

CITY OPERATIONS

Tuesday, September 18, 2018 – 5:30 p.m.
Police Training Room – Olean Municipal Building

Present: Members: Vice Chair Witte, Alderman Dougherty, Alderman Crawford, and Alderman George. Others: Alderman Gonzalez; Alderman Andreano; Mayor William Aiello; Nicholas DiCerbo, Jr., City Attorney; Fred Saradin, City Auditor; Bob Ring, Director of Public Works; Keri Kerper, Community Development Program Coordinator; Kris Shewairy, Youth & Recreation Director; Jeff Rowley, Police Chief; Bob Bell, Fire Chief; Ed Jennings, Code Enforcement Supervisor, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

1. Roll Call

Alderman Witte called the meeting to order at 5:45 p.m. and asked that the record show that all committee members were present except Alderman Smith, who was excused.

2. Approval of Minutes of the Previous Committee Meeting (Tuesday, August 21, 2018)

A motion to approve the minutes of the August 21, 2018 meeting was made by Alderman Witte, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried.

3. Unfinished Business

- a. PL #89-18: (Crawford) To amend and replace the City of Olean Code of Ordinances Chapter 27, Article 5, Plumbing.

Alderman Crawford advised that proposed legislation for this change is still being worked through.

A motion to postpone PL #89-18 to the next City Operations Committee meeting was made by Alderman Crawford, seconded by Alderman George. Voice vote, ayes all. Motion carried.

4. New Referrals for Consideration

- a. PL #98-18: (Aiello) To authorize the use of Community Development Block Grant Program Income funds for the demolition of 331 North 13th Street.

Ms. Kerper explained that the New York State Office of Community Renewal recently announced to past and current grant recipients that program income guidelines have been amended retroactively to 2000. The program income includes income that was received and generated by the loans distributed through the program period. She explained that historical accounting was done on program funds from 2000 through 2017, and it was found that there is

\$93,475 of uncommitted funds. This funding is still regulated by HUD and the Office of Community Renewal, and NEPA and federal procurement policies must be followed. However, she would like to use this money to fund the demolition of four blighted houses in the City.

Ms. Kerper added that the resolutions that will be presented to the Council are worded as though the funding is just being received, in order to comply with all requirements from the State. She has reached out to the OCR to ensure that funding can be used for demolition, and it qualifies under the "Urgent Needs" objective, as the homes pose an imminent threat to the health and welfare of the community.

Ms. Kerper explained that a legal notice has been published for a public hearing on Tuesday, September 25, 2018 at 6:15 p.m. She added that this process will move a little slower than with a normal, City-funded demolition, as we have to get through the Federal NEPA (environmental) process. She explained that the RFP for asbestos abatement and demolition can be released; however, no contracts can be entered into until the environmental process is complete.

Alderman Witte asked how long this process would take, and Ms. Kerper responded that the environmental portion is being worked on now. The Mayor cannot sign anything until September 25, 2018 when the Council approves the funding use, and it could be another month after that. She added that the funding must be committed by March 31, 2019, otherwise it needs to be returned on April 30, 2019.

Alderman Witte asked if the homes are projected to be demolished by the end of the year, and Ms. Kerper replied that it is her hope that the houses will be demolished and the funding will be used before the end of the year.

Mayor Aiello noted that these are the last four City owned homes to be addressed from the County acquisition.

Alderman Witte asked if the projected demolition cost for 122 East Henley Street was \$40,000, and Mr. Jennings replied that it is. She asked if the funding will be enough to demolish this home as well as the other three. Ms. Kerper responded that it will depend on how the bids come back. She explained that it is better to put the four homes through the process now, rather than only bid on two and have to backtrack later. Mr. Jennings explained that the City is funding the asbestos abatement out of the demolition line item, and the abatement will not be funded by the OCR funds. Ms. Kerper explained that since the asbestos abatement is already under contract, the OCR funding cannot be used for this purpose.

Alderman Gonzalez asked how much funding is still available in the City demolition account, and Mr. Saradin explained that there is roughly \$100,000 available between the Capital Fund and current budgeted amount. Mr. Bell added that some of those funds are for emergency

demolition. Mayor Aiello advised that he would have the exact amount forwarded to the Aldermen the next day.

Alderman Gonzalez explained that as these are the last four homes, if the OCR funding will only allow for three to be demolished, we could always use City funding to get the final house down and move the City over the finish line.

Alderman Crawford asked if the North 7th Street property would need to be taken down hot, and Mr. Jennings replied that it would have to be.

Alderman Witte expressed that this is overall good news, and Mayor Aiello concurred.

Alderman Crawford asked if the City could spend the money up front and use a method for reimbursement, and Ms. Kerper replied that the City cannot. The City has to follow the procurement policy and guidelines, and if they vary in any way, the City will be ineligible to use these funds for demolition of the properties.

Alderman Crawford explained that this is a great plan, and thanked Ms. Kerper for her work in regards to this. He explained that this will make a drastic improvement to neighborhoods.

A motion to approve PL #98-18 was made by Alderman Witte, seconded by Alderman George. Voice vote, ayes all. Motion carried. Referred to City Attorney for Resolution.

- b. PL #99-18: (Aiello) To authorize the use of Community Development Block Grant Program Income funds for the demolition of 213 West Greene Street.

A motion to approve PL #99-18 was made by Alderman Witte, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried.

- c. Discussion – Community Development Block Grant Program Income funds for demolition – 305 North 7th Street, 122 East Henley Street

Discussed previously.

- d. Update – Sewer Lift Stations

Mr. Ring explained that, in response to the recent bypass at the Fourth Street sewer lift station, he has looked at a number of options to prevent this from happening again. He feels that the best option is buying gas powered generators for the lift stations that do not require maintenance. He explained that he is seeking \$100,000 in funding for generators at the Fourth Street and Martha Avenue lift stations. These are items that are in the Sewer Master Plan two or three years down the road, but he feels that purchasing them sooner would be more beneficial. He recommends taking the funding from the sewer fund for the purchase.

Alderman Witte explained that there is funding left for the Wastewater Treatment Plant, and she asked if this could be used for this purchase. Mr. Ring replied that the purchase is too far outside of the scope of the Treatment Plant Project.

Mr. Saradin mentioned that there is also \$75,000 available in the sewer fund contingency, if the Council chose to use that funding instead. Alderman Crawford explained that it is his recommendation to use the \$75,000 in contingency, and then use \$25,000 from fund balance for the purchase.

Alderman Andreano asked if \$100,000 is the cost for one lift station generator, and Mr. Ring replied that it is the cost for both generators that are needed so that two lift stations could have them.

Alderman Gonzalez explained that several weeks ago, 40,000 gallons of sewage were put into the river, and he is in favor of the generators if they would prevent this from happening. Mayor Aiello added that the situation that occurred made this more urgent than previously planned.

Alderman Crawford asked how often an event like this occurs, and Mr. Ring replied that during every high flow event, chances are that this is happening to some community in Western New York. It may not always be the City, but Western New York has a very old infrastructure.

Alderman Gonzalez asked if, with the old treatment plant, there was bypass into the river with each significant rain event. Mr. Ring stated that this is correct, and this is why the DEC now has an Order on Consent with the City. Bypass is the safety net that stops sewage from backing up into residents basements; however, it is important that sewage not be discharged into the river, and the generators will help prevent an event such as this from occurring again.

A PL and Resolution will be introduced at the next regular Council meeting.

5. Approval of Committee Reports

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

6. Adjournment

A motion to adjourn was made by Alderman Dougherty, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:00 p.m.