



# VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING  
243 MAIN STREET • JOHNSON CITY, NY 13790  
[www.villageofjc.com](http://www.villageofjc.com)

## Village Board

Gregory Deemie, Mayor

Richard Balles, Trustee

Deborah Fuller, Trustee

Martin Meaney, Trustee

John Walker, Trustee

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### **Minutes of a Work Session of the Johnson City Village Board held at 5:30pm on Tuesday, December 6, 2016 in the Municipal Building, 243 Main St., Johnson City**

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

Absent: None

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

The Board met with John Dolaway from Lime Energy/NYSEG. Mr. Dolaway reviewed the Small Business Energy Efficiency Proposals that were done for the Village. They assessed 3 properties, Village Hall, the Justice Building and the DPW garage. He explained that the program is run by his company, Lime Energy. They conduct lighting assessments and identify fixtures and the bulbs used in those fixtures and then they propose a more efficient measure. The LED measures are almost always significantly more energy efficient. After they conduct the free assessment NYSEG makes a significant contribution, up to 70% of the total project cost. For the three locations that were assessed (Village Hall, DPW and the Justice Building) NYSEG's total contribution is \$70,416.09 for the Village. The average cost per fixture is \$88.18 installed with a five year warranty. This amount factors in the prevailing wage rate. The average estimated savings is \$25,263.78 for the first year. The estimated savings over 5 years would be \$126,318.90. The money that funds this program is already on every business's NYSEG bill. The fire stations could also possibly qualify for this program. Not every property is eligible. The water department's building is too new to qualify. Mr. Dolaway explained that the fire stations lights are not on as much as the other buildings. Mr. Dolaway reviewed the lighting at the DPW and the poor lighting in the rear parking lot of Village Hall. Mayor Deemie asked what happens if we don't reach the estimate savings percentage. Mr. Dolaway explained that the percentage is an average of the savings. Trustee Walker asked for clarification – are they coming in and replacing all of our fixtures. Mr. Dolaway stated no. What they do is for the standard office fixtures is they would conduct a ballast and bulb replacement and explained the type of fixtures they would use for that. Some will be upgraded and some will be completely replaced. Trustee Walker asked if there are any big corporations/firms that have gone with this program. Mr. Dolaway listed, Matthews Group, Searfini, McDonalds, Wendy's to name a few. Trustee Balles asked if any other municipalities have done this. Mr. Dolaway stated the City of Ithaca and the surrounding area. They have done some work with the Town of Chenango. They have not been received well by other municipalities in the area and he thinks that is because budgets are so tight it is hard to come up with the investment required. The estimated payback on the investment is 24 months. Trustee Meaney asked how long it takes to do an analysis of a structure. Mr. Dolaway explained that the Justice Building took an hour, Village Hall and DPW took about 30 minutes. Trustee Meaney stated that according to the bills, the 2 fire stations use



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more energy than the DPW does and he feels the fire stations should be done. He also asked isn't part of the DPW structure coming down. Mayor Deemie stated that we are going to be using part of it but he isn't sure where that is right now. It is in limbo. Mayor Deemie agreed that the fire stations should be looked at too. Trustee Meaney asked what happens after the 5 year warranty expires. Is there a maintenance agreement? Mr. Dolaway stated no and explained that the bulbs and fixtures are rated to between 75,000 and 90,000 hours. For a normal business that runs Monday – Friday 8 hours/day that is approximately 15 – 20 years of life expectancy. Trustee Meaney asked what product line they use. Mr. Dolaway explained they use GE, Philips and others. It comes from NYSEG's R & D and they have no control over that. Mr. Dolaway explained what fixtures are excluded. Mayor Deemie stated he wants to look into the Town of Union lighting project and it is possible that NYSERDA may be able to help us offset the cost to the Village. The amount the Village will need to come up with is \$52,290.74.

The Board met with Police Chief Brent Dodge to discuss filling Lt. Hatch's vacant position. Chief Dodge explained that the position has been open for 3 months and he has interviewed 2 transfer applicants, both from Tioga County. They are both approximately 1.5 years out of the academy and we may have to reimburse a portion of the training costs to the municipality that they are leaving. It would roughly be around \$14,000.00. He feels the benefits outweigh the costs because the costs of salary and benefits and the academy costs for 6 months of the academy and 3 months of field training it is a lot more than \$14,000.00. Trustee Meaney asked about they came about these candidates. Chief Dodge stated that it was word of mouth. One of the candidates reached out to the Chief. Chief Meaney asked how much it costs to send our guys to the academy. Chief Dodge stated that he believes that it is about \$1,000.00. The costs are more the salary and benefits for the 6 months. The transfers usually get a month of field training. Trustee Meaney asked if there is a valid list now. Chief Dodge stated yes. That would mean hiring someone to put them through the academy starting in March. With the academy and training, that person would not be able to work the streets until approximately a year from now as opposed to bringing in a transfer now. Trustee Balles asked about the number of candidates on the list now. Chief Dodge explained that he is not sure because not that many people have been hired off of that list. It may be over 100. Trustee Meaney asked if any canvas letters have been sent out yet. Chief stated not for this opening. Trustee Balles asked about the lieutenant spot. Chief Dodge stated that they would promote from within eventually. There are 2 sergeants on the lieutenant list. They both are happy with their positions now and don't want to change jobs so Chief stated that will wait for the next list to come out. Trustee Meaney asked if the lieutenant position is being covered with out of title pay. Chief Dodge explained that they don't pay out of title for that. It is being covered with a second sergeant. Trustee Walker asked what is the likely hood that Tioga would come after us for the money. Chief Dodge stated that he does not know. The money should be there since the position has been vacant for the last 3 months plus the transfer would be coming in as a patrolman at a lower salary. The Board gave Chief Dodge permission to proceed.

