

# COMMITTEE OF THE WHOLE MEETING MINUTES

*TUESDAY, MAY 9, 2017 – 6:30 p.m.*

## COUNCIL CHAMBERS – OLEAN MUNICIPAL BUILDING

IN ATTENDANCE WERE: ALDERMEN GONZALEZ, WITTE, ANDREANO, DOUGHERTY, CRAWFORD, SMITH, AND GEORGE. OTHERS: MAYOR WILLIAM AIELLO; AL UTECHT, CITY CLERK; NICHOLAS DICERBO, JR., CITY ATTORNEY; FRED SARADIN, CITY AUDITOR; BOB BELL, FIRE CHIEF; JEFF ROWLEY, POLICE CHIEF, AND TIFFANY TAYLOR, MANAGERIAL CONFIDENTIAL ADMINISTRATIVE SECRETARY.

Council President Gonzalez called the meeting to order at 6:30 p.m. and asked that the record show that all Aldermen were present.

### 1. Mike Manning – Wastewater Treatment Plant Update

Mr. Manning stated that we are approaching completion on the wastewater treatment plant project. We are doing well except that in early April, a digester cover received damage during its normal course of work. He believes that the cover pulled a vacuum, but he is unsure of the exact cause of damage.

He continued in stating that it is included in the contract to remove the cover to refurbish and reinstall it. However, he believes that it is probably damaged beyond reasonable repair. We will not know more until it is removed and on the ground. We have two options. We can either refurbish the cover, which involves a lot of risks or unknowns, or we can replace the cover. Both options will involve the same duration of time to complete (between four and five months). The rehab will cost around \$125,000, although this number could increase greatly after the cover is removed and inspected. The rehab will result in a useful life of between ten and fifteen years. To replace the cover, it will cost approximately \$350,000, and will have an anticipated useful life of thirty years.

He stated that of the original \$1,400,000 contingency on the project, if we replace the cover, we will still have around \$500,000 left, so we are in good shape financially.

Alderman Crawford questioned the warranties on the two options. Mr. Manning replied that there is a one year warranty on the rehab of the cover, which is the standard New York State Contractor's warranty. We could request a longer warranty on the new cover, but it does have an expected useful life of 30 years. We will only work with reputable manufacturers to ensure we obtain a quality product.

Alderman George questioned how old the cover is, and Mr. Manning replied that it was installed in the 1970's. Alderman Crawford questioned if they could only be rehabbed once in their life, and Mr. Manning replied that eventually, the steel components wear out and they need to be

replaced. He stated that it is important that the cover holds gas, and is safe. It is rehabbed, a specialty weld inspector would have to come in to inspect the work before it is reinstalled.

Alderman Dougherty stated that, if he remembers correctly, at a previous meeting we discussed meeting the DEC deadline for the project. He questioned how this replacement would affect that deadline. Mr. Manning replied that they are concerned with that as well. That's why they wanted to come to the Council as soon as possible to see which way they wanted to go in terms of the cover.

Mayor Aiello stated that when the rehab costs an estimated \$125,000 with a potential additional cost to be found once the cover is removed and inspected, he feels that they should invest in a new cover with a thirty-plus year life. Alderman Gonzalez agreed.

Alderman Andreano questioned what Jeremy Meerdink, the Chief Wastewater Treatment Plant Operator, felt. He stated that he expects more damage to be found when the cover is removed. Alderman Dougherty stated that he is inclined to replace the cover. Mr. Manning added that there is a different type of care that we need to take in removing the cover if we are going to attempt to fix it, rather than replace it.

Alderman Smith mentioned an issue in his ward regarding noise from the plant, and Mr. Manning replied that there are several steps they are going to take in the near future to reduce or completely eliminate the noise.

Mayor Aiello stated that he will introduce a PL and Resolution at the next meeting to authorize the use of additional contingency funds, and to authorize the replacement of the cover.

## 2. Discussion – BAN renewal vs. Bond conversion

Alderman Smith stated that all of the Aldermen should have received his email with Municipal Solutions' recommendation, as well as spreadsheets of projected costs. He stated that we can either renew all of the BANs, or we can renew the Recreation Center BAN and convert the rest to a Bond. We can Bond for the Recreation Center project down the road when it is complete, we have final numbers and we have received the reimbursement from the grants. He stated that he feels that converting to a Bond for everything, with the exception of the Recreation Center, is in the City's best interest. We have rolled the dice over the last few years with interest rates, and we are at a point where interest rates are predicted to rise. He feels that we should follow Municipal Solutions' recommendation.

Alderman Crawford stated that he believes going in the direction of converting to a Bond, while renewing the BAN for the Recreation Center, gives us flexibility in the future to Bond at a time that we have acquired additional capital projects. Also, converting a majority of the current BANs to a Bond allows us to not only begin paying the funding down, it also allows us to begin building a long term plan, which all of the Council would like to see happen. Alderman Witte agreed, as well as Alderman Gonzalez.

Alderman George stated that Alderman Crawford stated it very clearly, and he feels that we should move forward in that direction. Alderman Witte stated that if we do this, then now is the time to begin working on a long term capital plan.

Mayor Aiello stated that he agrees wholeheartedly. He feels that this is in the best interest of the City. Mr. Saradin stated that he will direct Municipal Solutions and John Alessi of Hodgson Russ with our decision.

3. PL #01-17: (Andreano) To form a taskforce for empowering neighborhoods and encouraging proactive change throughout the City of Olean.

Alderman Andreano stated that we have been working on this for several months, and she is happy that it is finally at the forefront. She has received a lot of input and ideas from the public and her fellow Aldermen, and she is ready to get this started.

Alderman Gonzalez stated that he feels like this is a great idea as well. He has done some work with the Neighborhood Watch group in his ward, and he feels that there really is a demand for it.

A motion to approve PL #01-17 was made by Alderman Andreano, seconded by Alderman Gonzalez. Voice vote, ayes all. Motion carried. Referred to City Attorney for Resolution.

4. PL #33-17: (Aiello) To approve the following Olean Homeownership Assistance Program (OHAP) applications: OHAP #185-04, in an amount not to exceed \$10,000; OHAP #186-04, in an amount not to exceed \$5,200; and OHAP #187-04, in an amount not to exceed \$10,000.

Mayor Aiello stated that this is a great program that we have been able to utilize in the City. We are happy to offer this sort of down payment and rehabilitation assistance to qualified first time homebuyers.

A motion to approve PL #33-17 was made by Alderman Witte, seconded by Alderman Doughery. Voice vote, ayes all except Alderman George, who abstained. Motion carried. Referred to City Attorney for Resolution.

5. PL #41-17: (Aiello) To authorize the removal of two existing 250 watt mercury vapor cobra head street light fixtures by National Grid located on East State Street, poles #125 and #135.

Mayor Aiello stated that this request came from the City Electricians. We will be replacing two National Grid owned poles and light fixtures with two City-owned poles and light fixtures. We will no longer be paying to lease the light fixtures from National Grid. These will be replacing the poles directly in front of the Municipal Building. This is similar to changes made in the past couple of years with light poles and fixtures in Seneca Heights and the Stardust Lane area.

A motion to approve PL #41-17 was made by Alderman George, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried. Referred to City Attorney for Resolution.

6. PL #43-17: (Aiello) To authorize the City Auditor to bond up to \$4,135,000 for the William O. Smith Recreation Center Complex Improvements Project.

Mayor Aiello stated that we had to increase our bonding because of the contracts that we are approved by the Common Council, and also due to the funding awarded to be reimbursed at points throughout the project. When we get the grant reimbursements after the project is finished, the BAN will be converted to a Bond at the lower amount.

A motion to approve PL #43-17 was made by Alderman Witte, seconded by Alderman Andreano. Voice vote, ayes all. Motion carried. Referred to City Attorney for Resolution.

#### 7. Adjournment

A motion to adjourn was made by Alderman Gonzalez, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 7:00 p.m.