

WORK SESSION
FEBRUARY 25, 2020

The Town Board of the Town of Conklin held a Work Session at 6:00 P.M. on February 25, 2020, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided.

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	Laurie Gregory
	Code Officer	Nick Pappas
	Account Clerk	Mary Plonski
GUESTS:	Country Courier	Elizabeth Einstein Laurie Francisco

STREET LIGHTS

Mr. Francisco distributed his completed inventory lists of street lights in Conklin that either are non-functioning or have not yet been converted to LED (Light-Emitting Diode) lights. He reported that two LED lights are not working and nine have not yet been converted to LED, adding that NYSEG (New York State Electric and Gas Corporation) has been notified.

Mr. Francisco stated that in three locations, residents have installed dusk to dawn lights on poles belonging to NYSEG, adding that these three street lights probably will not be converted to LED. He added that there is a floodlight on Corporate Drive that is not functioning, so he reported it but was told that this is on a roadway belonging to Broome County, so it is the County's responsibility to see that it is repaired. Mr. Francisco stated that he met with the Conklin Seniors Club and asked them to call the Town Hall if they see any lights that are not functioning properly, adding that he welcomes public input regarding issues with the lights. Mr. Francisco stated that overall he is "happy with the outcome of the lights." He stated that he also spoke with NYSEG representatives about the orientation of the lights to the ground and was told that the new lights are oriented to the poles, but some of the poles lean. Mr. Francisco stated that the Town's rate structure has been updated and the Town should see a cost savings on the next billing period.

SALT BARN

Mr. Dumian stated that Code Officer Nick Pappas restructured the foundation for the new Salt Barn to add concrete and put rebar into the concrete, giving the barn a sure foundation. Mr. Pappas estimates that this will cost approximately \$6,000. Town Engineer John Mastronardi is working on the engineering plans for the project. Mr. Dumian stated that this project needs to move forward as soon as possible, noting that Highway Superintendent Brian Coddington will be using a different mix of salt and sand, which could be damaged if it is not covered. The Town's legal counsel is "on hold" in regard to negotiating a contract. Mr. Dumian stated that the new foundation will work with either Hybrid or ClearSpan buildings.

DRAINAGE AREAS

Mr. Dumian stated that Mr. Boyle is working on restructuring the mining reclamation site for Hobart Stone. Mr. Boyle stated that the permit held by Hobart Stone allows for a final elevation to be the same as Conklin Road, with water around the dump pit making it an "island." He

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stated that he wants the permit to state that there can be no open water, citing it to be a dangerous situation that could potentially lead to someone drowning, and wants the final elevation to be two feet below the level of Conklin Road. The dump pit is located behind the site of the old Conklin Auto and DeCosse Garden Center.

Mr. Dumian stated that Mr. Boyle is also working on the area in the southern part of Conklin near the dry bridge on Route 7, which is impacted by beavers building dams, adding that the DEC (New York State Department of Environmental Conservation) has only trapped two beavers to date. Mr. Boyle stated that he spoke with the DEC about getting trapping permits to allow him to trap beavers Town-wide to help alleviate the drainage problems.

Mr. Dumian stated that there will be a Park Clean-up Day in April, during which time the pipe under the park road, behind the Ice Rink location, could be replaced. Mr. Boyle suggested closing the park road in that spot and Mr. Dumian stated that there is too much traffic in the park to route it all one direction and added that the pipe should be replaced.

Mr. Boyle stated that he had contacted the head of Buildings and Grounds at Susquehanna Valley High School about removing a fence that was impeding drainage. Instead of contacting Mr. Boyle about beginning the project, the school district contacted Highway Superintendent Brian Coddington, and Mr. Boyle was unaware of the project's progress. He stated that there should be better communication about projects. Mr. Coddington stated that the Town has to be careful about these types of projects, because the Town cannot legally do work on private property. Equipment must remain on Town property. Mr. Coddington stated, "I won't go on private property without legal easements. It opens the Town up to liability." Mr. Boyle countered, "Waterways need to be opened up." Mr. Dumian stated that there has been "a change in the culture of what the Town can do, working together with other agencies." However, he stated, the Town must still do things in a legal, proper manner, and must follow due process to protect the Town from liability. He stated that a permit is one piece, but the Town needs easements in place. "Process and (written) communication are important," stated Mr. Dumian.

