STRATEGIC PLANNING

Thursday, April 9, 2015 – 5:15 p.m.
Police Training Room – Olean Municipal Building

Present: Chairman Jester, Vice Chair Gonzalez, Alderman leFeber, Alderman Andreano, and
Alderman Smith (via teleconference). Others: Alderman Barnard; Mayor William Aiello;
Nicholas DiCerbo, Jr., City Attorney; Fred Saradin, City Auditor; Mary George, Community
Development Program Coordinator; Tom Windus, Director of Public Works; Bob Bell, Fire Chief;
Jeff Rowley, Police Chief; Tiffany Lyman, Managerial Confidential Administrative Secretary;
Larry Sorokes, Greater Olean Area Chamber of Commerce, and Chris Michel, Olean Times
Herald.

1. Roll Call

Chairman Jester called the meeting to order at 5:15 p.m. and asked that the record show that
all committee members were present except Alderman Smith, who joined the meeting via
teleconference.

2. Adoption of Agenda

   a. A motion to amend the agenda to include a discussion item, “Budget 2015 –
      2016”, under item #5 was made by Alderman Jester, seconded by Alderman
      Andreano. Voice vote, ayes all. Motion carried.
   
   b. A motion to adopt the agenda was made by Alderman Gonzalez, seconded by
      Alderman Jester. Voice vote, ayes all. Motion carried.

3. Approval of Minutes of the Previous Meeting (Tuesday, March 3, 2015)

A motion to approve the minutes of the Tuesday, March 3, 2015 Strategic Planning meeting
was made by Alderman Jester, seconded by Alderman Gonzalez. Voice vote, ayes all. Motion
carried.

4. Unfinished Business

None

5. New Referrals for Consideration

   a. PL #20-15: (Aiello) To amend Chapter 28 of the City of Olean Code of Ordinances
to include Section 10.25, Solar Energy Production Facilities.
b. PL #21-15: (Aiello) To amend Chapter 28, Section 2.1 of the City of Olean Code of Ordinances to include Solar Farm under Definitions.

c. PL #22-15: (Aiello) to amend Chapter 28, Article 4 of the City of Olean Code of Ordinances, Zoning Use Districts, to include Solar Energy Production Facilities under Section 4.5.2.c, 4.6.2.c, 4.7.2.c, 4.8.2.c, and 4.9.2.c, and to update the Use Regulation Table accordingly.

Alderman Jester began by stating that items a, b, and c are all interrelated. Ms. George stated that this is similar to the telecommunications zoning resolutions that the Council had recently passed. She stated that the language has been developed to address a situation that may be occurring in the very near future, as a developer is currently waiting for the Council to adopt this budget to look into developing a solar energy production facility within the City. She stated that passing these zoning code changes would give the Planning Board direction if and when a developer proposed installing such facility within the City.

Alderman Jester added that it is important that we continue to update the zoning ordinance to address such new technology to make the City of Olean welcoming for new business.

Ms. George added that this does not address the potential residential installation situations, and it was their intention to address this commercial piece first and leave room in the code to add the more complex residential language down the road.

A motion to refer PL#s 20-15, 21-15, and 22-15 to the regular meeting Tuesday, April 14, 2015 was made by Alderman Jester, seconded by Alderman leFeber. Voice vote, ayes all. Motion carried.

Ms. Lyman informed the Council that there is a public hearing scheduled prior to the meeting at 6:15 p.m. to discuss this issue.

d. PL #29-15: (Aiello) To authorize the Mayor to execute a contract with Chuck Banas Design for an update to the City of Olean downtown zoning to coincide with the North Union Street Restoration Project, in an amount not to exceed $23,000.

Ms. George began by stating that there has been discussion in various forums regarding addressing zoning issues on North Union Street. Chuck Banas Design will work with the North Union Street Restoration Committee and the Council, as well as keep the public informed through every step of the project. She stated that we are looking into scrapping the old, outdated language in the zoning ordinance in order to look at structure, rather than use, when making zoning decisions. It will be more flexible, such as with parking and allowing for sidewalk
cafes, as well as more uniform. We are making a transformation in the way we look at things, and wish to allow for more vitality.

She continued in stating that this only encompasses one small area in the city. If implemented, it will give us a good indication as to whether or not form-based code would work well city-wide. She stated that our current code is very basic and limited, and that it can be difficult both for a new business to gain approval to open in a location, as well as for the City to deny a business from coming into a location that doesn’t necessarily fit the neighborhood. We are attempting to provide businesses and developers an opportunity to do what they want to do, outside the box. Ms. George stated that this would not affect any of the existing businesses in the area encompassed by the agreement.

Mr. Sorokes presented the Council handouts that describe form based code. He reiterated what Ms. George said, stating that this allows the City more flexibility.

A motion to refer PL #29-15 to the regular meeting Tuesday, April 14, 2015 was made by Alderman Jester, seconded by Alderman Gonzalez. Voice vote, ayes all. Motion carried.

e. Discussion – Budget 2015-2016

Alderman Jester stated that after the Tuesday, April 7th budget meeting, the Council came away with the thought of what to do with the $56,000 interest payment that is coming due. He stated that he doesn't feel that the budget is truly at a 0% increase because of this payment. He stated that he has spoken with the rest of the Council, and they feel that it isn’t the Council’s responsibility to figure out how to budget the money. HE stated that it is the Mayor’s ultimate decision, and the Council only passes or rejects the budget in the end. They have decided that the Council will support one of two options – either raising taxes to accommodate the payment, or trimming $56,000 elsewhere in the budget to cover the payment.

Alderman Gonzalez agreed, that it is improper for the Council to proceed as previously discussed. He stated that it is only up to them to approve or disapprove the final budget, but it is up to the Mayor to get them there.

Alderman Andreano added that she is uncomfortable not saving for a rainy day. She also supports Mayor Aiello’s idea that we absolutely need a five year plan so we can budget for projects rather than pull from contingency or surplus. Alderman LeFeber added that he agrees, and we should look into what we can cut out now. Otherwise, 12 months from now, we will be in this same place.
Alderman Smith stated that we are on the right track, and that we either need to cut or increase taxes. He stated, though, that it is a pretty tight budget, and he is not sure what they would be able to cut out.

Alderman Jester reiterated the two options that the Council would support, either raising taxes or cutting from the budget to cover the payment.

Mayor Aiello expressed his disappointment with the Council. He stated that he gave them the proposed budget with plenty of time to review, but that only one Alderman contacted him with questions or comments. He stated that we have waited until the last minute to sit down and discuss the budget as an entire Council and that makes dealing with issues and concerns difficult.

Alderman Andreano stated that she is concerned regarding proposed projects, as if we cannot budget what we currently have, how will we be able to budget anything additional?

Mr. Saradin stated that he has no idea where the $56,000 will come from. Mayor Aiello stated that he will have a budget ready for the Council by Tuesday, and Alderman Smith stated that the will just have to sit down in a room until they pass a budget that night.

6. Approval of Committee Reports

A motion to approve Committee Reports was made by Alderman Jester, seconded by Alderman leFeber. Voice vote, ayes all. Motion carried.

7. Adjournment

A motion to adjourn was made by Alderman Gonzalez, seconded by Alderman leFeber. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 5:55 p.m.