Chief Dodge commented on the Energy proposal that the Board earlier. In speaking with Joe Murcko, Joe thinks he can convert the Justice building over to the new fixtures and bulbs at a lot less money. Joe is converting 5 of the fixtures in the Court atrium right now because they needed it at a cost of \$300.00. Clerk/Treasurer Kennerup pointed out there is also the cost of Joe's labor and Joe has a lot of other work that he needs to do. Mayor Deemie stated that Joe has spoken to him about this.

The Board reviewed the agenda and the resolutions.

Trustee Meaney asked that the next time there are budget adjustments can we list what the budget lines are, provide more details.



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Mayor Deemie explained the situation regarding the need for a handicap parking space at 83 Virginia Avenue.

Regarding Resolution #2016-211 - Mayor Deemie explained that Coughlin and Gerhart have a conflict of interest with an application that is currently before the Planning Board so we need to have outside counsel involved. Trustee Meaney asked what the conflict was. Attorney Jacobs explained that the one of his partners in the law firm and her husband will be the individuals behind the entity owning the property and the husband will be one of the primary tenants. Attorney Schrader will be paid out of Coughlin & Gerhart's retainer.

Mayor Deemie explained that Mayor David and Chuck Shager will be attending the next work session to discuss the budget issue at the JSTP that was brought up at the last meeting.

The Board met with Deputy Treasurer Tom Johnson to discuss the water, sewer & refuse rates. Deputy Treasurer Johnson reminded the Board that they adopted a budget that reflected rate increases but nothing has been done with them yet. He reviewed the current status of the funds and stated that the first bill for the renovation of the water tanks will be coming due soon. Clerk/Treasurer Kennerup asked if, because of our borrowing, aren't we mandated by EFC that we have to raise the rates. Deputy Treasurer Johnson reviewed the Moody's rating and the completed audit. He explained the effects of the downgrading of our rating by Moody's. We have improved dramatically in the general fund. Trustee Walker asked if part of the issue in the water fund is the new water meters. Deputy Treasurer Johnson explained that was 1.8 million we are paying for that over 20 or 30 years. Trustee Walker stated that according to our former Mayor that was going to be repaid in 3 years due to the savings we would realize. Mayor Deemie explained that did not happen. Trustee Walker asked who supplied the former Mayor and the Board with the information on the new meters. Mayor Deemie said it was Brian Barker at the time. Deputy Treasurer Johnson explained that the meters were quite aged and were not reliable. When the meters were replaced it was backwards from what we were anticipating. Mayor Deemie asked to Board to decide what they want to do.

Trustee Balles presented the Code Committee Report and highlighted sections of it. There are 4 options: A.) stay with the Town of Union, B.) Endicott, C.) Binghamton, D.) Terminate the IMA and bring Code back to the Village. Trustee Balles reviewed the manpower when the department was at the Village and explained how the manpower was increased at the Town allowing them to do more, including bi-annual inspections. Trustee Meaney asked what bi-annual inspections are they doing. Trustee Balles stated that he was not sure and had to check. Mayor Deemie stated that when the Town took over they started trying to figure out all of the rental units. Mayor Deemie said he thought that Jim Wallace and Tony Silvestri were supposed to be only in JC, not split half their time in the Town. Trustee Balles stated that there is nothing in the IMA about that. Trustee Walker asked if the charge backs are listed in the IMA. Trustee Balles spoke about the grant that was received to create the new combined department. Trustee Meaney asked if any grant funds were lost because Endicott did not participate. Trustee Balles stated that he did not and would look into that. Mayor Deemie stated that he believes that one grant they applied for, for vehicles, fell through. Also the funds for microfiching the records ran out before all of the records were microfiched. Trustee Balles reviewed the financial report and that fact that we were over budget during the 5 years and part of that was the flood in 2011.

Trustee Meaney asked if the Town adjusted their billing accordingly during the flood since they should have been covered under FEMA. Trustee Balles was not sure. Trustee Balles suggested that if we stay with the Town, then setting up a committee to work on changes that we want to see and spoke about



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the possibility of hiring a part-time or full-time code officer that would be housed at the Village but would be under Dee. Trustee Walker commented on the low amount we receive in court fines and expressed his frustration with repeat offenders. Attorney Jacobs explained the re-inspection fees that were instituted recently and how the process has worked in the past and how it is now. Trustee Walker stated that he feels the fines need to be higher. Trustee Balles explained the lengthy process for citing offenders.

### EXECUTIVE SESSION #1

A motion to enter into executive session at 7:09pm to discuss Personnel in the Clerk's Office 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 7:19pm was made by Trustee Meaney and seconded by Trustee Balles. The motion carried with all those present voting in the affirmative.

### EXECUTIVE SESSION #2

A motion to enter into executive session at 7:20pm to discuss negotiations with the Police Department and Fire Department 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 7:26pm was made by Trustee Meaney and seconded by Trustee Fuller. The motion carried with all those present voting in the affirmative.

### ADJOURNMENT

The work session was adjourned at 7:26pm.

Cindy Kennerup  
Village Clerk/Treasurer

CK/db

*Recordings of the Village Board meetings and work sessions are available for review through the Village Clerk/Treasurer's Office.*