



## 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

Deputy Mayor Clark Giblin     Trustee Martin Meaney

Trustee Benjamin Reynolds     Trustee John Walker

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### **Minutes of a Work Session of the Johnson City Village Board held at 5:30pm on Tuesday, June 18, 2019 in the Municipal Building, 243 Main Street, Johnson City**

Present:            Gregory Deemie, Mayor  
                        Martin Meaney, Trustee  
                        Benjamin Reynolds, Trustee  
                        John Walker, Trustee

Absent:             Clark Giblin, Deputy Mayor

Also Present:     Cheryl Sacco, Legal Counsel  
                        Cindy Kennerup, Clerk/Treasurer  
                        Paul Reynolds, CMA  
                        Nathaniel Robertson

Mayor Deemie called the meeting to order at 5:30 p.m.

Paul Reynolds, President of CMA and consultant of the Village of Johnson City.

- Bring carriers in to create leases and only gets paid if he can create revenue
- Leases on microcells/small cells on telephone poles and tops of buildings
- Lease assets of Village rather than leasing on private property. The Village of Johnson City has three in the following locations:
  - Village Hall
  - Floral Ave Fire Station; and
  - On a telephone pole on Harrison
- Generate \$3600/year in revenue plus \$1800/year for electricity
- 8 months ago FCC changed rules (Verizon/AT&T/T-Mobile/Sprint) by FCC Order and you can only bring in \$270/year
  - Assumes carriers will not renew leases
- \$1800/year will still come to the Village.
- Proposal is to sell paper leases (monthly fees) to Lease Advisors and get \$60,000
  - Village of Johnson City 60%
  - CMA 40%
- If you don't take the proposal in two years you will see if they will renew.
- Extranet is different company that is reusing NYSEGs poles and getting \$150/year

- This project did not cost the Village a dime.
- WiFi for downtown area and creating hot spots to help the community
  - Partner with a fixed wireless company instead of monopoly
  - Economically challenged areas
  - Grant money
    - Annual cost would be \$3,000/month with no grant money or partner
    - CMA partner is CBN
  - Access to rooftop or high point

Attorney Sacco suggests pulling the leases and have someone look into whether it is worth selling it.

Chief Jacyna discussed the following:

- Fire Engine from Source Well (Randy)
  - Borrowing; or
  - Lease Purchase - 6 month – year billing

The Board and Mayor Deemie discussed the following:

- Proposed redevelopment plan of former JCHS – 65 one and two bedroom units
  - Market rate of apartments
  - CFA grant – has to be done on behalf of the Village. He will do the grant work and we have to submit. The Village would need to partner with him.
    - Grant is due on 7/26/19
    - He will come in and speak 7/16/19
- Meeting with individual/s regarding Sears building Thursday 7/20 or Friday 7/21
  - Three or four potential clients
    - Lourdes, Beverage place, DSS, Physical Therapy,
  - Please submit any questions
- Update on Planner
  - Three people interested, two resumes with applications.
  - Interviews held
    - One applicant did not meet qualifications – appropriate for HR
  - Provisional appointment
  - Will have resolution on next month’s meeting
- IDA
- Zombie committee – Mari will take over
  - List of what needed to be accomplished
  - Cheryl will contact Mari to discuss what needs to be done for completion
- Part-Time Clerk in DPW currently. Would like to get a Full-Time Account Clerk instead to help with DPW and grants.
- July 12<sup>th</sup> – State civil rights division is coming to speak with Bob and Mayor regarding HCA curb cut
- David Cohen ongoing violations – requested jury trial
- Transient Retail fees
  - Shaved Ice Transient Vendor
  - Revise Transient Retail Fee
  - Valid for 60 days
  - Leave at \$50 and revisit higher fees comparable to other municipalities
- Endicott Water Agreement

- Update from Ben regarding swim program
  - Mary Kay wanted to do lessons
    - Suggested robocalls or Facebook for letting families know
    - Will check into if any employees could also teach swim lessons

Mayor Deemie discussed the Agenda and resolutions.

### **EXECUTIVE SESSION #1**

A motion to enter executive session at 6:10 pm to discuss personnel in the Fire Department was made by Trustee Meaney and seconded by Trustee Reynolds. The motion carried with all those present voting in the affirmative.

A motion to exit the executive session at 6:31 pm was made by Trustee Meaney and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

### **EXECUTIVE SESSION #2**

A motion to enter executive session at 7:02 pm to discuss legal advice was made by Trustee Meaney and seconded by Trustee Reynolds. The motion carried with all those present voting in the affirmative.

A motion to exit the executive session at 7:17 pm was made by Trustee Walker and seconded by Trustee Meaney. The motion carried with all those present voting in the affirmative.

### **ADJOURNMENT**

Mayor adjourned the meeting at 7:26 pm.

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Cindy Kennerup  
Village Clerk/Treasurer

CK/kc

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

06182019 ABSTRACT QUESTIONS

After reviewing the bills I have a few questions.

1. Why did the Sewer Dept. purchase a breathalyzer? **The Village did not purchase a breathalyzer. We have a contract with UHS for Drug and Alcohol testing; these tests are random. The voucher is for the Sewer Department share of the Breathalyzer and NIDA Drug Screen.**
2. What is the Water Dept. using storage pods for? **The water Department storage building is under construction. They store parts, tools and equipment in them. This has been going on since the garage was demolished last fall. Estimated completion of the new garage/storage building is for August.**

I respectfully ask that these questions and their answers be submitted into the minutes of the work session. Thank you.

Benjamin Reynolds  
Village Trustee

- 1) Do we check ID's for people when the request recycle bins? Do we keep a list of addresses of where the recycle bins go? **Recycling bins are picked-up from the fire station. They do check ID's, they are allowed one. They also have to sign for them. I was told that they have the list but they are not kept by address.**
- 2) Why are we past due for JCPD mobile data for \$432.09 from March of this year? **Broome County did not bill until late.**
- 3) Why are we paying Auto Plus \$1237.72 for parts purchased in December of 2016, May, June, July, and October of 2017? **This was part of the Auto Plus bills that were never billed. Part were paid on the last abstract in May and these are the balance of them.**
- 4) Why is Magna 5 so high in the Fire Department? **This month's bills is actually lower than the past three months.**
- 5) Are the benefits we are receiving from NYCOM worth the \$5456.00 we pay in dues? **Yes – NYCOM provides legal and financial guidance as well as training for local government officials. They advocate for the Village in the State's Legislature. They keep us in the loop on the current laws and ever changing regulations. They go to bat for the CHIPS monies.**
- 6) Why is the lighting bill for St. Johns Parkway \$339.00? **This bill was for two months, the bill was from February 9 thru April 8<sup>th</sup>.**
- 7) What is TASC \$154.20? **This is for the quarterly flexible spending offered by contract to employees.**

I respectfully request that the bill for \$22.00 to BCATOV for a meal at the Spot restaurant be removed from the abstract.

I respectfully request that these questions and comments be added to the minutes of the work session.

Thank you,  
Trustee Meaney