

REGULAR TOWN BOARD MEETING
MAY 13, 2025

The Town Board of the Town of Conklin held a Regular Town Board Meeting at 6:00 P.M. on May 13, 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
	Planning Board	Sandra Beam
	Zoning Board of Appeals	Elizabeth Einstein

GUESTS:	Laurie Francisco
	Naomi VanHart
	Daniel VanHart

MINUTES: APRIL 22, 2025 REGULAR TOWN BOARD MEETING

Mr. Finch moved to approve the April 22, 2025 Regular Town Board Meeting minutes as presented.

Seconded by Mr. Farley.

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

PUBLIC COMMENTS: None.

CORRESPONDENCE:

Mr. Dumian stated that he got a complaint from a resident asking if the Town is issuing “dump permits,” referencing the property at 1298 Conklin Road. Mr. Dumian noted that not much progress has been made by property owner Nathan Cross to clean up the property and address the Code violations. He added that this situation will be re-visited at the end of May. Mr. Francisco noted that Mr. Cross has moved some of the items behind the house and covered them with tarps to hide them, instead of getting rid of them. Mr. Dumian stated that he will talk with Code Officer Nick Pappas on May 14.

Mr. Dumian stated that he received an email from Solar Energy Partners with a layout for their proposed solar project on Conklin Road, but the Town has not yet received an application.

Mr. Dumian stated that the status of the Planning Board Chairman is in question and wondered if the Town can legally combine the Planning Board and the Zoning Board of Appeals. He also asked if the two boards are combined, would it be impossible to separate them in the future? Town Attorney Mark Spinner will research this possibility.

REPORT: HIGHWAY SUPERINTENDENT

Highway Superintendent Jeff Hayes stated that his crew has four roads paved in the development behind the Family Dollar, with plans to finish the rest of the roads next week. He stated that the Town received the bulldozer it recently purchased and his department has been putting it to use. Mr. Hayes stated that a road has been built to the Ahern Road water tank, adding that a road will be started to the water tank on Stewart Road. Mr. Hayes stated that his department has been busy with brush and appliance pickup, maintenance at the Highway Garage, mowing, and ditch and pipe work.

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REPORT: CODE OFFICER

Mr. Dumian stated that Code Officer Nick Pappas has been dealing with habitual offenders of the Town Code, as well as with cases like Mr. Cross's property. Mr. Dumian stated that the Town has received emails from the owners of the Big Dipper 2 stating that people are in the abandoned building next to Schnurbusch Park, which was secured again, this time by a contractor. Mr. Dumian stated that the Town has been searching but cannot locate the owner of the building, who may be deceased, and it seems the bank that had foreclosed on the property has shown no interest in pursuing any path to find the owner. Town Attorney Mark Spinner stated that there is no evidence that the owner is deceased, adding that he found an address of 119 Laurel Avenue in Binghamton, which has been foreclosed by a bank and sold at auction. Mr. Spinner stated that the Town will do due diligence to try to find the owner. Mr. Dumian stated that the property by Schnurbusch Park will be on the Broome County foreclosure list in January of 2026 for unpaid taxes, but added that the County is two to three years behind in processing these unpaid taxes foreclosures. Mr. Spinner reiterated that the Town must try to properly notify the owner, adding that he will continue researching the owner's whereabouts, including using FOIA (Freedom of Information Act) to access postal records. Mr. Dumian stated that if the Town can acquire the property, he would like to see it used for additional parking for the park. Mr. Boyle stated that the Town must put up "No Trespassing" signs on the property to keep people from accessing the building.

