

CITY OPERATIONS

Tuesday, May 16, 2017 – 6:20 p.m.

Police Training Room – Olean Municipal Building

Present: Members: Chairman Smith, Vice Chair Gonzalez, Alderman Dougherty, Alderman Andreano, and Alderman George. Others: Alderman Witte; Alderman Crawford; Mayor William Aiello; Nicholas DiCerbo, Jr., City Attorney; Bob Bell, Fire Chief; Jeff Rowley, Police Chief, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

1. Roll Call

Alderman Smith called the meeting to order at 6:20 p.m. and asked that the record show that all committee members were present.

2. Approval of Minutes of the Previous Committee Meeting (Tuesday, May 2, 2017)

A motion to approve the minutes of the May 2, 2017 meeting was made by Alderman Smith, seconded by Alderman Dougherty. Voice vote, ayes all. Motion carried.

3. Constituent Concerns

John Lounsbury stated that he is a landlord with property in the City. He stated that his renter's water bills rolled to his taxes, causing the necessity for him to pay it. He is unhappy that he is being forced to pay for his tenant's water.

Alderman Smith stated that a uniform billing policy was adopted by the Council which made the change that water is no longer automatically shut off when bills aren't paid. However, unpaid bills have always rolled to taxes. Mr. DiCerbo added that the legislation allows him tools to help himself as a landlord. He is able to contact the water department to see if bills are paid and, if they are not, pay a \$50 fee to have the water shut off.

Alderman Witte added that he is always able to keep the water in his name, and include in the lease that the tenants are to pay the water bills when they are received by him.

Alderman Smith added that with the prior policy, the cost to monitor and turn off water was borne by the taxpayers. The changes made by the Council are to shift the responsibility to the landlords to attempt to save the taxpayers' money.

Mr. Lounsbury did not find any of the responses satisfactory and left the meeting.

4. Unfinished Business

- a. PL #30-17: (Smith) To authorize the City of Olean to deed the premises located at 105 South 13th Street to an interested party for \$1.00 with stipulations that the property be demolished according to the City of Olean Code of Ordinances and all other applicable laws within six (6) months of the purchase date.

Alderman Smith stated that this was brought to him by Mr. Jennings in Code Enforcement, that the City received an offer to purchase the house for \$1 under the condition that the house is torn down by the purchaser. He stated that the demolition cost for the City is estimated to be \$20,000 or more, as it contains asbestos. It is his personal opinion that, if they are willing to tear it down and save the City money, to let them have the property. The offering entity has a busy business that could use the lot for additional parking to eliminate excess on street parking.

Mr. DiCerbo stated that it is possible that they will need a Special Use Permit from the Planning Board prior to turning the lot into a parking lot. Mayor Aiello added that they already have one Special Use Permit for a parking lot in the adjacent lot, so getting the Permit may not be an issue.

Alderman Smith asked if the purchase contract would contain strict language regarding how long they have to take the building down and what would be required of them once the building is demolished. Mr. DiCerbo stated that it will. They are only able to bury the block foundation, and the rest must be hauled away. Alderman Smith stated that he just wants to make sure that everyone is comfortable with this decision. There is a chance that we could get the property back if they are unable to obtain the correct permits, or if they find the cost of demolition too high.

Mr. DiCerbo stated that another entity expressed interest, so we may need to do an RFP.

Alderman Witte stated that she worries that this will open up a can of worms to others wanting property for nothing, simply because they are willing to fix it up. Alderman Andreano spoke of a constituent in her ward who would like to purchase vacant City land for a low price in exchange for paying to fix drainage issues caused by the City on the property. Alderman Smith replied by stating that we need to look at these issues on a case by case basis, and Alderman Gonzalez added that this is not precedence setting.

Mr. DiCerbo stated that in the future, we may put out an RFP to see if there is interest in the five City-owned houses that we took from the County that are able to be rehabbed.

A motion to approve PL #30-17 was made by Alderman Smith, seconded by Alderman George. Voice vote, ayes all. Motion carried. Referred to City Attorney for Resolution.

5. New Referrals for Consideration

None

6. Approval of Committee Reports

A motion to approve committee reports was made by Alderman Smith, seconded by Alderman Dougherty. Voice vote, ayes all. Motion carried.

7. Adjournment

A motion to adjourn was made by Alderman Smith, seconded by Alderman George. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:45 p.m.