

REGULAR TOWN BOARD MEETING

MARCH 12, 2019

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:30 P.M. on March 12, 2019, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided. The meeting opened with the Pledge of Allegiance.

PRESENT: Town Board Members	Boyle, Farley, Platt, Francisco, Dumian
Town Counsel	Cheryl Sacco
Town Clerk	Sherrie L. Jacobs
Highway Superintendent	Brian Coddington
Secretary to the Supervisor	Lisa Houston
Administrative Assistant	Mary Plonski
Code Officer/Dog Control Officer	Nick Vascello
Crew Leader	Tom DeLamarter
Board of Assessment Review	William Brodsky

GUESTS: Country Courier	Elizabeth Einstein
All-Mode Communications	Ron Parsons
	Laurie Francisco
	John Colley

MINUTES: FEBRUARY 26, 2019 WORK SESSION & REGULAR TOWN BOARD MEETING

Mr. Farley moved to approve the February 26, 2019 Work Session and Regular Town Board Meeting minutes as presented.

Seconded by Mr. Francisco.

VOTE: Boyle – Yes, Farley – Yes, Platt – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

CORRESPONDENCE:

LEASE ON NEW LOADER

Highway Superintendent Brian Coddington stated that he received information regarding a lease agreement for a new 2019 John Deere 544L Wheel Loader, adding that the lease would involve Statutory Installment Bonds. Town Attorney Cheryl Sacco stated that the loan on the current loader must be paid off before the equipment can be sold. Secretary to the Supervisor Lisa Houston stated that the bond on the current loader is a callable bond. Ms. Sacco asked if the new loader is on New York State bid and Mr. Coddington confirmed that it is. Ms. Houston stated that NBT Bank is offering a current rate of 3.15% on Statutory Installment Bonds. Mr. Dumian asked if a letter of intent to purchase the new loader would be binding and Ms. Sacco confirmed that it is binding. She stated that the Town would need a new Statutory Installment Bond, which means a resolution, and posting period, are required. She added that a letter of intent cannot be issued until all the legal criteria have been met.

ALL-MODE COMMUNICATIONS/RON PARSONS

Ron Parsons from All-Mode Communications gave a presentation to the Board regarding his company's proposed telephone system for the Town. He explained that the telephones are portable and plug into the Internet, adding that there is no maintenance cost, but rather a monthly

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fee. Mr. Parsons stated that a 24/7 Help Desk is available and added that the equipment is always under warranty in the three year lease agreement. He stated that the Town could upgrade its Internet service for \$150 per month. Mr. Parsons stated that the Town Hall currently has 16 telephones in service. He stated that the phones and service agreement would cost the Town \$359.84 per month. Mr. Parsons stated that conference calling would be available. The Board discussed keeping one dedicated line from Verizon for the alarm system. Mr. Dumian stated that customer service is important. Mr. Boyle asked if the system could bridge from the Corporate Park, which uses fiber optics, to the Town Hall, which uses copper wire, and Mr. Parsons stated that it would be possible.

PUBLIC COMMENTS:

None.

OLD BUSINESS:

AUGUST 2018 FLASH FLOODING

Mr. Dumian stated that the FEMA (Federal Emergency Management Agency) reimbursement to the Town for repairs of damage caused by flash flooding in August of 2018 is a “long process,” adding that Ms. Houston is doing data entry on the projects. She, Mr. Coddington, and Parks Superintendent Tom DeLamarter are working with FEMA representatives to process the requests. Ms. Houston stated that the Town has “mostly small projects,” adding that one Category B emergency is under review, and a Category C emergency is waiting for approval to submit it to the next level.

SCHNURBUSCH PARK DRAINAGE PROJECT

Mr. Dumian stated that the Town has one quote of \$33,000 for John Mastronardi’s design for the drainage project in Schnurbusch Park. He added that FEMA will only pay to return an area to its original state but will not pay for new development projects, so this drainage project will not be covered by FEMA. Mr. DeLamarter stated that the project could be done in-house for approximately \$10,000. Mr. Dumian stated that the Town will look at the plans for the project and plan to do it in-house, although he was not sure about the timeline for completion. Mr. Coddington stated that his crew would also be busy with the new salt barn and brush clearing. Mr. Boyle stated that the drainage pipe costs \$33 per foot, but added that the flapper gate costs \$10,000.

NEW PHONE SYSTEM

Mr. Dumian stated that he and the Board will look at the three quotes they have received for a new phone system for the Town Hall. Mr. Coddington asked if the Highway Garage could be included in the new system.

NEW BUSINESS:

LOCAL LAW/CHANGE R15 ZONING

Ms. Sacco discussed the proposed local law which would add permitted uses to properties zoned R15 (Residential), noting that the proposed local law would amend Section 140-19 (Permitted Uses) of the Town Code. The additional permitted uses would require submission of a site plan

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and must be in harmony with usage in the neighborhood in order for the Planning Board to issue a Special Permit. Code Officer Nick Vascello stated that the proposed law only adds permitted uses, but it does not add changes to height restrictions. Mr. Dumian stated that the change will allow small businesses to grow. Ms. Sacco stated that the next step is to refer the proposed local law to the Planning Board and to Broome County for its 239 Review and to schedule a Public Hearing.

