

REGULAR TOWN BOARD MEETING
APRIL 22, 2025

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:00 P.M. on April 22, 2025. 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
	Daniel VanHart
	Naomi VanHart
	Nathan Cross
	TJ Giannicchi

MINUTES: APRIL 8, 2025 WORK SESSION & REGUALR TOWN BOARD MEETING

Mr. Francisco moved to approve the April 8, 2025 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 passed unanimously.

PUBLIC COMMENTS:

DELAWARE SOLAR POWER

Daniel Van Hart of Fallbrook Road stated that he has the house closest to the site of the proposed Delaware Solar Power facility and added that the site plans show “no obstruction to a view of the solar panels” and he and his wife would want a visual barrier. He was also concerned about mitigation of water runoff. Mr. Dumian stated that a SWPPP (Stormwater Pollution Prevention Plan) would be required, adding that the law states that no one is allowed to put more water on a neighbor’s property than already exists. Mr. Van Hart stated that his well is only 30 feet from the property line and wondered about protection for his water source. Mr. Dumian stated that soil and groundwater testing will be required before construction begins and periodically throughout the duration that the facility is operational. Mr. Van Hart stated that he has a neighbor who has no well but whose water supply is fed by springs, so he may be even more concerned.

CORRESPONDENCE:

SOLAR ENERGY PARTNERS

Mr. Dumian stated that he had been informed that the Conklin Fair Committee, which uses the field owned by Solar Energy Partners for parking during the Fair, had met with the solar company representative and worked out an agreement for this year’s Fair. He stated that Solar Energy Partners is still interested in building a 2.7 megawatt to 2.8 megawatt facility and plan to submit an application.

REGULAR TOWN BOARD MEETING
APRIL 22, 2025

VACANT PROPERTY NEAR SCHNURBUSCH PARK

Mr. Dumian stated that there were people trespassing in the vacant, boarded up building next to Schnurbusch Park, adding that Code Officer Nick Pappas has re-boarded the building. He stated that the Town needs to address a permanent solution to this problem, adding that the Town's legal counsel is researching options.

TOWN WATER PRESSURE

Mr. Dumian stated that he has received a complaint from a resident about a change to his water pressure, decreased from what it has been. The Water Department will look into the matter.

REPORT: HIGHWAY DEPARTMENT

Mr. Dumian stated that the Town learned that it could use Town personnel and equipment to pave roads and still use the CHIPs money, but added that if the paver stops working, the Town is still responsible to pay for all of the blacktop that it ordered. He stated it would take 256 trips to get all the blacktop needed for the proposed street paving project.

Mr. Dumian stated that the Highway Department will be helping with the milling of the Town Hall parking lot.

Highway Superintendent Jeff Hayes stated that the Town has \$361,000 in CHIPs money and the cost of paving most of the roads in the development behind the Family Dollar will be \$291,775, leaving approximately \$70,000 to roll over to next year. He stated that in 2026, the emphasis will be on the roads in the hills, which need the crowns restored to the middle of the roads. Mr. Dumian commented that they should also widen and fix the shoulders and "stone and oil the whole road."

Mr. Hayes stated that his department has done extensive patching on Stenson Road and is working on fixing ditches and shoulders, and cleaning up trees and brush. He stated that the department groomed Schnurbusch Park and Stillwater Road. Mr. Dumian stated that the Town is looking at purchasing a bulldozer for a cost of \$12,500 for use by the Highway Department and the Parks/Water/Sewer Department. He stated that it is a Cat D3, in good shape, and the Town would purchase it from William Tozer. Mr. Dumian stated that it will be useful in maintaining the water tower road and in developing the property at the intersection of Powers Road and Conklin Road.

REPORT: PARKS/WATER/SEWER DEPARTMENT

Mr. Dumian stated that the Town hired two people for Seasonal Help for the Parks Department, but one left on his third day. Another interview is scheduled for this week. He stated that they have had a number of "No Call/No Show" for the Administrative Clerk position interviews.

Mr. Dumian stated that the "park looks great." He stated that there is an issue with getting repairs done on the controls for the water, sewer, and landfill, which he added has "a very dated system." Mr. Dumian stated that the Town was locked out of some of the controls and had no backup system. The Town has a quote from Turnkey Control Solutions, Inc., to provide service billed at \$150 per hour, for a maximum of \$10,000. Mr. Dumian stated that the Board "doesn't have much choice" because it needs access to the controls and it is difficult to get technicians to work on the system. He stated that the Water Fund balance is low but the Sewer Fund balance is higher, so the Board would have to work out paying for the service. Mr. Dumian stated that the server for the system is currently in the well house where it is exposed to humidity and chemicals in the air, so the plan is to move it to the Town Hall, if the Internet speed is adequate to accommodate it.

REGULAR TOWN BOARD MEETING
APRIL 22, 2025

REPORT: SUPERVISOR'S OFFICE

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

OLD BUSINESS:

DELAWARE SOLAR POWER

Mr. Dumian stated that the Town is waiting for the funds to be processed, then Delaware Solar Power's application will be forwarded to the Town Engineer for review. Representatives from Delaware Solar Power will tentatively be invited to the May 13 meeting.

