

## CITY OPERATIONS

Tuesday, February 4, 2020 – 6:40 p.m.

Police Training Room – Olean Municipal Building

Present: Members: Chairman Smith, Vice Chairman Panus, Alderman Gonzalez, Alderman Dougherty, and Alderman Anastasia. Others: Alderman Crawford; Mayor William Aiello; Nicholas DiCerbo, Jr., City Attorney; Bob Ring, Director of Public Works; Tim Richardson, Fire Chief, and Tiffany Taylor, Managerial Confidential Administrative Secretary.

### 1. Roll Call

Alderman Smith called the meeting to order at 6:40 p.m. and asked that the record show that all committee members were present.

### 2. Approval of the Minutes of the Previous Committee Meetings (Tuesday, November 5, 2019)

A motion to approve the minutes of the November 5, 2019 meeting was made by Alderman Smith, seconded by Alderman Dougherty. Voice vote, ayes all. Motion carried.

### 3. Unfinished Business

None

### 4. New Referrals for Consideration

#### a. Discussion – Refuse Contract (Dougherty)

Alderman Dougherty explained that with budget season approaching, he has spoken with Mr. Ring regarding the refuse contract and would like to discuss different options for the City moving forward. He explained that he also believes that the current contract expires around the same time that the budget renews for the year. He would like to see how the Council would like to proceed with different options, whether they would like to continue with the sticker method or if the City should ask for a bid for toters that property owners can have at their home. He explained that the City gets a commission on the sale of the garbage stickers, and he wonders if the City would be able to work something out if the toter system was put in place.

Alderman Dougherty explained that he gets complaints about the sticker method, and he knows that some residents pay to have toters at their home or property with a separate company. He explained that some people forget stickers and either have to hold their trash, or drive it to the transfer station.

Alderman Smith asked if he would like to see totes put at rentals for tenants and the sticker system eliminated, and Alderman Dougherty responded that he would, and he thinks this may help with the issue of trash buildup. He explained that the tote system seems to be a lot cleaner and nicer, and that with the sticker system, the sticker can blow off, bags can get ripped open and animals can get into them.

Alderman Anastasia asked what should be done for the elderly residents who don't have trash every week. Mayor Aiello explained that he had a discussion with one of the refuse contractors a year or more ago, and one of the ideas is that a tote is provided for each resident (especially rentals), and the 96 gallon tote would help eliminate a lot of the garbage around the City. He asked what about the senior population, and it was suggested that they go with a smaller tote or every other week pickup. He explained that there are a couple of different ideas out there, but he is hoping that Alderman Dougherty isn't asking the City to get back in the garbage business. Alderman Dougherty responded that he does not feel that this should be a municipal thing like water is. He explained that the City should hire a subcontractor for the refuse but that the City should decide how to enforce whatever is chosen.

Alderman Gonzalez asked if the City's current refuse contractor offers the tote option to residents, and Mayor Aiello explained that they don't. He noted that the City makes about \$30,000 a year on the sticker system, with the City's percentage on each sticker sold. He explained that a lot of these ideas have merit. He explained that on rental properties, the City does not want to have to use their resources to collect money and bill individuals. Mayor Aiello explained that when the contract is put out to bid, the collection of money should be part of the process. He explained that the nice thing about having totes, especially for rental properties, is the ability to put garbage in them without an additional sticker on each bag.

Alderman Dougherty explained that Code Enforcement and DPW had different answers as to why he could not get a tote from the City's current contractor. Mr. DiCerbo explained that there is no exclusivity in the refuse contract, through the contractor's own admission. The City only has a sticker system with that contractor, but a private citizen can get a tote through a different company if they choose. He noted that the only contractor who offers the sticker pickup is contracted with the City.

Alderman Crawford explained that he has had residents reach out to him previously regarding the tote system, and he feels that it would be beneficial, especially with the feline and skunk populations in neighborhoods. He explained that when people put trash out in bags, it ends up all over the place.

Mayor Aiello explained that something else to consider is the placement of toters, since we don't want them sitting in the front yard of properties all week long. Alderman Smith explained that the toter should be on the curb for pickup day, and then brought back up to the house.

Mr. Ring explained that when talking to refuse companies, they would like to see an exclusive contract moving forward if the City decides to go with the toter option. He explained that right now people are able to shop around and tote with one company or sticker with another. He explained that going with a toter system will be a big change, and the contract hasn't been bid in ten years. He explained that a refuse company will want a long, exclusive contract if they provide all of the totes. He suggested that the providing of totes to residents be included as part of the bid.

Alderman Dougherty explained that if there are options, then landlords will say that it is not their responsibility, it is the tenant's. If we force property owners to have toters, then it may prevent some of the garbage issues that are on properties throughout the City.

Alderman Anastasia explained that it is an approximate 75% increase in cost for residents who get one small bag sticker a week. He explained that a lot of elderly are on a fixed income. He would like this discussed further so he can get feedback from constituents. He explained that as far as the landlord and tenant issues go, that is what Code Enforcement is for.

Alderman Dougherty explained that people put out their garbage a day early and animals get into it, recycling is blown around, and there is a mess. If toters are required, there won't be any more loose bags for these issues to happen. Alderman Panus explained that he likes the idea of things staying cleaner, but that if a landlord has a five unit building with tenants who don't take care of their garbage, it can continue to be a problem. He wonders what is going to make them clean up their garbage.

Alderman Dougherty explained that with an exclusive contract, only one option will be available. Residents can also choose to drive to Westons Mills or Allegany to the transfer stations. Alderman Panus explained that they can also choose to do nothing, which is what creates Code Enforcement issues. Mayor Aiello explained that we can address that with increased penalties.

Alderman Gonzalez asked if the City can force rental properties to have garbage cans, and Mr. DiCerbo responded that we can.

Alderman Dougherty explained that he wanted to begin this discussion before the City starts budgeting. Mayor Aiello explained that he has begun the budget process, and that the tentative budget will be to the Council by February 15<sup>th</sup>.

Mr. Ring explained that the City does need to have a plan in place by June 1<sup>st</sup>, so he will get some information together from companies. He explained that the City needs to advertise the bids by mid-April, so to a certain extent, there is a time crunch.

Mayor Aiello explained that as it stands right now, he is totally unopposed to the City doing any sort of billing of residents for refuse services.

Alderman Crawford asked if a presentation could be done by refuse companies explaining the options. He explained that Alderman Anastasia has a point, and while his family can fill a 96 gallon toter no problem, his grandmother uses one sticker a week, if that. Alderman Smith explained that he likes the idea of companies coming to pitch their ideas if they want to bid. Mayor Aiello asked if that can happen prior to doing an RFP, and Mr. DiCerbo stated that he would look into that.

b. Discussion – Chapter 12 Code Changes for Multiunit Dwellings (Dougherty)

Alderman Dougherty explained that this was broached already earlier in the night during a discussion of licensing landlords. He explained that licensing landlords is something that he has thought of, which would include changing terminology to licensing from registering, and mandating insurance in addition to charging for not registering. He explained that he would like to see a Certificate of Insurance naming the City as an insured for all properties on the registration. He explained that this could lead into a lot of other things, but that at this time he would like to discuss our options about this.

Alderman Panus explained that it was discussed considerably earlier in the evening, and he feels that the entire Council wants to do something along this line, but we are not sure yet what. Alderman Crawford explained that if we don't have to reinvent the wheel, we shouldn't. He explained that he is interested in looking at other municipalities and what they do to handle landlords. He explained that when Chapter 12 was passed, it was done with the understanding that the Council would need to circle back to it and tweak it as needed. He feels that we are on the right path, but that more information should be gathered at this time.

Alderman Gonzalez explained that this is not from a "saving lives" standpoint, but rather from the idea of mandating insurance, which could make a real difference to the City.

Alderman Crawford explained that he would be interested to see statistics on structure fires, and how much the City has been on the hook for, in terms of demolition. Mr. Richardson explained that he can give the Council information on how much the City has spent demolishing fire damaged structures in the past five years, and Mr. DiCerbo asked that he differentiate between owner-occupied and rentals. Alderman Panus asked if determined causes could be

included, and Mr. Richardson noted that some may be undetermined, which means that the damage was too extensive to arrive at a cause.

5. Approval of Committee Reports

None

6. Adjournment

A motion to adjourn was made by Alderman Smith, seconded by Alderman Dougherty. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 7:15 p.m.