

# COMMITTEE OF THE WHOLE MEETING MINUTES

*TUESDAY, NOVEMBER 26, 2019 – 6:30 p.m.*

**COUNCIL CHAMBERS – OLEAN MUNICIPAL BUILDING**

IN ATTENDANCE WERE: ALDERMEN CRAWFORD, WITTE, ANDREANO, GONZALEZ, DOUGHERTY, AND AMITH. OTHERS: MAYOR WILLIAM AIELLO; FRED SARADIN, CITY AUDITOR; KERI STEPHEN, COMMUNITY DEVELOPMENT PROGRAM COORDINATOR; JEFF ROWLEY, POLICE CHIEF, AND TIFFANY TAYLOR, MANAGERIAL CONFIDENTIAL ADMINISTRATIVE SECRETARY.

Alderman Crawford called the meeting to order at 6:30 p.m. and asked that the record show that all Aldermen were present except Alderman George, who was excused.

1. PL #85-19: (Aiello) That the Project Loan Committee recommends that the City subordinate its lien position for Olean Homeownership Assistance Program Application #23-01.

Ms. Stephen explained that the Project Loan Committee met last week to review information presented by the homeowner. She explained that as a part of this loan program, there is a due on sale clause for the money lent to the homeowner through the program. Ms. Stephen explained that the homeowner's situation has changed both financially and in regards to health, and she needs to sell her home to find housing to suit her needs at the level of care that she needs today.

Alderman Crawford asked how much the City is looking at forgiving for the loan, and Ms. Stephen responded that this loan was for \$10,800. Ms. Stephen noted that if the City did collect the funds and refuse to discharge the lien that the funding would be given to the State and could not be kept by the City.

Alderman Crawford asked if there is a plan for the sale of the house, and Ms. Stephen responded that there is a buyer in place. Alderman Witte asked if the buyer is obligated to make the City whole, and Ms. Stephen explained that they are not. She explained that the City has a second lien position on the home, and that in order to sell the home, the proceeds must either cover the amounts of all liens on the home, or the City must discharge the lien so that the buyer gets a clear title from the seller.

Alderman Andreano asked if the homeowner was making payments to the City, and Ms. Stephen responded that under this program, there were no loan repayments. She explained that money was given to a homeowner to aid with down payment and closing costs, and that there was a due on sale clause held on the equity of the home.

Alderman Crawford asked if the homeowner will be walking away with the equity from the home, and Ms. Stephen explained that she does not feel that there is a lot of equity due to the condition of the home. Ms. Stephen noted that there is also outstanding debt on the primary mortgage on the home. Ms. Stephen explained that the Project Loan Committee reviewed the request, including the sale price of the home and what is left in equity, and they do not feel that this homeowner will have a lot left to help find the suitable housing that is needed.

A motion to approve PL #85-19 was made by Alderman Witte, seconded by Alderman Dougherty. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

2. PL #86-19: (Aiello) To authorize free parking on West State Street and North Union Street as well as in all City of Olean parking lots, on November 29, 2019 through January 1, 2020.

Mayor Aiello explained that historically, the Council has granted free parking in the downtown area during the holiday season, and explained that this is something that he would like to see done again.

Alderman Witte asked if the person who writes tickets will be off during this time, and Mayor Aiello responded that he will be used in other parts of the City to look for other parking violations, such as on side streets.

A motion to approve PL #86-19 was made by Alderman Andreano, seconded by Alderman Gonzalez. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

3. PL #87-19: (Aiello) To reschedule the December 24, 2019 Regular Meeting of the Olean Common Council to December 17, 2019 to follow the Committee of the Whole meeting December 17, 2019 in observance of Christmas Eve.

Alderman Crawford explained that this is a formality, and that this will also be the date of the last meeting of the year.

A motion to approve PL #87-19 was made by Alderman Crawford, seconded by Alderman Witte. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

4. PL #88-19: (Aiello) To authorize the award of the Engineering and Design portion of the Walkable Olean – Phase III Project to LaBella Associates.

Mayor Aiello explained that the Phase III Project is on East State Street from North Union Street to hopefully the East State Street Bridge, and that the project will depend on the scope and approved design, as well as the funding available. He explained that the plan is for traffic calming measures on East State Street such as a median and mid-block crossing. Mayor Aiello explained that there has been some discussion regarding a roundabout at Barry and State, but he is not sure if it will fit in this area so there may just be an upgrade to the traffic light. Mayor Aiello explained that there will also be a multi-use sidewalk to be used by walkers, runners and bicyclists. He

explained that at this time the City is requesting approval to hire an engineering firm, LaBella, who was chosen from seven firms who sent proposals to the City.

Alderman Andreano asked if LaBella Associates is local, and Mayor Aiello explained that they have offices in Buffalo and Rochester. Alderman Crawford asked for a breakdown of funding for the project, and Ms. Stephen explained that the project cost is \$2,029,372, with \$1.2 in DRI funding, TAP DOT funding of \$663,498, and a local match of \$165,874.

Alderman Witte asked the cost of the design phase, and Ms. Stephen responded that it is \$339,000. Alderman Crawford asked if we can use funding obtained for this design portion, and Ms. Stephen explained that the design fee is coming from NYS DOS funds. She explained that if there are any ineligible items, ahtat she is working with the Department of State to ensure that the DRI funding can cover it.

A motion to approve PL #88-19 was made by Alderman Gonzalez, seconded by Alderman Dougherty. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

## 5. Adjournment

A motion to adjourn was made by Alderman Crawford, seconded by Alderman Andreano. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 6:45 p.m.