

WORK SESSION
JULY 13, 2021

The Town Board of the Town of Conklin held a Work Session at 6:00 P.M. on July 13, 2021, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided.

PRESENT: Town Board Members Finch, Boyle, Farley, Francisco, Dumian
Town Counsel Cheryl Sacco
Town Clerk Sherrie L. Jacobs
Highway Superintendent Brian Coddington
Code Officer Nick Pappas
Administrative Assistant Mary Plonski
Water/Sewer/Parks Superintendent Tom DeLamarter

GUESTS: Country Courier Elizabeth Einstein
Laurie Francisco
John Colley
Judy Kelly
Tom Kelly
Scott Banks
Randy Haig

CONKLIN POOL OPENING

The Conklin Pool will open on July 16 and will be open from 1 to 7 P.M. daily, weather permitting. Parks Superintendent Tom DeLamarter stated that all of the lifeguards have been certified, adding that it costs \$300 each for the certifications. The Town Board agreed to pay for the certification costs because the lifeguards will only be able to work one-half of a normal season. Mr. Dumian stated that he received a lot of calls asking that the pool be re-opened for the summer. Mr. DeLamarter stated that he has the permit from the Health Department.

HIGHWAY GARAGE FIRE

Mr. Dumian stated that the insurance carrier agreed to a commitment to a settlement amount of \$874,599.97 to close out the building portion of the claim for the Highway Garage fire, which includes the building, replacement doors, and emergency repairs. He stated that after ServPro was paid for emergency cleaning, \$542,000 remained. Payment for electrical and plumbing repairs leaves \$294,200 left of the initial settlement. Mr. Dumian stated that the Town has received a proposal for repair of the roof for \$81,500, noting that the situation is dire and getting worse, as the membrane on the roof is loose and the roof is leaking. Mr. Finch asked if there is a timeframe for the roof replacement and Highway Superintendent Brian Coddington stated that no timeframe has been given, but added that the rubber membrane needs to be put down before cold weather. It was also noted that heat sensors are needed in the garage.

Mr. Dumian stated that the contents of the garage have been valued at approximately \$90,000, with no salvage, adding that the vehicle settlement also has no salvage. The total cost of damage from the fire is \$1,169,600.

Mr. Coddington noted that all proposed Highway purchases are on the New York State Bid pricing.

TOWN HALL PROJECTS

Mr. Dumian noted that the bond on the Town Hall construction will be paid off this year, and suggested that the Board consider using the money that will no longer be needed to pay the bond for repairs to the roof and heating/cooling system in the Town Hall. He stated that getting the heating/cooling equipment off the roof would help with the roof leaking issue, and wondered if

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NYSERDA (New York State Energy Research and Development Authority) would have any programs that could help pay for new heating/cooling systems. Mr. Francisco pointed out that if the Town installs heating units with multiple points of heat, if one system fails, the entire building is not without heat, as is currently the case with a central system. Mr. Dumian stated that the Town has a generator as back-up if the Town Hall should lose power. Mr. Francisco will notify NYSEG (New York State Electric and Gas Company) about the Town Hall generator. Mr. Dumian stated that the slim heating units the Town is considering require a cleaning process every two to three years, adding that maintenance on the current system is approximately \$20,000 per year.

REGULAR TOWN BOARD MEETING

JULY 13, 2021

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:30 P.M. on July 13, 2021, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided. The meeting opened with the Pledge of Allegiance.

PRESENT: Town Board Members Finch, Boyle, Farley, Francisco, Dumian

Town Counsel	Cheryl Sacco
Town Clerk	Sherrie L. Jacobs
Highway Superintendent	Brian Coddington
Code Officer	Nick Pappas
Administrative Assistant	Mary Plonski
Water/Sewer/Parks Superintendent	Tom DeLamarter

GUESTS: Country Courier Elizabeth Einstein
Laurie Francisco
John Colley
Judy Kelly
Tom Kelly
Scott Banks
Randy Haig

MINUTES: JUNE 8, 2021 WORK SESSION AND REGULAR TOWN BOARD MEETING

Mr. Francisco moved to approve the June 8, 2021 Work Session and Regular Town Board Meeting minutes as presented.

Seconded by Mr. Finch.

VOTE: Finch – Yes, Boyle – Yes, Farley – Yes, Francisco – Yes, Dumian – Yes. Motion

PUBLIC COMMENTS: None.