REPORT: PARKS/WATER/SEWER DEPARTMENT

Mr. Dumian read a report from Parks/Water/Sewer Team Leader David Kilmer regarding projects his department has been working on. These include: mowing and trimming the baseball fields; repairing the electric scoreboard and the bathroom sink; digging for two full burials and one cremation burial; providing topsoil at Conklin Cemetery; repairing two water services at the Town Hall and one on Conklin Road; replacing a valve on Munson Street and a hydrant at the Powers Road/Broome Corporate Parkway intersection, as well as a hydrant on Conklin Road; replacing a valve box on Broome Corporate Drive in front of Behlog's; completing 300 feet of ditching on the Ahern Road water tank driveway; and tearing out the old fencing at the Stewart Road water tank driveway. Mr. Dumian commented that the fields are in good shape in spite of the rain. He added that the seasonal help is working out well. American flags along Conklin Road are being put up as time allows, with the goal of all of them being in place before Memorial Day. Mr. Boyle has stated that he wants more hydrants replaced in the Town. Mr. Dumian commented that there are two valve clusters in the Corporate Park that need to be replaced, at a cost of approximately \$30,000 per valve cluster.

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 Engineer has reviewed the application submitted by Delaware Solar Power and three items are missing, which the company is working to complete.

SOLAR ENERGY PARTNERS

As stated earlier, Solar Energy Partners submitted a sketch of their proposed layout but no application. Mr. Dumian stated that he will call the company tomorrow.

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BINGHAMTON/KIRKWOOD WATER LINE CONNECTION

Mr. Dumian stated that he talked with Town Engineer John Mastronardi and the Town has a preliminary quote of \$666,000, but a flow study still needs to be completed. He stated that a neighboring town, with whom we share an aquifer, is dealing with metals in their water and is looking at installing a filtration system, which is quite expensive. Mr. Dumian stated that hooking into the City of Binghamton water system is the Town's best option.

CEMETERY MAPPING & ROAD LAYOUT

Mr. Dumian stated that the mapping of the cemeteries will probably not take place until September. Mr. Francisco is working on mapping the roads to be installed in Conklin Cemetery. Mr. Dumian stated that the Town needs to get that project completed. Mr. Francisco stated he will get stakes and map the roads out.

CONKLIN POOL

Mr. Dumian stated that the Conklin Pool will not open in 2025. He stated that one person called and questioned the prices for repair of the pool. Mr. Dumian stated that the quote from 2023 for just the pool liner was \$205,000. In 2025, it is approximately \$246,000. Mr. Dumian stated that the concrete of the pool is crumbling, adding that the pool lost 13,000 gallons of chemically treated water every day in 2024. He stated that the lifeguard chairs are in bad shape and would need to be replaced, as well as the equipment that runs the water for the pool. Mr. Dumian stated that the Town would need to pay prevailing wage, which is approximately \$70 to \$80 per hour. Mr. Farley stated that a reasonable estimate for repairs to the pool would be between one-half to three-quarters million dollars. The Board will vote to decommission the pool. Mr. Dumian stated that the money is needed for critical infrastructure repairs. He added that the Town suffers a loss of \$30,000 to run the pool. Mr. Dumian stated that it is a "hard decision," but added that people have changed and it is a more dangerous time, making it more difficult to staff the pool with teenaged lifeguards.

RESO 2025-105: DECOMMISSION CONKLIN POOL

Mr. Farley moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin formally decommissions the Conklin Pool, effective May 13, 2025.

Seconded by Mr. Finch.

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

HOBART STONE COMPLIANCE

Mr. Dumian stated that Mr. Pappas called the DEC regarding Hobart Stone's compliance with regard to runoff from their business on Conklin Road, adding that he will talk with Mr. Pappas for an update.

DEVELOPMENT OF PROPERTY/CONKLIN ROAD & POWERS ROAD

Mr. Dumian stated that he applied to Broome County for a grant for \$30,000 to help fund development of the property at the corner of Conklin Road and Powers Road, adding that this will be a long-term project, taking at least three years to complete. He stated that the Town Engineer needs to create a layout plan for the property, which he added is higher than Schnurbusch Park in altitude, so less likely to flood. Mr. Dumian stated that some residents have

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volunteered time and equipment toward the project. Mr. Dumian stated that when tournaments are held, money is spent at the concession stands, which helps the Booster Club support the young athletes.

NEW BUSINESS:

RESO 2025-106: APPROVE HIRING/MICHAEL PLATT/SEASONAL HIGHWAY LABORER

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves the hiring of Michael Platt to the position of Seasonal Highway Laborer, effective May 27, 2025, through September 1, 2025, at a pay rate of \$20.00 per hour.

Seconded by Mr. Farley.

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

RESO 2025-107: RATIFY HIRING/ANGEL LAVIN/PART-TIME ACCOUNT CLERK

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies the hiring of Angel Lavin to the position of Part-Time Account Clerk, effective May 6, 2025, at a pay rate of \$20.00 per hour.

Seconded by Mr. Finch.

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

Mr. Dumian stated that Ms. Lavin is currently working Tuesday, Wednesday, and Thursday while she is training with Account Clerk Mary Plonski, but will shift to working Monday, Wednesday, and Friday once she completes training.

RESO 2025-108: RATIFY HIRING/DYLAN COREY/SEASONAL PARK LABORER

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin ratifies the hiring of Dylan Corey to the position of Seasonal Parks Laborer, effective April 28, 2025, at a pay rate of \$18.00 per hour.

Seconded by Mr. Francisco.

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

RESO 2025-109: RATIFY PAYMENT/BILL TOZER/D3 CAT BULLDOZER

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 \$12,500.00 to Bill Tozer for the purchase of a D3 CAT Bulldozer.

Seconded by Mr. Dumian.

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

RESO 2025-110: APPROVE PAYMENT/CLAIMS #25-00404 - #25-00472/\$81,466.04

Mr. Finch moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves payment of the following Claims #25-00404 through #25-00472, which have been audited and approved for payment, in the total amount of \$81,466.04:

General	\$ 48,593.39
Highway	6,516.79
Light Districts	1,883.52
Sewer District #1	6,423.20
Water District	5,312.44
Water District #6	6,959.70
Non-Budgeted	<u>5,777.00</u>
Total	\$ 81,466.04

Seconded by Mr. Farley.

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

PUBLIC COMMENTS: None.

COMBINING PLANNING BOARD & ZONING BOARD OF APPEALS

Mr. Spinner stated that he will research the possibility of combining the Planning Board and Zoning Board of Appeals and the number of members allowed on a combined board, if it is a legal possibility.

WATER SUPPLY

Mr. Finch asked if the Town could use Eminent Domain to acquire the property on Conklin Road where the wells are located, to protect the aquifer. Mr. Dumian stated that the Town cannot afford to drill a new well. He explained that the Town cannot take money from the Water Fund for use in the Sewer Fund, nor take money from the Sewer Fund for use in the Water Fund, nor can it take money from the General Fund for either the Water Fund or the Sewer Fund. He stated that the Town will have to borrow the money from the General Fund for the proposed water connection with the City of Binghamton.

Mr. Doyle asked if the fund for the fire hydrants is a separate line item and Mr. Dumian explained that it is all part of the Water Fund.

CONKLIN POOL

Mr. Dumian stated that the Parks Department will remove the liner from the Conklin Pool and fill it in.

DELIVERY OF NOTICES TO PROPERTY OWNER

Mr. Boyle offered to deliver Notices to the property owner of the building near Schnurbusch Park if the owner can be found.

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YOUTH SPORTS

Mr. Farley stated that the ball fields are in good shape and the teams are getting their games played in spite of the rain. He stated that the Town bought squeegees and sponges and he thanked Youth Commissioner Justin Parker for his hard work in helping to make sure the games could happen.

CEMETERIES

Mr. Francisco reported that there was one cremation burial. He stated that the “cemeteries look great,” adding that he will be putting flags on the veterans’ graves soon.

HOMETOWN HEROES

Mr. Dumian stated that he received correspondence suggesting the Town put up banners for Hometown Heroes (veterans from the Town). He stated it is a great idea and wondered who might handle the management piece of this project.

DUGOUTS IN POOL FIELD

Mr. Dumian stated that the dugouts in the Pool Field flood and suggested building them up and putting either blacktop or concrete on them.

There being no further business to come before the Board, Mr. Francisco moved for adjournment, seconded by Mr. Farley. The meeting adjourned at 7:04 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk