

SPECIAL TOWN BOARD MEETING

JUNE 6, 2014

The Town Board of the Town of Conklin held a Special Town Board Meeting at 1:00 P.M. on June 6, 2014. Mr. Finch, Supervisor, presided. The meeting opened with the Pledge of Allegiance. Mr. Finch stated that the main purpose for the Special Town Board Meeting was to discuss the New York State Rising Community Grant projects.

PRESENT:	Town Board Members	Bullock, Minoia, Dumian, Francisco, Finch
	Town Counsel	Cheryl Sacco
	Town Clerk	Sherrie L. Jacobs
	Code Officer	Robert Jones
	Assistant to Supervisor	Lisa Houston
	Public Works Superintendent	Tom Delamarter
	Planning Board	Dell Boyle
GUESTS:	Country Courier	Elizabeth Einstein
	Griffiths Engineering	John Mastronardi

RESO 2014-92: APPOINT MARY PLONSKI/FULL-TIME TEMPORARY ACCOUNT CLERK/PAY RATE \$14.00 PER HOUR/EFFECTIVE 6-13-2014 TO RUN 89 DAYS

Mr. Bullock moved for the following resolution:

Be It Resolved: the Town Board of the Town of Conklin appoints Mary Plonski to the position of full-time temporary Account Clerk at a pay rate of \$14.00 per hour, effective June 13, 2014, to run for 89 days.

Seconded by Mr. Dumian.

VOTE: Bullock – Yes, Minoia – Yes, Dumian – Yes, Francisco – Yes, Finch – Yes. Motion passed unanimously.

It was noted that Ms. Plonski must take the Civil Service Test for Account Clerk and score within the top three. As a resident of the Town of Conklin, she will be accredited additional points. The next such exam will be given on July 1, 2014. Mr. Bullock commented that the Board needs to be sure to decide what the salary will be for a particular position before it is offered to an individual.

NYS RISING COMMUNITY GRANT PROGRAM PROJECTS

Mr. Finch stated that the New York State Rising Community Grant could be used to explore the possibility of building affordable housing in an area of the Broome Corporate Park behind the Ardaugh building. This property is currently owned by the BCIDA (Broome County Industrial Development Agency). Mr. Bullock asked if the Town would purchase the property from the BCIDA and Mr. Finch stated that this would be the case. Mr. Minoia asked if Broome County will pay for the extension of the municipal water and sewer service to the site before it sells it to the Town and Mr. Dumian explained that the Rising Community Grant would cover that cost. Mr. Minoia asked if the properties would be on the tax rolls and Mr. Finch stated that the builder, 3D Development, would receive a PILOT (Payment In Lieu Of Taxes) agreement but individual owners who purchased the homes would be on the tax rolls. Private lots would be held to sell to individuals, with certain deed restrictions in place. Mr. Finch stated that the Town has applied for a variance to allow attached garages to be constructed with the townhouses and bungalows.

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Mr. Francisco commented that the current Senior Housing building, also constructed by 3D Development, received a PILOT agreement through the Federal Housing Authority.

RESO 2014-93: APPROVE SUPPORT/RISING COMMUNITY GRANT PROGRAM/SENIOR HOUSING PROJECT

Mr. Bullock moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves support of the Rising Community Grant Program, specifically to continue to explore the Senior Housing project in the Town of Conklin.

Seconded by Mr. Francisco.

VOTE: Bullock – Yes, Minoia – Yes, Dumian – Yes, Francisco – Yes, Finch – Yes. Motion passed unanimously.

RESO 2014-94: APPROVE SUPPORT/RISING COMMUNITY GRANT PROGRAM/CORPORATE PARK PROJECT

Mr. Dumian moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves support of the Rising Community Grant Program and any other grants available, specifically to continue to explore the Corporate Park Project.

Seconded by Mr. Minoia.

VOTE: Bullock – Yes, Minoia – Yes, Dumian – Yes, Francisco – Yes, Finch – Yes. Motion passed unanimously.

EXTENSION OF WATER & SEWER LINES/CORPORATE PARK TO STILLWATER ROAD

John Mastronardi of Griffiths Engineering stated that Engineer Ron Lake had developed a map plan and engineering report for this project, adding that the cost exceeds the Audit Control number, meaning that it would be too costly for residents to afford, without the use of grant monies. Mr. Minoia asked if the extension would stop in the area of Pride Manor Mobile Home Park and Mr. Finch replied that the extension stops there and crosses Route 7 to Stillwater Road. Mr. Minoia suggested extending the sewer and water lines another quarter of a mile south past the mobile home park. Mr. Finch stated that the bond period for the extension will be 38 years at 4.5% interest. He added that there is consideration for the extension to include parts of Stewart, Calabrisi, and Fallbrook Roads and Montrose Drive.

Mr. Bullock stated that if the Town is to use grant money, a public meeting should be held first to determine the level of interest of the residents in an extension. Mr. Dumian stated that the Town should use the grant money to do a study now.

Mr. Mastronardi stated that Mr. Lake had outlined the following necessary steps: 1) Hold a public informational meeting; 2) Address the comments from that meeting and research in more detail; and 3) meet with the Town Attorney, Engineer, and Town Board to discuss how best to proceed and fund the project.

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Mr. Finch stated that the extension will require five pump stations. He added that the Binghamton-Johnson City Joint Sewage Board will approve the additional flow but the City of Binghamton has stated that its sewer pipes from Broome Street to Duke Street, which are 18 inches in diameter, are too small to hold an increased flow and must be replaced with 24 inch pipes. Mr. Minoia stated that the Town would need a commitment from the City of Binghamton to agree to accept the additional flow. Mr. Mastronardi stated that there should be monies in an escrow account in the City of Binghamton to pay for the needed sewer modifications.

Mr. Bullock stated that the Town “needs people on board – at least 51%.” Ms. Sacco stated that a public meeting is not a mandatory referendum, adding that she will research whether a mandatory or permissive referendum is required for the extension. Mr. Finch asked Mr. Mastronardi to provide information for a mailer to be sent to the residents in the areas that would be affected by this project. Mr. Bullock commented that the property owner would be required to pay the installation charge and would be required to hook into the system within two years of its completion.

RESO 2014-95: APPROVE SUPPORT/AVAILABLE GRANTS/EXTENSION WATER & SEWER LINES/CORPORATE PARK TO STILLWATER ROAD

Mr. Bullock moved for the following resolutions:

Be It Resolved: that the Town Board of the Town of Conklin approves support of any available grants, specifically to continue to explore the extension of certain sewer and/or water lines in the Town of Conklin from Corporate Park to Stillwater Road.

Seconded by Mr. Minoia.

VOTE: Bullock – Yes, Minoia – Yes, Dumian – Yes, Francisco – Yes, Finch – Yes. Motion passed unanimously.

RESO 2014-96: APPROVE SUPPORT/RISING COMMUNITY GRANT PROGRAM/CONTINUE TO EXPLORE EVACUATION ROUTE PLAN

Mr. Dumian moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin approves support of the Rising Community Grant Program, specifically to continue to explore the Evacuation Route Plan in the Town of Conklin.

Seconded by Mr. Francisco.

VOTE: Bullock – Yes, Minoia – Yes, Dumian – Yes, Francisco – Yes, Finch – Yes. Motion passed unanimously.

RESO 2014-97: APPOINT ROBERT JONES/TEMPORARY CODE OFFICER/PAY RATE \$20.00 PER HOUR/EFFECTIVE 6-12-2014 AND TO END AT CLOSE OF BUSINESS 8-29-2014/NOT TO EXCEED 30 HOURS PER WEEK

Mr. Francisco moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin appoints Robert Jones to the position of temporary Code Officer at a pay rate of \$20.00 per hour, effective June 12, 2014, and to end at the close of business on August 29, 2014, not to exceed 30 hours per week.

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Seconded by Mr. Dumian.

VOTE: Bullock – Yes, Minoia – Yes, Dumian – Yes, Francisco – Yes, Finch – Yes. Motion passed unanimously.

Ms. Sacco stated that the Home Rule request regarding residency requirements for the position of Code Officer is at State Senator Thomas Libous's office.

RESO 2014-98: ACCEPT DONATIONS/CONKLIN BEAUTIFICATION CORPS

Mr. Dumian moved for the following resolution:

Be It Resolved: that the Town Board of the Town of Conklin accepts donations in the total amount of \$51.00 from a public cash donation box for the benefit of the Conklin Beautification Corps.

Seconded by Mr. Francisco.

VOTE: Bullock – Yes, Minoia – Yes, Dumian – Yes, Francisco – Yes, Finch – Yes. Motion passed unanimously.

2011 FLOOD BUYOUT UPDATE

Assistant to the Supervisor Lisa Houston reported that nine property owners have received offers to buy their properties, of which eight have accepted the offers. One owner wants a third appraisal. She stated that her office has requested funding from SEMO (State Emergency Management Office) for the cost of closings and appraisals on the properties. Ms. Houston reported that these nine are the offers that have been approved for the Town out of 22 applications thus far sent to SEMO representative Tom Abatti. She stated that she is working on five more applications about which Mr. Abatti needs some clarifications.

Mr. Dumian asked how many more applications need to be submitted to SEMO and Ms. Houston estimated 30 to 35. Mr. Finch stated that two or three per week are being submitted.

VETERANS REMEMBRANCE CEREMONY

Mr. Bullock commented that the Veterans Remembrance Ceremony held on May 31 was beautiful, adding that the lights need to be installed at the monument. He asked if the bamboo could be cut on the river side of Route 7 from Sullivan Park to the first house to further enhance the beauty of that area near the Veterans Memorial.

Mr. Francisco stated that he discussed the lights for the memorial with Paul Deeley, who is a member of the Veterans Memorial Committee, and they estimated the electrical load needed for the lights to require a 50 amp service. The Committee will pay for the pipe, wire, and service connections, estimated at approximately \$500, and the Town will dig the trench for the installation.

Mr. Finch stated that the Town is providing water for the landscaping at the Veterans Memorial and the Community Center marquee, adding that it will use a stand pipe and 60 feet of flex pipe.

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CAPPED SEWER LINES ON DEMOLISHED HOUSES

Mr. Minoia asked who capped the sewer line when the Atwaters' house was demolished. Mr. Mastronardi stated that he wrote the requirement for capping the sewer lines into the bid specifications for the demolition of houses and added that the contractor is responsible for doing the capping and Public Works Superintendent Tom Delamarter oversees the process to make sure it is done. Mr. Minoia asked what the purpose is of the meter that measures flow into the City of Binghamton and Mr. Delamarter replied that it provides a check against what the City states that the Town owes.

UPCOMING DATES

Town Clerk Sherrie Jacobs reminded those present that the Conklin Kiwanis is sponsoring the "First to Say Thank You" to honor graduates entering the military. The event will be held at Windsor High School at 7:00 P.M. on June 10, 2014.

The Republican Federal Primary will be held in the Castle from 12:00 to 9:00 P.M. on June 24, 2014.

REPAIRS TO THE CASTLE

Mr. Finch stated that the Town has received a proposal to repair the front steps of the Castle. He stated that Mr. Jones could research and write a grant application to receive funding to paint the Castle and the Town would pay him a grant writer's fee.

There being no further business to come before the Board, Mr. Minoia moved for adjournment, seconded by Mr. Dumian. The meeting adjourned at 2:04 P.M.

Respectfully submitted,

Sherrie L. Jacobs
Town Clerk