

## FINANCE

Tuesday, August 6, 2019 – 5:30 p.m.

Police Training Room – Olean Municipal Building

Present: Members: Chairman Witte, Vice Chairman Crawford, Alderman Andreano, Alderman Gonzalez, Alderman Dougherty, and Alderman Smith. Others: Mayor William Aiello; Fred Saradin, City Auditor; Bob Ring, Director of Public Works; Jeff Rowley, Police Chief, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

### 1. Roll Call

Alderman Witte called the meeting to order at 5:30 p.m. and asked that the record show that all committee members were present.

### 2. Approval of Minutes of the Previous Committee Meetings (Tuesday, July 30, 2019)

A motion to approve the minutes of the July 30, 2019 meeting was made by Alderman Witte, seconded by Alderman Smith. Voice vote, ayes all. Motion carried.

### 3. Unfinished Business

None

### 4. New Referrals for Consideration

#### a. Presentation / Discussion – All Aboard for Olean, a City-Wide Cleanup

Alderman Crawford explained that he has discussed this concept with Mayor Aiello, and he feels that it may be worthwhile to pursue. He explained that in other communities, a day is chosen for different organizations to come together to do a City-wide cleanup. He explained that JCC and Rick Moore are on board, and that the area schools already do a lot of cleanup work in Oak Hill and other parks. He explained that he still needs to reach out to the Chamber of Commerce and Olean Business Development. Alderman Crawford continued that he is asking that the City pay for bags, gloves, and disposal costs for this cleanup.

Alderman Crawford explained that he would like to get people out to the main roadways, such as East State Street, West State Street, North Union Street, South Union Street, Wayne Street and Front Street to pick up trash and cigarette butts. He explained that the event could potentially be held on Saturday September 21, 2019, and that since the KaBoom! event is the following weekend, the rain date could tentatively be on October 5, 2019. He is asking that volunteers give five hours of their time to the community to help clean up the City.

Alderman Crawford explained that there is already a group that does a cleanup effort, and they do a great job. He explained that he would like this event to spill over into greater volunteerism, and he would like to see the public get together to do something good for the community. He noted that St. Bonaventure University and Bona Responds are on board.

Alderman Crawford explained that the incoming freshman class at St. Bonaventure University is required to do volunteer work. This will allow for around fifty volunteers to the City, so he and Mayor Aiello have discussed having the pavilion at Gargoyle Park painted. He explained that the school is on board to show up at 9 a.m. on August 25, 2019, and that the City will provide the materials while they paint. He explained that the pavilion is in pretty rough shape and that it will need a good scraping before it is painted, along with other repairs.

Mayor Aiello explained that the City crews will power wash the pavilion. He explained that he will not be asking the students to paint the higher up areas, but that they will be able to get a lot done. He added that the roof needs between \$10,000 and \$15,000 in repairs that are not included in the current budget, which should be done prior to the painting. Mr. Ring added that he feels that this is a good opportunity, as the City has been working on one or two pavilions per year. HE explained that the City crews are replacing boards there where needed and are working to power wash and chip off paint prior to the project.

Alderman Witte asked if the pavilion at Gargoyle Park is still being rented out, and Mayor Aiello explained that it is. Alderman Witte asked what the rental rates look like, and Mayor Aiello explained that they have tailed off, as Cooper is not using it anymore. He explained that Alcas still uses the park, as well as individuals for weddings and other uses. Alderman Crawford noted that the rental amounts could increase again if the property is fixed up.

Alderman Smith explained that Gargoyle Park has always been a tough one for the City, but that he supports getting it fixed. He explained that if the roof goes, that the whole structure will need to be written off. Mayor Aiello noted that outdoor equipment is also stored in this building in the winter.

Alderman Crawford explained that the Gargoyle Park Pavilion rehabilitation sounds like a favorable effort, and he asked that the Mayor and Mr. Ring notify the Council of any funding needed.

Mayor Aiello explained that he would contact the Greater Olean Area Council of Churches and the National Honor Society for additional volunteers for the cleanup effort. He explained that he likes the idea of getting this going as an annual event. He noted that a lot of communities do this around Earth Day. Alderman Andreano added that Reality Check could participate, and Alderman Smith mentioned Archbishop Walsh. Alderman Dougherty noted that even the drug court and probation departments could provide workers.

Alderman Andreano explained that if this is an annual event that is done in September, that parks could be a focus on Earth Day. This way cleanup is being done twice a year.

Alderman Dougherty explained that he is all for this concept. He noted that the Neighborhood Task Force should be reached out to as well.

Alderman Andreano explained that she feels that people will be all for this, and that it will help that the City provides gloves and bags, as well as taking care of the disposal.

Alderman Andreano asked that if anyone wants to partake in helping coordinate the effort to reach out to him.

#### b. Discussion – Fees

Mayor Aiello provided a worksheet of potential fees for Lincoln Park and Lincoln Square. He explained that he has met with Mr. Saradin, Ms. Belli, and Ms. McElfresh to go over the current fee structure for the park, as well as to discuss potential new fees for Lincoln Square. He noted that Lincoln Square will have restrooms and electric, but not tables.

Alderman Aiello continued that there are 9 stalls on the east side and 5 stalls on the street side of the structure, as well as 9 stalls on the east side and 5 stalls on the west side of the park side of the structure, for a total of 28 stalls. He explained that based on the rental costs at War Veterans Park, which has electric and tables but no restrooms without an additional fee being paid, he proposes a cost of \$150 for the east side of the structure (the larger side) for one day, which is 7 a.m. to 10 p.m., and \$75 for the west side. He explained that he is proposing \$200 to rent the entire structure for an entire day. He explained that he is proposing a fee of \$350 for the entire park and structure. He noted that the current fee for the gazebo is \$35 for two hours, and the current fee for the park only, excluding Lincoln Square, is \$150. He explained that the Council will need to discuss and determine fees for the bistro, rental by stall, and long term rentals such as the Farmers' Market.

Mayor Aiello explained that the Farmers' Market is currently located in the mall parking lot, where they have paid to be for the rest of the year. He explained that the tentative ribbon cutting is on August 24, 2019 at 10:00 a.m., and he is proposing that the City give the Farmers' Market free rent in the structure for the rest of the year in order to get everyone acclimated to being in the new space. He noted that he would really like them to be present that the ribbon cutting.

Alderman Andreano asked if renting the park only includes rental of the gazebo, and Mayor Aiello responded that it does.

Mayor Aiello explained that Lincoln Square has always been called the “Farmers’ Market”, but he would like to encompass more uses for the structure. HE explained that he doesn’t want to get into too many fees through, and the City and Council needs some willingness to negotiate fees with different groups in order to get the structure used.

Alderman Crawford explained that he is in favor of rentals by stall, and that he hopes that vendors come in for a holiday and Christmas market. Alderman Andreano added that the City should consider Christmas in the Park, like Ellicottville. Alderman Witte added that the City could work with the Arts Council to make Art in the Park what it used to be, and Alderman Andreano added Taste of Olean as well.

Alderman Crawford asked if there are roll down sides for the structure, and Mayor Aiello responded that there are. He noted that this has always been intended to be an 8 month facility. He explained that there will be three restrooms, and during summer concerts in the park, they can be used rather than people walking to the Community Center. He added that if the weather is bad, the band and audience can move under the structure.

Mayor Aiello explained that he is looking for the okay from the Council to approach the Farmers’ Market to have them come to Lincoln Square for the rest of the season for no fee. Alderman Smith explained that he agrees with no charge, and as it is approaching the end of the season for these folks, the City might as well incentivize it.

Alderman Dougherty explained that excess fees could scare the market away. He explained that the Farmers’ Market will be like the “anchor store” in the structure. He noted that the farmers are excited about the new space, but their concern is working out the semantics. He explained that everyone will figure it out as we go.

Mayor Aiello explained that he has had a few meeting with them, and he explained that not having to bring tents, plus having electric and restrooms on location, is a major seller. He explained that he is worried that if the City puts a \$00 a day fee on this, that the farmers won’t make money and won’t be interested in coming to this location.

Alderman Gonzalez asked if there is a second farmers’ market in Olean, and Mayor Aiello explained that there is one at Tractor Supply on Friday nights. Alderman Gonzalez asked if the City will be getting them on board with this as well, and Mayor Aiello responded that he could have a conversation with them.

Mayor Aiello explained that he will contact the REAP Farmers’ Market regarding occupying Lincoln Square beginning August 24, 2019, and he will have a continued discussion regarding fees with the Council at a later date.

c. Discussion - \$85,000 Fund Transfer for Additional Sewer Lining

Mr. Ring explained that this has been discussed multiple times, and that he is looking for \$85,000 in addition to the \$250,000 that has been budgeted for sewer lining. He explained that the \$250,000 can't be spent on the presented section of sewer lines, as the lining needs to be done manhole to manhole. He noted that he would send the Master Plan out tomorrow for the Council to review, and that this is one of the priority projects.

Mr. Ring explained that the sewer in the presented are is 36" thick, and rusty. He explained that the pipe sections are separating, and the location is concerning because it is along the river and levy. He noted that the goal is to complete this section by 2021, which is possible if extra funding is spent this year and next.

Mr. Ring continued that this sewer was built 45-50 years ago, and it was built as a sanitary sewer in a flood control easement. He noted that the lines are 10-15 feet down, and the cost to dig them up is expensive, as well as time consuming and difficult. He explained that 70-80% of the sanitary sewage in the City goes through this line. He explained that the potential for the line to fail is very catastrophic and will cause millions of gallons of pollution.

Mr. Ring explained that there is \$2.3 million in the fund balance. He explained that the Master Plan also discusses applying for grant funding, which will be a step that he will be taking in the next year.

Alderman Witte asked where the sewage would go if a break occurs, and Mr. Ring explained that he suspects that it will come up in resident's yards, and potentially cause one or several sink holes. Alderman Witte asked if the DEC will fine the City if this were to occur, and Mr. Ring responded that there is really no way to tell what the DEC will require. Alderman Witte asked if communities down the river could hold the City accountable if sewage were to spill into the river, and Mr. Ring explained that when the 200,000 gallons flowed into the river last year when a pump station lost power, the Seneca's sent their environmental team to monitor the situation closely, so it is possible that they would come back on the City for damages.

Alderman Smith asked how much extra Mr. Ring would need next year for sewer lining, and Mr. Ring explained that it may be a little more than what he is asking for this year, but that he does not have an estimate prepared. Alderman Andreano asked if it can be budgeted for, and Mr. Ring explained that it could be budgeted for, but that it will be more than the \$250,000 that is typically placed in the budget for sewer lining.

Alderman Andreano asked what percentage of the budget \$2.3 million is, and Mr. Saradin responded that it is approximately 60%.

Alderman Crawford explained that Mr. Ring makes a meaningful point, and he appreciates him trying to be proactive. He explained that the Council needs to think of how much more this could cost the City if it fails. He explained that if there is a failure, that the pipes cannot be relined. It will be a massive fix. Mr. Ring explained that he proposes doing the lining because it is significantly cheaper than replacement.

Alderman Smith explained that he can support this, but asked that during the next budget time, the funding be included in the asks for the budget.

Alderman Andreano explained that she may be in favor of this, if the City had not been raising water and sewer rates. Alderman Dougherty explained that rates were raised so that the yearly sewer rents covered the amount of the Wastewater Treatment Plant Project payment, and the rates were raised slowly year by year to get the City where it needed to be in rents each year rather than raising rates all at once by a large amount. Alderman Crawford asked how much the payment is each year, and Mr. Saradin replied that it is around \$600,000. Mayor Aiello explained that it is built into the budget and does not need to be pulled from the Sewer Fund Balance, because rate increases have allowed sewer rents each year to cover operating expenses as well as this payment.

Alderman Crawford explained that he understands the concerns, and that this needs to be built into next year's budget.

Alderman Witte explained that the Council needs to remember that water and sewer are a user fee that everyone pays, including those that do not pay taxes because they are a not for profit.

Mayor Aiello explained that he would put in a PL and Resolution at the next meeting for the Council to approve the fund transfer.

#### d. Miscellaneous

Alderman Crawford explained that he had spoken with some County Legislators, who had received word about possible boat launches in the City. Mayor Aiello explained that the request is coming from the Allegheny River Trail Committee, and that the City was asked to provide some prices for the launches. Alderman Crawford asked if the launches would be paid for by the City or the County, and Mayor Aiello responded that the money was asked for from the County. Alderman Crawford explained that this is a great idea.

Alderman Andreano explained that tonight is National Night Out.

#### 5. Approval of Committee Reports

None

## 6. Adjournment

A motion to adjourn was made by Alderman Witte, seconded by Alderman Andreano. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:30 p.m.