

WORK SESSION
SEPTEMBER 8, 2020

The Town Board of the Town of Conklin held a Work Session at 6:00 P.M. on September 8, 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
Code Officer	Nick Pappas
Administrative Assistant	Mary Plonski

GUESTS: Country Courier Elizabeth Einstein
Laurie Francisco

CODE ENFORCEMENT ISSUES

Code Officer Nick Pappas provided an update on the Code Enforcement issues discussed at the August 11, 2020 Town Board meeting, including the petition from residents regarding Code issues on Millburn Drive. Mr. Pappas stated that four property owners will be appearing in Town Court on September 16, and a trial for another property owner is rescheduled from September 4.

Mr. Pappas asked about 560 Conklin Road, a garage supposedly owned by Ray Knapp, adding that Mr. Knapp has a potential buyer/lessee for the property. This building has been an issue with the Code Office since the 2006 Flood. Mr. Dumian explained that one of the issues is that the railroad company owns the property but Mr. Knapp owns the building. Mr. Knapp claims to have had a land lease with the railroad company, which has since expired, but the railroad company hasn't signed off on any agreement with Mr. Knapp. Administrative Assistant Mary Plonski, who works in the Code Office, stated that the railroad company has been aware of its ownership of the parcel since 2015 and is aware that the building should be demolished but has stated that there is no money in the railroad company's budget for demolition. Mr. Dumian stated that in 2015 CP Rail owned the railroad but there is currently a new owner. Mr. Farley, who retired from CP Rail, stated that the railroad could not determine ownership.

Mr. Dumian stated that the Town Board cannot let the plans for this building go to the Planning Board without documentation of ownership. Town Attorney Cheryl Sacco stated that without documentation of ownership, it would be an "incomplete application." Mr. Farley stated that the railroad company will not allow a lease for the building because of the "huge liability" caused by the underground fuel storage tanks on the property. He asked who is paying the taxes on the parcel. Ms. Sacco replied that the railroad is paying the taxes on this parcel and suggested that Assessor Joe Cook have a look at the file on this parcel. Mr. Dumian stated that the applicant needs proof of consent from Ray Knapp, who in turn needs proof of consent from the railroad company.

Mr. Pappas stated that there is a box truck parked on property on Alta Road belonging to the Town of Conklin, adding that he will have it towed. Highway Superintendent Brian Coddington stated that he is not sure the vehicle is in the Town road right-of-way. Either Mr. Coddington or Mr. Pappas will handle the issue. Mr. Boyle asked if the Town should create a storage area and tow abandoned vehicles to this area and charge the owners of the vehicles storage fees. Mr. Dumian stated that this would not be a good idea, as it could lead to disputes with Town

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personnel and vehicle owners, who may claim their vehicle was “stolen” or “damaged.” “We’ll never get our money,” added Mr. Dumian.

Mr. Platt raised a concern about the blinking lights on the sign for the new antique store on Conklin Road, which he stated are lit all the time. He added that this is particularly distracting while driving at night. Mr. Platt stated that the sign should be allowed but not be allowed to have flashing lights.

Mr. Pappas stated that On Tract Motors, LLC, 872 Conklin Road, will be presenting its application to the Planning Board, adding that the company has been issued a fill permit but does not plan to dump fill on site.

COMMUNITY CENTER/WELLNESS CENTER

Mr. Dumian stated that the Community Center project is “moving quickly,” in part due to a change in personnel at the Engineering firm. He added that the project is close to going out for contract consent. Mr. Dumian stated that there was a mathematical mistake made in the accounting of the funds at the State’s end, but it does not alter the Town’s plans for the project. Mr. Dumian stated that the engineer from Delta Engineering has stated that there should not be any Change Orders for this project. Mr. Dumian stated that he will have more information by the end of September. He stated that there is a possibility that subcontractors may not hold to bid amounts that have been submitted but added that the project “looks promising.”

Mr. Francisco asked about the close out date for the project. Mr. Dumian replied that construction must be complete by February 2022 and paperwork completed by September 2022, when GOSR (Governor’s Office for Storm Recovery) will close out the books, as there will be no more money available.

