

COMMITTEE OF THE WHOLE MEETING MINUTES

August 14, 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; 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 #82-18: (Aiello) To authorize the Mayor to sign and submit a grant application to Kaboom under the Build It Yourself / Build It With Kaboom Program, supported by the Ralph C. Wilson, Jr., Foundation for the King Street Park Project.

Ms. Kerper explained that this is an opportunity for the City to apply for \$15,000 in funding, and that the Council had allocated a required match of \$20,050 in May. She met with an architect at the site last week regarding the project. Ms. Kerper continued that Mr. Ring has allocated \$20,000 from the DPW budget for trees, fall protection, paving for a basketball hoop, and for a small walking track around the perimeter of the park.

Alderman Witte questioned the cost of the project, and Ms. Kerper responded that the City has allocated \$20,050, DPW has allocated \$20,000, and the grant request is for \$15,000. Alderman Witte asked what would be replaced at the park, and Ms. Kerper explained that all of the equipment at the park is outdated. DPW would do the demolition and installation of the equipment. The proposed design is for one large piece of equipment to replace what is currently there, plus swings and other smaller pieces.

Alderman Andreano explained that the park is very outdated and unsafe in its current condition.

Alderman Witte asked if anything is to be done with the bleachers or baseball diamond, and Ms. Kerper responded that there is no funding for new bleachers at this time, and there is no mention of the baseball diamond as a part of the project.

A motion to approve PL #82-18 was made by Alderman Andreano, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

2. PL #83-18: (Aiello) That the Common Council as Lead Agency concludes that the proposed Walkable Olean – Phase III East State Street Complete Street Project is a Type II Action and that after full review of the Environmental Assessment Form determines

that the project will have no adverse environmental impact and thus issues a Negative Declaration,

Alderman Crawford commented that this is the standard SEQR required in association with the project.

A motion to approve PL #83-18 was made by Alderman Witte, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

3. PL #84-18: (Aiello) To authorize the Mayor to apply for grant funding through the New York State Department of Transportation (NYSDOT) Transportation Alternatives Program (TAP) for the East State Street Complete Street Project, including streetscape improvements and a multi use path.

Alderman Crawford explained that this was discussed previously. Mayor Aiello added that a part of this project was funded through the Downtown Revitalization Initiative, and the intention is to obtain gap funding through this grant to complete the entire project. This grant is for 80/20 funding, and the City's match can be found in the DPW budget.

A motion to approve PL #84-18 was made by Alderman George, seconded by Alderman Gonzalez. Voice vote, ayes all. Motion carried.

4. PL #85-18: (Aiello) To authorize the Mayor to apply for grant funding through the New York State Environmental Facilities Corporation (EFC) Water Infrastructure Improvements Act (WIIA) for the Stardust Pump Station Replacement Project to build an above-ground pump house structure including new infrastructure.

Alderman Crawford explained that this was previously discussed in committee with Mr. Ring. Mayor Aiello added that this would fund up to 60% of the eligible costs of the project. The pump station is needed, and the replacement will correct safety issues with the current pump station at this location. Alderman Crawford explained that this is one of two projects that the water department is targeting, the other being Washington Street.

A motion to approve PL #85-18 was made by Alderman Witte, seconded by Alderman Smith. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

5. Discussion – Forest Hills SEQR

Mr. DiCerbo explained that since the last committee meeting, he has had a discussion with Ms. Kerper regarding the SEQR process for the Forest Hills Subdivision Request. After some clarification, the resolution to approve or deny the subdivision request was pulled from tonight's agenda.

Mr. DiCerbo continued that the Council previously designated themselves Lead Agency, determined this to be a Type I Action, and made a Positive Declaration in response to the Full Environmental Assessment Form for the project. The developer submitted a response to the

Positive Declaration, which the Council then referred to the City of Olean Planning Board for review and comment. The next step in the SEQR process is to notify the developer of the deficiencies in their response. Mr. DiCerbo explained that the law is pretty clear from the State level that the City cannot move forward to make a decision until the Environmental Impact Statement is filed with the Department of Environmental Conservation.

Mr. DiCerbo continued that once an Environmental Impact Statement has been submitted, the Council can review it, or hire a consultant to review it. It also needs to be sent to the other interested agencies for review and comment. The EIS should be made available to the public for thirty days for comment. In response to all comments made, a final EIS is prepared, and then after it is filed with the DEC, the Council must wait at least ten days prior to voting to approve or deny the subdivision request. Because this is a Type I Action, these steps must be taken.

Alderman Crawford explained that what is important is that the Council checks off every box in these steps accordingly.

A motion to authorize the Council President to submit a letter to the developer detailing deficiencies in the SEQR response, as well as a request for an Environmental Impact Statement, was made by Alderman Witte, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried.

6. City- and Land Bank- Owned Property Discussion

Alderman Crawford presented a slide show of photographs to the Council of City- and Land Bank- owned properties. He explained that he would like to talk about blight and blight issues more often.

Alderman Crawford explained that the City had ordered a house to be demolished, and he would like to know the status of the demolition. The Council gave Code Enforcement the green light to demolish the property, which poses a danger to the neighborhood, and it is still standing. He does not want houses to be forgotten about because of the neighborhood that they are located in.

Mr. DiCerbo replied that on March 14, 2018 the Council passed a resolution to authorize the demolition of 213 West Green Street. Since that date, the owner was served the Order to Demolish by Code Enforcement, and the owner's attorney has contacted the City Attorney's Office. A transfer of title to the City is being worked out for the property. The City recently demolished a home that was then taken by the County, so the City wants to ensure that we will own the property prior to demolishing the structure. A title search was just received to ensure that there are no title interests on the property that would create issues for the City. He expects that the property will be demolished by the end of September.

Mayor Aiello explained that he attends the Land Bank meetings, and the next one is at the end of the month. He will come back to the Council with updates after this next meeting.

Alderman Witte explained that the Land Bank demolished a house on Gilmore Avenue, and now the City is milling the street. These are two good things for this neighborhood.

Alderman Crawford explained that he would like to have a brainstorming session to discuss how we can hold property owners responsible for homes that they continue to own, but that are dilapidated and vacant.

7. Executive Session

A motion to enter into executive session to discuss the acquisition or sale of real property was made by Alderman Crawford, seconded by Alderman Gonzalez. Voice vote, ayes all. Motion carried. Executive session began at approximately 6:55 p.m.

A motion to adjourn from executive session was made by Alderman Crawford, seconded by Alderman Witte. Voice vote, ayes all. Motion carried. Executive session adjourned at approximately 7:05 p.m.

8. Adjournment

A motion to adjourn was made by Alderman Crawford, seconded by Alderman Gonzalez. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 7:10 p.m.