ introduced the following and moved its adoption:

[RESOLUTION #10-3-2020]

RESOLVED, that the City Chief of Police be authorized to hire and employ the position of Special Patrol Officer(SPO), to be funded from the A3120 Police 2020 budget.

Seconded by Councilor

Ayes: Councilors Thomas Kenyon, Chapman, Patrick, John Kenyon, Avery, Macner

Nays: None

Motion carried.

State of New York

County of Oswego ss:

City of Fulton

I, Daniel A. O'Brien, City Clerk/Chamberlain of the City of Fulton, New York do hereby certify that I have compared the foregoing copy of this resolution with the original in my possession and that the same is a true and complete transcript thereof. I further certify that said resolution was adopted at a meeting of the Common Council of the City of Fulton held on the 18th day of August 2020.

In witness whereof, I have hereunto set my hand and seal of the City of Fulton, New York on the 19th day of August, 2020.

Daniel A. O'Brien - City Clerk/Chamberlain/Chamberlain