RESO 2019-36: REFER PROPOSED LOCAL LAW/CHANGES TO R15 ZONING/TO PLANNING BOARD & BROOME COUNTY/SCHEDULE PUBLIC HEARING

Mr. Dumian moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin refers the proposed local law that would allow additional permitted uses in properties zoned R15 Residential, upon issuance of a Special Permit by the Town of Conklin Planning Board, to the Planning Board for review and to Broome County for its 239 Review and schedules a Public Hearing at 6:35 P.M. on April 23, 2019.

Seconded by Mr. Boyle.

VOTE: Boyle – Yes, Farley – Yes, Platt – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

SUBSTITUTE SCHOOL CROSSING GUARDS

Mr. Dumian stated that the Town needs to advertise in the **Country Courier** for new substitute school crossing guards, adding that Roger Conklin has retired from the position for health reasons. In response to a question as to why the Town pays for crossing guards instead of the school district doing so, Ms. Sacco stated that the school district does not have the legal authority to hire crossing guards, according to New York State law.

RESO 2019-37: AUTHORIZE ADVERTISEMENT/COUNTRY COURIER/SUBSTITUTE SCHOOL CROSSING GUARDS

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes advertisement in the **Country Courier** for the position of Substitute School Crossing Guard.

Seconded by Mr. Farley.

VOTE: Boyle – Yes, Farley – Yes, Platt – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

CLEARING LAND/6 & 36 BROOME CORPORATE DRIVE/SITE OF NEW COMMUNITY CENTER

Mr. Dumian stated that the property at 6 and 36 Corporate Drive will be cleared by Town personnel after the land is transferred to the Town by the BCIDA (Broome County Industrial Development Agency). He added that the land must be cleared of trees and brush by April 1; otherwise it provides a potential habitat for long-eared bats. Mr. Dumian stated that no formal survey is in place, but added that he has a quote from Shumaker Surveying for \$1500 to survey and map the site. He stated that he will apply to GOSR (Governor's Office for Storm Recovery)

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for reimbursement for the surveying fee. Mr. Dumian stated that the trees and brush must be cleared before ground can be broken for the new Community Center on that site. Ms. Sacco stated that GOSR has already done a SEQR Review of the site and has declared that the change will bring no significant environmental impact.

RESO 2019-38: ALLOW SUPERVISOR/ENTER AGREEMENT WITH SCHUMAKER SURVEYING/MAP AND SURVEY 6 AND 36 BROOME CORPORATE DRIVE

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin allows the Supervisor to enter an agreement with Shumaker Surveying to map and survey 6 and 36 Broome Corporate Drive, at a cost not to exceed \$2,000, for the purpose of clearing the property at that site of trees and brush.

Seconded by Mr. Boyle.

VOTE: Boyle – Yes, Farley – Yes, Platt – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

ASCENSION HEALTH LEASE AGREEMENT

Mr. Dumian stated that Bill Graves of Coughlin and Gerhart has been working on a five-year lease agreement with Ascension Health Care to have a facility on the same site as the new Community Center. Ascension would also have first right of refusal after five years. A percentage would be included for upgrades. Mr. Dumian cautioned that this is a grant project and there is a limit on the amount of money that a municipality can make on a program. A draft lease has been sent to Ascension. Mr. Coddington asked if there will be back up power for the new building. Mr. Dumian stated that the Town had “looked at that,” but if a Change Order is issued to provide it, and there is no grant money left, the Town would be responsible to pay for the backup power. Mr. Dumian stated that the project will be going out to bid.

RESO 2019-39: APPROVE 2019 ANNUAL PARK PERMITS FOR THREE MOBILE HOME PARKS

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the following 2019 Annual Park Permits for three Mobile Home Parks located within the Town of Conklin:

Blue Ridge Park Holdings, LLC	(Blue Ridge Mobile Home Park)
Pride Park Holding, LLC	(Pride Manor Mobile Home Park)
Fountain Bleau MMP, LLC	(Fountain Bleau Mobile Home Park)

Seconded by Mr. Boyle.

VOTE: Boyle – Yes, Farley – Yes, Platt – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

RESO 2019-40: AUTHORIZE PAYMENT/BILL LIST/\$203,097.22

Mr. Boyle moved for the following resolution:

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Be It Resolved: that the Town Board of the Town of Conklin authorizes payment of the following Bill List in the total amount of \$203,097.22:

General	\$ 13,991.68
Highway	16,369.64
Stillwater Project (HS)	166,537.66
Sewer District	334.54
Water District	<u>5,863.70</u>
Total	\$203,097.22

Seconded by Mr. Francisco.

VOTE: Boyle – Yes, Farley – Yes, Platt – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

RESO 2019-41: RE-APPOINT WILLIAM BRODSKY/BOARD OF ASSESSMENT
REVIEW/FIVE-YEAR TERM

Mr. Dumian moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin re-appoints William Brodsky to the position of member of the Board of Assessment Review for a five-year term to run from October 1, 2018, through September 30, 2023.

Seconded by Mr. Francisco.

VOTE: Boyle – Yes, Farley – Yes, Platt – Yes, Francisco – Yes, Dumian – Yes. Motion passed unanimously.

PUBLIC COMMENTS:

None.

FLAPPER VALVE/STILLWATER PROJECT

Mr. Boyle reported that the “duckbill” flapper valve has been installed in the Stillwater Road Drainage Project.

There being no further business to come before the Board, Mr. Farley moved for adjournment, seconded by Mr. Platt. The meeting adjourned at 7:59 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk