

## PUBLIC HEARING NO. 1

SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
CDBG FUNDS AWARDED TO THE TOWN OF CORTLANDVILLE  
FOR FISCAL YEARS 2013 AND 2014

A Public Hearing was held by the Town Board of the Town of Cortlandville at the Blodgett Mills Independent Baptist Church, Blodgett Mills, New York, concerning funds that the Town of Cortlandville was awarded for fiscal years 2013 and 2014 under the Small Cities Community Development Block Grant (CDBG) Program for the Town-Wide Housing Rehabilitation Program (\$400,000), and Forkey Construction and Fabricating, Inc. (\$750,000), and to provide details with respect to the Programs and Programs' progress, solicit comments with respect to funded activities and program administration, and answer questions with respect to the Programs or grant activities.

## Members present:

Supervisor, Richard C. Tupper  
Councilman, Theodore V. Testa  
Councilman, Ronal L. Rocco  
Councilman, John C. Proud  
Councilman, Gregory K. Leach  
Town Clerk, Karen Q. Snyder, RMC

Others present were: Town Attorney, John Folmer; Highway Sup't. Carl Bush; County Legislator, Joe Steinhoff; Linda Armstrong from Thoma Development Consultants; Shirley Breed; Sareta Leet; Lorna Sirtoli; Ken Angel; Donald Morgan; Pastor Mike Kunkle; News Reporters: Tyrone Heppard from the *Cortland Standard*, and Sharon Stevans from Channel 2, Access TV.

Supervisor Tupper called the Public Hearing to order.

Town Clerk, Karen Q. Snyder, read aloud the published, posted and filed legal notice.

Supervisor Tupper offered privilege of the floor to Linda Armstrong.

Linda Armstrong from Thoma Development Consultants provided the Board with a packet of information regarding the 2013 and 2014 Community Development Block Grant (CDBG) funds that were awarded to the Town and the goals and progress. She noted that the 2013 CDBG funds for the Town-Wide Housing Rehabilitation were committed. The 2014 CDBG funds were also committed for Forkey Construction. Ms. Armstrong offered to answer any questions, however there were none.

No further comments or discussions were heard.

The Public Hearing was closed at 5:10 p.m.

PUBLIC HEARING NO. 2

BONDING FOR THE INCREASE AND IMPROVEMENT  
OF FACILITIES OF THE TOWNWIDE WATER DISTRICT  
IN THE TOWN OF CORTLANDVILLE  
(LUKER ROAD)

A Public Hearing was held by the Town Board of the Town of Cortlandville at the Blodgett Mills Independent Baptist Church, Blodgett Mills, New York, concerning the increase and improvement of facilities of the Townwide Water District, consisting of the installation of public water service along Luker Road from Route 281 to the existing water main termination located at the southern end of Luker Road, including ancillary work in connection therewith, at a maximum estimated cost of \$801,000.00.

Members present:

Supervisor, Richard C. Tupper  
Councilman, Theodore V. Testa  
Councilman, Ronal L. Rocco  
Councilman, John C. Proud  
Councilman, Gregory K. Leach  
Town Clerk, Karen Q. Snyder, RMC

Others present were: Town Attorney, John Folmer; Highway Sup't. Carl Bush; County Legislator, Joe Steinhoff; Linda Armstrong from Thoma Development Consultants; Shirley Breed; Sareta Leet; Lorna Sirtoli; Ken Angel; Donald Morgan; Pastor Mike Kunkle; News Reporters: Tyrone Heppard from the *Cortland Standard*, and Sharon Stevans from Channel 2, Access TV.

Supervisor Tupper called the Public Hearing to order.

Town Clerk, Karen Q. Snyder read aloud the published, posted and filed legal notice.

Supervisor Tupper explained where Luker Road was located in the Town, and noted that a lot of development has occurred on the road but there is no public water. He offered privilege of the floor to those in attendance.

No comments or discussion were heard.

The Public Hearing was closed at 5:12 p.m.

PUBLIC HEARING NO. 3

BONDING FOR THE INCREASE AND IMPROVEMENT  
OF FACILITIES OF THE TOWNWIDE WATER DISTRICT  
IN THE TOWN OF CORTLANDVILLE  
(OWEGO STREET (ROUTE 215))

A Public Hearing was held by the Town Board of the Town of Cortlandville at the Blodgett Mills Independent Baptist Church, Blodgett Mills, New York, concerning the increase and improvement of facilities of the Townwide Water District, consisting of the water main replacement along Owego Street (Route 215) from Starr Road to just south of Lansing Avenue, including ancillary work in connection therewith, at a maximum estimated cost of \$288,000.00.

Members present:

Supervisor, Richard C. Tupper  
Councilman, Theodore V. Testa  
Councilman, Ronal L. Rocco  
Councilman, John C. Proud  
Councilman, Gregory K. Leach  
Town Clerk, Karen Q. Snyder, RMC

Others present were: Town Attorney, John Folmer; Highway Sup't. Carl Bush; County Legislator, Joe Steinhoff; Linda Armstrong from Thoma Development Consultants; Shirley Breed; Sareta Leet; Lorna Sirtoli; Ken Angel; Donald Morgan; Pastor Mike Kunkle; News Reporters: Tyrone Heppard from the *Cortland Standard*, and Sharon Stevans from Channel 2, Access TV.

Supervisor Tupper called the Public Hearing to order.

Town Clerk, Karen Q. Snyder read aloud the published, posted and filed legal notice.

Supervisor Tupper explained the location of Owego Street/Route 215 and that the project would only include a few hundred feet of a waterline. By adding the small section it would help loop the Town's water which was better for the water system. He offered privilege of the floor to those in attendance.

No comments or discussion were heard.

The Public Hearing was closed at 5:14 p.m.

PUBLIC HEARING NO. 4

BONDING FOR THE INCREASE AND IMPROVEMENT  
OF FACILITIES OF THE TOWNWIDE SEWER DISTRICT  
IN THE TOWN OF CORTLANDVILLE  
(OAKCREST STREET AND PENDLETON STREET)

A Public Hearing was held by the Town Board of the Town of Cortlandville at the Blodgett Mills Independent Baptist Church, Blodgett Mills, New York, concerning the increase and improvement of facilities of the Townwide Sewer District, consisting of the installation of sanitary sewer systems along Oakcrest Street and Pendleton Street, including ancillary work in connection therewith, at a maximum estimated cost of \$876,000.00.

Members present:

Supervisor, Richard C. Tupper  
Councilman, Theodore V. Testa  
Councilman, Ronal L. Rocco  
Councilman, John C. Proud  
Councilman, Gregory K. Leach  
Town Clerk, Karen Q. Snyder, RMC

Others present were: Town Attorney, John Folmer; Highway Sup't. Carl Bush; County Legislator, Joe Steinhoff; Linda Armstrong from Thoma Development Consultants; Shirley Breed; Sareta Leet; Lorna Sirtoli; Ken Angel; Donald Morgan; Pastor Mike Kunkle; News Reporters: Tyrone Heppard from the *Cortland Standard*, and Sharon Stevans from Channel 2, Access TV.

Supervisor Tupper called the Public Hearing to order.

Town Clerk, Karen Q. Snyder read aloud the published, posted and filed legal notice.

Supervisor Tupper explained the location of Oakcrest Street and Pendleton Street. He explained that there are at least four people in the neighborhood who have septic systems that have failed. The lots are too small to put new septic systems on due to the Town's new lot size requirements. The Town decided it would be in the best interest to extend the sewer to the property owners who have failing septic systems.

Supervisor Tupper offered privilege of the floor to those in attendance.

No comments or discussion were heard.

The Public Hearing was closed at 5:16 p.m.

TOWN BOARD MEETING

The Regular Meeting of the Town Board of the Town of Cortlandville was held at the Blodgett Mills Independent Baptist Church, Blodgett Mills, New York, with Supervisor Tupper presiding.

Members present:

Supervisor, Richard C. Tupper  
Councilman, Theodore V. Testa  
Councilman, Ronal L. Rocco  
Councilman, John C. Proud  
Councilman, Gregory K. Leach  
Town Clerk, Karen Q. Snyder, RMC

Others present were: Town Attorney, John Folmer; Highway Sup’t. Carl Bush; County Legislator, Joe Steinhoff; Linda Armstrong from Thoma Development Consultants; Shirley Breed; Sareta Leet; Lorna Sirtoli; Ken Angel; Donald Morgan; Pastor Mike Kunkle; News Reporters: Tyrone Heppard from the *Cortland Standard*, and Sharon Stevans from Channel 2, Access TV.

Supervisor Tupper called the meeting to order.

Councilman Leach made a motion, seconded by Councilman Proud, to receive and file the Cortlandville Planning Board Minutes of April 28, 2015. All voting aye, the motion was carried.

The Draft Town Board Minutes of May 6, 2015 and May 20, 2015 were presented to the Board for their review.

RESOLUTION #

AUTHORIZE PAYMENT OF VOUCHERS – JUNE

Motion by Councilman Leach  
Seconded by Councilman Rocco  
VOTES: AYE - Tupper, Testa, Rocco, Proud, Leach      NAY - 0  
ADOPTED

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

Funds A, B, DA, DB	Voucher #500-536	
	General Fund A	\$ 15,705.33
	General Fund B	\$ 6,443.67
	Highway Fund DA	\$ 0.00
	Highway Fund DB	\$ 27,689.96
Funds CD1, CD3, CD4	Voucher #27-29	
	BMills Rehab CD1	\$ 0.00
	Town Wide Rehab CD3	\$ 12,004.97
	Business Devl CD4	\$ 0.00
Fund HC, SS, SW	Voucher #203-211	
	NYS Rt 13 Sewer Rehab HC	\$214,290.50
	Sewer SS	\$ 794.62
	Water SW	\$ 1,704.73
Funds SF, TA, TE	Voucher #(None)	
	C’Ville Fire District SF	\$ 0.00
	Trust & Agency TA	\$ 0.00
	Expendable Trust TE	\$ 0.00

Supervisor Tupper offered privilege of the floor to Shirley Breed.

Shirley Breed voiced her concerns regarding the creek that runs behind her house in Blodgett Mills and flooding. She questioned how many councilmen had been out to look at the creek and referred to the major flood that occurred in August 2013. Supervisor Tupper indicated that he was out to look at the creek in the past. Mrs. Breed spoke with Councilman Rocco regarding her issue in the past. Councilman Leach indicated that he was not aware that she wanted him to look at the creek but that he could.

Sareta Leet, resident of Blodgett Mills, 3490 Kellogg Road, apprised the Board that her property is also affected by the creek. After the flood in August 2013 she had to replace her driveway. She mentioned that the County widened and raised Kellogg Road a few years ago which causes flooding into her driveway and garage. Mrs. Leet was told by the County Highway Department that they would raise the brim of her driveway, however it was never done. She was concerned with the bridge on Kellogg Road and the embankment that is falling.

Councilman Rocco asked Highway Sup't. Bush to comment on the situation. Highway Sup't. Bush indicated that Kellogg Road is a County road. The Town Highway Department cleaned where it could reach from the road after the flooding, and explained that the Town cleaned up the property that it owns in Blodgett Mills.

Discussion continued regarding flooding concerns. Mrs. Leet and Mrs. Breed questioned whether the Board cared about what happens in Blodgett Mills. Councilman Leach suggested Highway Sup't. Bush contact the new County Highway Sup't. and have him look into the concerns.

County Legislator, Joe Steinhoff apprised Mrs. Breed and Mrs. Leet that he is the Chairman of the Cortland County Highway Committee. He stated that he would take a look at their properties and contact the County Highway Sup't. as well. He explained that there are limitations regarding how far the Town or County can go onto private property.

Supervisor Tupper mentioned that the Town just completed a \$400,000 housing rehabilitation grant for residences in the Blodgett Mills. Surveys were conducted on public water in the past and there was no interest in public water at the time. A test well was also drilled in Blodgett Mills within the last 10 years and there were good results with the flow. The Town also repaired the sidewalks recently. Supervisor Tupper stated that he did not want the residents of Blodgett Mills to think they are forgotten. When the flooding occurred the Town Highway Department employees were working on the roads for days doing cleanup. Supervisor Tupper stated that Highway Sup't. Bush cannot perform work on a state highway per state law. He also mentioned that after the last flood he and Councilman Proud drove around for half a day looking at the damage and what the Town could do.

Mrs. Breed and Mrs. Leet asked the Board to be their voice.

An unknown resident who was new to the area questioned how many Highway Department employees are on the road crew. Highway Sup't. Bush indicated that he has 12 highway employees who work on the roads all the time. The employees have worked through the night in some situations.

Mr. Steinhoff mentioned that if the creek is cleaned out, and there is another flood like there was in 2013, the creek would still flood.

A resident of Maple Avenue apprised the Board that the ditch needs to be cleaned out. Highway Sup't. Bush was familiar with the area. He would meet with the resident to look at the ditch and would have the Highway Department clean out the ditch.

With regard to flooding, Councilman Rocco stated that the Town will do everything it can, but that the Town is restricted. He commented on the power of water and how you can't beat nature. He recalled the problems that residents in the Village of McGraw have had with flooding; the expensive retaining walls that caved in; and how the DEC regulates what you can and can't do in the streams. Councilman Rocco wanted the residents to know that the Board does care, and that he was very proud of the Blodgett Mills Community.

Resident Ken Angel questioned what the cost was to maintain the Blodgett Mills Park and was concerned that it was not being used. Supervisor Tupper stated that fortunately the costs to maintain the park were minimal and included mowing and the costs for an employee to empty the trash cans etcetera. He also mentioned that there is also park reservation fee.

The monthly reports of the Code Enforcement Office, Town Clerk, Tax Collector, Supervisor, and Water & Sewer Department for the month of May were on the table for review and are filed in the Town Clerk's Office.

Councilman Proud made a motion, seconded by Councilman Leach, to receive and file correspondence from Time Warner Cable, dated June 3, 2015, regarding programming services. All voting aye, the motion was carried.

Town Clerk Snyder had no new business to report.

Attorney Folmer reported:

Water/Sewer Easements:

Attorney Folmer apprised the Board he was working on three easements that would extend water and sewer lines on Route 13 south to include HEP Supply, the Dentist Office, and Cannon Pools. The owner of Cannon Pools was concerned and wanted to be sure that the easement would not affect his ability to install a sign and perhaps use the front area for his pool display. Attorney Folmer met with the dentist who was cooperative and would sign the easement. He also met with the owner of HEP Supply who was anxious to sign the easement, but wanted to be certain of the location of the easement.

Junk Law:

Attorney Folmer reported that he would have a draft Junk Ordinance for the Board to review at their June 17, 2015 meeting.

RESOLUTION #	AUTHORIZE SUPERVISOR TO SIGN THE AFFIDAVIT REGARDING THE TOWN'S 2013 COMMUNITY DEVELOPMENT BLOCK GRANT TOWN-WIDE HOUSING REHABILITATION PROGRAM BETWEEN THE TOWN AND SHIRLEY FISH
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Motion by Councilman Rocco

Seconded by Councilman Leach

VOTES: AYE – Tupper, Testa, Rocco Proud, Leach      NAY – 0

ADOPTED

BE IT RESOLVED, the Town Board does hereby authorize the Supervisor to sign the Affidavit regarding the Town's 2013 Community Development Town-Wide Housing Rehabilitation Program, between the Town of Cortlandville and Shirley Fish, 4356 Miller Street Ext., Cortland, New York regarding the extension of loan funds by the Town's CDBG Program for the total amount of \$20,480.00.

With regard to the agreement and affidavit for Stacy Crandall-Jones, Attorney Folmer mentioned that he reviewed the documents and found them to be in order.

Supervisor Tupper mentioned that the property owner had a house fire a few years ago and had no insurance. She received a \$25,000 CDBG, a \$30,000 grant from CAPCO, and was in need of \$10,000 more to complete the work on the house. The additional \$10,000 CDBG from the Town to complete the work would help the property owner and her family move back into the home.

RESOLUTION #	AUTHORIZE SUPERVISOR TO SIGN THE AFFIDAVIT REGARDING THE TOWN'S 2013 COMMUNITY DEVELOPMENT BLOCK GRANT TOWN-WIDE HOUSING REHABILITATION PROGRAM BETWEEN THE TOWN AND STACY CRANDALL-JONES
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Motion by Councilman Proud

Seconded by Councilman Rocco

VOTES: AYE – Tupper, Testa, Rocco Proud, Leach      NAY – 0

ADOPTED

BE IT RESOLVED, the Town Board does hereby authorize the Supervisor to sign the Affidavit regarding the Town's 2013 Community Development Town-Wide Housing Rehabilitation Program, between the Town of Cortlandville and Stacy Crandall-Jones, 1280 Fisher Avenue, Cortland, New York regarding the extension of loan funds by the Town's CDBG Program for the total amount of \$10,000.00.

RESOLUTION #                      AUTHORIZE SUPERVISOR TO SIGN THE OWNER-  
OCCUPIED LOAN AGREEMENT BETWEEN THE TOWN AND  
STACY CRANDALL-JONES FOR THE TOWN'S 2013  
COMMUNITY DEVELOPMENT BLOCK GRANT TOWN-  
WIDE HOUSING REHABILITATION PROGRAM

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Motion by Councilman Proud

Seconded by Councilman Rocco

VOTES: AYE – Tupper, Testa, Rocco Proud, Leach                      NAY – 0  
ADOPTED

BE IT RESOLVED, the Town Board does hereby authorize the Supervisor to sign the Owner-Occupied Loan Agreement between the Town of Cortlandville and Stacy Crandall-Jones, 1280 Fisher Avenue, Cortland, New York, for a 100% deferred loan for the 2013 Community Development Block Grant Town-Wide Housing Rehabilitation Program in the amount of \$10,000.00.

There was discussion regarding the CDBG Agreement between the Town and Pyrotek, Inc. Attorney Folmer indicated that he was waiting for the document from Thoma Development, which was different than the ordinary grant agreement due to the nature of the project. He spoke with Rich Cunningham from Thoma Development, who was making some revisions to the agreement. Attorney Folmer expected to receive the new agreement soon.

Supervisor Tupper explained that Pyrotek was located in the former Monarch building on Route 13. The business has been expanding and requested a grant from the Town to connect to Town sewer. He explained that the funds would come out of the CDBG money that has been paid back to the Town.

RESOLUTION #                      AUTHORIZE SUPERVISOR TO SIGN THE DEFERRED  
PAYMENT LOAN AGREEMENT BETWEEN THE TOWN  
AND PYROTEK, INC.

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Motion by Councilman Proud

Seconded by Councilman Leach

VOTES: AYE – Tupper, Testa, Rocco Proud, Leach                      NAY – 0  
ADOPTED

BE IT RESOLVED, the Town Board does hereby authorize and direct the Supervisor to sign the Deferred Payment Loan Agreement between the Town of Cortlandville and Pyrotek, Inc. for a \$50,000 loan from Community Development Block Grant Program Income funds to connect to the Town's Sanitary Sewer, subject to Town Attorney approval.

Supervisor Tupper offered privilege of the floor to Councilman Leach who had some new business to report.

Councilman Leach introduced and welcomed the new Pastor of the Blodgett Mills Independent Baptist Church, Pastor Mike Kunkel.

Councilman Leach mentioned that he recently spoke with Dick Bush from the Cortland County Ag. Corp. who indicated his interest in closing down Carroll Street and Fairground Drive during the County Fair as they have done in the past. Councilman Leach would request that Mr. Bush submit a letter to the Board with the dates that he would like the roads closed.

With regard to the railroad crossing in Blodgett Mills by the Post Office, Councilman Leach mentioned that the railroad added about 4' of blacktop on the right side of the railroad for use as a pedestrian walkway, although it is not marked as such. Councilman Leach thanked the railroad for completing the work for the residents.



Councilman Leach explained that the Town Highway Department has been mowing the former Parker residence in Blodgett Mills, and that the cost of mowing has been relieved onto the Town/County tax bills. He requested Highway Sup't. Bush investigate the house located on the corner of Maple Avenue in Blodgett Mills which had tall grass and a potential rodent problem.

Councilman Leach apprised the Board he noticed a company inspecting the bridge today located on Route 11 towards Blodgett Mills. County Legislator, Joe Steinhoff mentioned that the bridge belonged to the county and would be refurbished in 2017.

Lastly, Councilman Leach informed those in attendance that about a year and a half ago he and his wife purchased property on Blodgett Mills Road from Mr. Morgan, which adjoins his property located on East River Road. The parcel is also located on the Tioughnioga River. Councilman Leach received a Conditional Permit from the Town Planning Board in 2014 for a parking lot on the parcel to access the Tioughnioga River using the name Hiawatha Ventures, LLC. He was also granted a Lot Line Adjustment to combine the remaining portion of the parcel with his other parcel.

Councilman Leach explained that he planned to grant an easement to the Town of Cortlandville for use of his property along the River to allow access for recreational purposes and for the fire department. He stated that it was a perfect landing for kayakers to use. People could launch their kayaks at Yaman Park and follow the River to Blodgett Mills where they could use his landing to get out of the river.

In addition, Councilman Leach also mentioned that he was in the process of purchasing the Post Office property in Blodgett Mills. The Post Office would remain in operation.

No further comments or discussion were heard.

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

The meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Karen Q. Snyder, RMC  
Town Clerk  
Town of Cortlandville

**\*Note:**

The draft version of this meeting was submitted to the Town Board for their review on June 17, 2015.

The draft version of this meeting was approved as written at the Town Board meeting of \_\_\_\_\_.