

# COMMITTEE OF THE WHOLE MEETING MINUTES

*TUESDAY, JULY 9, 2019 – 6:45 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 STEPHEN, COMMUNITY DEVELOPMENT PROGRAM COORDINATOR; JEFF ROWLEY, POLICE CHIEF; BOB BELL, FIRE CHIEF, AND TIFFANY TAYLOR, MANAGERIAL CONFIDENTIAL ADMINISTRATIVE SECRETARY.

Alderman Crawford called the meeting to order at 6:45 p.m. and asked that the record show that all Aldermen were present.

1. PL #58-19: (Aiello) To designate Savarino Companies, LLC as a “Qualified and Eligible Sponsor”, approving the Development Agreement and qualifying the disposition of the 101 North Union Street property.

A motion to approve PL #58-19 was made by Alderman Gonzalez, seconded by Alderman Witte. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

2. PL #60-19: (Aiello) That the Common Council as Lead Agency concludes that the proposed project for the Washington Street and North 4<sup>th</sup> Street Waterline Replacement 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 declares a Negative Declaration.

Mr. Ring explained that this is the SEQR that is required to bond for the project, and that the Type II Action and Negative Declaration are typical for a project such as this.

A motion to approve PL #60-19 was made by Alderman Crawford, seconded by Alderman George. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

3. PL #62-19: (Aiello) To authorize the Mayor to sign and submit a grant application to New York State under the Consolidated Funding Application process to secure funding for the Allegheny Syphon Project.

Mr. Ring provided a handout to the Council with information regarding the two CFA applications being discussed. He explained that this project is to replace the Allegheny River Syphon which runs under the river. He explained that one year ago, the Council applied for an engineering and planning grant which included the feasibility study and design. He explained that the current sewer

line picks up in South Olean on the South side of the river, and carries it under the river in a line to the Fourth Street pump station. He explained that there are two design options which include a new line under the river, although the more likely option is to construct a pump station and a sewer line that goes across the bridge. Mr. Ring noted that the DEC is trying to move away from putting lines such as this under the river.

Mr. Ring explained that the total project cost is \$1,082,000 and that he recommends the local match of \$270,500 be taken from fund balance.

Alderman Crawford asked if the \$270,500 match would be able to go towards the \$250,000 that the DEC requires the City commit each year to the City's sewer system, and Mr. Ring responded that he does not believe that it would. He explained that the money that the DEC requires is specified for the replacement of sewer lines, or relining of the sewer.

Alderman Andreano asked if the \$270,500 is money that needs to be found this year that is not in the budget, and Mr. Ring responded that the grant award will not occur until September or October, and if the funding is to occur during the construction phase, it could be done over the course of two years and two budgets.

Alderman Andreano asked if the City received a Consent Order for this issue, and Mr. Ring explained that the City is still under the DEC's Consent Order that required the construction at the Wastewater Treatment Plant. Alderman Andreano asked if this is an emergency situation that needs to be taken care of now, or if this can wait until farther down the road. She explained that she is concerned about taking the money from the fund balance. Mr. Ring replied that he would not use the term "emergency", but that this is under the Consent Order. He explained that each year, per the Consent Order, he updates the DEC as to what the City is doing, and he doesn't know what will happen if they do not accept his submission. It is for this reason that he suggests that the City continue to move forward with the Master Plan.

Alderman Witte asked how much is in the Sewer Fund Balance, and Mr. Ring responded that there is about \$1 million in that fund balance.

Alderman Crawford asked if the line will no longer go under the river, and Mr. Ring responded that he believes this is the plan. He noted that this was recently done on the East State Street bridge.

Alderman Andreano asked if this will cause issues such as those in the area of Hoop Street, where the back pull from pumping sometimes sends sewer into residents' bathrooms. Mr. Ring explained that he was not aware that these issues were occurring, but that he will take these issues into consideration when making the plans for the project. He noted that this is the last underwater crossing in the City, and that the other projects contained in the Sewer Master Plan are smaller than this.

Alderman Dougherty asked if there are any issues with leaking or seeping in the current line, and Mr. Ring responded that the line is always full and there is really no way to tell. He noted that the line was constructed in the 1920's and that it is a good idea to replace it.

A motion to approve PL #62-19 was made by Alderman Dougherty, seconded by Alderman Witte. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

4. PL #63-19: (Aiello) To authorize the Mayor to sign and submit a grant application to New York State under the Consolidated Funding Application process for the Water Distribution System Plan.

Mr. Ring explained that this is another grant application, and that the end result would be a hydraulic model of the City's water system. He explained that this would make it easier for the City to expand and design for shared services.

Mr. Ring explained that this is a \$40,000 study, and the grant provides for 50% funding. He explained that Cattaraugus County has a program to match grant funds for studies such as this, so he has requested that the County Legislature pass a resolution to fund the City's match is the City receives the funding for the study.

Alderman Crawford noted that any opportunity to expand the City's water and sewer customer base is a great opportunity.

A motion to approve PL #63-17 was made by Alderman Witte, seconded by Alderman George. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

5. PL #64-19: (Aiello) To authorize the City Auditor to bond for the Washington Street and North 4<sup>th</sup> Street Waterline Replacement Project.

Ms. Ring explained that he has provided for the Council a breakdown of the estimated project costs for the water line replacement based on the design approved by the Department of Health. He explained that the estimated project cost is \$1.3 million, and the bond amount is \$1.35 million in order to cover fees associated with the bond counsel and Municipal Solutions.

Mr. Ring explained that there will be a couple of options that the City will have once the bids are received. He explained that if the bids come in under the proposed budget amount, the extra money does not need to be spent; otherwise, it could be used to expand the project a couple more blocks. He noted that this would be a potential conversation for the City's Audit and Compliance Committee. He added that he will know more when the bid and unit prices are received.

Alderman Crawford asked if the City is currently in possession of any of the project materials, and Mr. Ring responded that the City has the necessary water line, water services and boxes.

Alderman Crawford explained that he is not surprised to see this Bond Resolution, as this project has been discussed in great detail throughout the last two budget seasons, and it is the most needed water project in the City.

Alderman Crawford asked if Mr. Saradin is comfortable with this Bond Resolution. Mr. Saradin explained that he is, and that John Alessi and Municipal Solutions are anxious to get going on the bond.

Alderman Smith asked how many blocks the project will encompass, and Mr. Ring explained that the replacement will occur on Washington Street from North 4<sup>th</sup> to North 10<sup>th</sup> Street, as well as down North Fourth Street from the Sullivan Street hill to Laurens Street. He noted that approximately 4,000 feet of waterline will be replaced when the project is completed. Alderman Crawford added that the project will also include milling and paving this portion of the roadway after the waterline replacement.

Alderman Crawford inquired about the timeline for the project, and Mr. Ring explained that he will start advertising for bid in the next couple of weeks with a proposed opening date of August 15<sup>th</sup>. Mr. Ring explained that after bids are received and a contractor is chosen, he will meet with the contractor to see how much of the project they are willing to take on this year. He noted that he anticipates that half of the project will be completed this year, and if it is not, that a majority of the project will be completed in the spring.

Alderman Witte noted that completing this project has a lot to do with public safety.

A motion to approve PL #57-19 was made by Alderman Crawford, seconded by Alderman Dougherty. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

#### 6. Discussion – Acceptance of Properties from Cattaraugus County

Mayor Aiello explained that, as previously discussed, the County has offered to transfer three properties from the tax foreclosure list to the City, rather than auctioning them off. He explained that these properties include 1013 Washington Street, 303 East Elm Street, and 405 South 4<sup>th</sup> Street. He noted that 1013 Washington Street is an eyesore that has been raided as a meth lab twice. He added that 303 East Elm Street has, until now, been tied up in an estate, and 405 South Fourth Street borders Franchot Park and will allow for additional parking after the City has the building demolished.

Alderman Crawford explained that this was brought up during the Council's budget discussions, and he feels that the City should not lose traction taking care of blight in the City.

Alderman Smith explained that these properties have been hard to wrestle with, and the City needs to keep trudging through. He explained that when the City has control of a property, we are able to make better decisions for the property than the City can when they are not in control.

Alderman Gonzalez explained that, while he doesn't want to take thirteen houses at a time again, taking a smaller bit out of blight like this is a much more realistic approach.

Mayor Aiello explained that he will present a Resolution for this during the Council's regular meeting.

#### 7. Adjournment

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