

STRATEGIC PLANNING

Tuesday, November 19, 2019 – 5:55 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; Keri Stephen, Community Development Program Coordinator; Bob Ring, Director of Public Works; Jeff Rowley, Police Chief, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

1. Roll Call

Alderman Gonzalez called the meeting to order at 5:55 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 1, 2019)

A motion to approve the minutes of the October 1, 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. Presentation/Discussion – CDS Housing, Anne Kivari

Anne Kivari, Executive Director of the City of Olean Housing Authority, explained that she would like to share concerns regarding the CDS Housing Project with the Council. She explained that she read the article in the paper regarding the presentation made to the Council by Ray Wetherbee regarding the project. Ms. Kivari explained that in the last 12 to 24 months, there has been an enormous change in public and subsidized housing landlord / tenant situations. She explained that the article stated that the housing project would not work with Section 8 participants; however, legally, they are unable to deny Section 8 participants, as it is considered discriminatory.

Ms. Kivari added that she met with Roseanne Larson, who administers the Section 8 program which is completely independent from the Olean Housing Authority. She explained that Mr. Wetherbee presented an agreement to Ms. Larson who listed Ms. Larson as the Executive Director of the Olean Housing Authority, when she is not. She explained that this has since been amended, but that it was concerning for her that this error was made.

Alderman Witte explained that she wish that this information was made available to the Council before the presentation. She explained that she was not happy that the presentation and vote happened during the same night, and she thinks that it could have been handled differently.

Alderman Smith explained that he is one of the owners of the property. He is not sure what the exact complaint is tonight, but CDS is not winging it with anything, as they have been around for a long time and are very successful. He explained that this project went before the Planning and Zoning boards over a year ago, and the public meetings were very well attended. He explained that affordable housing is a growth industry in the State of New York supported by the governor. Alderman Smith explained that CDS is investing over \$10 million into the property which is very good for the area. He explained that not every tenant and every business is perfect, but CDS is very good at what they do.

Alderman Gonzalez explained that the night that the Council voted to authorize the Host Agreement, it was not the Council's purview to make a decision on the process, but only to enter into the agreement that would allow the City to receive the tax payment from a not-for-profit. Alderman Witte explained that she feels that the Council should have had the whole story, and Alderman Andreano asked if Alderman Witte felt that the City should not have accepted the tax payments from CDS.

Alderman Dougherty noted that the Council would have more information regarding projects from the Planning and Zoning processes if they took over the boards.

b. Presentation – Facility Needs Report, Bob Ring

Mr. Ring presented a handout and PowerPoint presentation to the committee. He explained that he has worked for the City as the Director of Public Works for the past two years, and he has spent some of that time talking to staff, department heads and facility managers to find out the needs throughout the City. He explained that some needs are direr than others, and some need more planning while some are shovel ready. He noted that fire and code inspections are not included in this report.

Mr. Ring explained that the Times Square entrance to the Municipal Building suffered damage that caused a basketball sized hole in the concrete by the handicapped ramp, as well as extensive salt and water damage. He explained that this project has been in the budget requests for as long as he can remember, but that it has never been funded. He explained that the cost to fix the issues is between \$100,000 and \$115,000, and that this is a public safety hazard. He noted that he will suggest that the entrance be closed to the public if work does not begin before the next construction season. He explained that a team has come in to provide a design for a long term solution.

Alderman Smith asked what the area will look like when it is put back together, and Mr. Ring explained that the elevation will be taken up on everything, and that a new concrete ramp will be installed to eliminate the non-compliant ramp that is currently there. He explained that the pavement will be raised and drained towards the catch basin to prevent the pooling issues currently in the area. He noted that the rebar will be redesigned and replaced. Alderman Smith asked if there would be a rendering presented to the Council before a vote occurs for the funding, and Mr. Ring explained that all structural data for the project is included in the handout provided to the committee.

Mr. Ring noted that this is the most urgent of the projects being presented.

Mr. Ring explained that at Fire Station #1 on South First Street, it has been brought to his attention that in the stone brick work at the top of the building, bricks are loose and mortar joints are coming out. He explained that the sidewalk is right at the front of this building, and at any time bricks could fall, or the whole side of the brick façade, and that this is an accident waiting to happen.

Alderman Witte if these repairs are being kept in consideration if the City decides to close the station, and Alderman Dougherty noted that it would still be a public safety hazard. Mr. Ring explained that he is not suggesting that these funds be used right away, but that he wants the Council to be fully aware of the issues going on. He noted that this project cost is estimated to be \$50,000 to \$75,000.

Mr. Ring explained that there are three projects at the City Garage. He explained that the most likely option is for the garage to stay where it is located, but that if it does, some modest improvements absolutely need to be done to ensure that the garage will still be usable 20 years down the road.