1298 CONKLIN ROAD/CROSS

Mr. Dumian reiterated that he has seen no progress on the cleanup of 1298 Conklin Road.

LED LIGHTING/SCHNURBUSCH PARK

Mr. Dumian stated that the Town is waiting for pricing on the replacement bulbs for the lighting at Schnurbusch Park. He stated that the new lighting will not be installed in time for the 2025 baseball/softball season, but should be installed in time for the soccer season in the fall.

STREET PAVING/CHIPS MONEY

Mr. Dumian stated that Mr. Hayes will move forward with street paving.

MEALS ON WHEELS

Mr. Dumian stated that the current Binghamton outreach for Meals on Wheels definitely wants to move to the Community Center with the Conklin outreach program. They have said that by 2 PM on Friday all personnel will be gone except two office workers, so there will be no interference with rental of the Community Center. Totes will be dropped off and picked up at the end of the day. Mr. Dumian is suggesting \$700 per month for the lease. The move to the Community Center will probably occur in November or December when the Binghamton group's current lease expires.

DEVELOPMENT OF PROPERTY/CORNER OF POWERS ROAD & CONKLIN ROAD

Mr. Dumian stated that the development of the property at the corner of Powers Road and Conklin Road will be a "long-term project." The Town has applied for a grant from Broome County, which will be awarded in 2026, and is waiting to hear if the Town was selected to receive a grant. Mr. Dumian stated that he would like the Town Engineer to develop plans for that site.

1298 CONKLIN ROAD/CROSS

Nathan Cross, owner of 1298 Conklin Road, arrived to discuss the cleanup of his property. Mr. Dumian asked what kind of timeline the Town should expect for showing results of the cleanup and Mr. Cross replied, "another month." He stated that he needs money to move forward and will turn in some scrap metal to obtain funding. Mr. Dumian stated that the Town wants to "work together" with Mr. Cross to rectify the Code violations, and will revisit the situation at the end of May. He stressed to Mr. Cross that the Town needs to see some progress in the cleanup.

REGULAR TOWN BOARD MEETING
APRIL 22, 2025

HOBART STONE COMPLIANCE

Mr. Dumian stated that Code Officer Nick Pappas called the DEC regarding whether or not Hobart Stone is in compliance with their permit for their site near JR Park. Mr. Finch will be meeting with representatives from Hobart Stone to discuss the situation.

CONKLIN POOL

As discussion with whether or not to repair the Conklin Pool moves forward, Mr. Finch and Mr. Farley both stated that there is “no money for the pool.” The liner would need to be replaced; there are leaks under the surface; the ladders need to be replaced; and the equipment in the pool house is antiquated. Mr. Dumian estimated that it would cost over \$500,000 to repair the pool. Mr. Finch asked if preventative maintenance could be done while the Board decides the future of the pool, and Mr. Dumian replied that the pool would need to be filled in order to do that, and it loses 12,500 gallons of water per day, plus chemicals, so if it is not decommissioned, it will cost money to prevent further damage. He stated that a greater concern is the Town’s water supply, with both wells close together and over 800 water services in the Town requiring water. Mr. Dumian stated that the Town needs to ramp up work on the water connection project, adding that construction costs money. He stated that it would cost at least \$2,000,000 to drill a new well. Mr. Dumian stated that most of the people who had been using the pool were not Conklin residents, adding that he votes “No” to repairing the pool.

Mr. Francisco recalled a few years ago spending money on engineers and studies and plans to relocate the Community Center, which ended up being a project the Town couldn’t afford to complete. He stated that this is the same kind of scenario, which would result in the Town throwing away money it cannot afford. Mr. Dumian added that there is usually a requirement of at least 20% of “in kind funds” even when grant money is awarded. There was also the issue of not being able to get enough lifeguards. Mr. Finch stated, “We have no option but to de-commission the pool.” All five Board members are in favor of de-commissioning the pool. Mr. Dumian stated that a formal vote will be taken at the May 13 meeting.

Mr. Boyle had suggested installing pickle ball courts if the pool is decommissioned and filled in, but Mr. Francisco stated that they might not get used and suggested painting pickle ball court lines on the tennis court at JR Park. Mr. Dumian stated he will get a quote on getting the lines painted at JR Park. He added that he will speak with Parks/Water/Sewer Team Leader David Kilmer about removing the pool liner, which currently is providing a nesting area for mosquitoes. Mr. Dumian stated that the current pool area could be used to expand the ball fields.

TOWN HALL PARKING LOT PAVING

Mr. Dumian reiterated that the Town Hall parking lot will be milled soon.

NEW BUSINESS:

ADMINISTRATIVE CLERK JOB OPENING

Mr. Dumian stated that it has been hard to find the right employee to fill the Administrative Clerk position for Water and Sewer and the Supervisor’s office, adding that the person “must be capable and a good fit.” The new hire would have a 90-days probation period. Starting salary will be \$20 to \$24 per hour.