REGULAR TOWN BOARD MEETING
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The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:30 P.M. on February 25, 2020, 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	Laurie Gregory
	Code Officer	Nick Pappas
	Account Clerk	Mary Plonski
GUESTS:	Country Courier	Elizabeth Einstein
	Broome County Executive	Jason Garnar
		Laurie Francisco
		John Colley
		Ike Sturgeon
		LeRoy Jenkins

MINUTES: FEBRUARY 11, 2020 REGULAR TOWN BOARD MEETING

Mr. Francisco moved to approve the February 11, 2020 Regular Town Board Meeting minutes as presented.

Seconded by Mr. Platt.

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

STATE OF THE COUNTY ADDRESS/JASON GARNAR

Broome County Executive Jason Garnar addressed those present with an abbreviated version of his State of the County Address. He stated that he or one of his representatives have been traveling the County speaking to towns and villages.

Mr. Garnar stated that several things are improving in Broome County, noting that unemployment has decreased 30% over the past three years. He stated that crime is down 20% over the last three to four years, and overdoses from heroin are down 50 percent.

Mr. Garnar stated that the average sale price for a home has increased 10%, with houses selling within six months instead of within twelve months. He added that this means property value is increasing. Mr. Garnar stated that the County's budget is approximately \$400,000,000.00, adding that he had only \$250,000 in reserves when he assumed office. In his first year in office, reserves increased by 25%. He stated that the County currently has approximately \$10 to \$11 million dollars in reserves, an increase of 40%. He stated that 2019 and 2020 have both seen a tax cut for County residents. Mr. Garnar also stated that his administration reversed the trend of taking sales tax money from the municipalities and all of the cuts of sales tax revenue to the municipalities have been restored.

Mr. Garnar stated that the County has hired three new Deputy Sheriffs. He stated that the County is in the process of renovating the 911 system and training center, adding that a new

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County communications network will be operable in February 2021. Mr. Garnar stated that current emergency networks don't talk to each other, leaving only 60% coverage.

Mr. Garnar stated that a heroin addiction treatment center was opened in April 2018 at no cost to Broome County, helping account for the decline in heroin overdoses. He stated that a new Veterans Center has been established at the site of the former Vestal Hills Country Club to provide services for the 13,000 veterans in Broome County.

Mr. Garnar stated that the Broome Workforce Development Center has moved into the former Sears building in the Oakdale Mall, giving the program 140,000 square feet of space, a cheaper lease than the former site on Front Street, and a newer building. He stated that the Workforce Development Center employs 100 people. Mr. Garnar stated that it is very important to fill the Oakdale Mall, as it is the third largest property tax generator in Broome County. He stated that Lourdes Healthcare will also be expanding their services in part of the former Sears building, as well as Beer Tree, which will open a restaurant/brewing establishment in part of the space. Mr. Garnar stated that altogether it will mean 300-400 jobs in that building alone.

Mr. Garnar stated that he and Mr. Dumian have been discussing the new Community Center for Conklin, adding that Broome County has agreed to provide 50% of the shortfall if the Town can obtain the other 50%, which he added seems to have happened. He added that his office has helped secure grants for smaller communities.

Mr. Garnar spoke about other developments in Broome County, such as the expansion of the Dick's Warehouse operation in Conklin, the new hemp company in Kirkwood, and the expansion planned by United Health Services in Johnson City. He stated that his slogan is "Broome Works," adding that it works because people work together, in a bipartisan manner, connecting as people in various community roles, rather than as members of a particular political party.