Mr. Ring explained that the first issue is with the fuel facility. He explained that it was installed in 1980's and is very old. He explained that the wall is starting to fail, which is costing money just to maintain, in addition to paying for additional testing due to a cathodic test failure. He explained that when employees use this facility, they have to get out of their cars and unlock the gate, and get out again to lock up when they leave. He explained that he is looking at replacing the fuel facility, but that he is looking at whether the current site should remain or if it should be moved to a new site.

Mr. Ring explained that it is possible to work with the school and other partners to possibly fund the cost of a new facility with a grant. Alderman Gonzalez asked if there are any other fuel sites in the area, and Mr. Ring explained that the County has a site on the corner of North Seventh Street and Buffalo Road. Alderman Smith asked if the City saves money by having their

own fuel facility, and Mr. Ring explained that the City receives its fuel tax free if it is not purchased from a commercial business.

Alderman Witte asked if the County is in the same category to receive tax free gasoline, and Mr. Ring replied that they are. He explained, however, that the County would impose a surcharge on the City if the City chose to use their fuel facility. Mr. Ring explained that if the City can get enough partners, that a shared municipal grant may be possible. Alderman Crawford explained that the idea of a joint fuel facility has been bounced around for some time, and asked if there is any actual interest from other entities. Mayor Aiello explained that at this time, there is some interest. He noted that using the County's Seventh Street facility is always an option

Alderman Crawford asked if the County uses salt, and Mr. Ring responded that they use a salt/sand mix. Alderman Crawford asked if it would be plausible to get the City's salt from the County, and Mr. Ring explained that there are a number of challenges with this, and that it would not be convenient.

Mr. Ring explained that the fuel facility changes are at an estimated cost of \$500,000 to \$600,000.

Mr. Ring explained that there are City Garage outbuildings that need to be considered. HE explained that the metal storage building and the salt shed both need to be addressed. He explained that the salt shed walls push out when the loader loads salt into it, and Clark Patterson Lee has suggested a layout and presented estimates to repair the salt building. Mr. Ring explained that the metal building is not really fastened to the ground, and the metal tresses and tin are deteriorating. He explained that this building is a hazard to employees and cannot be repaired or saved without significant costs. He suggests to replace this with a heated building with an approximate cost of \$250,000, and the estimated cost to repair the salt shed is \$100,000.

Mr. Ring explained that the main building is relatively structurally sound. He explained that it needs repairs on the air intake and exhaust, on the walls and windows, as well as a new HVAC system and some other upgrades. He explained that the site needs to be repaved and drainage needs to be upgraded. He explained that preventative maintenance would allow the building to be used for another 20 to 30 years, and his estimated cost, including for a new roof and new siding, is \$1.25 to \$1.5 million.

Mr. Ring explained that the water treatment plant is experiencing a failure of the south wall, and that the issues have stemmed from when the building was constructed 17 years ago. He explained that he does not know much about the project right now, but that it seems to be in high need of funding. He explained that water is leaking out of some of the reservoirs inside the building, and the concrete is failing. He explained that at one time weeps were put in to satisfy

workmanship issues with the project, but it is leaking again and needs to be addressed. He explained that he is working with an engineering firm to get an estimate and put a plan together. He explained that this project cost is estimated to be \$500,000 to \$1.1 million.

Mr. Ring explained that the old water filtration plant hasn't really been accessed much in some time, but that it is built into the levee and the DEC may require that the City do something with the building. He explained that the most likely solution is to demolish the building, as it is in awful shape. He is unsure of the cost, but that it will probably be in the six figures.

Mr. Ring explained that the HVAC system in the Municipal Building is very old. HE explained that the control system needs to be worked on to help the heating and cooling in the building, and the current control system's useful life has been met. He explained that the parts for the system are not made anymore, and a new system should be purchased. He explained that the system was just replaced in the Police Department, which is separate, and that the Court is also a separate zone. He explained that there is \$30,000 budgeted for buildings each year and that it is a \$60,000 to \$70,000 project, so that it could potentially be done over the next couple of years. He explained that he would like to try to make this a priority.

Mr. Ring explained that the Bartlett House HVAC is also in need to repair, as last year on the coldest day of the year the hot water system caused damage in the building. He explained that he would like to replace the boiler with a new, more efficient one, which will cost between \$8,000 and \$10,000.

Alderman Crawford asked what the next step is, and Mayor Aiello explained that some things may be able to be handled within the budget, but that a plan needs to be made to take a look at the biggest needs. He explained that something definitely needs to be done with the entrance to the Municipal Building.

Alderman Dougherty mentioned possibly cross training workers or hiring maintenance-specific workers to handle some of these issues when they first come up so they do not become bigger issues. He explained that preventative maintenance, although will be an increased cost initially because of the cost for labor, could be cost-saving in the future.

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 6:55p.m.