

CITY OPERATIONS

Tuesday, December 19, 2017 – 5:30 p.m.

Police Training Room – Olean Municipal Building

Present: Members: Chairman Smith, Vice Chair Gonzalez, Alderman Dougherty, Alderman Andreano, and Alderman George. Others: Alderman Witte; Alderman Crawford; Mayor William Aiello; Nicholas DiCerbo, Jr., City Attorney; Keri Kerper, Community Development Program Coordinator; Bob Ring, Director of Public Works; Bob Bell, Fire Chief, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

1. Roll Call

Alderman Smith 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 Meeting (Tuesday, November 7, 2017)

A motion to approve the minutes of the November 7, 2017 meeting was made by Alderman Smith, seconded by Alderman Andreano. Voice vote, ayes all. Motion carried.

3. Unfinished Business

- a. PL #81-17: (Aiello) That the Common Council authorizes the Mayor to enter into an agreement with Clark Patterson Lee for engineering services in connection with Walkable Olean – Phase II, Main Street (North Union to Front Street).

Mr. Ring stated that this is for the agreement between the City and Clark Patterson Lee, a consulting firm, to provide design services for Phase II of the Walkable Olean Project. Phase II is to connect North Union Street to Front Street. He provided a handout that summarized the scope of services.

Mr. Ring explained that Clark Patterson Lee will be required to follow a Federal process, which will include public input sessions that the Council will be able to be a part of. The City will also be aiding with some preliminary design work, which aids in lowering the cost for the consultant from \$258,000 to under \$200,000. He presented a breakdown of the cost for the project, which included full surveys, environmental assessments, and temporary and permanent easement costs. A 15% contingency, including a 5% field change amount, are included as well.

Alderman Gonzalez questioned what a “field change amount” is, and how it differs from contingency. Mr. Ring explained that when things don’t go as planned in the field, the 5% amount (which is required by the State) is used as a buffer. The contingency will eventually

disappear and end up in a different line item in the project, while the field change amount will remain in the budget.

Alderman Crawford questioned what utility costs are included for, and Mr. Ring replied that it is for storm sewer improvements, water line improvements, and anything else that would be required for the project.

Mr. Ring stated that they are attempting to use existing curb lines, and he is trying to do a lot of the design work in order to save the City money wherever we can. The original project cost was \$1.56 million, and it has been reduced to \$1.43 million. He presented a breakdown of funding, as follows:

Transportation Alternatives Program (TAP)	\$541,913
City Match (for TAP funding)	\$135,478
Empire State Development (ESD)	\$300,000
C.H.I.P.S. Funding	\$250,000
Additional City Funding	\$202,429
Total Project Cost	\$1,429,820
Total City Funding	\$337,907

Alderman Witte questioned if we are using all of our CHIPS funding for this project, or if there would be money left for other streets. Mr. Ring stated that we are using less than 50% of the CHIPS funding for this project. We are only using 85% of this year's CHIPS funding, so a portion will carry over to the next year as well.

Mr. Ring stated that this project is tied in with the BOA downtown project, which involves the tear down of the City Garage. Ms. Kerper added that part of the ESD funding is for demolishing the City garage, while a portion is for street improvements.

Alderman Witte questioned, before we use these funds, if there is an alternative site for the City Garage. Ms. Kerper replied that there are no plans in place that she is aware of.

Alderman Gonzalez asked if the \$300,000 listed is for the street portion, or if it is contingent upon the City Garage demolition as well. Ms. Kerper replied that the City recently signed an incentive proposal for \$400,000, which took into account a total estimated project cost of \$2 million. There is also \$500,000 of Restore NY funding for the demolition of the garage.

Alderman Andreano questioned if we lose money if we don't tear down the City Garage. Ms. Kerper replied that the funding from ESD will be substantially reduced.

Alderman Crawford confirmed that the \$1.4 million project cost that is being presented is for the street only, not the garage demolition. Ms. Kerper confirmed that he is correct.

Mr. Ring stated that he had spoken with ESD, who advised that the funding amount will most likely stay at 20%, depending on the cost of the project.

Alderman Gonzalez remarked that the City has no plan for the City Garage, and questioned if it is something that needs to be worked on to make this work. Ms. Kerper replied that it does need to be worked on. Alderman Gonzalez stated that he feels that the City, from a financial and planning standpoint, hasn't done anything to prepare for the rebuilding of a City Garage.

Mayor Aiello stated that there has been some interest in the City Garage property from a developer, although it is only conversation at this point. The developer could build a new garage as well, and lease it back to the City.

