

STRATEGIC PLANNING

Tuesday, August 20, 2019 – 6:00 p.m.

Police Training Room – Olean Municipal Building

Present: Members: Chairman Gonzalez, Vice Chairman Andreano, Alderman Witte, and Alderman Crawford. 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, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

1. Roll Call

Alderman Gonzalez called the meeting to order at 6:00 p.m. and asked that the record show that all committee members were present except Alderman Smith, who was excused.

2. Approval of Minutes of the Previous Committee Meetings (Tuesday, May 21, 2019)

A motion to approve the minutes of the May 21, 2019 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. Properties Received from Cattaraugus County:

405 South 4th Street

1013 Washington Street

303 East Elm Street

Alderman Crawford explained that these are the three properties that the City had asked for from the County. He explained that he is bringing these up in order to kick start efforts to deal with these properties. He presented photos of each property to the committee.

Alderman Crawford explained that the property at 405 South 4th Street is next to Franchot Park, and Mayor Aiello explained that demolishing this structure and keeping the property for the City would allow for the parking lot to be expanded on this end of the park. Alderman Gonzalez asked if the parking lot would be paved, and Mr. Ring responded that millings would be put down. Alderman Witte explained that this is a good sized area, and Alderman Crawford commented that this is not a large structure.

Alderman Witte asked if any of the properties have been checked for asbestos, and Alderman Crawford explained that this has not been done yet. Mr. DiCerbo noted that the City is currently awaiting the return of the filed deeds from the County. He added that the City will do the asbestos studies first, and then bid to see if the properties will be more cost efficient to be taken down hot or after an abatement.

Alderman Crawford explained that there is about \$90,000 in the City's budget for demolition, and this includes what is in the Capital Fund for demolition. Alderman Dougherty mentioned using the County's Land Bank for bidding purposes, and Mayor Aiello responded that the City will not be able to get around paying prevailing wage and following other governmental requirements.

Alderman Crawford asked if the City can start moving forward with surveys and bids, and Mayor Aiello responded that we will.

Alderman Crawford explained that he wanted to update the Council on what is going on with the property on North 11th Street deeded to the Rural Revitalization Corporation by the City. He explained that the property has been completely gutting, and the demolition company is standing by waiting for one last disconnect to occur.

Alderman Gonzalez explained that he has had a discussion with Mr. DiCerbo regarding what the City is to do with empty lots that are City owned when a house is torn down. He explained that there are a lot of questions that the Council needs to answer before moving forward. Mr. DiCerbo explained that he feels that the Council should have some sort of consistency when moving forward with properties such as these.

Alderman Crawford asked if the City is able to hold an annual auction for these vacant lots, and Mr. DiCerbo responded that a surplus auction would be possible. Alderman Witte explained that the only issue that she sees is that these are often small parcels, and she does not anticipate them selling for much, which wouldn't cover costs that the City expends to demolish structures and clean up the property.

Alderman Dougherty noted that selling these parcels gets them back on the tax rolls. Mayor Aiello explained that minimum bids could be considered. Alderman Gonzalez asked if recording costs vary, and Mr. DiCerbo responded that for a residential property, they are usually around \$350. Alderman Gonzalez asked about the cost of a title search, and Mr. DiCerbo responded that they can cost \$700, \$800 or more. Mr. DiCerbo explained that he feels that it is the buyer's responsibility in this situation to do their due diligence, and at their own expense. If the buyer

does not ensure there is a clean title on the property prior to purchase, then it is their responsibility to deal with issues in the chain of title. The City really does not benefit either way, and sells the property as it.

Alderman Crawford asked if the City crews are having difficulty maintaining vacant lots, and Mayor Aiello responded that he does not believe that we do.

b. Discussion - All Aboard for Olean, a City-Wide Cleanup

Alderman Crawford explained that this is an initiative that is really taking off. He explained that the cleanup coincides with National Cleanup Day and World Cleanup Day. He explained that there is a not for profit organization that assists in the coordination of events such as these. He explained that more and more local organizations have stepped forward and committed to the effort. The tentative plan is to come together from 9 a.m. to 2 p.m. to try and hit the main thruways in the City, and possibly branch out onto side streets if there is enough participation.

Alderman Dougherty explained that Shaun Dixon from Beichner Waste Services has offered to donate dumpsters and take care of the disposal for the cleanup. Jason Panus, a local business owner, has offered his services with his dump truck to assist, and Worth Smith has volunteered to donate up to four boxes of contractor bags as well.

Alderman Witte reminded the committee not to leave out the litter control group that has been picking up around the City for quite some time. She mentioned possibly branching out and doing more than just litter cleanup. Alderman Andreano responded that she does not believe that the participants will run out of litter to clean up, and Alderman Gonzalez noted that he feels that it is important to keep the day focused. He does not think that volunteers will run out of things to clean, either.

Alderman Dougherty explained that the next step is looking into a second cleanup day in the spring, and Alderman Crawford noted that this could be held around Earth Day.

Alderman Crawford explained that he wanted to update the Council, as the planning for this day is going very well. He reminded the Council that a group of incoming freshmen at St. Bonaventure will be painting the pavilion at Gargoyle Park this Saturday. Mayor Aiello added that four more volunteers have been added to the efforts to weed North Union Street, and his office is working on getting prices for high visibility vests for volunteers as well.

c. Discussion – LED Conversion of Streetlights

Mr. Ring explained that this has been spoken about for quite some time, and that the City previously sent a Letter of Intent to National Grid. He explained that they sent back data,

including that the cost of conversion will be approximately \$12,000 (1,289 lights at \$927 per light), and the return incentive to the City will be \$70,840. He noted that his contact at National Grid has confirmed that these numbers are correct. He explained that he would like the Council to pass a Resolution Tuesday in order to move forward with the conversion.

d. Washington Street Waterline Bids

Mr. Ring explained that the low bid that was received for the Washington Street and North 4th Street Waterline Replacement Project was from Lakeshore Paving at \$1,086,700; however, the bids are still being reviewed. He explained that the engineer's estimate for the project is \$1.3 million, which adds an additional \$214,000 to the project contingency. He noted that the costs for blacktop and gravel vary throughout the season, so for a project such as this, it is not uncommon to go over around 10%. He will have a PL and Resolution presented at next Tuesday's meeting for consideration by the Council, once all of the received bids are reviewed.

5. Approval of Committee Reports

None

6. Adjournment

A motion to adjourn was made by Alderman Gonzalez, seconded by Alderman Witte. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:40 p.m.