Mr. Ike Sturgeon asked about plans for public transportation. Mr. Garnar stated that there are new routes being looked at to the Broome Corporate Park, adding that new shelters are also being constructed along the bus routes.

Town Attorney Cheryl Sacco stated that the new cell towers will help communications for first responders and asked if Department of Public Works and Highway Departments will be included. Mr. Garnar stated that he believes they will be included but is not 100% sure, adding that he will look into it. Mr. Dumian asked how the County is able to renovate the communications system at no cost to the fire departments, and Mr. Garnar replied that it will cost approximately \$21 million for computers, radios, and towers for the new system, but the County has received some grants and followed a good RFP (Request For Proposals) system, which kept the cost from falling to local fire departments. He stated that the County had two options to fund the part of the project not covered by grants: raise property taxes, which he did not want to do, or increase cell phone tax by \$1.00 per month, which is the route the County took. He stated that the cost will be paid out over ten years, with the system warrantied to last twenty years.

Mr. Sturgeon asked if these new towers will be independent of other cell phone towers and Mr. Garnar stated that they will be independent. Mr. Sturgeon asked if the County would allow cellular to be put on these towers and Mr. Garnar stated that this would be possible, adding that it would increase coverage and generate revenue.

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Mr. Dumian asked Mr. Garnar to expand on the way reserves were increased for the County. Mr. Garnar replied that the economy in the County is good right now. Sales tax revenue has increased, as have property values. He stated that his Budget Director met with him and showed him approximately 20 items that had been consistently under-budgeted in the past. Mr. Garnar stated that the County now budgets for actual costs.

Mr. Garnar spoke about some of the difficulties of working with New York State government, citing the removal of AIM (Aid and Incentives for Municipalities) funding by the State. He stated that the monies were given back to the municipalities, but now the County must pay for it, as the State kept the revenue from Internet sales tax. Mr. Garnar stated that the State capped aid for Medicaid at 3% but the cost increases 6% yearly. Mr. Dumian noted that another challenge faced by Broome County is the lack of buildable property.

Mr. Boyle asked Mr. Garnar his opinion regarding Second Amendment Sanctuaries. Mr. Garnar responded that he supports the Second Amendment and opposed the Safe Act, but added that he would need to research the Second Amendment Sanctuary movement further before forming an opinion. "I respect the legal system," stated Mr. Garnar, but added that "some laws need to be changed." He stated that the County has issues with the new bail reform and discovery laws, adding that more people had to be hired to expedite these processes, so it is costing the County taxpayers more money. "Where do you draw the line?" asked Mr. Dumian, adding that the root cause should be examined, which he believes is "mental health issues in people with legal ownership of guns." Mr. Garnar stated that he is open-minded regarding this issue.

Mr. Dumian thanked Mr. Garnar for working with him on the new Community Center.

CORRESPONDENCE:

Mr. Dumian acknowledged receipt of correspondence from the Hibernian Parade Committee inviting Town Board members to participate in the parade.

Mr. Dumian also acknowledged receipt of correspondence from a property owner on JR Boulevard complaining of debris and vehicles on FEMA property owned by the Town. He stated that the Town is still dealing with issues with the camper that was parked illegally on FEMA property, adding that the same people had parked two vehicles on a different FEMA parcel owned by the Town. Mr. Dumian stated that the property owner must deal with debris left on the FEMA properties on which the vehicles were illegally parked. "What is the Town's tolerance level?" asked Mr. Dumian. He emphasized that the Town tries to work with people to resolve issues, adding that the Town can only deal with Code violations and zoning restrictions. Mr. Platt stated that there should be "zero tolerance" for dumping or squatting on Town owned land or private land that you do not own.

PUBLIC COMMENTS: None.

SUPERVISOR'S REPORT:

The Supervisor's Report is filed in the office of the Town Clerk.