REGULAR TOWN BOARD MEETING
APRIL 22, 2025

EMPLOYEE MEDICAL BENEFITS

Mr. Dumian stated that medical insurance premiums increased, which is something the Town cannot control. Although he stated he is “not looking to make changes,” Mr. Dumian encouraged employees to educate themselves on options for coverage.

RESO 2025-97: RATIFY HIRING/ALTON PRENTICE/SEASONAL HELP

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies the hiring of Alton Prentice to the position of Seasonal Help at a pay rate of \$18.00 per hour, effective April 14, 2025.

Seconded by Mr. Francisco.

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

RESO 2025-98: RATIFY PAYMENT/PARTIAL PAYMENT/BARTRON SUPPLY, INC./EMERGENCY REPAIR TO SKID STEER

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 \$289.95 paid as a partial payment on P.O. #25-00333 to Bartron Supply, Inc., for emergency repair to the Skid Steer.

Seconded by Mr. Farley.

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

RESO 2025-99: RATIFY PAYMENT/DEERE CREDIT, INC./INSTALLMENT DEBT/JOHN DEERE WAM MOWER

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 \$1,773.30 to Deere Credit, Inc., for payment of installment debt on John Deere WAM mower.

Seconded by Mr. Boyle.

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

RESO 2025-100: RATIFY PAYMENT/THE HARTFORD/1ST QUARTER DISABILITY INSURANCE

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 \$139.86 to The Hartford for First Quarter Disability Insurance.

Seconded by Mr. Finch.

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

REGULAR TOWN BOARD MEETING
APRIL 22, 2025

RESO 2025-101: RATIFY 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 in the amount of \$800.00 to Pitney Bowes for postage meter refill.

Seconded by Mr. Francisco.

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

RESO 2025-102: AUTHORIZE PAYMENT/CLAIMS #25-00353 - #25-00402/\$36,065.05

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes payment of the following Claims #25-00353 through #25-00402, which have been audited and approved for payment, in the total amount of \$36,065.05:

General	\$ 33,578.24
Highway	1,408.06
Water District	<u>1,078.75</u>
Total	\$ 36,065.05

Seconded by Mr. Farley.

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

RESO 2025-103: AUTHORIZE PURCHASE/CAT D3 BULLDOZER/WILLIAM TOZER

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes the purchase of a Cat D3 bulldozer from William Tozer for a price not to exceed \$12,500.00, to be paid from the Highway Fund.

Seconded by Mr. Farley.

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

RESO 2025-104: AUTHORIZE TURNKEY CONTROL SOLUTIONS, INC./PERFORM SERVICES ON ALL SYSTEMS/NOT TO EXCEED \$10,000.00

Mr. Boyle moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin authorizes Turnkey Control Solutions, Inc., to perform preventative maintenance services on all systems for water, sewer, and landfill to be billed at a rate of \$150.00 per hour for labor, with the total not to exceed \$10,000.00.

Seconded by Mr. Farley.

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

PUBLIC COMMENTS:

REGULAR TOWN BOARD MEETING
APRIL 22, 2025

DECOMMISSIONING POOL

William Brodsky asked if there is a cost to decommissioning the pool. Mr. Dumian stated that it would be handled in-house by Town personnel. Mr. Brodsky asked if there would be chemical remediation required and Mr. Dumian replied that this would also be handled by Town personnel.

ABUNDANT SOLAR HOST COMMUNITY AGREEMENT

Town Attorney Mark Spinner stated that Abundant Solar has the completed Host Community Agreement and the Town is waiting for their approval. He stated that the company plans to be operational in March 2026, when is when the payments to the Town will commence.

FIRE HYDRANTS

Mr. Boyle stated that the Conklin Fire Chief has requested that the fire hydrant at the corner of Powers Road and Corporate Drive be replaced and that the hydrant in front of Behlog's be raised. Mr. Dumian stated that the Town's plan is to replace five fire hydrants per year. Mr. Boyle stated that there are three hydrants near the Family Dollar Store, of which one can be eliminated and two need to be replaced.

CONKLIN YOUTH SPORTS

Mr. Farley stated that baseball and softball season has started, with games starting next week. He stated that Opening Day is May 3, adding that the fire truck is all set to lead the parade. Mr. Farley stated that there will be a meeting regarding the wrestling program this week. Mr. Dumian stated that the Town no longer provides hot dogs for Opening Day because it takes business away from the concession stands.

CHILDREN'S EASTER PARTY

Town Clerk Sherrie Jacobs reported that the annual Children's Easter Party, sponsored by the Conklin Kiwanis Club and the Town of Conklin, was a great success, with over 450 people attending, and support from various organizations and businesses.

There being no further business to come before the Board, Mr. Francisco moved for adjournment, seconded by Mr. Finch. The meeting adjourned at 7:21 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk