

**CITY OF LOCKPORT**  
**COMMON COUNCIL PROCEEDINGS**

Lockport Municipal Building

Regular Meeting  
Official Record

November 5th, 2025  
6:00 P.M.

Mayor John Lombardi III called the meeting to order.

**ROLL CALL**

The following Common Council members answered the roll call:

Alderman Fogle, Craig, Lupo, Mullane and Kirchberger  
Absent: Alderman Devine

**INVOCATION – Mayor Lombardi**

**ANNOUNCEMENTS**

**RECESS**

Recess for public input.

**110525.1**

**APPROVAL OF MINUTES**

On motion of Alderman Kirchberger seconded by Alderman Mullane the minutes of the Regular meeting of October 22nd, 2025 are hereby approved as printed in the Journal of Proceedings. Ayes 5.

**FROM THE MAYOR**

**Appointments:**

10/10/2025 Susan Israel, 264 Crestwood Ct. E, Lockport, NY 14094, has been appointed to Assessor B in the Assessor's department. This is a permanent position and subject to the City of Lockport Municipal Civil Service Rules and Regulations

10/20/2025 Kelsey Teeter, 404 N. Transit Street, Lockport, NY has been appointed to Real Property Appraiser in the Assessor's Department. This is a permanent position and subject to the City of Lockport Municipal Civil Service Rules and Regulations

**FROM THE CITY CLERK**

The Clerk submitted payrolls, bills for services and expenses, and reported that the Department Heads submitted reports of labor performed in their departments.

Reviewed by the Finance Committee.

**Communications** (which have been referred to the appropriate City officials)

10/21/20254 Blake Lemoi, 149 S. Transit St., wrote in encouraging city officials to look in to managing abandoned properties and unfinished grant-funded projects within the city limits.

10/22/2025 Mark Danna, 155 East Avenue, on behalf of Short Street Patio, Bar Inc. submitted the Standardized Notice Form for Providing 30-Day Advanced Notice of an application for a class change with their application to the NYS Liquor Authority.

10/29/2025 Colin Herzog, 294 Fredericka Street, North Tonawanda, of Shuffle City Brewing LLC, submitted the Standardized Notice Form for Providing 30-Day Advanced Notice of a new application for a Liquor License with the NYS Liquor Authority.

## **MOTIONS & RESOLUTIONS**

### **110525.2**

By Alderman Craig:

**Resolved** that the Mayor and City Clerk be authorized to issue orders in favor of the claimants for payrolls, bills and services to be paid on November 6th, 2025.

Seconded by Alderman Lupo and adopted. Ayes 5.

### **110525.3**

By Alderman Mullane:

**Resolved** that the Corporation Counsel is hereby authorized and directed to prepare a local law relative to the continuance of the hotel occupancy tax, and be it further

**Resolved** that a public hearing be held at the Common Council meeting of Wednesday November 19<sup>th</sup>, 2025 starting at 6:00pm in the Common Council Chambers relative to said proposed local law, and be it further

**Resolved** that the City Clerk is hereby authorized and directed to advertise notice of said public hearing.

Seconded by Alderman Kirchberger and adopted. Ayes 5.

### **110525.4**

By Alderman Craig:

#### **Resolution for Streetscape Improvements, Phase 2 Seqr Classification and Lead Agency**

**Whereas** the City of Lockport (City) has received a grant from the New York Green Innovation Grant Program (GIGP) for Streetscape Improvements, Phase 2, Grant No. 2325 via the Environmental Facilities Corporation (EFC); and

**Whereas** the project is generally to be constructed in the Pine, Lock, Gooding St. intersection; and

**Whereas** the EFC has classified the project as a Treatment Works Project which requires completion of a Full Environmental Assessment Form (EAF) and completion of a Coordinated Review as part of the State Environmental Quality Review (SEQR) process; and

**Whereas** the City has completed Part 1 of the Full EAF; now, therefore be it

**Resolved** that City classifies this project as an Unlisted Action in accordance with SEQR requirements; and be it further

**Resolved** that the City intends to serve as Lead Agency for the project and will conduct a Coordinated Review in accordance with SEQR requirements.

Seconded by Alderman Kirchberger and adopted. Ayes 5.

**110525.5**

By Alderman Lupo:

**Resolved** that the Corporation Counsel is hereby authorized and directed to prepare a Local Law relative to overriding the tax levy established in General Municipal Law §3-c, and be it further

**Resolved** that a public hearing be held at the Common Council meeting on Wednesday November 19th, 2025 starting at approximately 6:00pm in the Common Council Chambers, Lockport Municipal Building, One Locks Plaza, Lockport, NY relative to said local law, and be it further

**Resolved** that the City Clerk is hereby authorized and directed to advertise notice of said public hearing.

Seconded by Alderman Craig and adopted. Ayes 5.

**110525.6**

By Alderman Lupo:

**Resolved** that the Corporation Counsel is hereby authorized and directed to prepare a Local Law relative to amending the sewer rate schedule, and be it further

**Resolved** that a public hearing be held at the Common Council meeting of November 19th, 2025 starting at 6:00pm in the Common Council Chambers, Lockport Municipal Building, One Locks Plaza, Lockport, NY relative to said local law, and be it further

**Resolved** that the City Clerk is hereby authorized and directed to advertise notice of said public hearing.

Seconded by Alderman Craig and adopted. Ayes 5.

**110525.7**

By Alderman Mullane:

**Resolution for Terms and Conditions Amendment to Engineering Services Agreement for Lead Water Service Inventory**

**Whereas** the City of Lockport (City) has received a Bipartisan Infrastructure Law (BIL) Grant to prepare an inventory of the City's lead water services; and

**Whereas** on June 12, 2024 the City approved Nussbaumer & Clarke, Inc.'s (Nussbaumer) proposal to provide engineering services to support the project (Resolution 061424.8); and

**Whereas** do to the funding source Nussbaumer intended to include, and has been working in accordance with, New York State Environmental Facilities Corporation's (EFC) Mandatory State Revolving Fund Equivalency Project Terms and Conditions, however inadvertently included the incorrect EFC Terms and Conditions with the agreement originally approved by the City; and

**Whereas** Nussbaumer has submitted Amendment Request No. 1 dated October 28, 2025 to amend the previously approved agreement to include the intended EFC Terms and Conditions; now, therefore be it

**Resolved** that the Mayor is authorized to sign Nussbaumer's Amendment Request No. 1 to incorporate the intended EFC Mandatory State Revolving Fund Equivalency Project Terms and Conditions into the previously approved agreement.

Seconded by Alderman Fogle and adopted. Ayes 5.

**110525.8**

By Alderman Craig:

**In Rem #E178984/2023, #E182194/2024 AND 1 parcel from 160393/2017.**

**Whereas** the City of Lockport held its annual in rem tax foreclosure auction online from October 8, 2025 to October 22, 2025; and

**Whereas** by public auction, the City of Lockport accepted bids on several parcels which were foreclosed upon by a Court ordered Judgement; and

**Whereas** pursuant to paragraph 3 of the Terms of the Sale approval of the governing body of the tax district is required; and

**Now therefore be it resolved**, the City of Lockport does hereby approve and confirm by ratification the sale of the properties listed below.

| PARCEL #     | ADDRESS           | PURCHASER                  | PURCHASE PRICE      |
|--------------|-------------------|----------------------------|---------------------|
| 2022-010     | 404 MICHIGAN ST   | FIVE STAR ACQUISITION      | \$ 151,800.00       |
| 2022-044     | 60 CROSBY AVE     | TREVOR JAMES MULLINS       | \$ 42,500.00        |
| 2022-205     | 96 LOCUST ST      | MARSHALL ROTH              | \$ 7,400.00         |
| 2022-211     | 7 ELMWOOD AVE     | BRIAN K. SEBASTIAN         | \$ 30,100.00        |
| 2022-212     | 38 EVANS ST       | GORDIA SALTER              | \$ 30,400.00        |
| 2021-398     | 242 SO TRANSIT ST | JENNIFER LUTE              | \$ 114,300.00       |
| 2016-232     | 167 VAN BUREN ST  | MEPCON HOLDINGS LLC        | \$ 22,500.00        |
| 2023-002     | 304 PLANK RD      | MEPCON HOLDINGS LLC        | \$ 10,500.00        |
| 2023-003     | 451 MILL ST       | MATTHEW S. HUFNAGEL        | \$ 50,500.00        |
| 2023-009     | 99 PASSAIC AVE    | ALUIZIO RIBEIRO            | \$ 2,225.00         |
| 2023-072     | 216 NO ADAM ST    | NIKALIS VOELKER            | \$ 35,700.00        |
| 2023-089     | 211 FAYETTE ST    | P-GOAT HOLDINGS            | \$ 1,250.00         |
| 2023-090     | 201 FAYETTE ST    | CHRISTIANE DE MORAES COSTA | \$ 920.00           |
| 2023-163     | 32 HARWOOD ST     | JENNIFER LUTE              | \$ 64,400.00        |
| 2023-164     | 310 JACKSON ST    | JENNIFER LUTE              | \$ 1,475.00         |
| 2023-279     | 127 SPALDING ST   | ALUIZIO RIBEIRO            | \$ 6,100.00         |
| 2023-077     | 89 MILL ST        | RYAN PLACHE                | \$ 19,700.00        |
| <b>TOTAL</b> |                   |                            | <b>\$591,770.00</b> |

Seconded by Alderman Fogle and adopted. Ayes 5.

**110525.9**

By Alderman Mullane:

**Resolved** that pursuant to their request, 'Light Up Lockport' is hereby granted permission to use the City's right-of-way to conduct the following events on Saturday, November 29th, 2025:

**Light Up Lockport Parade** commencing at 6:00pm at Ida Fritz Park, east on Main Street to Charles Street.

**Resolved** that said permissions are subject to approval for the routes by the Police Chief

**And be it further resolved**, that the Director of Highways, Parks and Water Distribution is hereby authorized and directed to arrange for delivery of barricades and temporary 'no parking' signs for the entire length of the south side of Main Street prior to said events."

Seconded by Alderman Lupo and adopted. Ayes 5.

**110525.10**

## **ADJOURNMENT**

At 6:16pm Alderman Fogle moved the Common Council be adjourned until 6:00pm Wednesday, November 19th, 2025.

Seconded by Alderman Kirchberger and adopted. Ayes 5.

EMILY STODDARD  
City Clerk