REPORT: SUPERVISOR’S OFFICE

The Supervisor’s Report is on file in the office of the Town Clerk.

REPORT: HIGHWAY DEPARTMENT

Mr. Coddington proposed and the Board discussed the purchase of several new vehicles for the Highway Department, including a 2021 John Deere backhoe/loader, a John Deere 4 Wheel Drive tractor, a second 2022 Chevrolet Silverado pickup truck, and a 2023 HV507 4 x 2 Chassis and Viking Plow package. Mr. Coddington stated that he will use CHIPS money to pay for the backhoe/loader and tractor, adding that CHIPS money can roll over into 2022 if necessary. Mr. Dumian stated that the situation at the upper Banta Road bridge showed the need for a backhoe, adding that the current backhoe, which is identical to the one to be purchased, was in the fire at the Highway Garage. Mr. Coddington stated that the current tractor was not in the fire, but it is a 2008, and the proposed purchase would be a replacement. He stated that he can use CHIPS money in 2022 to purchase a mower for the tractor.

Mr. Finch asked about road repair, which CHIPS money usually funds, and Mr. Coddington replied that his crew can just do grader patching in 2021 and pave in 2022.

REGULAR TOWN BOARD MEETING
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RESO 2021-79: APPROVE PURCHASE/2022 JOHN DEERE 6110M CAB TRACTOR

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the purchase of a 2022 John Deere 6110M 4 Wheel Drive Cab Tractor, under New York State Ag Tractors and Implements Contract #PC69378, from Lindsey Equipment for a cost of \$89,627.08, to be paid for with CHIPS revenue, expense account DA 5112.2, and approves the trade-in of the 2008 John Deere Tractor Mower.

Seconded by Mr. Finch.

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

RESO 2021-80: APPROVE PURCHASE/2021 JOHN DEERE BACKHOE LOADER

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the purchase of a 2021 John Deere 410L Backhoe Loader, under NYS OGS Contract PC67075, from Five Star Equipment, Inc., for a cost of \$82,814.36, after an approved trade-in deduction from the original price of \$114,314.36 of \$31,500 for the 2018 John Deere 410L Backhoe Loader, with cost of new Backhoe Loader to be paid for with CHIPS revenue, expense account DA5112.2.

Seconded by Mr. Farley.

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

RESO 2021-81: APPROVE PURCHASE/2022 CHEVROLET SILVERADO PICKUP TRUCK

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the purchase of a 2022 Chevrolet Silverado Pickup Truck, under New York State OGS Contract # PC68942, from Joe Basil Chevrolet, Inc., for a cost of \$36,544.62, expense account DA5130.2.

Seconded by Mr. Finch.

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

RESO 2021-82: APPROVE REPLACEMENT/HIGHWAY GARAGE ROOF

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin, due to the emergency situation related to the fire at the Highway Garage, approves the tear off and replacement of the Garage roof by AB Construction & Roofing, Inc., for a total cost of \$81,500.

Seconded by Mr. Finch.

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

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RESO 2021-83: APPROVE PURCHASE/2023 HV507 4 x 2 CHASSIS & VIKING PLOW PACKAGE

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the purchase of a 2023 HV507 4 x 2 Chassis and Viking Plow Package per Onondaga Count contract #8996 from Navistar, Inc., for a cost of \$171,427.00.

Seconded by Mr. Finch.

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

REPORT: PARKS/WATER/SEWER

No report.

OLD BUSINESS:

STIMULUS MONEY

Mr. Dumian stated that he signed papers indicating that the Town is interested in receiving municipal stimulus money if and when it is released. He stated that this money can be used for water and sewer infrastructure, adding that he would like to see the Town purchase needed equipment to do digs for water main breaks in house for the aging infrastructure system. Mr. Dumian stated that the Town will receive half of the money in 2021 and the remaining half in 2022.

PONDS AND ZONING

Mr. Dumian stated that the New York State Department of Environmental Conservation requires an action plan for ponds larger than one acre, and provides guidelines for ponds less than one acre. He stated that Town Zoning laws with setbacks would make sure ponds are placed appropriately, and that engineers and professional pond builders are hired to correctly build the ponds. Mr. Dumian asked the Board to look at the proposed local laws for discussion at the August 10 meeting.

COMMUNITY CENTER RENTALS

The Town Board unanimously approved allowing rentals of the Community Center, beginning July 14.

CODE VIOLATIONS

Mr. Dumian reported that the Court is making progress with repeat offenders of Code violations. He stated that siding and windows have been replaced in the former Progressive Dental building. Mr. Dumian stated that he spoke with the owner of the former Dino's on the Susquehanna about the grass being too high, and the owner stated he still intends to make the building into an upscale restaurant/bar.

Code Officer Nick Pappas stated that a resident came into his office very upset about the condition of Sheldon Whitman's property on Millburn Drive, adding that he will be starting the Court process against Mr. Whitman again.

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Mr. Pappas stated that Pride Manor Mobile Home Park was without water for three or four days again, adding that this is a Health Department and Park management company issue. Mr. Dumian suggested increasing the annual park permit cost and establishing criteria for permits, such as the Town of Windsor has in place. Town Attorney Cheryl Sacco will send the Windsor law to Mr. Dumian and Mr. Pappas.

DRAINAGE ISSUES

Mr. Dumian stated that the Banta Road drainage problem is caused in part by the size of the sluice pipes, which have a span of less than 200 feet, adding that it is not financially feasible to replace them, even though they are a constant maintenance problem. He and Mr. Coddington and Town Engineer John Mastronardi will walk the creek to see where the problem areas are. He added that the Town needs cooperation from property owners in the form of easements. Mr. Dumian suggested that tube frames be installed upstream of the culverts to catch debris so that the sluice pipes do not become plugged. He stated that when there is a high flow in the creek the bridge cannot handle the flow. Mr. Coddington stated that the Town can only work within its 20 to 30 foot right-of-way. Mr. Dumian will put the numbers together regarding the tube frames.

NEW BUSINESS:

2022 BUDGET CALENDAR

Secretary to the Supervisor Laurie Gregory will e-mail the 2022 Budget Calendar to the Board members this week in preparation for the beginning of Budget discussions.

MARIJUANA DISTRIBUTION OPT-IN/OPT-OUT

Ms. Sacco stated that the use of recreational marijuana has recently become legal, and the Town Board will be able to opt-in or opt-out of allowing retail dispensaries and/or on site consumption establishments, adding that if these dispensaries and/or establishments are not permitted, the Town will not receive any of the sales tax from sales of marijuana products. She stated that the Town Board will be able to zone for consumption establishments or not allow the use of marijuana on Town-owned property but cannot “zone out” the use of marijuana, adding that the option is probably talking about edibles not inhalants. The decision to opt-in or opt-out has a deadline of September 30, 2022, and will require a permissive referendum. Mr. Dumian asked if bars that serve alcohol can also allow consumption of marijuana products on premises, and Ms. Sacco stated that she will research this question. Mr. Dumian also asked how many municipalities will opt out, adding that there have been no details from New York State. The Board will discuss this issue further at the August 10 meeting.

RESO 2021-84: RATIFY PAYMENTS/CONCERTS IN THE PARK

Mr. Boyle moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment of the following checks, each in the amount of \$375.00, account code A 7110.4, to the following people: Check #18332, Katie Scott-Hlavac; Check #18369, Ed Travis; Check #18375, Rich Wilson; and Check #18376, Joe Collins.

Seconded by Mr. Finch.

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

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RESO 2021-85: RATIFY ACH WIRE PAYMENT/PITNEY BOWES

Mr. Francisco 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. Finch.

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

RESO 2021-86: RATIFY PAYMENT/NYSEG

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment of check #18373, various account codes, in the amount of \$10,682.77 to NYSEG.

Seconded by Mr. Finch.

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

**RESO 2021-87: RATIFY PAYMENT/DELTA ENGINEERS/COMMUNITY CENTER
ENGINEERING CONTRACT CLOSEOUT COSTS**

Mr. Boyle moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment of check #129, account code HS 1620.2, in the amount of \$6,500.00 to Delta Engineers for Community Center – Engineering Contract Closeout Costs, to be paid with GOSR Closeout Payment of \$6,500.00 received June 29, 2021.

Seconded by Mr. Finch.

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

**RESO 2021-88: RATIFY TRANSFER/WATER FUND TO GENERAL FUND/REFUND
WATER BILL OVERPAYMENTS/SV SCHOOL DISTRICT**

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies the transfer on June 30, 2021, of \$739.36 from the Water Fund to the General Fund for the purpose of refunding water bill overpayments to the Susquehanna Valley School District.

Seconded by Mr. Farley.

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

**RESO 2021-89: RATIFY PAYMENT/SV SCHOOL DISTRICT/REFUND OF
OVERPAYMENT OF WATER BILLS**

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 #18377, account code A 5031, in the total amount of \$739.36 to the Susquehanna Valley School District for refund of overpayment to water accounts 1330-0 (\$39.13) and 1269-0 (\$700.23).

Seconded by Mr. Finch.

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

RESO 2021-90: RATIFY AMENDMENT/RESO 2021-70/PURCHASE FROM NAVISTAR, INC. RATHER THAN STADIUM INTERNATIONAL TRUCKS

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies the amendment of RESO 2021-70 to state that the purchase of the 2023 HV507 4x2 Chassis and Viking Plow Package is purchased from Navistar, Inc., not Stadium International Trucks.

Seconded by Mr. Farley.

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

RESO 2021-91: RATIFY PAYMENT/BILL LIST/06-17-2021/\$30,095.80

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment of the following Bill List dated June 17, 2021, in the total amount of \$30,095.80:

General	\$ 13,651.94
Highway	11,035.48
Water Districts	1,622.23
Sewer Districts	478.15
Non-Budgeted	<u>3,308.00</u>
Total	\$ 30,095.80

Seconded by Mr. Dumian.

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

RESO 2021-92: APPROVE PAYMENT/BILL LIST/07-09-2021/\$45,641.47

Mr. Francisco 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 July 9, 2021, in the total amount of \$45,641.47:

General	\$ 26,254.74
Highway	13,294.37
Sewer District	28.57
Water Districts	1,885.79
Non-Budgeted	<u>4,178.00</u>
Total	\$ 45,641.47

Seconded by Mr. Finch.

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

RESO 2021-93: APPROVE HIRING/LIFEGUARDS FOR TOWN POOL/2021

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the hiring of the following Lifeguards for the Town Pool for the 2021 season:

Bucci, Sophia	\$12.50 per hour
Cipolla, Kiernan	\$12.50 per hour
Deeter, Alexandra E.	\$13.50 per hour
Doig, Kailen	\$12.50 per hour
Gendron, Parker	\$12.50 per hour
Keehle, Sophie L.	\$13.50 per hour
Lawrence, Jenna	\$12.50 per hour
Lucas, Luke	\$12.50 per hour
Martone, Courtney	\$12.50 per hour
Rosenkrans, Justin	\$12.50 per hour
Stettinius, Logan F.	\$12.50 per hour

Seconded by Mr. Finch.

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

PUBLIC COMMENTS:

DRAINAGE ON CONKLIN ROAD

Mr. Boyle introduced Randy Haig of Conklin Road, thanking him for his help with the drainage in the valley along Conklin Road from the dry bridge to near the Town Hall. Mr. Boyle stated that the drainage issues in that area have been addressed, including the beaver dam. He stated that while there was no cooperation from one resident in that area of Conklin Road, Mr. Haig had worked with the Town, even going so far as to purchase equipment to help with the project. Mr. Boyle stated that there is now no way to proceed without cooperation from the other resident because the Town cannot get in to drain the rest of the area. He stated that he appreciates the residents who are willing to help, adding that this drainage controls runoff from flash floods, not from the river overflowing its banks. Mr. Boyle stated that property owners need to maintain their property and waterways. He asked what the next steps should be and Mr. Dumian told him to start working on getting rights of way from residents.

YOUTH SPORTS

Mr. Farley reported that signups for Youth Soccer will begin soon and that a wrestling camp is being held at Susquehanna Valley High School.

CONKLIN FAIR

Town Clerk Sherrie Jacobs reminded those present that the Conklin Fair will be held July 15 through 17, with fireworks at 10 P.M. on July 17. There will be no parade this year.

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BCIDA PROPERTY ON CARLIN ROAD

Mr. Dumian stated that the BCIDA (Broome County Industrial Development Agency) has been asked to leave trees as a buffer for residents on its property on Carlin Road that is being considered for development. It was asked whether a solar energy farm was being considered for the site, and Mr. Dumian replied that solar facilities and not big revenue generators in terms of tax dollars and have maintenance issues.

There being no further business to come before the Board, Mr. Francisco moved for adjournment, seconded by Mr. Finch. The meeting was adjourned at 8:10 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk