

STRATEGIC PLANNING

Tuesday, January 15, 2019 – 5:30 p.m.

Police Training Room – Olean Municipal Building

Present: Members: Chairman Gonzalez, Vice Chairman Andreano, Alderman Witte, Alderman Crawford, and Alderman Smith. Others: Alderman Dougherty; Alderman George; Mayor William Aiello; 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.

1. Roll Call

Alderman Gonzalez 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, October 16, 2018)

A motion to approve the minutes of the Tuesday, October 16, 2018 meeting was made by Alderman Gonzalez, seconded by Alderman Andreano. Voice vote, ayes all. Motion carried.

3. Unfinished Business

None

4. New Referrals for Consideration

- a. PL #04-19: (Aiello) To authorize the subdivision of a parcel located at 1404 Buffalo Street in accordance with Chapter 22, Article III of the City of Olean Code of Ordinances.

Ms. Kerper introduced Mr. Peter Krog, a part of HK Olean Hotel, LLC, who owns the parcel. Mr. Krog explained that they are looking to split one 5.8 acre parcel into three smaller parcels. Ms. Kerper explained to the Council that the project is currently being reviewed by the Planning Board through the Site Plan Review process.

Alderman Dougherty asked what the purpose of the subdivision is, and Mr. Krog responded that it is for financial and planning purposes. He explained that the hotel will have a mortgage, and the company does not want to encompass the entire parcel into that mortgage, which will make future development beyond the hotel on the parcel difficult. This will allow for development of the parcels at a later time and is a part of the company's long term planning.

Alderman Crawford asked for the projected timeline, and Mr. Krog responded that they plan to begin construction on the hotel in April. He explained that this is a moving target, since they are

waiting on a potential grant. Ms. Kerper added that this is the grant that the Council will have a public hearing on prior to its next Regular Meeting, January 22, 2019.

Alderman Gonzalez explained that, if the project falls flat, it does not seem that this subdivision will negatively affect the City in any way. Mayor Aiello added that this is a positive for the City, and he looks forward for the beginning of construction.

Ms. Taylor noted that a Short Environmental Assessment Form was received by the applicant, and it has been completed to show that no significant environmental impact will occur.

A motion to approve PL #04-19 was made by Alderman Witte, seconded by Alderman Smith. Voice vote, ayes all. Motion carried. Referred to City Attorney for Resolution.

b. Discussion – National Grid LED Conversion

Mr. Ring explained that he has provided the Council with a handout that details the program. He explained that National Grid currently has an incentive program for municipalities to convert their lights to LED bulbs. The City would pay the cost up front, National Grid would do the conversion work, and at the end of what is estimated to be a six month period, the City would receive an energy efficient incentive that is greater than the upfront cost. Based on the program, the upfront cost for the City would be \$42,405, and the City would receive back \$88,750. He added that the City will save money on their facility charges and energy costs on future lighting bills as well.

Mr. Ring explained that if the Council is interested, the letter of intent will need to be sent soon, as this is a first come, first serve program.

Alderman Crawford asked if there is any downside to switching to LED bulbs, and Mr. Ring replied that he cannot think of one. There are different wattages that can be used, so issues with brightness should not occur, as they have on North Union Street. He explained that LED is a much whiter, brighter light.

Alderman Witte asked if this cost is in Mr. Ring's DPW budget, and he replied that it is not in this year's budget. He explained that he will have to look to see if there is any funding that he may have available to aid with the upfront cost.

Alderman Andreano explained that, from a public safety standpoint, the brighter lights could help deter crime in some neighborhoods.

Alderman Crawford asked how soon Mr. Ring needs to know if the Council would like to proceed, and Mr. Ring replied that it is a first come, first serve program, and he is not sure if it will be available next year. For this reason, he needs to know as soon as possible.

Alderman Crawford noted that he feels that this topic is worthy of future discussion.

5. Approval of Committee Reports

A motion to approve committee reports was made by Alderman Gonzalez, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried.

6. Adjournment

A motion to adjourn was made by Alderman Gonzalez, seconded by Alderman Crawford. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 5:45 p.m.