

TOWN BOARD MEETING

The Regular Meeting of the Town Board of the Town of Cortlandville was held at the Village of McGraw Community Building, Clinton Street, McGraw, New York, with Supervisor Tupper presiding.

Members present:

Supervisor, Richard C. Tupper
Councilman, Theodore V. Testa
Councilman, John C. Proud
Councilman, C. Randolph Ross
Councilman, Douglas E. Withey
Town Clerk, Kristin E. Rocco-Petrella

Others present were: Town Attorney, John A. DelVecchio; Highway Sup’t. Glenn Bassett; Court Clerk, Pamela Bassett; Village of McGraw Mayor, Allan Stauber; Cortland County Legislator, Michael Barylski; Town Residents: Pamela Jenkins; Bob Martin; Marie Kautz; Dawn Brown; Barbara Leach; Patrick Leach; Donna Johnson; and Michael Tomkowicz.

Supervisor Tupper called the meeting to order.

Councilman Proud made a motion, seconded by Councilman Testa, to approve the Draft Town Board Minutes of April 3, 2019. All voting aye, the motion was carried.

The Draft Town Board Minutes of April 17, 2019 were presented to the Board for their review.

RESOLUTION #113

AUTHORIZE SUPERVISOR TO SIGN PURCHASE
ORDER #1406

Motion by Councilman Proud
Seconded by Councilman Testa
VOTES: AYE – Tupper, Testa, Proud, Ross, Withey NAY – 0
ADOPTED

BE IT RESOLVED, the Town Board does hereby authorize and direct the Supervisor to sign Purchase Order #1406 submitted by Highway Sup’t. Bassett to be paid to Cazenovia Equipment Company to purchase four (4) John Deere Z960M Z Trak mowers, for the cost of \$40,000.00 less the trade-in total of \$28,000.00 for the trade-in of two (2) 2012 Ferris mowers and two (2) 2015 Ferris mowers, thereby making the total cost \$12,000.00.

RESOLUTION #114

AUTHORIZE PAYMENT OF VOUCHERS – MAY

Motion by Councilman Withey
Seconded by Councilman Testa
VOTES: AYE – Tupper, Testa, Ross, Withey NAY – 0
ABSTAIN – Proud
ADOPTED

BE IT RESOLVED, the vouchers submitted have been audited and shall be paid as follows:

Funds A, B, DA, DB, HG, HH, SF, SS, SW	Voucher #585-650	
	General Fund A	\$ 38,880.21
	General Fund B	\$ 44,102.76
	Highway Fund DA	\$ 0.00
	Highway Fund DB	\$ 37,385.89
	Gutchess Lumber SC Project HG	\$ 0.00
	New Highway Garage HH	\$ 0.00
	C’Ville Fire District SF	\$ 0.00
	Sewer Fund SS	\$ 968.39
	Water Fund SW	\$ 10,270.32
Funds CD1, CD3, CD4	Voucher #(None)	
	BMills Rehab CD1	\$ 0.00
	Town Wide Rehab CD3	\$ 0.00
	Business Devl CD4	\$ 0.00
Funds TA, TE	Voucher #16-18	
	Trust & Agency TA	\$ 43,432.36
	Expendable Trust TE	\$ 0.00

Supervisor Tupper offered privilege of the floor to Pamela Jenkins.

Town resident Pamela Jenkins informed the Board she submitted a letter to the New York State Comptroller's Office that would be reflective of her comments made tonight. She referenced the Open Meetings Law, Public Officers Law Article 7(e), in which the public has the legal right to access document that are going to be discussed before or at the meeting when they are going to be discussed. With regard to the Office of the New York State Comptroller's Audit, "Improving Private Property", Ms. Jenkins stated she previously requested, and was requesting again tonight, access to agreements, proposed resolutions, law, leases, contracts, rules, regulations, policies, cost benefit analysis, or any amendment scheduled to be discussed by the Town Board tonight regarding the spending of public resources for Mr. Leach's private property. She stated that without the documents, she could not comment on anything the Board has negotiated or what would be in consideration to be voted on tonight. Ms. Jenkins requested she be told in public if access to the above documents were to be denied.

Ms. Jenkins stated that public pleas have been made for the Town to recoup the initial costs for improving private property. She mentioned the resident survey that was recently conducted for the Cortlandville Comprehensive Plan. According to the survey 66.4% of taxpayers did not want emphasis placed on developing public recreation facilities or trails. Several residents commented that taxes were their biggest issue. Ms. Jenkins reminded the Board that the State Comptroller's Audit encouraged the Board to make the Corrective Action Plan available for public review in the Town Clerk's office. Ms. Jenkins written comments were submitted to the Town Clerk for the record.

Supervisor Tupper offered privilege of the floor to Bob Martin.

Town resident Bob Martin voiced his concern regarding the meeting times scheduled for the regular and special Town Board meetings, which he stated were inconvenient for the public to attend and to participate in.

Mr. Martin referenced the Office of the New York State Comptroller's Audit Report, "Improving Private Property", and stated the following: the Board did not perform a cost benefit analysis; did not disclose any Board discussion or authorization; the DEC had no record of contact from the Board for work performed; that the lease did not appear to be in the best interest of taxpayers; that the lease had no provision for the Town to recuperate any of the costs for the improvements; that the lease was not signed until April 2018; and that the Fire Chief told him that the Fire Department did not request or need access to the river at that location. Mr. Martin indicated that there were many negatives and not many positives for the Town of Cortlandville and taxpayers with regard to the lease. He stressed the only positive result was to recuperate all the initial costs for improving private property. Mr. Martin's written comments were submitted to the Town Clerk.

Supervisor Tupper offered privilege of the floor to Patrick Leach.

Town resident Patrick Leach stated that in light of articles published in the *Cortland Standard* and what others were claiming, he wanted to set the record straight on items involved with what was commonly referred to as Hiawatha Landing. He said there are two sides to every story and he would present the other side.

Mr. Leach stated that prior to January 2014, Greg Leach had discussions with Board members about improving the landing used to access the Tioughnioga River, which was on private property with road frontage to Blodgett Mills Road. Mr. Leach said that to his knowledge, members of the public were informally using this landing to gain entrance and exit with canoes and kayaks to the river, which at the time was an unsafe narrow path. He said the discussion to improve the landing was solely for the benefit of the public.

Mr. Leach explained that the owner of the land at the time was asked if he would allow an easement to be granted to perform the work to improve the land. At the time, the owner was not interested in providing an easement; easements were already in place including one with the Fire Department. The owner later reached an agreement to sell the land, which consisted of approximately 12 acres, to Greg Leach. Prior to the purchase of the property, Greg Leach, who at the time was Town Councilman, approached the DEC regarding any restrictions to improving the landing and the response was favorable.

Mr. Leach stated that the parcel was purchased on January 15, 2014. Greg Leach paid the negotiated price with no agreement or commitment, either on his own behalf or anyone else or with the Town, as to any future use of any portion of the property. In September 2015, pursuant to approval from the Cortlandville Planning Board, Greg and Barb Leach conveyed a 1.15-acre portion of the original 12-acre parcel to Hiawatha Ventures, LLC, a limited liability

company owned by Greg Leach. Mr. Leach explained that the conveyance was made for liability purposes since the public continued to use the property for access to and from the Tioughnioga River in an informal way. The remainder of the property was combined with adjoining property owned by Greg and Barb Leach in accordance with Planning Board approval. Mr. Leach stated that at the time of the transfer of land to the LLC, it was Greg Leach's intent to grant either an easement or a lease to the Town of Cortlandville to formalize public access to and from the river. Discussion was had with the Cortlandville Highway Superintendent as to what improvements should be made. In May of 2016, after minor additions, the lease was ready for signatures on or about June 2, 2016. Mr. Leach said that at that time it was Greg Leach's belief and understanding that the lease was formally approved by the Town Board.

Mr. Leach stated that there has been much discussion about improvements made to the parcel by the Town. It was Greg Leach's understanding that at the time the terms of the 5-year lease were agreed upon, that improvements were to be made for the purpose of providing public access to the river. Mr. Leach stated that when such improvements were made, Greg Leach did not give permission to the Town to do so, nor did he request at that time for improvements to be made. The improvements consisted primarily of placement of concrete blocks as part of a retaining wall, a gravel parking area, and improved access to the river making the area safer and more useable. Mr. Leach emphasized that these same improvements do not provide benefit to Greg Leach, his family or his LLC. He said that neither Greg Leach, nor his family, uses any portion of the property, nor do they use any of the stated improvements. The only portion used by Greg Leach was the extreme western portion of the access road for access to his remaining property.

Mr. Leach also spoke with regard to comments made by the Cortlandville Fire District. Mr. Leach pointed out that on May 7, 2018 the Cortlandville Fire Department utilized the property for training purposes with nine different apparatuses and said there are photos to back that up. Mr. Leach quoted words from a sitting Fire Department official, "The landing worked great and provides a very valuable protection to the residents in the areas. Thank you for your efforts in bringing this to life."

Mr. Leach stated he did not know why the lease wasn't signed in 2016, but it was believed at that time that the lease was submitted to the Town Attorney for signatures by the Town. Mr. Leach said notwithstanding the lack of execution of the lease, the property has been used by the public as intended and as though the lease were in full force and effect from the beginning of June 2016 to present time. He said the final lease was not finalized until 2018. Mr. Leach indicated that it was the timing of these activities that raised questions. It was not achieved in proper order. Mr. Leach said the optics of the sequence of events make it look like Greg Leach received "behind the scenes benefit." He said he believed if people were to look closer, they would see in substance that the lease and enhancement of a piece of property to provide public access to the river has generated the intended public benefit Town Board members hoped to achieve.

Supervisor Tupper offered privilege of the floor to Dawn Brown.

With respect to the property owned by Hiawatha Ventures, LLC and that was the topic of discussion, Town resident Dawn Brown stated that the Cortlandville Fire Department has not only used the launch for training recently, but has in the past also. Ms. Brown said that she loved having access to the river and that the public, Cortland State University students and Cornell University students also use it. Ms. Brown stated she did not see any benefit for Greg Leach.

Supervisor Tupper thanked everyone who spoke for their comments.

RESOLUTION #115 ACCEPT 2018 ANNUAL FINANCIAL REPORT (AUD) OF
THE TOWN SUPERVISOR

Motion by Councilman Withey
Seconded by Councilman Testa

VOTES: AYE - Tupper, Testa, Proud, Ross, Withey NAY - 0
ADOPTED

BE IT RESOLVED, the Annual Financial Report (AUD) of the Town Supervisor for the year 2018 is hereby accepted, and shall be received and filed.

Supervisor Tupper thanked Bookkeeper Marcia Hicks and Assistant Bookkeeper Megan Johnson for their diligence and time spent on the completion of the 2018 Annual Financial Report.

Councilman Proud made a motion, seconded by Councilman Withey, to receive and file the monthly report of Code Enforcement Officer Kevin McMahon for the month of April 2019. All voting aye, the motion was carried.

Councilman Withey made a motion, seconded by Councilman Proud to receive and file the monthly report of Fire & Safety Inspector Desiree Campbell for the month of April 2019. All voting aye, the motion was carried.

Councilman Proud made a motion, seconded by Councilman Testa, to receive and file correspondence from Charter Communications, dated April 23, 2019 regarding programming services. All voting aye, the motion was carried.

Under old business, there was discussion regarding the Advisory Committee to examine the financial organization of the Town. The original intent of the Committee, co-chaired by Councilman Proud and Councilman Ross, was to submit a final report to the Board by May 15, 2019 and for the Board to vote on the recommendations by June 1, 2019. Due to numerous reasons and circumstances, Councilman Proud and Councilman Ross requested the Board amend Town Board Resolution #07 of 2019, which established the Advisory Committee and the deadlines. After discussion, Councilman Proud and Councilman Ross requested the Board amend Resolution #07 of 2019 to call for the Advisory Board to report to the Town Board by its July 3, 2019 meeting and to vote on such recommendations "at its next meeting."

RESOLUTION #116	AMEND RESOLUTION #07 OF 2019, "ESTABLISH ADVISORY COMMITTEE TO EXAMINE THE FINANCIAL ORGANIZATION OF THE TOWN AND TO CONSIDER THE POSSIBILITY AND DESIRABILITY OF APPOINTING A DIRECTOR OF FINANCE OR ANY OTHER POSITION TO ASSIST IN THE BUDGETING AND FINANCIAL OPERATIONS"
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Motion by Councilman Proud

Seconded by Councilman Ross

VOTES: AYE – Tupper, Testa, Proud, Ross, Withey NAY – 0
ADOPTED

BE IT RESOLVED, the Town Board does hereby amend Resolution #07 of 2019 entitled, "Establish Advisory Committee to Examine the Financial Organization of the Town and to Consider the Possibility and Desirability of Appointing a Director of Finance or any Other Position to Assist in the Budgeting and Financial Operations", to allow for the Advisory Committee to report to the Town Board at its July 3, 2019 meeting and for the Town Board to vote on any recommendations at its next meeting.

Town Clerk Rocco-Petrella announced that the Town Clerk's office would be closed on Monday, May 6, 2019 and Tuesday, May 7, 2019. She and her staff would be attending the New York State Town Clerks Association Conference in Syracuse, New York. Public Notice would be published in the Cortland Standard, posted to the Town's website, and was already posted to the Town Sign Board.

Town Clerk Rocco-Petrella apprised the Board that 95% of the total tax warrant had been collected. She also reported that the ability to pay water and sewer payments online has been well received by customers and is being utilized often.

Attorney DelVecchio reported:

Sewer Agreement Between the Town and the Village of Homer:

Attorney DelVecchio discussed the sewer agreement between the Town and the Village of Homer regarding sewer services as the agreement in place had expired. He was working with Water and Sewer Sup't. Alteri to draft a new agreement that would be agreeable to the Town and the Village. Attorney DelVecchio did not expect much to change in the agreement. He anticipated a formal agreement would be ready for approval within the next month.

Under new business, although not listed on the agenda, Supervisor Tupper discussed the Aquifer Protection Permit application submitted by Squeaky Clean Car Wash. He informed the Board that the Town Planning Board recommended approval of the permit. The Town Board would act as Lead Agency. The application would be added to the Board's May 15, 2019 agenda for consideration. The SEQRA review would also be conducted at that time.

RESOLUTION #117 AUTHORIZE CHANGE ORDER NO. 1 FROM COMPLETE CONSTRUCTION CONCEPTS FOR THE CONSTRUCTION OF A RESTROOM BUILDING AT THE GUTCHESS LUMBER SPORTS COMPLEX

Motion by Councilman Proud
Seconded by Councilman Testa

VOTES: AYE – Tupper, Testa, Proud, Ross, Withey NAY – 0
ADOPTED

BE IT RESOLVED, the Town Board does hereby authorize and direct the Supervisor to execute Change Order No. 1 from Complete Construction Concepts, LLC for the Town's restroom building project at the Gutches Lumber Sports Complex, to add one 36" cupola to the building and an Eagle weather vane, for the total cost of \$1,825.00.

RESOLUTION #118 AUTHORIZE APPROVAL OF PAYMENTS REGARDING THE NEW YORK STATE COMMUNITY BLOCK GRANT #287SB902-18

Motion by Councilman Testa
Seconded by Councilman Withey

VOTES: AYE – Tupper, Testa, Proud, Ross, Withey NAY – 0
ADOPTED

BE IT RESOLVED, the Town Board does hereby authorize approval of payment for the following regarding the New York State Community Block Grant #287SB902-18:

Royal Nissan of Cortland, Inc. - \$95,000.00 (Reimbursement for purchase of equipment)
Thoma Development Consultants - \$4,389.10 (Administration of Services)

RESOLUTION #119 REFER AQUIFER PROTECTION PERMIT APPLICATION SUBMITTED BY JAMESON DELVECCHIO FOR PROPERTY LOCATED AT 1703 ROUTE 13 TO THE TOWN AND COUNTY PLANNING BOARDS FOR REVIEW AND RECOMMENDATIONS

Motion by Councilman Testa
Seconded by Councilman Withey

VOTES: AYE – Tupper, Testa, Proud, Ross, Withey NAY – 0
ADOPTED

BE IT RESOLVED, the Aquifer Protection Permit application submitted by Jameson DelVecchio for property located at 1703 Route 13, owned by DelVecchio Family, LLC, tax map #77.17-01-08.200, shall be forwarded to the Town and County Planning Boards for review and recommendations, and it is further

RESOLVED, the Aquifer Protection Permit application is hereby received and filed.

**RESOLUTION #120 AMEND THE 2019 BUDGET AND AUTHORIZE
SUPERVISOR TO TRANSFER FUNDS**

Motion by Councilman Proud

Seconded by Councilman Testa

VOTES: AYE – Tupper, Testa, Proud, Ross, Withey NAY – 0
ADOPTED

BE IT RESOLVED, the Supervisor is hereby authorized and directed to transfer funds to adjust the accounts of the 2019 Budget for the Town of Cortlandville, to pay for expenses for the construction of the restroom building, pavilion and bleachers for the Gutches Lumber Sports Complex Project as follows:

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
A599	A9901.9	\$200,000.00
A9901.9	A201	\$200,000.00
B5031	B7110.42	\$200,000.00
B201	B5031	\$200,000.00

At the request of Councilman Withey, there was discussion regarding the transfer of funds and the effects on the fund balances. Supervisor Tupper explained the money was not budgeted for in the 2019 Budget. The money would come from unexpended fund balance. Supervisor Tupper explained that the unexpended fund balance in the A fund was well-funded. Councilman Withey asked if the transfer would finalize the expenses for the Gutches Lumber Sports Complex. Supervisor Tupper explained at length the remaining work to be completed and the financial balances left.

Under new business there was discussion regarding agenda item I-7, “Discussion regarding the NYS Comptroller’s Audit – 2018M-219 Improving Private Property, corrective action and recommendations.” Attorney DelVecchio addressed the corrective action plan adopted by the Board with regard to the Comptroller’s Audit. He explained that he had discussion with the Board in an attorney-client confidential setting and that two ideas were discussed. One idea was to enter into a longer lease agreement with Hiawatha Ventures, LLC. The second idea was for the Town to exercise Eminent Domain powers to take the land and provide just compensation to Greg Leach. Attorney DelVecchio conferred with Mr. Leach’s attorney, who indicated Mr. Leach would be agreeable to a five-year lease with two additional five-year term renewals. The option to renew would be unilateral by the Town, that is, the Town would decide whether or not to renew the lease rather than Hiawatha Ventures, LLC. Attorney DelVecchio sent a draft lease, which was similar to the current lease in its principle terms, to Mr. Leach’s attorney. The Town would insure the property and maintain the property. Attorney DelVecchio said the only real discrepancy was the initial term and the options to renew the policy.

Attorney DelVecchio stated that he conducted legal research to address the enforceability of the lease and discussion was had regarding issues that pertain to the situation with the legal department of the Office of the New York State Comptroller. The proposed lease had all those considerations within its purview. Attorney DelVecchio provided copies of the draft lease to Board members and to Town resident Pamela Jenkins.

Attorney DelVecchio stated that the Board’s options for this meeting would be to table the matter for review, act to adopt the lease, or to discuss Eminent Domain. He suggested if the Board were to act on anything, that they do a cost benefit analysis, weighing the annual costs incurred by the Town. He wanted the Board members to be aware that Mr. Greg Leach was agreeable to the lease.

Councilman Withey made a motion for the Board to take no action until a cost benefit analysis has been done on the lease and on Eminent Domain and until the Attorney for Hiawatha Ventures, LLC initialed the lease.

Councilman Ross stated that his preference would be to make the plan available and allow the public more time to comment on it. He added that the Board's response to the audit was not hidden and that two of the three action items have been addressed. Councilman Proud noted that corrective action was agreed upon by the Board for two of the three corrective actions recommended and were submitted to the Office of the New York State Comptroller. The Board's response was acknowledged by the Comptroller's Office in March and has been available for public review since then. He proposed the Board discuss Eminent Domain tonight; the public would have access to that information tonight.

Attorney DelVecchio defined Eminent Domain for the Board. Discussion continued at length addressing the advantages and disadvantages of both Eminent Domain and a lease agreement.

Councilman Withey stated that the proper processes for the Hiawatha Landing lease were not followed from the outset. He questioned the Board's sense of fiduciary responsibility and he reiterated his motion to table discussion of the final corrective action recommended by the Comptroller's Office. Discussion continued. There was no second to Councilman Withey's motion.

Councilman Proud responded to Councilman Withey and stated that he takes his fiduciary responsibility very seriously. He discussed the audit and stated that through his conversations with the Comptroller's Office it was made clear that this was a procedural error only. He pointed out that the Town has been diligent in its efforts to correct the error. Councilman Proud and Supervisor Tupper emphasized the Board's successes throughout the years and stressed their dedication to the Town and the taxpayers. Discussion continued at length amongst the Board members.

Councilman Proud made a motion for the Board consider the lease as proposed.

Cortland County Legislator, Michael Barylski, asked if he could comment on the topic as he was late to the meeting. He stated that he would not want the Board to enter into a lease agreement that would preclude green businesses from operating in Cortland County that would benefit tourism, specifically by excluding commercial activity such as those organizing rides on the river. He stated that the Tioughnioga River was an asset and cautioned the Board to closely examine the lease. The Board discussed Mr. Barylski's comments with regard to commercial businesses charging for organizing activities on the river.

Councilman Ross questioned if Councilman Proud would accept an amendment to his motion: "as amended by the Town Attorney if necessary to address the concerns raised by our County Legislator in this area." Attorney DelVecchio stated that based on his negotiations with Mr. Leach's attorney he did not anticipate the amendment being a problem.

Councilman Proud amended his motion to adopt the lease with Councilman Ross' amendment authorizing the Attorney DelVecchio to make changes as necessary to include appropriate language regarding commercial activities to address the concerns of Mr. Barylski, so that it would not preclude the operation of green businesses utilizing the river. Councilman Ross stated that he was initially going to vote to table the matter, and would have liked to have pursued other options that were privately discussed, but given the lengthy and full discussion of the issues this evening he thought it better to proceed to a vote on the lease agreement, and consequently Councilman Ross seconded Councilman Proud's motion.

Supervisor Tupper acknowledged the motion and the second and opened the motion up for discussion. He mentioned that proper signage had been ordered for safety purposes such as "no swimming" and "park at your own risk". He also stated that the boat launch would have a new name, "Cortlandville's Public Boat Launch".

Supervisor Tupper discussed the cost benefit analysis in relation to Hiawatha Landing. He said that the worst-case cost has been examined and the benefit would be the opportunity to use the boat launch for access. Councilman Withey requested a more thorough cost benefit analysis. Councilman Proud mentioned that the insurance premium for the Town would not increase as it would be covered under the umbrella policy. The cost for maintenance of the parking lot and the lease payment would be a maximum total of \$5,001.00 per year; \$5,000.00 maximum for snow removal and mowing and the annual \$1.00 lease payment. He said that the cost was reasonable with regard to the benefits of using an underutilized resource in the Town and County. Councilman Withey stated that if the Board considered the discussion to be an acceptable cost benefit analysis then he would let it stand, but that he was not in agreement with it. Councilman Ross stated that the discussion the Board had was what he had in mind for a cost benefit analysis.

Supervisor Tupper called for a vote on the motion.

RESOLUTION #121 APPROVE FIVE-YEAR LEASE AGREEMENT BETWEEN
THE TOWN OF CORTLANDVILLE AND HIAWATHA
VENTURES, LLC

Motion by Councilman Proud

Seconded by Councilman Ross

VOTES: AYE – Tupper, Testa, Proud, Ross

NAY – Withey

ADOPTED

BE IT RESOLVED, the Town Board does hereby approve entering into the five-year lease agreement between the Town and Hiawatha Ventures, LLC to commence May 1, 2019 and end April 30, 2024, as presented, but with an amendment by Town Attorney DelVecchio, if necessary, to address concerns raised regarding commercial activities.

Legislator, Mike Barylski requested privilege of the floor. He asked the Board to consider the Lamont Memorial Library during the 2020 budget process. He suggested the Board look for other places to save money rather than reducing the funding for the Library. He stated that the Library was a safe place for kids to go to and a great resource for the Village of McGraw. Supervisor Tupper responded that through the McGraw School District budget vote, the Library tax increased to cover the amount previously received through the Town's annual budget. He reassured Mr. Barylski that the Town verified the figures and that it was not the Board's intent to hurt the Library.

No further comments or discussion were heard.

Councilman Proud made a motion, seconded by Councilman Withey, to adjourn the Regular Meeting. All voting aye, the motion was carried.

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Kristin E. Rocco-Petrella

Kristin E. Rocco-Petrella, RMC
Town Clerk
Town of Cortlandville

*Note:

The draft version of this meeting was submitted to the Town Board for their review on May 20, 2019.

The final version of this meeting was approved as written at the Town Board meeting of June 5, 2019.