REGULAR TOWN BOARD MEETING
SEPTEMBER 8, 2020

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:30 P.M. on September 8, 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
	Code Officer	Nick Pappas
	Administrative Assistant	Mary Plonski

GUESTS:	Country Courier	Elizabeth Einstein
		Laurie Francisco
		John Colley
		John Cappello
		George McKay

MINUTES: AUGUST 11, 2020 WORK SESSION AND REGULAR TOWN BOARD MEETING

Mr. Farley moved to approve the August 11, 2020 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:

Mr. Dumian stated that he received a letter from both Spectrum corporate offices and from the local Spectrum office regarding Internet availability on Gratsinger Road, adding that this Internet availability needs to move forward, especially in light of all of the distance learning taking place in the school district at this time.

Mr. Dumian asked Mr. Farley if he had received any correspondence from the railroad company regarding the issue of blowing the train whistle at the closed crossing at Carlin Road and Mr. Farley replied that he has not received any correspondence but is still trying to resolve the issue.

PUBLIC COMMENTS:

RUMBLE STRIPS ON ROUTE 7 NEAR SV HIGH SCHOOL

John Cappello of Woodcrest Way asked if the new rumble strips on the sides of Route 7 near Susquehanna Valley High School were installed as a result of a petition filed earlier asking the State to do something about cars passing on the shoulder of the road. Mr. Dumian replied that New York State Department of Transportation had installed the rumble strips. Mr. Cappello thanked the Town Board for their support in the effort to make the school zone safer.

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HOUSE ON JR BOULEVARD

George McKay of JR Boulevard stated that there is a house on his street that has been damaged and vacant since the 2006 flood, adding that the structure needs to be either fixed or demolished. Mr. Dumian stated that the Town is aware of the situation and is working to address it, adding that the Town must move forward with resolving this issue. Mr. McKay stated that the building was condemned and asked if it should be inspected. He stated that the cinder block foundation is crumbling, adding that the owner and some other people have been working on the property the past two days. Mr. McKay stated that a neighbor mows the lawn. Mr. Dumian stated that the next step is to work with the owner to bring the structure back into compliance with the Town Code. Mr. Platt stated that the property is not secured, leaving it open to rodent infestation and children or youth trespassing and potentially getting hurt.

OLD BUSINESS:

COMMUNITY & WELLNESS CENTER

Mr. Dumian stated that he had provided the Board with updates during the Work Session, adding that the Town Attorney will be reviewing the contracts before they are signed.

NEW BUSINESS:

2021 TENTATIVE BUDGET

Mr. Dumian stated that the Town is “struggling with the unknown” in trying to plan the 2021 Tentative Budget, adding that if sales tax revenue is down 30%, as some have predicted, that is a loss of more than \$300,000. He stated that health insurance costs will increase 7.9% for next year. Mr. Dumian stated that the Town has saved money through shared services with the Town of Binghamton for Code, Dog Control, and the Justice Clerk. “Where can we make cuts?” asked Mr. Dumian, adding that the “Town is in a good position” because it has been conservative with spending. He stated that there will be no increase in salary for Part-Time Elected Officials, meaning the Town Board and the Town Justice. Mr. Dumian stated that the Town is looking at alternative health plans, possibly with a higher deductible, adding that employees currently pay 23% of the cost of their health insurance. Mr. Dumian stated that he is working on Schedule A and will have the binders with the Tentative Budget available later this week or early next week.

YOUTH SPORTS ACTIVITIES

Mr. Dumian stated that there are “a lot of great volunteers in Conklin,” adding that the Conklin Soccer Club will be holding evaluations this evening, with games starting on September 21, with compliance in place for all of the COVID-19 regulations. He stated that the program is “protecting Conklin” while still allowing youth to participate in soccer, adding that parents are signing waivers and social distancing at practices and games. Although students are returning to school in the Susquehanna Valley District, Mr. Dumian is not sure whether or not the Town will be allowed to use the school gyms, which would mean there would be no Town basketball program.

**RESO 2020-92: RATIFY PAYMENT/U.S. POSTAL SERVICE/POSTAGE/
3RD QUARTER WATER & SEWER BILLING**

Mr. Francisco moved for the following resolution:

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Be It Resolved: that the Town Board of the Town of Conklin ratifies payment of check #17256, account codes SW 8310.4 and SS1 8310.4, in the amount of \$306.25 to the U.S. Postal Service for payment for postage for 3rd Quarter Water and Sewer billing.

Seconded by Mr. Platt.

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

RESO 2020-93: RATIFY ACH WIRE PAYMENT/PITNEY BOWES/POSTAGE METER REFILL

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment of an ACH wire payment, account code A 1670.4, in the amount of \$500.00 to Pitney Bowes for purchase of postage meter refill.

Seconded by Mr. Platt.

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

RESO 2020-94: APPROVE CODE DEPARTMENT/SUBMIT APPLICATION/FEMA/LEASES FOR BUYOUT PROPERTIES

Mr. Platt moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the Code Department to submit applications to FEMA (Federal Emergency Management Agency) seeking approval for leases on the following Buyout properties by the following individuals for Mowing and Maintenance, each lease being a five-year term for a total cost of \$25.00 per property:

<u>Address</u>	<u>Tax Map Number</u>	<u>Name</u>
17 Berota Court	194.08-2-13	Shaffer, Thomas
9 Clearview Avenue	162.09-1-14	Kasmarcik, Kris
3 Victory Avenue	161.34-1-11	Brown, Sherman

Seconded by Mr. Francisco.

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

RESO 2020-95: APPROVE PAYMENT/BILL LIST/09-03-2020/\$215,541.53

Mr. Boyle moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves payment of the following Bill List dated September 3, 2020, in the total amount of \$215,541.53:

General	\$ 34,100.28
Highway	169,117.83
Water Districts	7,211.80
Non-Budgeted	2,628.00

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Light Districts	1,108.43
Sewer Districts	<u>1,375.19</u>
Total	\$215,541.53

Seconded by Mr. Farley.

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

PUBLIC COMMENTS: None.

SLUICE PIPE ON ROUTE 7

Mr. Boyle stated that he spoke to the New York State Department of Environmental Conservation (NYS DEC) about the sluice pipe on Route 7, adding that he needs a letter from the Supervisor allowing him to go onto the New York State right-of-way to clean out the sluice pipe. He stated that seven beavers have been trapped, three by the DEC and four by Mr. Boyle, but there are still beavers in the area rebuilding their dam. Mr. Boyle asked if this cleanout of the sluice pipe could be a shared service with New York State. Mr. Platt stated, “New York State will never come back to help if we (the Town) take it over.” Mr. Dumian stated that Mr. Boyle should have the DEC sign off approving a drawing showing the proposed plan of action. He also stated that residents of the area should call the DEC office in Kirkwood to file a formal complaint.

STREET LIGHTS

Mr. Francisco stated that the street light by the former Dino’s building was never documented as belonging to the Town of Conklin, adding that billing is being sent to the Town of Conklin Billing Department. He stated that one light has been replaced and one repaired on Millburn Drive. Mr. Francisco stated that the light near Schnurbusch Park is scheduled to be changed, but added that he has no information about the light on Carlin Road. “This program is saving a lot of money,” added Mr. Dumian.

ABANDONED CEMETERY

Mr. Francisco stated that he is talking with New York State about an abandoned cemetery in the Town.

CONKLIN SENIORS CLUB/USE OF COMMUNITY CENTER

Town Clerk Sherrie Jacobs stated that Bob Tokos, President of the Conklin Seniors Club, called to ask if the Seniors Club could use the Community Center for their meetings. The Board approved the usage, stipulating that those at the meeting must wear masks and observe social distancing, and Mr. Tokos must sign a document agreeing to comply with NYS guidelines limiting the number of people in attendance to 50 people.

RESO 2020-96: EXECUTIVE SESSION/SPECIFIC PERSONNEL

Mr. Farley moved to close the Regular Town Board Meeting and move into Executive Session at 7:12 P.M. to discuss a specific personnel matter.

Seconded by Mr. Francisco.

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

An Executive Session of the Town Board of the Town of Conklin was held at the Conklin Town Hall at 7:12 P.M. with Supervisor William Dumian presiding. Present were: Supervisor Dumian, Mr. Boyle, Mr. Farley, Mr. Platt, Mr. Francisco, and Attorney Cheryl Sacco. Ms. Sacco assumed duties of secretary of the meeting.

A discussion was held pursuant to Public Officers Law section 100 of the State of New York regarding the medical, financial, credit, or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal, or removal of a particular person or corporation.

RESO 2020-97: RE-OPEN REGULAR TOWN BOARD MEETING

Mr. Dumian moved to close the Executive Session and re-open the Regular Town Board Meeting at 7:57 P.M.

Seconded by Mr. Francisco.

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

There being no further business to come before the Board, Mr. Farley moved for adjournment, seconded by Mr. Platt. The meeting adjourned at 7:57 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk