

**WORK SESSION**  
**OCTOBER 8, 2024**

The Town Board of the Town of Conklin held a Work Session at 6:00 P.M. on October 8, 2024, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided.

<b>PRESENT:</b>	Town Board Members	Finch, Boyle, Farley, Francisco, Dumian
	Town Counsel	Mark Spinner
	Town Clerk	Sherrie L. Jacobs
	Highway Superintendent	Jeff Hayes
	Secretary to the Supervisor	Teresa Bamber
	Administrative Clerk	Mary Plonski
	Planning Board	Sandra Beam
	Zoning Board of Appeals	Elizabeth Einstein
	Zoning Board of Appeals	William Brodsky
<b>GUESTS:</b>	Abundant Solar	Andrew Van Doorn
	Abundant Solar	Matt McGregor
		Judy Kelly
		Judy Frear
		Dale Frear
		Jeanne Osenbaugh

**2025 BUDGET**

Mr. Dumian stated that there will be some increases in the 2025 Budget but it will still be below the tax cap. He stated that some funds will need to be moved and cited a large increase in the cost of health care as one factor in the Budget.

**BATTING CAGES**

Mr. Dumian stated that Broome County Legislator Kelly Wildoner is researching grant funding, adding that Broome County needs more information from the Town. Mr. Dumian is hoping the two batting cages will be installed in the fall of 2024.

**POWERS ROAD/CONKLIN ROAD PROPERTY DEVELOPMENT**

Mr. Dumian stated that the testing done on the Powers Road/Conklin Road site by the EPA (Environmental Protection Agency) produced negative results, so development can move forward. He stated that some volunteers have agreed to help with excavation, adding that he will contact them.

**HEALTH INSURANCE**

Mr. Dumian stated he has been researching options for health insurance, which will increase in cost to the Town of 16.7% if New York State approves the request from Blue Cross/Blue Shield. He explained that the current cost of a Single Plan is \$1125.26, but will be \$1313.00 in 2025, while a Family Plan, currently \$3206.99, will be \$3741.40 in 2025.

Mr. Dumian explained that for the past three years, the Town has been part of UHC (an insurance collective) in conjunction with Broome County. In 2025, that same plan, which currently costs \$275.00 per month, is projected to cost \$540.00 per month. Mr. Dumian stated that the COVID epidemic spiked cases, which raised insurance rates, but the rates have never come back down to pre-COVID levels. He stated that Medicare C has added costs for prescription medications.

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Mr. Dumian stated that under the current plan, with UHC, Blue Cross/Blue Shield coverage for retirees is \$508.00 per month. He stated that if Blue Cross/Blue Shield will not cover a UHC prescription, the person would get the generic equivalent. People might also be forced to change doctors, as some might be out-of-network for the plan. He explained that with Plan 3 Blue Cross/Blue Shield, the prescription co-pays are \$10, \$20, and \$35, depending upon the medication. Mr. Dumian suggested keeping the UHC Plan for 2025 for Town employees and retirees.

Mr. Dumian stated that if an employee takes a plan outside the employer-provided plan, they are outside of group coverage and would be required to pay the full deductible of the plan. He added that the Humana plan has a co-pay for office visits and prescriptions. Mr. Dumian stated that there is no way to predict what the insurance scenario will be for 2026. He added that it may come down to individual choices: stay in the employer-provided plan but pay a higher percentage of the cost (currently employees pay 18%), or receive a quarterly payment and find a different insurance policy that works better in your particular situation, perhaps Medicare Part C is you are a retiree. Mr. Dumian stated that higher deductibles do not really reduce premiums. The rate for employees for 2025 will be \$302.00 per month. Mr. Francisco stated that the number of doctors that are out-of-network in plans has decreased, urging employees/retirees to “educate yourself” and build a customized plan for your own health insurance coverage for 2026.

**COMMUNITY CENTER REPAIRS**

Mr. Dumian stated that the Town is waiting for a quote on the cost of fascia and soffit repairs to the Community Center.

**COURT LAYOUT UPGRADES**

Mr. Dumian stated that the Town is waiting for a quote to apply for a grant for funding to change the layout of the Town Court to make it and the rest of the building safer. He added that the grant is due by November 11, 2024.

**REGULAR TOWN BOARD MEETING**  
**OCTOBER 8, 2024**

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:30 P.M. on October 8, 2024, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided. The meeting opened with the Pledge of Allegiance.

