



VOTE!

3 Propositions on the 2021 Election Ballot

1 A Local Law was adopted in 2021 by the Town Board of the Town of Cortlandville to change the term of office of the elective Town Clerk/Collector from two (2) years to four (4) years in the Town of Cortlandville, Cortland County, New York effective the first day of January following the election held on November 2, 2021. Should this aspect of Local Law be approved?

2 A Local Law was adopted in 2021 by the Town Board of the Town of Cortlandville to change the term of office of the elective Town Highway Superintendent from two (2) years to four (4) years in the Town of Cortlandville, Cortland County, New York effective the first day of January following the election held on November 2, 2021. Should this aspect of Local Law be approved?

3 A Local Law was adopted in 2021 by the Town Board of the Town of Cortlandville to change the term of office of the elective Town Supervisor from two (2) years to four (4) years in the Town of Cortlandville, Cortland County, New York effective the first day of January following the election held on November 2, 2021. Should this aspect of Local Law be approved?

Town of Cortlandville
Raymond G. Thorpe Municipal Bldg
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607-756-6091

TOWN OFFICIALS

Assessor

- David Briggs dbriggs@cortlandville.org

Attorney

- John DeVecchio jdelvecchio@cortlandville.org

Code Enforcement

- Kevin McMahon kmcmahon@cortlandville.org
- Desiree Campbell dcampbell@cortlandville.org

Highway Supt.

- Larry Drach ldrach@cortlandville.org

Historian

- Janae Withey townhistorian@cortlandville.org

Planning & Zoning

- Bruce Weber bweber@cortlandville.org

Town Clerk/Collector

- Kristin Rocco-Petrella townclerk@cortlandville.org

Town Justice

- Hon. Lenore Lefevre
- Hon. MaryBeth Mathey


Water/Sewer Supt.

- Brian Congdon bcongdon@cortlandville.org


Connect With Us

 www.cortlandville.org

 [townofcortlandville](https://www.instagram.com/townofcortlandville)

 607-756-6091

Town Hall Hours

 Monday - Friday
9:00 am - 12:00 pm
1:00 pm - 4:00 pm



TALK OF THE TOWN

a newsletter from the Town of Cortlandville

Volume II: Issue 1

Fall 2021

TOWN BOARD UPDATES

- Preparation of the 2022 budget is underway. A Public Hearing will be held in November. We are working diligently to keep tax rates low.
- In response to public concern, a moratorium on large scale solar projects has been extended for another six months to allow the Town's Solar Committee to review and make recommendations for amendments to the Town's Solar Law.
- The Town is in the final stages of completing a new Comprehensive Plan for the Town, last updated in 1978. Since that time, the Town has experienced significant residential, commercial, and industrial growth. The new Plan is expected to be in place by year end.
- The Town Board successfully challenged a ruling by the DEC to allow a sand and gravel company to expand operations in the vicinity of one of the Town's wells, thus protecting the aquifer from potential harm. The DEC is reexamining the original application.
- A Recreation Commission was established to serve as a liaison between the community and the Town Board to advise in parks & recreation services.
- Water/Sewer Department completed upgrades to the water/sewer infrastructure in 2020/2021 without the need to bond for the projects.
- The LED street light project commenced. We will be replacing all units with LED high efficiency lights reducing energy costs.
- The Town requested and received its first half of the funds from American Rescue Plan Act (ARPA). Discussions are underway about how to best use these funds.
- The Town was awarded a \$330,000 NYS CDBG grant to assist Seven Valley Specialty Cables in its new business ventures.
- The Town is completing its 2019 NYS CDBG Housing Rehabilitation project, which assisted numerous homeowners in making repairs and improvements to their homes.

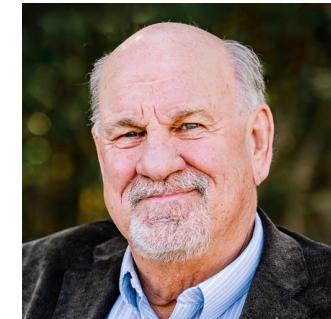
TOWN BOARD

Supervisor

- Tom Williams tawilliams@cortlandville.org

Board Members

- Jay Cobb jcobb@cortlandville.org
- Jeff Guido jguido@cortlandville.org
- Ted Testa ttesta@cortlandville.org
- Doug Withey dwithey@cortlandville.org



A MESSAGE FROM YOUR TOWN SUPERVISOR

Soon after I began my service as your Town Supervisor our world was turned upside down by the Coronavirus pandemic. We were required to make adjustments in all areas of life.