OLD BUSINESS:

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NYS DOT PLAN/PASSING ON SHOULDER IN SCHOOL ZONE

Mr. Dumian reported that the New York State Department of Transportation (NYS DOT) is still awaiting approval for the proposed plan to stop vehicles from passing on the shoulder of Route 7 in the Susquehanna Valley School Zone. He added that law enforcement has increased patrols in the area.

PARK PIPE REMOVAL/DRAINAGE ISSUES

Mr. Dumian stated, as was discussed during the Work Session, that the corroded pipe in Schnurbusch Park will be removed and replaced on the Park Clean-up Day in April. He stated that Mr. Boyle is working on issues in drainage areas, as well as the ongoing problem with beavers building dams, which contributes to the drainage problems.

1539 CONKLIN ROAD

Mr. Dumian stated that progress is being made on the code violation issues in the structure at 1539 Conklin Road, adding that a solution is being put into place and the situation is moving forward. He stated that Code Officer Nick Pappas and Mr. Boyle have been on site. Mr. Dumian stated that the Town is addressing immediate concerns for safety, and will need a timeline for other needed repairs. The property owner has promised that the siding will be installed by the end of July. Mr. Dumian stressed that the building will be inspected to see that everything is “done properly.”

NEW BUSINESS:

**RESO 2020-38: AUTHORIZE SUPERVISOR/EXECUTE AGREEMENT/ZMK
CONSTRUCTION/CARLIN ROAD CULVERT PROJECT**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes the Town Supervisor to execute an agreement with ZMK Construction, Inc., for work on the Carlin Road Culvert Project, FEMA PW #72478.

Seconded by Mr. Boyle.

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

**RESO 2020-39: RATIFY PAYMENTS/DEPOSITORY TRUST COMPANY/PRINCIPAL
AND INTEREST PAYMENTS/FINAL WATER DISTRICT 6 BOND PAYMENT**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payments, via wire transfer, in the amounts of \$35,000.00 for Principal payment and \$678.13 for Interest payment, account codes SW6 9710.6 and SW6 9710.7, to Depository Trust Company for the final Water District 6 Bond Payment.

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Seconded by Mr. Farley.

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

RESO 2020-40: RATIFY PAYMENT/U.S. POSTAL SERVICE/1ST QUARTER WATER & SEWER BILLING POSTAGE

Mr. Platt moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment of check #16643, account codes SW 8310.4 and SS1 8110.4, in the amount of \$306.25 to the United States Postal Service for postage for the 2020 1st Quarter Water and Sewer billing.

Seconded by Mr. Boyle.

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

RESO 2020-41: APPROVE HIRING/LISA HOUSTON/TEMPORARY PART-TIME EMPLOYEE/CONTINUED TRAINING OF BUDGET OFFICER & WATER & SEWER BILLING CLERK

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the hiring of Lisa Houston as a Temporary, Part-Time employee, with hours not to exceed eight hours per week, at the discretion and approval of the Supervisor, for continued training of the Budget Officer and the Water and Sewer Billing Clerk, at a rate of \$30 per hour, for a period of not greater than 89 days.

Seconded by Mr. Boyle.

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

RESO 2020-42: AUTHORIZE PAYMENT/BILL LIST/DATED 2-21-2020 FOR 2020 FISCAL YEAR/\$97,067.15

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes payment of the following Bill List, dated February 21, 2020, for the 2020 fiscal year in the total amount of \$97,067.15:

General	\$ 24,310.41
Highway	54,243.63
Water Districts	3,867.61
Sewer Districts	9,957.00
Non-Budgeted	<u>4,688.50</u>
Total	\$ 97,067.15

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Seconded by Mr. Platt.

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

RESO 2020-43: AUTHORIZE PAYMENT/BILL LIST/DATED 2-21-2020/2019 FISCAL YEAR/\$1,864.34

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes payment of the following Bill List, dated February 21, 2020, for the 2019 fiscal year in the total amount of \$1,864.34:

General	\$ 1,759.34
Highway	<u>105.00</u>
Total	1,864.34

Seconded by Mr. Farley.

