



# VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING  
243 MAIN STREET • JOHNSON CITY, NY 13790  
www.villageofjc.com

## Village Board

Gregory Deemie, Mayor

Richard Balles, Trustee   Deborah Fuller, Trustee   Martin Meaney, Trustee

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### **Minutes of a Regular Meeting of the Johnson City Village Board held on Tuesday, May 17, 2016 in the Municipal Building, 243 Main St., Johnson City**

Present:            Gregory Deemie, Mayor  
                      Richard Balles, Trustee  
                      Deborah Fuller, Trustee  
                      Martin Meaney, Trustee

Absent:            None

Also Present:    Cindy Kennerup, Village Clerk/Treasurer  
                      Jeff Jacobs, Attorney for the Village

Mayor Deemie called the meeting to order at 7:30pm, led the Pledge of Allegiance and noted the fire exits.

#### **MAYOR'S ANNOUNCEMENTS**

- [1]    The next regular Village Board Meeting will be Tuesday, June 21, 2016 at 7:30pm with a work session at 5:30pm
- [2]    Village Offices will be closed on Monday, May 30<sup>th</sup> in observance of Memorial Day.
- [3]    JC Partners Cruze-Inz will be held from 5-8pm on Thurs., May 26<sup>th</sup> in the Village Hall Parking lot.
- [4]    Mayor Deemie recognized Patrolman Lou Cioci who was awarded the Congressional Medal of Valor by President Obama yesterday at the White House.

#### **APPROVAL OF BOARD MINUTES**

A motion to approve the minutes of the May 3, 2016 regular meeting and work session was made by Trustee Balles and seconded by Trustee Meaney. The motion carried with all those present voting in the affirmative.

**BIDS** - None

**PUBLIC HEARINGS** - None

#### **PETITIONS RECEIVED**

- [1]    Petition from the residents of Overbrook Road regarding ongoing issues with traffic at the Finch Hollow Dam

#### **PRIVILEGE OF THE FLOOR – VISITORS**

Mayor Deemie opened the first privilege of the floor.

*Corinna Johnson, Cook St.* – Reminded guests of the upcoming Cruze Inz event. There will be a bookmobile, food vendor and the CHOW bus with the farmer's market will be at the event.



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*Deborah (last name unintelligible), Broad St.* – Asked about lock down proceedings for 41, 34 & 37 Board Street. They were having problems with fighting but are now having issues with prostitution, meth and heroin. The Mayor stated that the Village started lock down procedures about a year ago and according to Code Enforcement he has been doing what he was supposed to be doing. Deborah stated that she has been in constant contact with Code about garbage at 34 Broad St. but 41 Broad St. is out of control. She stated that she has spoken to the Chief about it.

*Bruce King, First St.* – Asked if the Board was still in favor of the PILOT agreement for the Century-Sunrise project at 135-139 Baldwin Street following the public hearing last night. Mayor Deemie stated that he is still in favor of the project moving forward. Mr. King stated that he is in favor of the project but not the PIOLT agreement. Trustee Fuller stated that unfortunately, one does not happen without the other. Mr. King questioned the profit the developer would be making over 30 years. Trustee Meaney explained that the 30 year PILOT was necessary for the funding sources for the project and that there is an increasing scale of payments for the taxes with year one increasing from what they are currently paying. Mr. King stated that it is not fair to the taxpayers paying full taxes and asked if they developer sells the building does the PILOT agreement transfer to the new owner. Mayor Deemie stated that he does not know, but he will get an answer. Trustee Meaney asked if it was better to leave the buildings vacant. Mr. King stated that he knows we need to move forward but he did not like that the Town and the Village did not appear to be a part of the negotiations for the 30 year agreement. Mayor Deemie stated that the Village was given the option of saying we were not in agreement. Mr. King asked if there is any federal subsidies for the rent. Mayor Deemie stated no.

*Diane Bartlow, David Dr.* – Asked about the repairs needed to the fire tower at the library. When will it be taken care of? Mayor Deemie stated that we are moving ASAP to get it taken care of. There is another roof leak in another area that needs to be taken care. He will get quotes to see what the issues on the roof are so everything can be fixed at the same time. Mrs. Bartlow asked about getting 3 bids. Mayor Deemie explained the bidding process and the dollar amounts that require bidding. Mrs. Bartlow asked if we can use the grant money. Mayor Deemie stated yes we can.

*Carol Laskoski, Edward St.* – Asked what is the real situation at the Picciano Building at the hospital? Her daughter works in the lab there are said they were told the roof is bad but others are saying it's a structural issue with the building. Mayor Deemie stated that there is an issue with the roof. The hospital was told they only needed to evacuate the 4<sup>th</sup> floor of the building but the CEO decided to evacuate the entire building. There is water trapped between layers of the roof. Trustee Fuller stated is was all about safety. They are doing things with food options. There will be a tent outside with food trucks. The gift shop has been emptied to be used as a café area.

*Corinna Johnson, Cook St.* – Stated that UHS contacted Sarah Jane Johnson Church about using their facilities for food service.

Mayor Deemie closed the first privilege of the floor.

### COMMUNICATIONS

A motion to accept and file the following Communications was made by Trustee Meaney and seconded by Trustee Fuller. The motion carried with all those present voting in the affirmative.



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- [1] Letter of thanks from Mr. Bob Zielewicz regarding the response of the JC Police, especially Patrolman Richard Legenhausen, and the JC Fire Departments to a medical emergency at a relative's house.
- [2] Notice of the Town of Union Colors of Independence 5k run/walk on July 4<sup>th</sup> at 9am at Highland Park. Sponsors are needed.

### COMMITTEE/BOARD REPORTS

A motion to accept and file the following Committee/Board Reports was made by Trustee Balles and seconded by Trustee Meaney. The motion carried with all those present voting in the affirmative.

- [1] Minutes of the April 11, 2016 regular meeting of the JC Zoning Board of Appeals
- [2] Minutes of the May 4, 2016 regular meeting of the Town of Union Board
- [3] Minutes of the February 9, 2016 meeting of the Binghamton – JC Joint Sewage Board
- [4] Minutes of the February 25, 2016 meeting of the Binghamton – JC Joint Sewage Board
- [5] Minutes of the March 8, 2016 meeting of the Binghamton – JC Joint Sewage Board

### DEPARTMENT REPORTS

A motion to accept and file the following Committee/Board Reports was made by Trustee Balles and seconded by Trustee Meaney. The motion carried with all those present voting in the affirmative.

- [1] Department of Public Works Monthly Report – April 2016

### PAYROLL AND BILLS PRESENTED

Abstract #21 of the 2015 - 2016 Fiscal bills

GENERAL FUND	\$1,436,642.61
WATER FUND	\$173,357.13
SEWER FUND	\$145,727.57
REFUSE FUND	\$153,622.83
JSTP	\$836,785.08
VARPUR	\$14,496,225.06

### UNFINISHED BUSINESS

#### **Resolution #2016 - 86**

A motion to authorize the Mayor to sign the Personal Services Agreement between the Village and the Director of Public Services for contract years June 1, 2016 through May 31, 2021, as reviewed during executive session, in a form acceptable to counsel for the Village was made by Trustee Fuller and seconded by Trustee Balles.

Motion Carried - Vote:

**Ayes** – 4 (*Meaney, Fuller, Balles, Deemie*)      **Nays** – 0      **Absent** – 0

### NEW BUSINESS

#### **FINANCE & RULES (All Board Members)**

#### **Resolution #2016 - 91**

A motion to authorize the Clerk/Treasurer to remove the penalty charges amounting to a total of \$769.03 from the utility bills for the properties at 282 Main Street and to make such



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adjustments as are necessary in the Village accounting records was made by Trustee Meaney and seconded by Trustee Fuller.

Motion Failed - Vote:

**Ayes** – 0      **Nays** – 4 (*Meaney, Fuller, Balles, Deemie*)      **Absent** – 0

### **Resolution #2016 - 92**

A motion to approve the following resolution was made by Trustee Fuller and seconded by Trustee Meaney.

Motion Carried - Vote:

**Ayes** – 4 (*Meaney, Fuller, Balles, Deemie*)      **Nays** – 0      **Absent** – 0

*Whereas, Wells Fargo offers a Community & Urban Stabilization Program (CUSP) to offer foreclosed properties to host communities; and*

*Whereas, Wells Fargo currently owns certain foreclosed properties within the Village of Johnson City; and*

*Whereas, Wells Fargo has or may offer in the future certain CUSP property to the Village in support of the Village's effort to reduce blight and encourage redevelopment;*

*Now therefore, be it resolved, that the Mayor of the Village of Johnson City, be and is hereby authorized and directed to execute any documents, contracts or papers to participate in the CUSP program and/or to authorize and effectuate the transfer of ownership of any CUSP property into the name of the Village of Johnson City.*

Mayor Deemie explained that this is for the property at 38 St. Charles Street.

### **Resolution #2016 - 93**

A motion to approve the following resolution was made by Trustee Balles and seconded by Trustee Meaney.

Motion Carried - Vote:

**Ayes** – 4 (*Meaney, Fuller, Balles, Deemie*)      **Nays** – 0      **Absent** – 0

*Whereas, as a result of the widespread damage resulting from the 2011 flood, the Village of Johnson City entered into an offer to purchase agreement with the owners of 16 North Baldwin Street under NYS Division of Homeland Security and Emergency Services Hazard Mitigation Grant Program #4020-0069 ("Grant Program"); and*

*Whereas, the owners of 16 North Baldwin Street accepted the Village's offer of compensation as established by the Grant Program for the purchase of said property; and*

*Whereas, the Village's deadline for the completion of the Grant Program is approaching; and*

*Whereas, at the beginning of 2016, the owners of 16 North Baldwin Street expressed a desire to remain in the home and withdraw from the Grant Program, however since that time they have neither submitted the appropriate Grant Program withdrawal papers nor communicated with the Village regarding their intention to remain in the Grant Program; now therefore be it*

*Resolved, that the Village of Johnson City does hereby determine that the property at 16 North Baldwin Street must be transferred to the Village in accordance with the HMGP Program*



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requirements on or before by August 1, 2016 or the property will be deemed withdrawn from the program.

### **PUBLIC SAFETY**

**FIRE (Trustee Balles)** – No new business

**POLICE (Trustee Balles)** – No new business

### **PUBLIC WORKS (Trustee Balles)**

#### **Resolution #2016 - 94**

A motion to authorize the advertisement of bids for the purchase of hydrants and gate valves was made by Trustee Meaney and seconded by Trustee Fuller.

Motion Carried - Vote:

**Ayes** – 4 (*Meaney, Fuller, Balles, Deemie*)      **Nays** – 0      **Absent** – 0

**RECREATION (Trustees Balles)** – No new business

**PLANNING, ZONING & CODE ENFORCEMENT (Trustees Balles & Fuller)** – No new business

### **JOINT SEWAGE TREATMENT BOARD (Trustees Fuller & Meaney)**

#### **Resolution #2016 - 95**

A motion to authorize the Binghamton-Johnson City Joint Sewage Board Fiscal Officer to transfer \$114,000.00 from Chemicals (line J8130.54150) and increase Equipment and Pump Repairs (line J8130.54621) for the 2016 Budget for the removal and replacement of the drive unit and control unit for Sludge Thickener No. 3 to replace failed equipment in service was made by Trustee Meaney and seconded by Trustee Fuller.

Motion Carried - Vote:

**Ayes** – 4 (*Meaney, Fuller, Balles, Deemie*)      **Nays** – 0      **Absent** – 0

### **PRIVILEGE OF THE FLOOR – VISITORS**

Mayor Deemie opened the second privilege of the floor.

*Diane Bartlow, David Drive* – Asked about 38 St. Charles St. If the Village pays a portion (approx. \$20,000) to demolish it, can the Village sell the property for more than \$20,000.00. Mayor Deemie stated probably not. He is hoping to get most of it back. There are some funding sources such as CDBG funds that the Mayor hopes the Village can use. Mrs. Bartlow feels the Village paying half the cost is too much. Mayor Deemie explained that he tried to get Wells Fargo to pay for the entire cost of the demo but they said the most they ever pay towards a demolition is \$20,000.00. Mayor Deemie explained that the property is in very bad shape. Mrs. Bartlow asked what would happen if the Village did nothing. Wouldn't that force Wells Fargo to do something. Mayor Deemie and Trustee Fuller explained how Wells Fargo would just auction off the property and there would be no guarantee that the property would be fixed up.

Mayor Deemie explained that he spoke to Joe Moody at the Town of Union regarding the building at 19 Avenue B. Mr. Moody stated that the Land Bank is willing to front the money to



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demolish the building if the Village is willing to maintain the property afterwards with the intent to rehabilitate it possibly for a mixed use facility including a parking garage.

*Don Slota, Eldredge Avenue* – Asked about 2 properties that he feels have slipped through the cracks with Code Enforcement and the grass has not been mowed yet, 145 Floral Avenue and Dellapenna's property on Riverside Drive that was up for auction. Attorney Jacobs stated that he spoke to Dee in Code earlier and he believes 145 Floral Avenue is on the list of properties have the grass mowed.

*Corinna Johnson, Cook St.* – Asked if it is true that 145 Floral Avenue is going to be gutted and saved. Mayor Deemie stated that may be the information that was in the newspaper. It will have to be brought up to the most recent code.

*Carol Laskoski, Edward Street* – Asked if anything happening with the missing Business District sign. Trustee Meaney stated that the poles that held up the sign were gone as well. Mayor Deemie stated that he will check with the DPW.

Mayor Deemie closed the second privilege of the floor.

Mayor Deemie announced that the Memorial Day Parade is at 10:00am on Main Street. There is also a service at 7:30am at Calvary Cemetery and at 8am at the Floral Avenue Cemetery.

### ADJOURNMENT

Mayor Deemie adjourned the meeting at 8:07pm.

Cindy Kennerup  
Clerk/Treasurer

CK/db

### EXECUTIVE SESSION

A motion to enter into executive session at 8:12pm to discuss the AFSCME Contract was made by Trustee Meaney and seconded by Trustee Fuller. The motion carried with all those present voting in the affirmative.

A motion to exit the executive session at 8:35pm was made by Trustee Meaney and seconded by Trustee Fuller. The motion carried with all those present voting in the affirmative.