

STRATEGIC PLANNING

Tuesday, March 19, 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; 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, February 19, 2019)

A motion to approve the minutes of the February 19, 2019 committee meeting was made by Alderman Gonzalez, seconded by Alderman Witte. Voice vote, ayes all. Motion carried.

3. Unfinished Business

None

4. New Referrals for Consideration

a. Discussion – Cortland Street (Paper Street)

Alderman Witte explained that Cortland Street is a paper street in her ward that connects East Highland Avenue to Delaware Avenue. She explained that the family of an adjacent landowner would like to purchase the property in order to either tear down to rebuild their mother's house, or add on to their mother's house. She explained to the gentleman that the City cannot simply sell a paper street.

Mr. DiCerbo explained that the Council has been down the road before, and that the only conveyance that the City can make if we abandon the paper street is of the rights we have to the property. This means that the City could not sell the property itself to the interested parties if the City does not own the property. He explained that without full title abstracts back to the original subdivision he is unsure what the City can convey. He explained that if the Council were to make the decision to abandon the street and convey its rights to the interested party, that the City would complete a Quit Claim Deed and leave it up to the other party to do all of the work necessary to find out if they can gain ownership of the property or not. Mr. DiCerbo

explained that this has not been done in the past because it creates a question of ownership and in the case that the City needs the street in the future.

Alderman Gonzalez explained that it does not sound like anything can be done, and Mr. DiCerbo replied that it is up to the Council.

Alderman Andreano noted that the issue has come up in her ward on several occasions regarding Park Street, but that abandoning the street would leave parcels landlocked, so it cannot be done. Alderman Witte noted that there is not the potential of land locking in this situation.

Alderman Crawford asked what the ultimate goal is, and Alderman Witte replied that it is to either rebuild his mother's house or make it bigger. Alderman Crawford responded that if he wants to do this project to better the neighborhood, then he feels that we should support him.

Alderman Andreano explained that in the past, she has been informed that it is up to the interested party to do the survey and title search, and that we must explain that it is their responsibility to pay for these things, and in the end this might not be a feasible option.

Mr. Ring explained that he does not feel that we should just give the street away, as the City may still need access to the area for utilities. Alderman Andreano responded that Mr. Ring should look into this concern prior to the Council moving forward. The committee agreed, and will continue the discussion after Mr. Ring returns with his input.

b. Well Request

Mr. Jeff Belt of Sunny Olean, LLC, the owner of 106-116 West State Street, explained that he is undertaking a large adaptive reuse project of the properties that he had acquired from the Olean Urban Renewal Agency with a \$2 million budget. He explained that the time has come for the HVAC work on the project, and he has looked into a geothermic well with a ground source heat pump for heating purposes. He explained that this would be comprised of two water pumps. He explained that he was informed that he would need Council approval to dig a new well in the City, so he is here to present his plan to the Council. Mayor Aiello noted that a letter was received in his office by Mr. Belt, and that it will be distributed to the Council after the City Attorney reviews it.

Mr. Belt explained that the City is located above an excellent aquifer, and that because it is such a huge resource, one concern is to preserve the aquifer. He explained that a pump will pull warm water out of one well, through a heat source, into another well. He explained that this has a lesser cost for tenants than a typical furnace or baseboard heat. He noted that the historic

buildings are exposed brick which could greatly affect heating costs, so this idea to keep tenants utility bills lower seems like a good option.

Mr. Belt continued that he proposes that the project be done at his cost, beginning with a feasibility study, the results of which will be shared with the City. He explained that if this is feasible, then the construction will continue, and data will continue to be shared with the City. He explained that the City could then use this information to formulate a policy. He explained that as this is a perpetually renewable resource, this option could be seen more and more in the future.

Alderman George asked where the wells will be located, and Mr. Belt replied that they will be outside behind the buildings, but they will be located underground. He explained that the only reason that drilling and well placement would not occur below the buildings is because the buildings were framed prior to this idea, and the equipment will no longer fit inside the buildings.

Alderman Andreano asked if there is any down side to the City, and Mr. Belt replied that he has not found one if the project is well done. He explained that the City would not want to see a one well system used, as it would deplete the aquifer. He explained that the City would also not want to see the water drained into the sewer system, or have someone use this well water for drinking water, as it is not tested and approved for that purpose. He explained that if the City protects against cheating, there really is no downside.

Alderman Witte asked how many wells there would be, and Mr. Belt replied that there would be one well system (two wells) for everything, which includes four storefronts and twelve apartments. He explained that he is also looking into sidewalk snow melting. He explained that there would be a total of eighteen heat pumps and a six inch well, and that on a very cold day with snow, he anticipates that approximately one hundred gallons per minute would be run through the system.

Alderman Crawford explained that Mr. Belt is not the first to request permission to drill a well, and he asked how we differentiate the requests. Mr. Belt replied that this is for a dual well system for an open loop ground heat source, and that the aquifer is not depleted like it would be with other requests. He explained that meters can also be placed on the wells so that they are tied electronically and data logged. He explained that an alarm would also be available to notify if the same amount of water is not replaced to aquifer as what is pulled from the aquifer.

Alderman Gonzalez added that Mr. Belt is not proposing depleting water. He explained that the City also does not provide heat from the ground. He explained that he feels that Mr. DiCerbo and Mr. Ring need to look into this to provide the Council with their opinion.

Mr. DiCerbo and Mr. Ring will look into the request and will provide an opinion to the committee at a later date.

5. Approval of Committee Reports

None

6. Adjournment

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