

COMMITTEE OF THE WHOLE MEETING MINUTES

TUESDAY, NOVEMBER 4, 2025 – 6:55 p.m.

COUNCIL CHAMBERS – OLEAN MUNICIPAL BUILDING

IN ATTENDANCE WERE: ALDERMEN ROBINSON, BENNION, KEARY, FORNEY, McCALL, AND ANASTASIA. OTHERS: MAYOR WILLIAM AIELLO; FRANK CAPUTO, CITY CLERK; LENS MARTIAL, CITY AUDITOR; JAMES SPRAGUE, DIRECTOR OF PUBLIC WORKS, AND TIFFANY TAYLOR, MANAGERIAL CONFIDENTIAL ADMINISTRATIVE SECRETARY.

Alderman Robinson called the meeting to order at 6:55 p.m. and asked that the record show that all Aldermen were present except Alderman Crawford, who was excused.

1. PL #126-25: (Aiello) To support OWH Properties, Inc. (Operation Warm Hearts) application for exemption from real property taxes pursuant to Section 420-A of the Real Property Tax Law for the 2026 general tax year and the 2025-2026 school tax year assessment rolls.

Mayor Aiello explained several years ago, the theater group bought the synagogue and failed to file their exemption paperwork. He explained we looked into the issue at that time and found a One House Bill had to be filed with the State. He explained this would do the same thing, as Operation Warm Hearts failed to file their exemption. He explained the resolution would support the group going to the State legislature to be refunded the property taxes they have paid. HE explained the property is located on 4th Street and is the old medical loan closet. HE explained they did not file their exemption on time and had to pay property taxes. He explained when this bill goes through the State legislature, the taxes paid will be refunded.

Alderman McCall explained she has been speaking with a member of the organization who reached out to her, and she contacted the Assessor's Office who was very helpful in this situation. She explained she believes it was a matter of when they closed on the purchase of the property and not being aware and having time to file for this. She explained the group is an incredible asset to the community and our children, and many people benefit from the work they do. Alderman Robinson explained he has personally worked with them volunteering, and they are a great organization in the community. He explained he has gone on record before stating he is not a big fan of not-for-profits but this is one particular organization that does a lot for our community, and he supports what they are doing. Alderman Bennion explained not-for-profits can do wonderful things, but the downside is the large number of taxable properties on our assessment rolls that are then owned by not-for-profits and then are exempted from paying taxes. Mayor Aiello noted this location was already off the tax rolls when it was the medical supply closet, so this will not be adding a new non-taxed structure to the City's assessment rolls.

A motion to approve PL #126-25 was made by Alderman Robinson, seconded by Alderman McCall. Voice vote, ayes all. Motion carried. Referred to Regular Meeting for Resolution.

2. PL #127-25: (Aiello) To authorize the Mayor to execute a Change Order with Millennium Construction for the Walkable Olean Phase III – East State Street Project in an amount of \$58,394 for quantity overruns, as well as work on decorative lighting and lighting circuit wiring for ornamental Christmas lighting in the vicinity of the Barry Street roundabout.

Director Sprague explained this Change Order is the final cleanup of accounting for the project. He explained the quantity overruns are nothing out of the ordinary and are typical when you are laying down that much asphalt. He explained there are always differences between perfect design numbers versus real world, in the field numbers. He explained for the decorative lighting, it is his understanding some additional electric work was done from the large roundabout down East State Street to the Barry Street roundabout to facilitate decorative lighting for the holidays. He explained there is nothing the City has conflict with or any concern.

Alderman Robinson explained there was a pipe broken by the contractor and asked if they are charging us for their mistake. Alderman Bennion explained when he asked why we were not replacing water lines during the project he was told we were not digging deep enough, but then there was a line struck in the vicinity of Century Manor. Alderman Robinson explained he just wants to ensure that we are not paying for their error. Director Sprague explained he had not heard anything about that until this conversation. Alderman Bennion explained he wonders if the cost for repairs was mixed in with our invoices. Director Sprague explained he can look into this.

Alderman Bennion asked if this work that was already done was a part of the original scope. Director Sprague explained the cost overruns were a part of the original scope but he is unsure if the decorative lighting and circuits are. Alderman Bennion asked if they were a part of the original scope how there is a change order for a cost overrun, and if they were not how the addition was approved without being approved by the Council prior. Alderman Robinson explained a certain limit of change order is authorized without Council approval. Alderman McCall asked if Alderman Bennion is asking if the decorative lighting was a part of the original scope and Alderman Bennion explained that is what he is asking. Alderman McCall asked if time is needed to research that and Director Sprague explained he does need time to look into this.

Alderman Robinson explained this is going to have to be paid and he doesn't think we have to hold off on this. Alderman McCall explained we do need to hold off if they are charging us for their mistake. Alderman Robinson explained he is fine waiting for the questions to be answered.

A motion to postpone PL #127-25 to the Committee of the Whole Tuesday, November 25, 2025 was made by Alderman Robinson, seconded by Alderman Bennion. Voice vote, ayes all. Motion carried.

3. Adjournment

A motion to adjourn was made by Alderman Robinson, seconded by Alderman McCall. Voice vote, ayes all. Motion carried. Meeting adjourned at approximately 7:10 p.m.