

COMMITTEE OF THE WHOLE MEETING MINUTES

TUESDAY, MAY 8, 2018 – 6:30 p.m.

COUNCIL CHAMBERS – OLEAN MUNICIPAL BUILDING

IN ATTENDANCE WERE: ALDERMEN CRAWFORD, WITTE, ANDREANO, GONZALEZ, DOUGHERTY, SMITH, AND GEORGE. OTHERS: MAYOR WILLIAM AIELLO; LENS MARTIAL, CITY CLERK; NICHOLAS DICERBO, JR., CITY ATTORNEY; FRED SARADIN, CITY AUDITOR; BOB RING, DIRECTOR OF PUBLIC WORKS; KERI KERPER, COMMUNITY DEVELOPMENT PROGRAM COORDINATOR; BOB BELL, FIRE CHIEF; JEFF ROWLEY, POLICE CHIEF, AND TIFFANY TAYLOR, MANAGERIAL CONFIDENTIAL ADMINISTRATIVE SECRETARY.

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

1. PL #32-18: (Aiello) To authorize the City of Olean Common Council to act as Lead Agency under New York State Environmental Quality Review Regulations in connection with the proposed Forest Hills Subdivision.

Alderman Crawford explained that this item was discussed at length during the last Strategic Planning committee meeting. Three recommendations have been made by the committee: for the Common Council to declare Lead Agency status for the purposes of the SEQR, to adopt the revisions and recommendations of the interested and involved agencies that responded to the coordinated review, and for the Common Council to declare a Positive Declaration, which in turn triggers a full Environmental Impact Statement to be required for the project.

A motion to approve PL #32-18 was made by Alderman Crawford, seconded by Alderman Dougherty. Voice vote, ayes all except Alderman Witte and Alderman George, who voted nay. Motion carried. Referred to Regular Meeting for Resolution.

2. PL #50-18: (Aiello) To authorize the removal of 14 existing 17-watt mercury vapor lighting fixtures by National Grid located on Carolina Street and Bradley Drive.

Mr. Ring stated that the Electrical Division will be removing lights owned by National Grid, and replacing them with City-owned LED fixtures. He stated that we prefer to use the LED fixtures and take ownership of the lights because it lowers the cost for the City.

A motion to approve PL #50-18 was made by Alderman Gonzalez, seconded by Alderman Witte. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

3. PL #51-18: (Aiello) To authorize the City Auditor to bond for the remainder of the North Union Street Judgment payment.

Alderman Crawford explained that this was previously discussed. Mr. Saradin added that the Bond Resolution states that the City will borrow in an amount “not to exceed \$500,000”, and he will work with Mr. DiCerbo in the next week to finalize the number that will be borrowed for. He anticipates that it will be between \$435,000 and \$450,000.

Alderman Crawford explained that the bond is for a portion of the payment. A resolution has already been passed, and a payment has been made, for the other portion of the payment from General Fund Balance, Water Fund Balance, and Sewer Fund Balance.

A motion to approve PL #51-18 was made by Alderman Gonzalez, seconded by Alderman George. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

4. Discussion – Year End Contingency Spending

Mr. Saradin stated that there is \$62,050 left in General Fund Contingency, and \$30,000 in each of the Water Fund Contingency and Sewer Fund Contingency.

Mr. Ring stated that he has spoken with the Mayor regarding a number of projects that could not be funding in the budget. The big project that he is asking for funding for is for the rehabilitation of the War Vets Park Pavilion. He stated that it at least needs a new roof, a new concrete center, and to have posts leveled. He stated that there is some money left from the Bradner Stadium project that could cover a portion of the cost, which is estimated at around \$45,000.

Alderman Crawford questioned how many years this would allow us to continue with the pavilion for, and Mr. Ring responded that he would estimate that it would last the life of the roof, so 15 to 20 years.

Mayor Aiello stated that the pavilion is used extensively, and it would be a great idea to fix it up so that it could continue to be used. He agrees with Mr. Ring’s plan. Alderman Andreano agreed that the pavilion is used a lot, and that the Council should consider funding repairs. Alderman Andreano continued that with the money left in Contingency, she would like to see funding go towards other parks or the sidewalk program.

Alderman Dougherty stated that he is in full support of this funding, and questioned the turnaround on the rehabilitation of the pavilion. Mr. Ring stated that the project has already gone out for bid. He added that if we were to use the remainder of the funding from Bradner Stadium, that he would only need \$30,000 from Contingency.

Alderman Gonzalez stated that he feels that this is a favorable project. He is also in agreement to using leftover Contingency funding, as this is not a “groceries” expense. The repairs will have a lasting effect on the community.

Alderman Crawford mentioned that he has spoken with Ms. Taylor, and funding is needed to update the online Code of Ordinances. It has not been updated in a couple of years. This is something that the Council can further discuss. He questioned if the transfers will need to take place at the meeting in two weeks, and Mayor Aiello replied that is correct.

Alderman Gonzalez mentioned that at the end of last year, the Council discussed the possibility of updating the broadcasting ability for meetings. This could bring the Council business to the public better by allowing live streaming of meetings online. He feels that funding for this should be considered as well. Alderman Crawford stated that it is something that the Council can sit down and discuss further.

Mayor Aiello stated that a plan could be put together for discussion during the committee meetings next Tuesday, May 15, 2018.

5. Discussion – OHAP Loan Payoff

Ms. Kerper stated that the Project Loan Committee met this afternoon regarding a First Time Homebuyer who had obtained funding through the 2000 program, which includes a “Due on Sale” clause. The Committee has reviewed financials provided by the party, and recommends that the Council accept the net proceeds from the sale of the property in lieu of the full payment due. This will allow for the sale of the property; otherwise, the home is at risk of foreclosure. She stated that the amount being offered is slightly less than \$6,000, while the original funding was for \$12,000.

Alderman Crawford stated that \$6,000 is not only better than nothing, it also allows for a home to be owned by two young, taxpaying residents rather than sitting vacant and bank-owned.

Alderman Andreano questioned if this could be precedent setting. Alderman Crawford replied that rather than looking at this as precedent setting, he feels that the Council should look at such requests on a case by case basis.

Alderman George asked if the decision is timely, and Ms. Kerper replied that it is. The longer the Council waits, the less the City will be reimbursed, and the greater the chance that the sale will fall through.

Alderman Andreano questioned if the City would be entitled to anything if the family or Power of Attorney were to inherit any money from the property owner. Mr. DiCerbo replied that, without getting into specifics, the Project Loan Committee did their due diligence in researching the situation. They treated this the same way that any bank would treat a short sale. They did their homework and he concurs with their recommendation.

Alderman Witte stated that she feels better receiving \$6,000, rather than allowing the home to go into foreclosure and receiving nothing.

A Resolution will be introduced at the Regular Meeting for a vote on this request.

6. Adjournment

A motion to adjourn was made by Alderman Crawford, seconded by Alderman Gonzalez. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:50 p.m.