<b>PRESENT:</b>	Town Board Members	Finch, Boyle, Farley, Francisco, Dumian
	Town Counsel	Mark Spinner
	Town Clerk	Sherrie L. Jacobs
	Highway Superintendent	Jeff Hayes
	Secretary to the Supervisor	Teresa Bamber
	Administrative Clerk	Mary Plonski
	Planning Board	Sandra Beam
	Zoning Board of Appeals	Elizabeth Einstein
	Zoning Board of Appeals	William Brodsky

<b>GUESTS:</b>	Abundant Solar	Andrew Van Doorn
	Abundant Solar	Matt McGregor
		Judy Kelly
		Judy Frear
		Dale Frear
		Jeanne Osenbaugh

**MINUTES: SEPTEMBER 24, 2024 REGULAR TOWN BOARD MEETING**

Mr. Francisco moved to approve the September 24, 2024 Regular Town Board Meeting minutes as presented.

Seconded by Mr. Finch.

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

**PUBLIC COMMENTS:**

**116 STILLWATER ROAD**

Dale Frear of Stillwater Road stated that Robert Triolo, owner of 116 Stillwater Road, is back living in the house on that property, in violation of Town Code and an order from the New York State Supreme Court, since the building has been deemed uninhabitable. Mr. Dumian explained that under the State Supreme Court order, the owner is allowed to come onto the property to clean it up, adding that the building was placarded as no inhabitable. He added that Code Officer Nick Pappas submitted a letter to the Town Board in September 2024 asking permission to condemn the building. Mr. Dumian added that Mr. Triolo is not allowed to stay overnight in the building. Ms. Frear replied that he is staying in the building, cooking on a grill, and has his large dog running the neighborhood unleashed. She added that there are rodents because of the debris on the property, adding that nearby residents have had to call the New York State Police because of Mr. Triolo's behavior.

Mr. Dumian asked Town Attorney Mark Spinner what the next steps could be, since no progress has been made in cleaning up the interior of the building, which has no electricity or running water. Mr. Spinner stated that the Town must go back to the State Supreme Court and ask for a new order, and Mr. Triolo must be allowed a hearing with the Town Board. Mr. Spinner stated that the Town must give Mr. Triolo an opportunity to be heard, and if he does not attend the scheduled hearing, then the Town goes back to the State Supreme Court. Mr. Dumian stated that the Town Code Officer has asked permission to condemn the property, asking what is next after the hearing and the new Court order. Mr. Spinner stated that the final step would be for the

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Town to demolish the building at Town expense. Mr. Dumian asked if local law enforcement can remove Mr. Triolo, since he is in violation of the Court order that deems the house uninhabitable. Mr. Spinner stated that law Enforcement would need a court order to remove him. William Brodsky, a member of the Zoning Board of Appeals, asked if the Town can pursue removal of Mr. Triolo under contempt of Court. Mr. Spinner stated that a Supreme Court order would be needed to pursue a contempt charge. He added that the Board can set a hearing for Mr. Triolo for October 22, the next Town Board meeting, and notify him by personal server and regular mail, as well as by publishing the notice in the newspaper.

Jeanne Osenbaugh of Stillwater Road asked about the threat to the safety of the neighbors and Mr. Spinner stated that she should call the police if she feels threatened by Mr. Triolo. Judy Frear, also of Stillwater Road, asked how many years Mr. Triolo has in which to clean up the property. Judy Kelly of Carol Court asked which State Supreme Court Justice issued the court order and was told that it was Judge McBride. She asked what the cost to the Town has been so far to remedy this problem and Mr. Dumian replied, "At least \$14,000, and probably closer to \$20,000."

Judy Frear stated that there are also chickens running around on Stillwater Road, adding that the rooster is often at her house, and asking what can be done about this issue.

**POWERS ROAD/CONKLIN ROAD PROPERTY DEVELOPMENT**

Mr. Brodsky asked if there is a master plan for development of the property at the corner of Powers Road and Conklin Road. Mr. Dumian replied that the Youth Sports program is growing and the Town would like to add a baseball field on the site and perhaps a soccer field. Mr. Brodsky asked if the plan included potentially digging a new well to provide water for the Town, and Mr. Dumian replied that the Town is looking at the back section of that site as a potential place for a new well, but adding that it is very expensive, and would cost potentially millions of dollars. Mr. Dumian stated that the Town is looking at connecting to the water systems of either the City of Binghamton or the Town of Kirkwood, as alternatives to drilling a new well. He added that the Town must be able to check chemical levels of incoming water and add chemicals if needed. Mr. Brodsky questioned if the Town should consider other aquifers up in the hill areas of Conklin, and Mr. Dumian replied that the Town does not have the money, since it would have to drill the well and provide new infrastructure.

**CORRESPONDENCE:**

Mr. Dumian stated that he and Mr. Pappas has a meeting earlier today with representatives from Delaware River Solar, which wants to build a 5-megawatt solar facility on Fallbrook Road near the Conklin Players Club, adding that the Town should receive their application soon.

Mr. Dumian stated that he recently received a phone call from the owner of a property in the north end of Town who gave him "a lot of excuses" and a promise to bring the property up to Code.

**REPORT: HIGHWAY DEPARTMENT**

Highway Superintendent Jeff Hayes stated that his crew has been working on maintenance and storage of summer equipment and getting winter equipment ready for snow. They are also doing leaf pickup and working on drainage and ditching projects. Mr. Hayes stated that his department worked with Suit-Kote on the paving project at Schnurbusch Park. He stated that the salt barn is full and ready for the winter season.

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Mr. Dumian asked about the new 5500 truck, which will cost approximately \$112,006.79 and will not require a CDL to operate. The Board will discuss this further at the October 22 meeting. Mr. Hayes stated that the new truck that was already ordered should be delivered in December.

Mr. Dumian thanked the Highway Department for their work in Schnurbusch Park.

**REPORT: CODE OFFICER**

Mr. Dumian stated that Mr. Pappas has done an inspection of the property at 13 Midway Drive and found numerous Code violations. He reiterated that he and Mr. Pappas met with the representatives of Delaware River Solar.

**REPORT: PARKS/WATER/SEWER TEAM LEADER**

Mr. Dumian stated that the sewer station on JR Boulevard required an in-depth cleaning due to a number of issues. He added that the new grinder pumps will not be delivered for eight to ten weeks, and added that the Parks/Water/Sewer Department has his authorization to have the sewer station cleaned thoroughly again if necessary. Mr. Dumian stated that training in water certification is continuing.

**REPORT: SUPERVISOR'S OFFICE**

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

**OLD BUSINESS:**

**2025 BUDGET**

Mr. Dumian reiterated that the Town is in a good place with the 2025 Budget, even though there will be some increases, and will still be below the tax cap.

**HEALTH INSURANCE**

Mr. Dumian reiterated that the Board is making some tough decisions regarding health insurance due to rising costs.

**NEW 5500 TRUCK FOR HIGHWAY DEPARTMENT**

Mr. Dumian stated that the Board will discuss this further at the October 22 meeting, adding that the cost of the new truck will only continue to increase as the Board waits to make a decision.

**SHED AT CONKLIN CEMETERY**

Mr. Dumian stated the Board needs to decide what size shed is needed to store the mats used during grave digging and burial at Conklin Cemetery. He added that a 12-foot by 12-foot shed would require double doors. Parks/Water/Sewer Team Leader David Kilmer will research sheds for the cemetery. Mr. Francisco remarked that the current shed took on 18 inches of water during the 2011 Flood, adding that it has been raised slightly since that time.

**TRAILER FOR YOUTH AND PARKS**

Mr. Dumian stated that there is a 7-foot by 16-foot trailer available for a cost of \$9,900, adding that moving to a 7-foot by 20-foot trailer would provide extra storage for equipment for Youth Sports and Parks. Mr. Francisco stated he feels the Town should buy the larger trailer and "clean out the concession stands."

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**RESO 2024-173: APPROVE PURCHASE/8 1/2-FOOT BY 20-FOOT CARGO TRAILER**

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the purchase of an 8 1/2-foot by 20-foot Cargo enclosed trailer from J & J Trailer and Auto for a purchase price of \$12,600.00.

Seconded by Mr. Francisco.

VOTE: Finch – Yes, Boyle – No, Farley – Yes, Francisco – Yes, Dumian – Yes. Motion carried: 4 – Yes, 1 – No.

**UPGRADE/JR SEWER STATION**

Mr. Dumian stated that the Town is waiting for a quote before it can proceed with the upgrade to the JR Sewer Station.

**ABUNDANT SOLAR**

Mr. Dumian stated that the Town has received the full application from Abundant Solar, along with the application fees and the escrow payment. He stated that the Town Engineer is reviewing the application. Mr. Spinner stated that at the October 22 meeting, the Town can declare itself Lead Agency and schedule a Public Hearing for the December 10 meeting.

**NEW BUSINESS:**

**EMPLOYEE HEALTH BENEFITS**

Mr. Dumian stated that he has talked to the Board and the question is: Where are we going in 2025 in regard to employee health benefits? The Board could increase the cost to employees from the current 18% to 30%; it could keep everything the same for 2025 and plan for changes in 2026; or it could offer pool money and let employees find their own insurance. He stated that the cost to the Town for health insurance for 2025 will increase by \$47,000.00. Mr. Finch asked if medical pool money will remain the same.

Mr. Dumian stated that the cost for an employee Family Plan is \$3206 per month currently and will increase to \$3471 per month in 2025. There is no Family Plan available for retirees. Mr. Dumian suggested that in 2025 the Town could offer a hybrid plan which could include money for insurance outside the employer-provided system. He added that the Town must let Broome County know by October 15 if it will stay in the County's plan. Mr. Dumian stated that retirees could use Plan C for 2025.

Mr. Finch stated that he thinks the Town should offer bulk money for employees to look for their own plan, keeping the UHC plan available as an alternative, and keep the employee contribution percentage the same. He stated the employees could keep the pool money or take it to pay for their own insurance. Mr. Boyle stated he thinks insurance should be customized to the employee's needs. Mr. Farley stated that he thinks the Town should keep the same rates and the same pool money for 2025, but increase the percentage paid by employees. Mr. Dumian stated that he agrees with raising the percentage paid by employees, increasing it to 30%, and keeping the pool money the same or using it for alternative insurance. Mr. Francisco agreed: keep 2025 the same and look at a hybrid plan for 2026. He noted that if an employee opts out of the Town plan, he or she cannot opt back in. Mr. Dumian stated that the question of a hybrid plan asks how much money to allow quarterly for the purchase of alternative insurance, perhaps \$5,000 per quarter. The Board will stay with the Broome County UHC Plan for 2025.

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**RESO 2024-174: SCHEDULE PUBLIC HEARING/OLD DOMINION FREIGHT LINE/**  
**NOVEMBER 12, 2024**

At a regular meeting of the Town Board of the Town of Conklin, held on the 8th day of October, 2024, at the Conklin Town Hall, 1271 Conklin Road, Conklin, New York, the following resolution was offered by Mr. Finch and seconded by Mr. Farley:

**WHEREAS**, the Town Board is considering an application submitted by Old Dominion Freight Line, Inc. regarding the development of a 19.58- acre site that includes trucking terminal, offices, truck parking, employee parking, and all associated storm water practices; and

**WHEREAS**, the Town Board desires to hold a public hearing to consider said application.

**NOW, THEREFORE, BE IT RESOLVED** that a public hearing will be held by the Town Board of the Town of Conklin with respect to the aforesaid application on November 12, 2024, at 6:30 p.m.; and it is further

**RESOLVED**, that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

**CERTIFICATION**

I, Sherrie L. Jacobs, do hereby certify that I am the Town Clerk of the Town of Conklin and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Conklin at a meeting thereof held at Conklin Town Hall, 1271 Conklin Road, Conklin, New York, on the 8th day of October, 2024. Said resolution was adopted by the following roll call vote:

Supervisor William Dumian, Jr.	YES
Councilman Dell Boyle	YES
Councilman William Farley	YES
Councilman Charles Francisco	YES
Councilman James E. Finch	YES

Dated: October 8, 2024

Town of Conklin Seal

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Sherrie L. Jacobs, Town Clerk

**RESO 2024-175: SCHEDULE HEARING/ROBERT TRIOLO/REGARDING 116**  
**STILLWATER ROAD**

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes Service of Notice pursuant to Town Code Section 63-6 in the manner prescribed by Town Code Section 63-7 upon Robert Triolo, owner of 116 Stillwater Road, with such date, time, and place for a hearing before the Town Board at 6:30 P.M. on October 22, 2024.

Seconded by Mr. Farley.

