

**TOWN OF BINGHAMTON**  
**TOWN BOARD**  
**July 15, 2025**

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**MINUTES OF THE REGULAR MEETING OF THE TOWN OF BINGHAMTON TOWN BOARD HELD ON TUESDAY, JULY 15, 2025 AT 6:00 P.M., TOWN OF BINGHAMTON COMMUNITY CENTER, 1905 COLEMAN RD. BINGHAMTON, NEW YORK 13903**

**CALL TO ORDER:** 6:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

E. Rounds, Supervisor	Present
M. Bensley, Dep. Supervisor	Present
D. Nye, Councilperson	Present
M. Donahue, Councilperson	Present
V. Conklin, Councilperson	Present

**OTHERS PRESENT:**

G. Middleton, Town Attorney  
Tracy Tokos, Town Clerk  
N. Pappas, Code Enforcement, Buildings & Grounds  
Zack Soboleski, Code Enforcement, Buildings & Grounds  
M. Leighton, Highway Superintendent  
K. Olds, TOB Volunteer Fire CO.

**VOICE OF THE PUBLIC:** Supervisor Rounds opened the floor at 6:01 P.M.

The Public Hearing was on Tuesday July 15, 2025 at 6:01 P.M. at the Community Center to consider public comments on changing the Highway Superintendents position from elected official to appointed. Post cards were mailed out Thursday July 3, 2025 inviting the public to come and give their opinion on the matter. There were approximately 85-100 people in attendance, however only 18 people signed in. The information was presented by Supervisor Rounds along with the goal of the meeting.

**RESULTS OF THE JULY 15, 2025, TOWN BOARD PUBLIC HEARING:**

**RE: Highway Superintendent Position**

**A heartfelt thank you to all who participated**

We'd like to extend our sincere gratitude to every resident who attended the July 17, 2025, Town Board meeting to share their thoughts on whether the Town of Binghamton should transition the Highway Superintendent from an **elected** to an **appointed** position. We also would like to thank the residents who sent the Town Supervisor their opinions through email. Your participation and feedback were invaluable as we discussed how best to serve our community.

## What happened

- The Town Board received input from a broad cross-section of residents—those in favor of having an appointed position, citing professional qualifications and accountability, and others cautioning against reducing direct voter control.
- Following the hearing, the Board proceeded to take a formal vote on whether to pass a local law to advance this proposal to the November ballot.

## The vote and next steps

- The Board voted **not to adopt** the local law that would have placed the proposal on the November 2025 ballot. The Board's vote was not unanimous. **As a result, no referendum will take place in November regarding this matter. The Highway Superintendent position will remain elected unless the Board chooses to revisit this topic at a future date and a new local law is adopted.**

## The results of the Board votes were as follows:

Supervisor Elizabeth Rounds	<u>Yay</u>
Deputy Supervisor Mike Bensley	<u>Nay</u>
Council Member Vickie Conklin	<u>Nay</u>
Council Member Dean Nye	<u>Yay</u>
Council Member Michael Donahue	<u>Nay</u>

## The official copy of the defeated Resolution is attached at the end of the minutes.

Martha Rice spoke of her selling her home and running into issues regarding a paper street that she thought was handled and resolved back in 2001. In May of 2024 they put their house up for sale and found out that the deed was never transferred which led to some more issues and causing the buyers to back out. After some time, changing her attorney and several trips back and forth to NY the paper street issue was resolved and the house went back on the market and will close soon allowing them to move on to their new location.

Rita Ernstrom spoke regarding the abundance of litter in her neighborhood in South Mountain; it was stated that unfortunately the entire Town and County are experiencing the litter problem. She also spoke of the construction debris on Cynthia Dr. and the damage to the road due to the construction traffic. Highway Superintendent Leighton told her he will come and assess the damage.

A motion may be made to go into an executive session to discuss a legal matter regarding retention of legal services after the meeting is convened. There was an Executive Session.

## **APPROVAL OF AUDITED CLAIMS:**

### **ABSTRACT # 17**

Councilperson Donahue made a motion to adopt a Resolution to approve the following claims as audited:

General	Claim No. 566 - 582	\$ 22,077.57
Highway	Claim No. 557 - 565	\$ 34,130.39
Sewer	Claim No. 551	\$ 1,241.74
Water	Claim No. 551 - 556	\$ 6,881.10
<b>TOTAL</b>		<b>\$ 64,330.80</b>

The motion was duly seconded by Councilperson Conklin. Those present voted in favor of the motion. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, Donahue, and Nye      Absent: None  
Nays: None      Abstained: None  
Declared adopted.      Motion carried.

## **RECOGNITION OF MINUTES:**

- Work Session Minutes of July 1, 2025 - Approved.

## **COMMUNICATIONS AND ANNOUNCEMENTS:**

## **OFFICIALS AND COMMITTEE REPORTS:**

**Planning Board – Zoning Board of Appeals** – Next joint meeting July 22, 2025.

### **Youth Commission –**

- Baseball and Softball All-Stars ongoing
- Football & Cheer begins Aug 4th
- New program this year appears to have enough interest: Girls Youth Flag Football. 14 have signed up. Still trying to make it work
- Received a \$500 Grant from Ridell and used it to purchase shoulder pads.
- Brazilian Soccer Camp did not receive enough registrations to proceed (SV held a FREE camp last week that had around 100 attendees)

### **Code Enforcement/Buildings and Grounds –**

- 1858 Peckham Rd. no electric, no water it needs to be deemed as uninhabitable. Attorney Middleton will assist in drawing up documents.
- A Court date is scheduled for the Mapes property in August.
- The Sheridan property is headed to Supreme Court since he is not in compliance.

**Highway:**

- Hydro seeding ditches is 80% complete. They will schedule another round in the fall.
- Chip sealing will be on Ingraham Hill Rd, Foland Rd, and adding Brown Rd, Stevens, and Saddlemire Rd.
- Doing a lot of shoulder and wedge paving.
- Several residents have expressed the dangerous conditions of the paving on Morgan Rd.

**Receipt of Reports:** Supervisor Rounds is in receipt of the following reports:

- Town Clerk's Monthly Report for June 2025
- DCO Monthly Report for June 2025
- Code Enforcement Officer's Monthly Report for June 2025

**TOB Volunteer Fire Co:**

- June report – 1 CO call, 1 motor vehicle accident, 3 house fires, 6 wires down, 4 mutual aids, 1 brush fire and 2 EMS.
- The Chicken BBQ is scheduled for August 16, 2025 Tickets are on sale.

**Supervisor:** - No Report**Senior Commission:**

- Book group met last Tuesday at the Community Center.
- Mosaics class meets on the last Thursday of each month.
- They are working on setting up the meteor watching at the end of the month.
- The Senior summer Picnic is being held on July 22, 2025 at Jackson Park from 1-4 P.M.

**UNFINISHED BUSINESS:**

- Town board to approve the low bidder on the Park Terrace Sewer Rehabilitation Project.

A motion was made by Councilperson Donahue to adopt a Resolution to accept the base bid from Genesee Valley Construction, LLC out of Portageville, NY for \$266,500.00 and Alternate #2 for \$133,500.00 with the consideration that we are clarified on what Alternate # 2 considers. The motion was duly seconded by Deputy Supervisor Bensley. Those present voted in favor of the motion. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, Donahue, and Nye      Absent: None

Nays: None      Abstained: None

### **NEW BUSINESS:**

- A Resolution was passed by the Town Board in a regular session on July 15, 2025 to authorize and enter into a Legal Services agreement with Gina Middleton effective date of July 19, 2025 and to terminate Legal Services with Coughlin & Gerhardt, LLP as of July 19, 2025. A full Resolution is attached at the end of the minutes.

### **ONGOING:**

- The Board approved an application request for the CDBG program.

A motion was made by Councilperson Conklin to approve the application request for Corey & Lacey Lewis 394 Morgan Rd. Binghamton, NY 13903 in the amount of \$43,350.00 for Roofing, Exterior carpentry, Windows and doors, Masonry, and others (detectors) The motion was duly seconded by Councilperson Nye. Those present voted in favor of the motion. A roll call vote resulted in the following:

Ayes: Rounds, Bensley, Conklin, Donahue, and Nye      Absent: None

Nays: None      Abstained: None

### **ADJOURNMENT:**

A motion was made by Councilperson Nye at 8:09 P.M. to go into executive session regarding retention of legal services. Councilperson Conklin duly seconded the motion. All those present voted in favor of the motion. Motion carried.

A motion was made by Councilperson Conklin at 8:41 P.M. to exit the Executive session.

Councilperson Donahue duly seconded the motion. All present voted in favor. Motion carried.

A motion was made by Deputy Supervisor Bensley at 8:49 P.M. to adjourn the meeting.

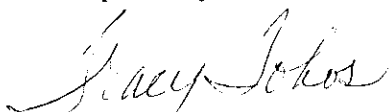
Councilperson Conklin duly seconded the motion. All those present voted in favor of the motion. Motion carried.

### **LOOKING AHEAD:**

*The next meeting of the Town of Binghamton Town Board will be a Work Session to be held on Tuesday August 5, 2025 @ 4:00 P.M., at the Town of Binghamton Town Hall, 279 Park Avenue, Binghamton, NY.*

*The next regular Town Board Meeting will be held on Tuesday August 19, 2025 @ 6:00 P.M. at Town of Binghamton Town Hall, 279 Park Avenue, Binghamton, NY.*

Respectfully Recorded, Transcribed and submitted by,



Tracy Tokos,  
Town Clerk

## TOWN OF BINGHAMTON

### **A RESOLUTION INTRODUCING AND SETTING A PUBLIC HEARING FOR PROPOSED LOCAL LAW \_\_-2025 ENTITLED A LOCAL LAW “ABOLOSING THE POSITION OF ELECTED SUPERINTENDENT OF HIGHWAYS AND CREATING AN APPOINTED SUPERINTENDENT OF HIGHWAYS POSITION; SUBJECT TO MANDATORY REFERENDUM**

At a meeting of the Town Board of the Town of Binghamton held at the Town of Binghamton Community Center, 1905 Coleman Road, Binghamton, New York on the 15th day of July, 2025, the following resolution was offered and seconded:

**WHEREAS**, a proposed local law entitled “A LOCAL LAW ABOLOSING THE POSITION OF ELECTED SUPERINTENDENT OF HIGHWAYS AND CREATING AN APPOINTED SUPERINTENDENT OF HIGHWAYS POSITION; SUBJECT TO MANDATORY REFERENDUM” was introduced by a member of the Town Board at this meeting, and

**WHEREAS**, the Town Board desires to hold a public hearing with respect to the adoption of said Local Law.

**NOW, THEREFORE, BE IT RESOLVED** that a public hearing shall be held by the Town Board of the Town of Binghamton with respect to the adoption of the aforesaid Local Law on **July 29, 2025 at 5 P.M.** at the Town of Binghamton Community Center, 1905 Coleman Road, Binghamton, New York; and it is further

**RESOLVED**, that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

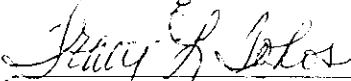
### **CERTIFICATION**

I, Tracy Tokos, hereby certify that I am the Town Clerk of the Town of Binghamton and that the foregoing constitutes a true, correct and complete copy of a resolution duly defeated by the Town Board of the Town of Binghamton at a meeting held at the Town of Binghamton Community Center, 1905 Coleman Road, Binghamton, New York on the 15th day of July, 2025. Said resolution was defeated by the following roll call vote:

Supervisor Elizabeth Rounds	<u>Yay</u>
Deputy Supervisor Mike Bensley	<u>Nay</u>
Council Member Vickie Conklin	<u>Nay</u>
Council Member Dean Nye	<u>Yay</u>
Council Member Michael Donahue	<u>Nay</u>

Dated: July 15, 2025

Town of Binghamton Seal



Tracy Tokos, Town Clerk

Town of Binghamton

**RESOLUTION AUTHORIZING LEGAL SERVICES AGREEMENT  
WITH GINA MIDDLETON**

The Town Board of the Town of Binghamton, duly convened in Regular Session, July 15, 2025, does hereby RESOLVE as follows:

**WHEREAS**, the Town Board has received and reviewed a proposal dated July 7, 2025, a copy of which is incorporated herein, from Gina Middleton for legal services to be provided to the Town; and

**WHEREAS**, the Board finds it in the best interest of the Town to enter into a legal services agreement with Gina Middleton and any law firm with which she may be affiliated as outlined in said proposal;

**NOW THEREFORE, BE IT RESOLVED** that the Town Supervisor is hereby authorized to execute said legal services agreement with Gina Middleton, with the effective date of legal services beginning July 19, 2025; and be it further

**RESOLVED**, that the agreement for legal services with Coughlin & Gerhart, LLP is terminated as of July 19, 2025; and be it further

**RESOLVED**, that this resolution shall take effect immediately.

Offered by: Nye                      Seconded by: Bensley

CERTIFICATION

I, Tracy Tokos, do hereby certify that I am the Town Clerk of the Town of Binghamton and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Binghamton at a meeting thereof held at Town Hall, 1529 NY RT 12, Binghamton, New York on the 15<sup>th</sup> day of July, 2025. Said resolution was adopted by the following roll call vote:

Supervisor Elizabeth Rounds	<u>Yes</u>
Deputy Supervisor Mike Bensley	<u>Yes</u>
Councilperson Vickie Conklin	<u>Yes</u>
Councilperson Michael Donahue	<u>Yes</u>
Councilperson Dean Nye	<u>Yes</u>





# NYS CDBG Tier II Site Specific Environmental Review Checklist

## Section I- CDBG Recipient Information

Recipient / Responsible Entity Name	Town of Binghamton	CDBG #	105HR332-24
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## Section II- Site Information

Street Address	394 Morgan Road	Zip Code	13903
City or Town	Binghamton	Number of Units	1
Village		County	Broome

## Section III- Project Description

See Attached Work Scope

Activity Type	Housing Rehab SU
Estimated Total Project Cost	\$ 45,350.00

## Section Section IV- Environmental Review Tier II Statutory Checklist Compliance

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	For each factor area below, indicate whether it was addressed in the Tier I or Tier II review. For those addressed at Tier II provide a brief compliance determination explanation and attach supporting documentation.	Compliance determination explanation
Airport Hazards	Tier I <input checked="" type="radio"/> Tier II <input type="radio"/>	
Coastal Barrier Resources	Tier I <input checked="" type="radio"/> Tier II <input type="radio"/>	
Flood Insurance	Tier I <input type="radio"/> Tier II <input checked="" type="radio"/>	The property IS NOT located in a SFHA. See attached map.
Clean Air	Tier I <input type="radio"/> Tier II <input checked="" type="radio"/>	A pre-construction asbestos survey was completed. Asbestos IS NOT present. See attached.
Coastal Zone Management	Tier I <input checked="" type="radio"/> Tier II <input type="radio"/>	
Contamination and Toxic Substances	Tier I <input type="radio"/> Tier II <input checked="" type="radio"/>	Lead, radon, asbestos testing was conducted as required. See attached.

Endangered Species	Tier I <input checked="" type="radio"/>	Tier II <input type="radio"/>	
Explosive and Flammable Hazards	Tier I <input checked="" type="radio"/>	Tier II <input type="radio"/>	
Farmlands Protection	Tier I <input checked="" type="radio"/>	Tier II <input type="radio"/>	
Floodplain Management	Tier I <input type="radio"/>	Tier II <input checked="" type="radio"/>	The property IS NOT located in a SFHA. See attached map.
Historic/Tribal Preservation	Tier I <input type="radio"/>	Tier II <input checked="" type="radio"/>	SHPO clearance letter is attached. There is no ground disturbance.
Noise Abatement and Control	Tier I <input checked="" type="radio"/>	Tier II <input type="radio"/>	
Sole Source Aquifers	Tier I <input checked="" type="radio"/>	Tier II <input type="radio"/>	
Wetlands Protection	Tier I <input type="radio"/>	Tier II <input checked="" type="radio"/>	The project IS NOT in a protected Wetland area. See attached.
Wild and Scenic Rivers	Tier I <input checked="" type="radio"/>	Tier II <input type="radio"/>	
Environmental Justice	Tier I <input checked="" type="radio"/>	Tier II <input type="radio"/>	
<b>STATE OR LOCAL STATUTES</b>			
State Historic Preservation Office (SHPO)	Tier I <input type="radio"/>	Tier II <input checked="" type="radio"/>	The SHPO section 14.09 clearance letter is attached.
State Environmental Quality Review Act	Tier I <input checked="" type="radio"/>	Tier II <input type="radio"/>	
Coastal Zone Management Act (CZMA)	Tier I <input checked="" type="radio"/>	Tier II <input type="radio"/>	

<b>Section V- Prepared By</b>			
Preparer Name	Kate Blaisdell, Program Manager		
Preparer Signature	<i>Kate Blaisdell</i>		
Organization	Thoma Development Consultants	Date	7/10/25
Certifying Officer Name	Elizabeth Rounds, Supervisor		
Certifying Officer Signature	<i>Elizabeth Rounds</i>		
Organization	Town of Binghamton	Date	7/15/25

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

105HR332-24

**NEW APPLICANT APPROVAL REQUEST**

Property Owner(s) Cory Lewis & Lacey Chandanaish-Lewis

Rehabilitated Address 394 Morgan Road

Size of Household 4 Person(s)

Mobile Home Yes ☐ No ☒

Income Verification(s) on file ☒ Comments \_\_\_\_\_

Asset Verification on file ☒ Copy of Deed on file ☒

Copy of Land Contract on file n/a Owner's Name: \_\_\_\_\_ Owner's Approval ☐

Life Use Agreement on file n/a

Certificate of Insurance on file ☒ Town/Village added as Loss Payee ☐ (Pending)

Tax Search Complete ☒ Comments \_\_\_\_\_

State Historic Preservation Office (SHPO) Review Underway ☐ Complete ☒

Qualifies for: 100% Deferred Loan

Proposed Scope of Work: Roofing, Exterior Carpentry, Windows & Doors, Masonry,  
and Other (detectors)

Estimated Cost: \$ 45,350.00

Comments: \_\_\_\_\_

If Approved, Signature: X \_\_\_\_\_ Date Approved: \_\_\_\_\_

CDBG Project Number: 105HR332-24

Municipality: Town of Binghamton

☒ Conflict of Interest does not exist

CEO Signature: X Margaret Rands

☐ A potential Conflict of Interest exists

Date: 7/15/25

July 10, 2025

Town of Binghamton  
865 Hawleyton Road  
Binghamton, NY 13903

**Re: Recommendation of Award of Bids  
Park Terrace Area Sewer Rehabilitation  
Town of Binghamton  
HUNT 3573-003**

Dear Mark Leighton:

The Town of Binghamton received bids for the Park Terrace Area Sewer Rehabilitation project on July 8, 2025. A Tabulation of Bids is attached. We are pleased to report that the total low bid amount is within the overall Project Budget.

We have reviewed all bid forms and the qualifications of the low bidders for each contract. Based on our review, we present the following summary and information for Board review and action.

**A. SUGGESTED CONTRACT AWARDS**

**General Construction:**

**Genesee Valley Construction, LLC.  
7923 State Route 19A  
Portageville, NY 14536**

Base Bid	\$266,500.00
Alternate #2	\$133,500.00
<b>Total Recommended Contract Award</b>	<b>\$400,000.00</b>
Alternate #1	\$151,000.00
Alternate #3	\$129,400.00
Alternate #4	\$134,500.00

Although Alternates 1, 3, and 4 are shown above, after consultation with the Town of Binghamton and a thorough review of the project budget, it is recommended to proceed with the Base Bid and Alternate #2. This approach allows the project to remain within budget while maintaining a 10% contingency.

**B. CONCLUSIONS**

In conclusion, we suggest that the Town of Binghamton, Board take the following action at the next Board Meeting: We recommend the Town of Binghamton award contracts as noted in Paragraph A.

We hope that the above information will allow the Board to complete its review and take appropriate action. Please do not hesitate to call me if additional information is needed to assist the Board in its considerations.

Sincerely,  
HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS & LANDSCAPE ARCHITECT, DPC



Andrew Rudy  
Project Manager

enc. Bid Tab



July 8, 2025 @ 2:00pm

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_