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

PUBLIC COMMENTS: None.

USDA GRANTS

Mr. Boyle stated that he asked Deputy Town Clerk Elizabeth Einstein to research USDA (United States Department of Agriculture) grants to see which, if any, are applicable to Conklin.

He also stated that the Association of Towns and Villages meeting will be held on February 27 and added that Board members are welcome to attend.

YOUTH SPORTS

Mr. Farley stated that the Wrestling season is over for the Novice class, with the end-of-season banquet held on February 24. He added that the Basketball program is also finished for the year and Softball and Baseball will be starting soon.

Mr. Dumian stated that discussion has continued regarding a switch to Williamsport League rules, with Town of Binghamton “headed that direction.” However, stated Mr. Dumian, “Town ball is Town ball – no cuts, everyone plays.” He stated that at a meeting held on February 24 it was decided that none of the teams are switching to Williamsport League, adding that sign-ups for the upcoming season for Town ball will start soon.

CARLIN ROAD RAILROAD CROSSING

Me. Farley stated that he has not heard back from the railroad company regarding making the Carlin Road railroad crossing, which has been closed for years, a “No Whistle” zone. Mr. Dumian stated that the Town may be able to do something through enacting a local ordinance, but added that this would be a long process which the Town would like to avoid if possible.

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CODE ISSUE

Mr. Francisco asked Mr. Boyle about the vehicles found abandoned near the car wash, adding that there is a third vehicle there now. Code Officer Nick Pappas stated that the Town is waiting for the ground to freeze before having them towed, so that towing vehicles do not get stuck trying to get the cars out.

MAINES COMMUNITY CENTER

Mr. Francisco stated that he met with Mr. Pappas at the Maines Community Center to discuss better ways to heat and cool the building, which he would like to pursue. He stated that to heat or cool the building, the temperature could be set to a certain point, and then sensors could be connected to the lights to turn the heat up when the lights are turned on. Mr. Dumian asked how long it will take to heat the building and Mr. Pappas replied that it would not take very long. Mr. Dumian stated that renters would need to be advised that even if the building is cool, it will heat up quickly. He suggested renters might consider adding an additional hour to their set-up times. Mr. Dumian asked Mr. Francisco to research the project and come back with a potential price.

THANK YOU/KIWANIS ICE SKATING PARTY

Town Clerk Sherrie Jacobs, a member of the Conklin Kiwanis Club, thanked the Town, especially the Parks Department, for their support and cooperation in hosting the Kiwanis Ice Skating Party and Skate Swap on February 22 at the Conklin Ice Rink. She stated that about 20 people participated and everyone seemed to have a very good time.

SUMMER FUN PROGRAM

Mr. Dumian stated that the Summer Fun Program received a grant of \$6,000 through Tracy Parker's work at Susquehanna Valley School District, making it possible to expand the program to accommodate 150 children for the Summer 2020 season. He stated that this is especially important because it is also a food site where children in need could receive a free breakfast and lunch. Mr. Dumian stated that the Summer Fun Program will include field trips this year, adding that the directors are working with the SV Transportation Department. He added that Ms. Parker is working on two other grants that could be used to expand the program.

NEW COMMUNITY CENTER

Mr. Dumian stated that the necessary documents for the new Community Center have been sent to GOSR (Governor's Office for Storm Recovery), and he is working with Ascension Health and with The Agency. He stated that the Town has applied for \$500,000. Mr. Dumian stated that he is also working with Delta Engineering to ensure that there are few, if any, Change Orders for the project. He added that the site will need a natural gas generator system.

There being no further business to come before the Board, Mr. Francisco moved for adjournment, seconded by Mr. Farley. The meeting adjourned at 7:40 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk

