

CITY OPERATIONS

Tuesday, March 21, 2017 – 5:30 p.m.

Police Training Room – Olean Municipal Building

Present: Members: Chairman Smith, Alderman Dougherty, Alderman Andreano, and Alderman George. Others: Alderman Witte; Alderman Crawford; Mayor William Aiello; Nicholas DiCerbo, Jr., City Attorney; Tom Windus, 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 except Alderman Gonzalez, who was excused.

2. Approval of Minutes of the Previous Committee Meeting (Tuesday, January 17, 2017)

A motion to approve the minutes of the January 17, 2017 committee 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. PL #22-17: (Aiello) To authorize the City of Olean to deed an abandoned portion of Maple Street to SolEpoxy, Inc.

Mayor Aiello stated that he was approached by Jeff Belt of SolEpoxy, Inc. with an interest to acquire property that the City had abandoned in 2002 that runs along the northern end of his building. His intent is to expand parking for SolEpoxy, and to develop the current parking along Franklin Street.

Alderman Andreano questioned if the street was already abandoned, and Mr. Windus responded that it was in 2002. Alderman Andreano questioned why, and Mr. Windus was unsure of the conditions as to why the street was abandoned. He stated that Mr. Belt is willing to deed the Hysol Park and softball field to the City (which is previously leased for \$1 per year. Alderman Crawford questioned if the sites are of the same size, and Mr. Windus replied that the park is much larger than the abandoned street.

Alderman Smith questioned if there is anything along the “street” now, and Mr. Windus replied that there are only 8 or so pine trees and green space.

Alderman Witte questioned if Mr. Belt would be requesting tax exempt status for the redeveloped parking lot, and Mayor Aiello and Mr. Windus were unsure of his intentions in regards to taxes.

Alderman Andreano asked again why the street was abandoned, and Mr. Windus stated that it is possible that the neighbors didn't want this to turn into a street. Alderman Crawford questioned if Mr. Belt has spoken with the neighbors, and Mr. Windus replied that the only request from a neighbor is that the trees come down, which Mr. Belt is willing to do. Alderman Witte added that the City already takes care of the park, so it is not as if we are picking up more work. Alderman Dougherty added that we are losing the liability from the trees.

Alderman Smith stated that, in his experience, there is always a lot of politics and hubbub around the abandonment of streets, and it is easy to get quite caught up in the process. He stated that, however, in this case the politics happened fifteen years ago. The street is already abandoned, we are only deeding City property now to the company.

Mayor Aiello stated that we did set the precedence that, if a neighborhood wanted to see a street abandoned, that they could come together to the Council to move forward with the process. However, it always seems that rather than neighbors working together, it is one pitted against another. They argue and disagree about the street and what should be done with it, so we have never had the chance to move forward with abandoning a street.

Mr. DiCerbo stated that we own the property, and are simply going to do a quit claim deed to transfer it over. SolEpoxy can deal with any titling issues. Alderman Andreano questioned who would be paying closing costs, and Mr. DiCerbo replied that it would be up to SolEpoxy to record the deed and pay any associated costs.

Alderman Witte questioned how large the property is, and Mr. Windus stated that it is barely 50 feet by 150 feet. She stated that in exchange for that, we get the park and the softball field, which seems like a good deal. Mr. Windus added that the girls modified softball team has expressed interest in using the field for practices.

Alderman Smith stated that this situation is different than the one that Kelly had recently brought to light on Park Street. Alderman George asked for confirmation that the park is already abandoned and just needs to go somewhere, and Mr. Windus stated that is correct.

Alderman Crawford stated that he is concerned that other people could see what we are doing and then want us to give them other property that has been abandoned in the City. He questioned if we are setting ourselves up for a headache. Alderman Smith asked how many more properties are like this in the City, and Mr. Windus stated that he didn't even know about this one until it was brought to his attention.

A motion to approve PL #22-17 was made by Alderman Smith, seconded by Alderman George. Voice vote, ayes all except Alderman Andreano, who voted nay. Motion carried. Referred to City Attorney for Resolution.

5. Approval of Committee Reports

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

6. Adjournment

A motion to adjourn was made by Alderman Smith, seconded by Alderman George. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 5:50 p.m.