Alderman Crawford stated that the cost to the City for the street portion of the project is \$337,907. He questions if we are prepared to pay that cost, as well as the difference in the cost to tear down the existing garage, as well as the cost to build a new garage elsewhere in the City.

Alderman Witte questioned if there has been any additional discussion regarding sharing a garage with the County. Mayor Aiello replied that there was previous conversation with a couple of the County Legislators, but he is not sure if the interest is still there. With the Council's direction, he would be more than happy to get the talks started again. Alderman Witte also mentioned looking into shared service grants to aid in the cost of building a new garage.

Alderman Dougherty asked if there is a deadline for the funding, and Mr. Kerper replied that the Restore NY and ESD funding was applied for and received in 2016. She has continued to update them that the projects are continuing to progress.

Alderman Dougherty questioned if any of the funding could be used for restoration of the garage, rather than demolition. Ms. Kerper replied that restoration is not what the Restore NY funding was intended for, but she can check to see what Restore NY's response is regarding possible restoration.

Mr. Ring stated that he has spoken with the State, and the City's TAP funding is in jeopardy at this point. Alderman Andreano questioned if the funding is for the walkable connection only, not the garage, and Mr. Ring confirmed that it is.

Alderman Crawford questioned if there is a way to identify how much of the ESD funding the City would lose if we decided not to do the garage portion of the project. Ms. Kerper replied that she would need the total cost and revised budget for the project.

Alderman George stated that when you consider the entire project, including rebuilding the City Garage, the ESD funding is just peanuts compared to the total cost. He is not comfortable moving forward without a full plan.

Alderman Andreano questioned what would happen if we approve this agreement, and come back later and say we can't do a portion of the project. Alderman Gonzalez questioned why we would walk away from an entire project if we are only unsure of one part.

Ms. Kerper stated that what is on the agenda is DOT funding.

Alderman Smith recommended voting the PL out of committee, and in the meantime have Ms. Kerper contact ESD to find out the portion of the funding that would be lost if the City Garage portion of the project is not done. Ms. Kerper remarked that the City would also lose \$500,000 Restore NY funding if the garage portion of the project is not done.

Alderman Crawford questioned if there is a Council consensus to pay between \$338,000 and \$500,000 (in the case ESD funding is lost) for this project. Alderman Witte stated that she would want to know where the money would come from, And Alderman Dougherty agreed. Alderman Crawford stated that he is all for beautifying Olean, but he questions how we pay for it.

Alderman Smith agreed, and stated that we should keep this PL alive for one more week and make a solid decision when the Council has more answers.

A motion to refer PL #81-17 to the Committee of the Whole was made by Alderman Gonzalez, seconded by Alderman Smith. Voice vote, ayes all. Motion carried. PL #81-17 referred to Committee of the Whole Tuesday, December 26, 2017.

4. New Referrals for Consideration

a. Discussion – LaBella Associates, D.P.C. for Landfill Monitoring

Mr. Ring stated that LaBella Associates, D.P.C. does the annual landfill monitoring for the City. Three years ago, the City went out for RFP and they were the low bidder for the service. They have proposed a three year contract extension with a minimal increase, and he recommends that we continue using their services. Alderman Gonzalez questioned if this is already budgeted, and Mr. Ring stated that it is.

Alderman Smith questioned if there were any issues with this, and the general consensus was that there are no issues. A PL and Resolution will be presented for a vote at the Regular Meeting on Tuesday, December 26, 2017.

Alderman George stated that there has been a lot of discussion regarding building a new City Garage, and he questioned if the \$10-\$12 million cost presented was accurate, or if there is a “diet” version that may be more affordable for the City. Mr. Ring replied that he has met with Mark Donahue, and the plan is to visit various facilities to get ideas and put together a plan with an estimated cost.

Alderman Andreano questioned if a previous proposal was brought forth by the previous Director of Public Works, and Ms. Kerper replied that Bergmann Associates had put together an estimate as a part of the Brownfield Opportunity Area project.

Alderman Crawford questioned if the City has any funding for a new garage, and Ms. Kerper replied that we do not.

Alderman Crawford requested that the Mayor work with the City Auditor to get together a list of the City’s current debt and debt service coming due. We want to know what it would look like if we need to find additional funding for this roadway project as well.

5. Approval of Committee Reports

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

6. Adjournment

A motion to adjourn was made by Alderman Smith, seconded by Alderman Andreano. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:05 p.m.