

WORK SESSION
APRIL 8, 2025

The Town Board of the Town of Conklin held a Work Session at 6:00 P.M. on April 8, 2025, at the Conklin Town Hall. Mr. Dumian, Supervisor, presided.

PRESENT:	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
	Code Officer	Nick Pappas
	Planning Board	Sandra Beam
	Zoning Board of Appeals	William Brodsky

GUESTS:	Laurie Francisco
	Justin Slezak
	Travis Hayes
	Naomi VanHart
	Daniel VanHart
	Peter J. Motsavage

1298 CONKLIN ROAD/CROSS

Mr. Dumian stated that property owner Nathan Cross had passed the March 31 deadline for cleaning up his property at 1298 Conklin Road with no noticeable progress being made. He stated that he would like to ask Mr. Cross to come to the April 22 Town Board meeting to discuss the plan to clean up the property, adding that the Town prefers to work with the property owner rather than utilizing Court action. Mr. Dumian stated that Mr. Cross has already appeared in the Town of Conklin Court and it yielded no progress on the cleanup of the property.

STREET PAVING/CHIPS MONEY

Mr. Dumian stated that the total cost for paving all of the streets in the development behind the Community Christian Church of Conklin and behind the Family Dollar plaza, except Leslie Avenue and Woodcrest Way, would be \$293,839.19. He added that the Town cannot use CHIPS money if it does the paving itself; the job must go to the New York State Bid recipient. Mr. Dumian stated that there may be some sales tax revenue that the Town will be able to allocate for paving.

LED LIGHTING/SCHNURBUSCH PARK

Mr. Dumian stated that the Town is looking at installing LED bulbs at Schnurbusch Park to improve the lighting at both the big lighted field and at the Little League field. The lights at the Little League field were installed in 2005. Mr. Francisco stated that he researched the possibility of using conversion bulbs but other facilities that have used these bulbs found them to be less than satisfactory. Mr. Dumian stated that replacing the bulbs in the big field will cost \$300 to \$400 per bulb with the up-front rebate. Mr. Dumian stated that the Town has a quote from MO Electric, LLC, of \$2,700 for the big field, \$1,600 for the Little League field, and \$2,900 for rental of a lift, for a total cost of \$7,200.

DELAWARE RIVER SOLAR

Mr. Dumian stated that the Town received an application from Delaware River Solar on April 7 for their proposed solar facility on Fallbrook Road, which would be an 8 megawatt facility. He stated that the Town has not yet received payment for the application, adding that once the payment has been received and processed, the application review process will begin.

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BROOME COUNTY GRANT

Mr. Dumian stated that he submitted a grant application to Broome County asking for \$30,000 to develop the corner lot at the intersection of Powers Road and Conklin Road as potential ball fields, adding that this was Mr. Francisco's suggestion. Mr. Dumian stated that this would be a multi-year (at least three years) project, which he estimates will cost \$200,000 for the total project.

MEALS ON WHEELS

Mr. Dumian stated that he spoke with Meals on Wheels representatives about re-locating to the Town Hall, but they prefer to remain at the Community Center, although they would move for a day if the Center was being utilized. The Meals on Wheels program will now have personnel at the Community Center until 3:00 or 4:00, working in the office. They are planning to bring and remove the totes used for meals, instead of storing them at the Community Center, buying lockable cabinets, and using two desks in the office. The Binghamton program's current lease ends December 31, 2025, and they would like to add that outreach to the current Conklin program at the Community Center. Mr. Dumian stated that this is "an important program" and the Town will work to help maintain it. The Community Center would still be available for public rental after 2:00 P.M.

QUOTES FROM MO ELECTRIC, LLC

MO Electric, LLC, provided a quote of \$3,600 to provide "critical repairs" to the SCADA system at Well 6. They provided another quote of \$2,500 for repairs at Tank 2.

Mr. Dumian stated that he feels the repairs to the Ebara pump by W2O should move forward.

OPENING DAY

Mr. Dumian stated that Opening Day for baseball and softball will be May 3, with games starting the last week of April.

MAP OF CONKLIN CEMETERY

Mr. Francisco stated that the surveying of Conklin Cemetery is completed and a map created of Conklin Cemetery showing where the roads will potentially be located. He said it would require a minimal removal of unpurchased grave sites. Parks/Water/Sewer Team Leader David Kilmer will put up indicators of the potential location of the road. Mr. Dumian stated the layout must ensure that larger equipment will fit in the turns, calling this a "great first step." Highway Superintendent Jeff Hayes will oversee putting the millings from the Town Hall parking lot to fill the new cemetery road at Conklin Cemetery.

REGULAR TOWN BOARD MEETING

APRIL 8, 2025

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:30 P.M. on April 8, 2025, 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	Mark Spinner
Town Clerk	Sherrie L. Jacobs
Highway Superintendent	Jeff Hayes
Secretary to the Supervisor	Teresa Bamber
Code Officer	Nick Pappas
Planning Board	Sandra Beam
Zoning Board of Appeals	William Brodsky

GUESTS:

Laurie Francisco
Justin Slezak
Travis Hayes
Naomi VanHart
Daniel VanHart
Peter J. Motsavage

**MINUTES: APPROVAL OF MARCH 25, 2025 REGULAR TOWN BOARD MEETING
MINUTES**

Mr. Francisco moved to approve the March 25, 2025 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: None.

CORRESPONDENCE:

Mr. Dumian stated that there is a neighborhood feud in a part of Town involving the Dog Control Officer. He stated that the property owner in question has been told not to come into the Town Hall to talk to staff about this issue but to call him directly instead. Mr. Dumian stated that the Town will uphold the law, but noted that there are limitations as to what the Town can address.

REPORT: HIGHWAY SUPERINTENDENT

Highway Superintendent Jeff Hayes stated that it would cost an estimated \$74,000 to pave just Leslie Avenue, which was not included in the CHIPs estimate discussed earlier. It is estimated that it will cost approximately \$200,000 to pave Woodcrest Way, Morris Boulevard, and Leslie Avenue in 2026. Mr. Dumian stated that the 2025 sales tax revenue may help to offset some of that cost.

Mr. Hayes stated that his department has been brooming roads and the Corporate Park walkway, as well as cleaning up trees, trash, and cleaning around guardrails. He stated that they also painted the plows in the hopes of putting them away until next winter.

REGULAR TOWN BOARD MEETING

APRIL 8, 2025

REPORT: CODE OFFICER

Code Officer Nick Pappas will ask Nathan Cross to attend the April 22 Town Board meeting to discuss a plan to clean up his property at 1298 Conklin Road. Mr. Pappas stated that he has a few fire inspections left to complete. Mr. Dumian stated that the Town needs to follow up on issues with Hobart Stone.

REPORT: PARKS/WATER/SEWER DEPARTMENT

Mr. Dumian read a report submitted by Parks/Water/Sewer Team Leader David Kilmer. It stated that the department installed the handicapped accessible swing at Schnurbusch Park, finished the batting cages, replaced the rotted wood fencing with stone, installed a temporary homerun fence for the softball field, prepared the ballfields for play, cleaned JR Park and Conklin Forks Park, worked on SCADA updates and water meters and samples for the Water Department, dug for a burial at Conklin Cemetery, starting topsoiling at Conklin Cemetery, cleaned up Shawsville Cemetery and added millings to the driveway at Shawsville Cemetery.

Mr. Dumian stated that the Board will be voting on the purchase of a cage for the excavator. He stated that he has three interviews scheduled for April 9 for seasonal employees. Mr. Dumian stated that Chris Johnson and Sean Coddington will work predominantly with the parks and seasonal employees taking care of the ballfields and cemeteries, freeing up David Kilmer and Scott Zaino to focus on water and sewer needs.