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

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**RESO 2024-176: SCHEDULE PUBLIC HEARING/PROPOSED 2025 FIRE PROTECTION CONTRACT**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin schedules a Public Hearing at 6:00 P.M. on October 22, 2024, to receive input regarding the proposed 2025 Fire Protection Contract with the Conklin Volunteer Fire Department, Inc.

Seconded by Mr. Farley.

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

**RESO 2024-177: SCHEDULE PUBLIC HEARING/PROPOSED 2025 MUNICIPAL WATER & SEWER BILLING RATES**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin schedules a Public Hearing at 6:02 P.M. on October 22, 2024, to receive input regarding the proposed 2025 Municipal Water and Sewer Billing Rates.

Seconded by Mr. Finch.

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

**RESO 2024-178: SCHEDULE PUBLIC HEARING/PROPOSED 2025 TOWN OF CONKLIN GENERAL AND HIGHWAY BUDGET**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin schedules a Public Hearing at 6:05 P.M. on October 22, 2024, to receive input regarding the proposed 2025 General and Highway Budget for the Town of Conklin.

Seconded by Mr. Finch.

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

**RESO 2024-179: RATIFY SALE/1987 ONAN 150 GENSET GENERATOR**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies the sale on Auctions International of the 1987 Onan 150 GenSet Generator for a price of \$860.00.

Seconded by Mr. Francisco.

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

**RESO 2024-180: RATIFY PAYMENT/PITNEY BOWES/POSTAGE METER REFILL**

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment in the amount of \$500.00 to Pitney Bowes for postage meter refill.



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Seconded by Mr. Boyle.

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

**RESO 2024-181: RATIFY PAYMENT/PEOPLES SECURITY BANK & TRUST/PURCHASE OF RDC MACHINE**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment in the amount of \$300.00 to Peoples Security Bank and Trust for the purchase of an RDC machine for the Supervisor's Office.

Seconded by Mr. Finch.

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

**RESO 2024-182: RATIFY PAYMENT/ACCURACY AUTOMOTIVE/PURCHASE & MOUNTING-BALANCING/HANKOOK DYNAPRO TIRES/DCO VEHICLE**

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies payment in the amount of \$1,358.98 to Accuracy Automotive for the purchase and mounting/balancing of four Hankook Dynapro tires for the DCO vehicle.

Seconded by Mr. Finch.

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

**RESO 2024-183: APPROVE PAYMENT/CLAIMS #24-00969 - #24-01005/\$36,468.41**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves payment of the following Claims #24-00969 through #24-01005, which have been audited and approved for payment, in the total amount of \$36,468.41:

General	\$ 7,026.95
Highway	23,498.61
Light Districts	1,640.09
Sewer District #1	1,064.36
Water District	<u>3,238.40</u>
<b>Total</b>	<b>\$ 36,468.41</b>

Seconded by Mr. Finch.

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

**RESO 2024-184: CANCEL REGULAR TOWN BOARD MEETINGS/NOVEMBER 26 & DECEMBER 24, 2024**

Mr. Finch moved for the following resolution:

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Be It Resolved: that the Town Board of the Town of Conklin cancels the Regular Town Board Meetings scheduled for November 26 and December 24, 2024.

Seconded by Mr. Farley.

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

**PUBLIC COMMENTS:** None.

**GREAT JOB/HIGHWAY & PARKS**

Mr. Finch stated that the Highway and Parks Departments did a “great job” at the Town Hall and at Schnurbusch Park.

**LETTER TO RESIDENTS/JR SEWER STATION**

Mr. Boyle asked if a letter has been sent to the residents and businesses in the JR Sewer District asking them to be more careful what they are putting into the sewer system. Mr. Dumian stated that his Secretary, Teresa Bamber, had sent a letter last week.

**TEMPORARY LIGHT/POWERS ROAD & CONKLIN ROAD/2025 BRIDGE WORK**

Mr. Francisco is pursuing the possibility of having a temporary traffic light installed at the intersection of Powers Road and Conklin Road, anticipating a heavier traffic flow during next summer’s bridge work on the Cedarhurst Road extension at Exit 1. He stated that he has had no response from the Broome County Highway Department and is waiting to hear from the New York State Department of Transportation.

There being no further business to come before the Board, Mr. Finch moved for adjournment, seconded by Mr. Farley. The meeting adjourned at 8:25 P.M.

Respectfully submitted,

Sherrie L. Jacobs  
Town Clerk