

Hearing of the Town Board
Of the Town of Cuba

Held at the Cuba Library, 39 E. Main St., Cuba, NY

Trade of Parking Lots between the Town of Cuba and Kendall Karn Automotive

Present:

Supervisor: Barbara Deming
Council Persons: Jeffrey Dahill, Robert Carney
Also, Present: Nancy Orcutt, Town Clerk
Late Arrivals: Lynnford Sweet, Joseph Miller, Council Members

Supervisor Deming called the hearing to order with the Pledge of Allegiance at 6:30pm. The Clerk read the Resolution to apply for a court grant passed at last month's meeting to lay some of the groundwork for the hearing. Deming explained the purpose of the hearing was to show need and listen to comments on trading parking lots between Kendall Karn Automotive and the Town. On the left side of Karn's business is a parking lot the Town is interested in to provide proper parking directly in front the building the Town is acquiring to utilize as a Town Hall. This building will give us one and one half times the space we currently have. On the opposite side of Karn's is a paved lot the Town purchased when it first started the process of building a Town Hall. The project was put on hold due to the change in the economy. Karn is willing to trade the lots even up. The lots are similar in size, although the Town will be in possession of the smaller lot. As it is, the current lot on the right, between Karn's and the bank is inappropriate for the use of parking as users of the Town Hall will have to cross property not owned by the Town. The trade will provide ample parking. Deming then asked for questions or comments. Doug Rettig was under the impression that the Town was including both lots on either side of Water Street. He stated the tax map shows the property as one lot, therefore he was under the impression the Town wanted to trade a much larger lot than the Board was actually talking about. Deming stated there are two deeds, but if it were one tax map number, it would definitely be split. Rettig was concerned with the value of the properties being exchanged. Carney reiterated what Deming stated earlier, the monetary value might be greater because it is a little larger lot, but the need has to be factored in on the part of the Town, otherwise we would not have proper access to the Town Hall. The Town is acquiring the building for \$1, if we receive a little smaller parking lot than we are trading, but gain proper access, it is invaluable to the Town. Rettig then asked about the cost of renovations to the building. Deming explained the \$100,000 initial figure stated in resolution was "guess and by golly" so we had something to go on in order to be able to apply for the Justice Court Grant. Estimates from the architect showed more like \$72,000. There is \$70,000 in the building fund right now. With the \$30,000 grant we have applied for and the sale of the other lot across the street to bring in more revenue, the Town would be at a breakeven point. Mary Raymond asked about the cost of paving the lot. It would have to go out for bid, but the Town could do the job themselves at great savings. The entire lot would not necessarily have to be paved either. Rettig commented that the Board has a plan in place where it wants to go, but is putting the cart before the horse. The school has paid for a survey of the property they are selling and is awaiting the results. Without this, the Board cannot go forward to do anything concrete. The plan of action is this; acquire the building, (wait for survey to finalize sale), retain an architect in

order to apply for the grant, secure trade of the parking lot to provide proper parking. These things need to be set in motion simultaneously so when one step is complete we are ready to take the next and begin next spring or summer on a Town Hall we all have been waiting for, for ten plus years at no added cost to the taxpayer. Mr. Rettig wants it to go on record that he thinks this is a good idea but he is opposed to the process the Board is using.

At 6:55pm, Sweet motioned to close the hearing, seconded by Carney. All in favor, motion passed.

Regular Meeting
Of the Town Board of the Town of Cuba
 Held at the Cuba Library, 39 E. Main St., Cuba, NY

Present:

Supervisor: Barbara Deming
 Council Persons: Lynnford Sweet, Joseph Miller, Jeffrey Dahill, Robert Carney
 Also, Present: Nancy Orcutt, Town Clerk, Steven Nease, Highway Supt.
 Absent: Dustin Burch, Police Chief & Ambulance Administrator

Supervisor Deming called the meeting to order with the Pledge of Allegiance at 7:00pm.

Approve Minutes of Previous Meeting 09/10/2013: Sweet pointed out a portion of the Minutes had been omitted. A DEC officer determined a tree was not able to recover from damage caused by the installation of the sewer line. Dahill motioned to have the Highway Department remove the tree from a Hilltop Road residence due to this fact. Miller seconded, and with the agreement of the Board, the motion passed. Sweet motioned to approve the Minutes with the correction, seconded by Carney. All in favor, Minutes approved.

Approve Supervisor's Report for September: The Supervisor's Report showed the General Fund received \$36,541.66 and disbursed \$57,917.74; Highway Fund received \$124,310.82 (CHIPS money) and disbursed \$65,124.44. Dahill motioned to approve the Supervisor's Report as presented, seconded by Sweet. All in favor, motion passed.

Approve General & Highway Abstracts for October: Carney motioned to approve the Abstract seconded by Dahill. All in favor, motion passed. The General Fund is \$46,043.65, and the Highway Fund is \$22,424.19.

Clerk's Comments: DECALS is going to a new programmer and training is scheduled for early November. It is an all-day class to take place in Olean. There is a new agreement that needs signed and a resolution needs passed in order to continue selling Sporting Licenses. Revenue should be up this year as Friendship is no longer licenses and the clerk seems much busier this year than in the past.

Board Comments: Miller discussed the lack of the D.A.'s Office prosecuting Cuba's dog tickets. He intends on writing a letter to Mr. Keith Slep for exact reasons this cannot be

done. Miller will also find out just who may prosecute these tickets. The County Legislators will also be approached to find out some answers and get this action or lack thereof corrected.

Police Department Comments: Cuba Police responded to 312 calls to service in September and developed 21 cases. The Police Department handled 6 motor vehicle accidents, 3 in the Town, 1 in the Village, 0 on the Lake and 2 on I-86. There were 37 traffic summons issued (8 in the Town, 19 in the Village and 3 on the Lake and 7 on I-86). The Department also handled 3 noise complaint, 8 motorist assists, 12 vehicle lock-outs, 1 parking tickets, 12 other agency assists, and 3 domestic disputes. The department assisted the Ambulance on 20 calls and the DCO on 3 calls. There were 33 bank escorts. The K-9's were used 4 times. Three pill drop offs were completed and 49 gun locks were handed out at the Garlic Festival. The next pill drop is scheduled for the DEA take back day on October 26th from 10am to 2pm at the Cuba Fire Hall.

Ambulance Comments: Cuba Ambulance responded to 44 calls for service in the month of September. There were 27 patients transported to Olean General and 0 to Jones Memorial. There were 5 sign-offs and 11 standby for the school football games and Garlic Festival. Ten calls were critical care with Cuba handling 7, Olean 10 handling 3. Twenty-three calls were in the Village of Cuba, 15 were in the Town of Cuba, 1 was on Cuba Lake, and 4 were in New Hudson. There was 1 mutual aid to Clarksville.

Highway Department Comments:

Work performed in September included the following services:

- Ditching Townline and Shaffer roads
- Hot patching Spring Valley, Jackson Hill, Bradley and Little roads
- Graded and rolled Townline, Shaffer, Dekay, Stowell and Farnsworth roads
- Cut shoulders on Stout and Hubbell Hill roads
- Chip sealed 2 short section of Stout Road
- Finished roadside mowing second time
- Assisted Friendship chip sealing with a truck and man
- Assisted sewer district cleaning up trees damaged during the construction project
- Assisted the County DPW on County Road 6 and Witter Road with obstruction in a stream
- County DPW assisted us doing some ditching on Hilltop Road

Equipment Repairs:

- 2009 Peterbilt, rear lights repaired
- 1999 Mack, rear light repaired and new suspension installed
- 1990 Rosco broom, 2 hydraulic hoses replaced
- 1999 John Deere tractor, door hinge repaired
- 2003 Sterling, replaced a brake control valve
- Working on snowplows, getting them ready for the season

The 2004 Ford F-550 sold at auction for \$14,000. Money goes to the equipment fund.

Dog Control Officer Comments:

- ❖ Two cases of dogs running at large

- ❖ One case turned over to Village Animal Control
- ❖ Delivered failure to license dog tickets
- ❖ Brock Wright will be the new Deputy DCO

Code Enforcement Comments:

- Issued one permit for a garage on Route 305
- Completed one final inspection

Old Business:

Town Hall Progress: There is nothing new to report.

Sewer District #5: Removal of a tree from Hilltop Road is completed. A pump needed replaced on South Shore Road and as of today should be finished.

Court Grant: The Justice Court Grant written by James Keough was submitted for consideration.

Permissive Referendum For Karn Trade:

Resolution 2013-10-1
Trade Parking Lots Between
The Town of Cuba and Kendall Karn Automotive

Whereas the Town of Cuba is acquiring a building to be used as a Town Hall, and
Whereas Kendall Karn Automotive owns property directly in front the building to be acquired, and
Whereas the Town of Cuba owns property on the opposite side of Kendall Karn Automotive, and
Kendall Karn Automotive has agreed to trade properties.

Now therefore, it is hereby resolved by motion offered by Robert Carney and seconded by Joseph Miller, to trade said properties to provide proper parking for the Town Hall, subject to permissive referendum.

New Business:

Snow Contract: After reviewing the snow contract presented by the County, and a short discussion, Carney motioned to accept the contract. Sweet seconded the motion, all agreed, motion passed.

Budget Workshop: Supervisor Deming scheduled a workshop for October 14 at 7pm to be held at Town Hall.

At 7:30pm, Carney motioned and Sweet seconded to adjourn to executive session to discuss personnel.

The meeting reopened at 8:15pm. With no further business to discuss, the meeting adjourned, motioned by Sweet, seconded by Dahill. All were in favor.

Respectfully Submitted,

Nancy A. Orcutt
Town Clerk, Town of Cuba