Mr. Dumian stated that he received a phone call asking about an AED (Automatic External Defibrillator) being accessible to the walkers in Schnurbusch Park. It would not be feasible or safe to leave an unattended AED accessible to the general public at the park, so the Board will purchase two AEDs for the two concession stands at the park.

REPORT: SUPERVISOR'S OFFICE

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

OLD BUSINESS:

LED LIGHTING/SCHNURBUSCH PARK

Mr. Dumian reiterated that the Board is waiting for pricing on the replacement bulbs for the lights at Schnurbusch Park.

DELAWARE RIVER SOLAR

Mr. Dumian laid out the plans submitted by Delaware River Solar for the public to inspect. Daniel and Naomi VanHart, residents of Fallbrook Road where the proposed facility would be located, and William Brodsky of the Zoning Board of Appeals looked at the plans. Mr. Brodsky commented that the plans show "no room for foliage for a barrier" for the neighbors. Mr. Dumian stated that the Town just received the application yesterday, adding that as soon as payment for the application has been submitted and processed, the application will be sent to the Town Engineer for review. The proposed solar facility will be 8 megawatts.

LANDFILL

Mr. Zaino stated to Mr. Dumian that the pump at the Landfill may need to be replaced.

REGULAR TOWN BOARD MEETING
APRIL 8, 2025

NEW BUSINESS:

RESO 2025-85: APPROVE REPAIR/EBARA PUMP

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the repair by W2O of the Ebara pump for a cost not to exceed \$23,775.00.

Seconded by Mr. Finch.

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

**RESO 2025-86: AUTHORIZE PURCHASE/TWO CARDIAC SCIENCE POWERHEART
G5 DUAL LANGUAGE AEDS**

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes the purchase of two Cardiac Science Powerheart G5 Fully Automatic Dual Language AEDs from CardiacLife for a cost not to exceed \$1,789.74 each, to be placed in the concession stands at the Little League field and at the big lighted field.

Seconded by Mr. Finch.

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

RESO 2025-87: AUTHORIZE PURCHASE/CAGE FOR MX FOR THE BOBCAT

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes the purchase of a cage for MX for the Bobcat Excavator from Bobcat of Wayne County for a cost not to exceed \$1,843.28.

Seconded by Mr. Finch.

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

**RESO 2025-88: CANCEL REGULAR TOWN BOARD MEETINGS/
MAY 27/JUNE24/JLY 22/AUGUST 26/2025**

Mr. Dumian moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin cancels the Regular Town Board Meetings scheduled for May 27, June 24, July 22, and August 26, 2025.

Seconded by Mr. Francisco.

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

RESO 2025-89: AUTHORIZE PAYMENT/CLAIMS #25-00306 - #25-00350/\$137,847.23

Mr. Finch 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 Claims #25-00306 through #25-00350, which have been audited and approved for payment, in the total amount of \$137,847.23:

General	\$ 21,068.40
Highway	24,106.56
Light Districts	1,805.35
Sewer District #1	84,192.68
Water District	4,222.24
Non-Budgeted	<u>2,452.00</u>
Total	\$137,847.23

Seconded by Mr. Farley.

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

RESO 2025-90: APPROVE STATED STANDARD WORK DAY FOR LISTED ELECTED OFFICIALS

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the stated Standard Work Day for the listed elected officials (see attached).

Seconded by Mr. Finch.

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

RESO 2025-91: CANCEL WORK SESSION/ALL MEETINGS TO START AT 6 PM

Mr. Dumian moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin cancels the Work Session so that all Regular Town Board Meetings will begin at 6:00 P.M.

Seconded by Mr. Finch.

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

RESO 2025-92: APPROVE REPLACEMENT/ELECTRICAL SERVICE/TANK 2

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves replacement of the electric service for Tank 2 by MO Electric, LLC, for a cost not to exceed \$2,500.00.

Seconded by Mr. Farley.

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

RESO 2025-93: APPROVE FURNISHING & INSTALLATION /WIRING & HARDWARE/WELL 6 SCADA IMPROVEMENT

Mr. Finch moved for the following resolution:

REGULAR TOWN BOARD MEETING
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Be It Resolved: that the Town Board of the Town of Conklin approves the furnishing and installation of wiring and hardware for the Well 6 SCADA improvement by MO Electric, LLC, for a cost not to exceed \$3,600.00.

Seconded by Mr. Francisco.

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

ABUNDANT SOLAR POWER/HOST COMMUNITY AGREEMENT & PILOT

Mr. Dumian explained that the Town has two options for receiving payment for the Host Community Agreement with Abundant Solar Power. It can accept a one-time upfront payment of \$225,000 or it can opt for a long-term (25 years) payment of \$700,000. He explained that if the facility is decommissioned before the 25 years is over, the Town would lose whatever long-term payments remained. Town Attorney Mark Spinner explained that while the PILOT program is legally required, the HCA is offered to the Town because it has the responsibility for final approval and enforcement. Mr. Spinner further explained that the HCA is not a condition for the facility to operate.

PUBLIC COMMENTS:

DELAWARE RIVER SOLAR

Mr. Brodsky asked about the review process for Delaware River Solar, specifically if NYSEG is upgrading the lines in that area and if that information is available for review. Mr. Dumian stated that it is not the Town's jurisdiction to review this information as NYSEG has the authority to determine the status of its lines.

THANK YOU TO PARKS & HIGHWAY DEPARTMENTS

Mr. Finch thanked the Parks and Highway Departments for their excellent work in caring for the Town parks, ballfields, and roads.

MEETINGS OF UPSTATE ASSOCIATIONS

Mr. Boyle stated that the Upstate Association of Towns and Villages will meet at 6:30 PM on April 24 at Golden Oaks in Windsor. It was noted that the Broome County Association of Towns and Villages will meet the same night at 6 PM at Tony's Grill in Endwell.

KIWANIS/TOWN CHILDREN'S EASTER PARTY

Town Clerk Sherrie Jacobs announced that the Conklin Kiwanis Club/Town of Conklin Children's Easter Party will be held from 10 AM – Noon on April 19 at the Community Center. She thanked the Town for its support of this event.

RESO 2025-94: EXECUTIVE SESSION/LEGAL ADVICE

Mr. Dumian moved to close the Regular Town Board Meeting and move into Executive Session at 7:06 P.M. to seek legal advice.

Seconded by Mr. Finch.

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

REGULAR TOWN BOARD MEETING
APRIL 8, 2025

RESO 2025-95: RE-OPEN REGULAR TOWN BOARD MEETING

Mr. Francisco moved to close the Executive Session and re-open the Regular Town Board Meeting at 7:35 P.M.

Seconded by Mr. Finch.

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

RESO 2025-96: AUTHORIZE SUPERVISOR/EXECUTE
PILOT/HCA/DECOMMISSIONING AGREEMENT/ABUNDANT SOLAR POWER

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes the Town Supervisor to execute a Payment In Lieu Of Taxes (PILOT) Agreement, Host Community Benefit Agreement (HCA), and Decommissioning Agreement with Abundant Solar Power (US NY-327 Hardie Road-001), LLC, for a 5 MW solar project at 327 Hardie Road. The PILOT sets annual payments of \$180.00 per megawatt with a 2% annual escalator over a 15-year term pursuant to RPTL 487. THE HCA provides a one-time payment of \$225,000 upon the project's entry into commercial operation. The Decommissioning Agreement includes Exhibit A, a decommissioning bond, and Exhibit B, a decommissioning plan. Authorization is granted subject to finalization of terms between the Town and Abundant and final review by the Town Attorney.

Seconded by Mr. Finch.

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

There being no further business to come before the Board, Mr. Dumian moved for adjournment, seconded by Mr. Finch. The meeting adjourned at 7:45 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk