

April 2, 2012 – WORK SESSION

The Work Session of the Town of Dickinson Town Board was called to order with the pledge of allegiance by Supervisor Michael A. Marinaccio at 5:31 PM on Monday, April 2, 2012 in the Town Hall, 531 Old Front St., Binghamton, NY.

The members of the Town Board present were:

Michael A. Marinaccio, Supervisor

Danny F. Morabito, Councilman

Thomas J. Burns, Councilman

Stephen M. Gardner, Councilman

Sharon M. Exley, Councilwoman

Also attending:

Oliver N. Blaise III, Esq., Town Attorney

Wanda R. Broczkowski, Town Clerk

ATTORNEY

SAMPLE INVESTMENT POLICY

Attorney Blaise reviewed a sample investment policy for implementation which covers the town's accounts. Supervisor Marinaccio stated there probably are four institutions we currently have accounts with which will be spelled out in the policy. Councilman Morabito stated that to ensure checks and balances our Director of Finance should have limited control. We recently concluded a two week audit so we should include conducting an audit in the policy. It should also focus on who can handle funds in the absence of the Supervisor and up to a specific dollar amount. It will be up for adoption at the next week's regular meeting on April 9th, 2012.

PROPERTY REPORTS

13 BELLAIRE AVENUE

The property is now in the town's name. Public Works Commissioner Kie will later discuss the quotes for demolition of the property. We will verify what back taxes are owed with Broome County Real Property. It was on the foreclosure roll.

34/36 N. BROOME STREET

Attorney Blaise stated he had not heard back from the owners, so a public hearing for condemnation was scheduled for Monday April 9th. However, last week, his office was contacted by the owner of the property who would like to gift both 34 and 36 N. Broome Street to the town. At this point we will proceed with condemnation of the trailer, and Mr. Blaise will follow up with the owners to discuss the transfer of the property to the Town. Back taxes are owed on both properties and are on the foreclosure roll.

213 BEVIER STREET

Attorney Blaise reported he was in contact with Kevin Keough of Broome County Real Property and learned the county now owns the property because the owner owed back taxes. It will be on the legislative agenda and will probably sell to the town for \$1.00 once the property is fully released. Back taxes are owed on this property. We will review the process of what is the next step.

JOHN STREET DRAINAGE EASEMENT

Attorney Blaise' office has been in discussion with the Boland's attorney. Public Works Commissioner Kie is to review the property again.

121 ADAMS DRIVE

There is a sewer service agreement with the owner of 121 Adams Drive which had approximately a \$130 discrepancy in the breakdown of the amount owing the town. The correction has been made and the owner and supervisor just need to initial the agreement.

13 BELLAIRE AVENUE and 34/36 N. BROOME STREET DEMOLITION(S)

Under state law, if the condemnation amount is over \$35K that would require competitive bidding. The town's condemnation-local law provides for competitive bidding over \$10,000, which conforms to the old state law threshold. The question was raised whether the town should change the local law to match the state competitive bidding limit. Another discussion was had on whether the local law should require those providing for town demolitions to include performance bonds and name the town as an additional insured, even if competitive bidding was not required. It was felt that this was reasonable and protected the town. These changes would require a public hearing in our local law.

OTHER

1. Under public works, the Commissioner currently has a \$3K spending limit without receiving prior Board approval. A suggestion by Councilman Morabito was made to increase the limit to \$6K. We will present a resolution for next week's meeting on April 9th.
2. Gun Control issues on Roger's Mountain. Attorney Blaise will circulate a research memo concerning the restrictions and suggestions submitted by resident Jim Baumgartner.
3. Employee Handbook – the labor department in Attorney Blaise' legal office is reviewing the proposed revisions to the Employee Handbook.
4. Danny Miller of the water department reported a response is forthcoming for flow management.

CHAIR

FLAPGATE STUDY

Rick Woit now has the required permit from New York State Department of Transportation and can now go onto the property to complete the study.

FLOOD TASKFORCE

The taskforce did not meet this month.

NEWSLETTER

The newsletter is currently at the printers and the plan is to mail it the week of April 9th. 2012.

FLOW MANAGEMENT

Ron Lake, Engineer for the Town of Dickinson stated once it is approved we should inquire about having our plan in place for the Shared Services Agreement with the other towns. It is recommended that one person handle the training for several towns under shared services.

BROOME COMMUNITY COLLEGE MEETING OF NON-SMOKING POLICY-STATUS REPORT

The point we wanted to make at the meeting with the BCC officials was that their policy is imposing their circumstances on our residents.

AMERICAN CIVIC ASSOCIATION 3RD ANNIVERSARY

A memorial service will be held Tuesday, April 3rd, 2012 at 10:30 AM.

SURPLUS TRUCK

Ford F550 surplus truck will go out for a minimum bid of \$10K.

PHELPS STREET RAIL ROAD CROSSING

The issue was raised by Commissioner Kie as to which municipality, of the railroad company, was responsible for road repairs on Old State Road at the railroad crossing and under the viaduct. Mr. Blaise and Mr. Kie will discuss this further.

QUOTES FOR 13 BELLAIR AVENUE AND 36 N. BROOME STREETS

Demolition Quotes were reviewed as follows:

13 Bellaire Avenue Demolition:

Gorick Construction Co., Inc.	\$19,440
LCP Group, Inc	\$16,700

36 N. Broome Street Demolition:

Gorick Construction Co., Inc.	\$N/A
LCP Group, Inc	\$8,700

Air Quality Monitoring bids with rates:

Jennings Environmental Management, Inc.
Delta Engineers, Architects, & Land Sur. PC

Certificates of insurance are necessary before demolition. The rates in both bids, the breakdowns are the same rates between breakdown hours and by day but the daily rates are not the same.

On both of the properties, the real issue is about the delinquent taxes and what the county is going to do. The hearing for 34/36 N. Broome will take place April 9th.

On motion by Supervisor Marinaccio, the work session was adjourned by motion of Councilman Gardner and seconded by Councilman Morabito at 6:38 PM

Respectfully submitted,

Wanda R. Broczkowski

Town Clerk