During the lockdown Town business did not come to a halt but was conducted differently. Staff worked from home and the Board met virtually and/or complied with social distancing requirements by meeting in the Town Municipal Garage. I am proud to say that there were no layoffs or furloughs of Town employees. As we were able to reopen under State guidelines, many precautions had to be put into place to keep employees and, you, the public, as safe as possible.

In this issue of the *Talk of the Town*, we have included Department Reports to apprise you of their responsibilities and recent accomplishments. This issue also features Gutches Lumber Sports Complex & Town Park which has been a focus of the Town since 2018. (pages 2 & 3)

As the Park amenities (Walking Trails, Horseshoe Pits, Bocce Ball, Pickleball) for all residents continue to be developed, our opportunity for positive Town and County Economic Impact comes as a result of the Town's Management Agreement with Prep Baseball Report Tournaments (PBRT).

We hope you find this newsletter informative as we intend to publish it semiannually moving forward! Our Town Board welcomes your questions at any time and encourages your involvement in Town affairs.

-Tom Williams

The swap with, and the gift from, Gutchess Lumber Inc...

The Town maintains 5 parks that have always been free for all to use. In 2018,the Town and Gutchess Lumber Inc. swapped the Town’s 6 acre Citizen’s Park, Rt. 281, for Gutchess Lumber’s 100 acre parcel on Rt. 13, South Cortland. The trade was mutually beneficial, legal and approved by NYS Parks and Recreation and Historic Preservation. The Town was then legally required to create a replica park (2 ball fields, pavilion, accessible restrooms, playground, parking) using 15 acres at the new location. The Town’s debt for the replica park is 2.685M with a current interest rate of .42%. Repayment has occurred since 2019. The Town gained the future development potential of 80 acres (approx. 5 acres of unusable land) with a Gifted Land Value of \$1.72 M. Thank you Gutchess Lumber for this gift!

Local use for all...

The replica park is a recreational and social gathering venue in the community! To enhance its use a bocce ball court and horseshoe pits are almost complete and will soon be followed by outdoor pickleball courts, sand volleyball courts, and a hiking/cross-country ski trail which will connect to Lime Hollow Nature Center trails. The trail will also be used by Homer and Cortland Schools’ cross-country teams for home meets and with the possibility of hosting State championship, sectional, and invitational competitions. Local baseball teams have been enjoying the fields and the moveable pitching mounds allow for girls’ softball events too.

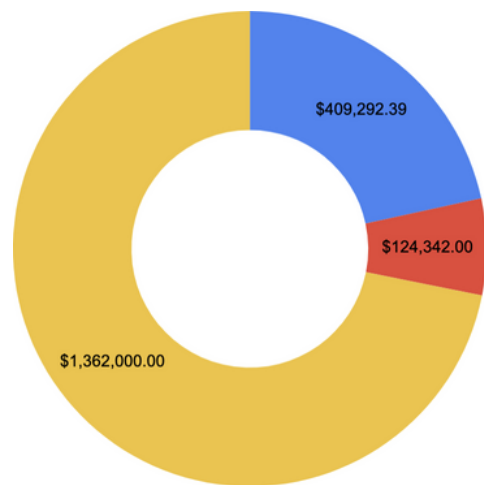
Land development and who is PBRT?

The Town leaders, with the help of many community and State leaders, began looking at ways to develop the remaining 80 acres and preliminary discussions with PBRT began. Prep Baseball Report Tournament, is a scouting service utilized by college teams and professional baseball leagues (MLB). PBRT uses “Trackman” to evaluate every aspect of a player’s skill set which is instantly available to teams and leagues. This is the vetting avenue for youth (14+) to make pro ball and/or to secure college scholarships. Having four other regional facilities in the United States, PBRT was interested in establishing a facility in the Northeast and Cortlandville became a prime contender for the facility because of the quality fields at Gutchess Lumber Sports Complex & Park.

Support for the Sports Complex & Town Park

Cortlandville has already received, or been awarded, in excess of \$1.8M towards the development of the Gutchess Lumber Sports Complex & Park. Additional public money/grants are available for Town application.

- Grants Received
- Personal Donations Received
- Cortland County & Economic Grants Awarded



Town and PBRT management agreement

The elected Town Board, aided by County leaders and the results of a feasibility study by Market & Feasibility Advisors of Chicago, ultimately decided that an agreement with PBRT would aid the economic climate for the Town and County through Sports Tourism and job opportunities. This “clean industry” would also be a compliment to the area’s natural beauty. Cortlandville and PBRT signed a detailed Management Agreement on August 4, 2021. The amount of money that PBRT pays to the Town annually, \$218,000., (for 10 years plus renewable options for two-5 year terms), plus the revenues from other teams and the sign contract **WILL** cover the amount for the Town’s debt service for the replica park relieving the taxpayers of this expense. If the Town does not enter into the contract with PRBT the taxpayers will carry the debt burden and the Town and County will not have the positive economic impact provided by Sports Tourism. One sure thing about baseball is that there will be new youth wanting to try for a higher-level spot each year; thus, the relationship between the Town and PBRT is long term and secure. Beginning summer of 2022, PBRT has intentions of using this facility 15 weekends from Thursday AM – Sunday PM, with up to 80 teams present each weekend when four fields are available.

Annual Town Income:	
PBRT Contract	\$218,000
Other Team Revenue	\$20,000
(There were 39 other teams that used the fields last year including: Cortland HS Varsity/JV, Homer HS Varsity/JV, Little Leagues and the Cortland Crush and Cortland Jr. Crush)	
Sign Contract	\$20,000
(Retained by the Town; average annual income for 20 year contract)	
TOTAL	\$258,000
Less Annual Debt Service	
(Average annual debt service per Fiscal Advisors and Marketing, Inc.)	
Less Turf Maintenance	\$15,000
NET INCOME	\$11,000

Additional Town Income:	
Private Donations	TBD
(Retained by the Town)	
½ Sponsorships	TBD
(For outfield signs, etc. the revenue is split between the Town and PBRT.)	
Concessions	TBD
(All revenue from food and beverage sales will be Retained by the Town.)	

All additional Income will further aid the Town’s investment.

Economic Impact for Town and County

The Town, the County, and every municipality within the County (based on sales tax allocation) have already benefited from the initial relationship with PBRT for the events it has held by bringing thousands of visitors, and out-of-county money, to the County.

*In 2021, based on 8 months of sales tax information, it is predicted that the Town of Cortlandville will receive \$1M more sales tax revenue than was budgeted for the year. **In actual dollars this is \$500,000 more than 2020 partially due to the Sports Complex.** And this is in a COVID year!

*The Cortland Regional Sports Council, using data provided by the NYS Department of Economic Development, reports that 13,000 visitors came to the County in the first nine months of 2021 for PBRT events. **These visitors spent an estimated \$1.9M dollars in our community.** Local restaurant and hotel managers are very pleased about the positive economic impact that PBRT events are having for their businesses and feel that it is just the beginning of growth opportunities.

Closing

*The Town is paying the principal and the interest on the debt. In 2020 there was a .06 cents tax increase per \$1000.00 assessed value which is not solely attributable to the GLSC&TP.

*Having four baseball fields will easily double the Economic Impact for our Town and County. The cost of two additional fields is being determined and possible financing arrangements are being explored including applying for additional grants. The amount is considerably less than the first two fields as much of the overall complex structure (sidewalks, water and sewer lines) has been completed and turf outfields will not be needed.



Water & Sewer Department
Keeping Everything Flowing

I would like to introduce myself, Brian Congdon, as the new Cortlandville Water/Sewer Superintendent. For the past 10 years I have served as the Deputy under Peter Alteri Jr., who retired in September after 34 years of service. Peter will be missed as he was a tremendous asset to the Town. I am grateful that the Town Board chose me to pick up where he left off, working to help the Town maintain and expand the water and sewer infrastructure to better serve the Town’s residents and businesses. The Town strives to upgrade and expand infrastructure often. In 2020/2021 we completed three improvement projects as follows: Lime Hollow Chlorine Contact Time WM Loop, Hillside Drive Sewer Repairs, and Route 281 Water Main Extension. We are in the process of making plans for future projects to include possible new well locations in order to allow the Town to increase its pumpage and to stay ahead of the growing demand for water in the Town. We are also looking at the possible looping of dead ends to help with pressure fluctuation that a few areas of the Town have experienced. The Town sewer system is in great shape. As part of our maintenance the sewer lines are cleaned every summer with our vac truck to keep things flowing as they should. We have 4 sewer lift stations that were cleaned at the end of September and the pumps were serviced. Please help us keep everything flowing by only flushing toilet tissue down the toilet. We often find non-flushable rags in the sewer lines (blue shop rags, mop heads, and clothing) that do not pass through the lift station pumps and shut them down, which backs up the entire system. By being aware of this and not flushing other items will help keep the system running efficiently and will keep user fees down. Please contact me with any questions. I look forward to serving you!

Brian R. Congdon
Water/Sewer Superintendent

Just a Note

I would like to express my sincere gratitude for the opportunity to have served our community as Water/Sewer Superintendent. It has been an honor and privilege. I truly enjoyed working for the Town and certainly appreciate all the support provided to me during my 34 years at the Town. Now that the torch has been passed, I can reflect on what I consider to be a very successful career with the Town and I would like to point out that, my success is a reflection of the people who surrounded me, because without their commitment and support, all that has been achieved, over the years, would not have been possible. Thank you again for everything and may the Town of Cortlandville continue to grow and be a shining example of what can be accomplished if we all work together.

Peter Alteri Jr.

Town Clerk/Collector
Digital Age

It has been an exciting year in the Town Clerk's Office! There have been many new changes, some planned and some unplanned due to the pandemic. Along with our everyday tasks from tax collection to water/sewer billing, dog licensing, permits/licenses, vital records, and more, our focus has been on Records Management. In an effort to continue our work towards transparency of information under the Freedom of Information Law (FOIL), the Town has transitioned to an electronic records management system, utilizing Laserfiche. With the help of a shared services grant between the County, City, and Town we’ve trained, planned, and built this new system. Over the past year we have been working hard to digitize a majority of our permanent records. Additionally, we are practicing "day forward" scanning. Once we receive a record, it is scanned and becomes digital. Our electronic records repository can be accessed by visiting the Town’s website (cortlandville.org) and selecting "Cortlandville Public Portal", allowing the public to access many records without submitting a FOIL request. We invite you to explore our new public portal. As always, we look forward to serving you and answering any questions you may have! Kristin Rocco-Petrella, RMC Town Clerk/Collector



The Town of Cortlandville is applying for funds from New York State to continue our successful housing rehabilitation program. The funds from this grant will be used for the rehabilitation of substandard, single-family, owner-occupied properties located within the boundaries of the Town. In order to be eligible, household incomes must be lower than the amount shown below for your family size:

Table with 9 columns: Income Requirements- Household Size (Number of Persons), 1, 2, 3, 4, 5, 6, 7, 8. Row 1: Maximum Income, \$40,450, \$46,200, \$52,000, \$57,750, \$62,400, \$67,000, \$71,650, \$76,250.

This program may assist with, but is not limited to: electrical, plumbing, heating, roofing, insulation, masonry, windows, doors, painting, and interior and exterior carpentry. If you would like more information on the program, or would like a pre-application, please contact the Town’s consultant, Thoma Development Consultants, at (607) 753-1433.

Retirements

Congratulations to the following Town employees and officials on their retirement!
Peter Alteri Jr. 34 yrs Water/Sewer Sup't.
Mary Caufield 35 yrs Chief Court Clerk
Marcia Hicks 33 yrs Town Bookkeeper
Steve Wyant 34 yrs Highway Dept.

Highway Department
Paving and Saving!

The Town Highway Department has had a busy year, from snow removal to paving roads. In June we rented a paver instead of contracting with an outside company to pave Town roads. We saved approximately \$150,000, which allowed us to pave more roads this summer than we had been able to do in prior years. The following roads were paved this year: Gunzen Drive, Sterling Park, MacBean Lane, Bond Road, Sleepy Hollow Road., Bowling Green Road, Cedar Crest Drive, Spruce Run, Winkle Way, Worthington Place, Glenwood Ave. (intersection), Pleasantview Drive, Munson Avenue (intersection), Terrace Road (intersection), and Byrne Hollow Crossing (intersection).

At Gutches Lumber Sports Complex & Town Park the Highway Department formed and poured new concrete sidewalks around the playground and connected the sidewalk from the restrooms to the playground. (20 laps around the playground = 1 mile!) The Town Highway Department also assisted many local municipalities with their projects this year, including the Cortland County Highway Department, Towns of Virgil, Marathon, Solon, Dryden, Preble, and the Village of McGraw. We take pride in helping our neighbors and keeping the spirit of community alive! We also worked with Cortland County Soil and Water Conservation District to install a large culvert pipe on Heath Road. The culvert pipe was 11 feet wide, 7 feet high and 60 feet long! Also, multiple tons of rip rap stone had to be put in place. Many thanks to our dedicated Highway crew for their hard work throughout the year! Larry Drach Highway Superintendent

Code Enforcement
Safety Checks

*As we approach the Fall and heating season, everyone needs to be aware of the fact that wood stoves, pellet stoves, and any solid fuel burning appliance being installed or retrofitted in a home or business requires a building permit. Following this practice ensures the owner that proper installation techniques are followed for Code compliance. In most cases, one’s homeowner’s insurance will require a Certificate of Compliance from the Local Authority in order to be able to maintain their coverage for insurance when installing a unit in their dwelling or business. In the unfortunate event of a fire, one’s insurance may not cover damages if there’s no record of a permit with a Compliance Certificate issued for solid fuel burning devices. For existing installations it’s recommended to have a licensed/certified installer or chimney sweep inspect your flue, chimney and venting for one’s fireplace and/or wood stove. Fall and Spring are typically the highest occurrences of chimney fires due to dirty flues, unseasoned wood, improperly maintained connections and or devices. We ask you to reach out for information as it’s a simple call, text or email for guidance in keeping you safe. Please check as well for operating Smoke detectors and Carbon Monoxide detectors whether you burn wood, pellets, gas or whatever. **Now that it’s the season to close the pools, maintain the safety of your inground or above ground pool by keeping the barriers surrounding it intact, as well as having a proper cover. Just because it’s the off season doesn’t mean that wandering wildlife, pets or people will be safe if proper precautions aren’t taken to prevent drownings. Thanks for your help and cooperation! Kevin J McMahon NYS Code Enforcement Officer

Town Court

It’s been over a year and a half since the pandemic shut down the NYS Town Courts on a moment’s notice. No one had any idea of the magnitude of what was to come. Both Justices Lenore LeFevre and Mary Beth Mathey adapted quickly and started conducting virtual court appearances. Since then Cortlandville Town Court has gradually re-opened and resumed “in-person” court appearances. Anyone who is exhibiting symptoms or has been ordered to isolate due to Covid will not be allowed in the courthouse, and for those who do appear at court, masks are still required, regardless of vaccination status. While meeting and overcoming the challenges of the pandemic (virtual court and now, in-person and masked court) our Town Court has faced several significant changes to the court staff and law. The Chief Clerk, Mary Caufield, retired in August after 35 years of public service. Although she is greatly missed, the Court is fortunate to have Peggie, another long standing and knowledgeable court employee, promoted to the position of Chief Clerk. The Court is joined by newest clerk Amy. The court clerks and judges have spent countless hours updating electronic data and files to be in compliance with the latest NYS laws, such as bail reform, the legalization of marijuana, changes to landlord-tenant law and the new driver’s license suspension reform legislation. Lenore LeFevre & MaryBeth Mathey Town Justices