



## 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

---

### Minutes of a Regular Meeting of the Johnson City Village Board held at 7:30pm on Tuesday, August 20, 2019 in the Municipal Building, 243 Main Street, Johnson City

Present:            Gregory Deemie, Mayor  
                        Clark Giblin, Deputy Mayor  
                        Benjamin Reynolds, Trustee  
                        John Walker, Trustee

Absent:             Martin Meaney, Trustee

Also Present:    Cheryl Sacco, Legal Counsel  
                        Cindy Kennerup, Clerk/Treasurer  
                        Police Chief Brent Dodge  
                        Fire Chief Myron Jacyna

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 Johnson City Planning Board meeting is scheduled for Tuesday, August 27, 2019. The work session will be at 7:00pm and the meeting will be at 7:30pm in the Village Boardroom.
- [2]    The next regular Village Board Meeting will be Tuesday, September 3, 2019 at 7:30pm with a work session at 5:30pm at Village Hall.
- [3]    The Johnson City Zoning Board meeting is scheduled for Monday, September 9, 2019. The work session will be at 7:00pm and the meeting will be at 7:30pm in the Village Boardroom.
- [4]    JC Elks Fun Fair will be Saturday, August 24, 2019 from 11:00am to 7:00pm.

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

- [1]    Minutes of August 6, 2019 regular meeting and work session

A motion to approve the minutes of August 6, 2019 was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

**BIDS** - None

**PUBLIC HEARINGS** - None

**PETITIONS RECEIVED** - None

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

Mayor Deemie opened the first privilege of the floor.

*Jeanette Hartrick, Spruce St* – Lived here almost three years and no one has come and fixed the area. The hill is still a problem when it rains. She brought pictures. The hill is falling into the street. Vegetation is in the street. There is a mess at the end of the street.

Mayor Deemie responded he will check into it and see if the hill and vegetation are on private property. If it comes into the street, we will take a look at it.

*Pamela Connelly, Spruce St* – She has lived on Spruce Street for 14 years. The problem has gone on forever. She knows the previous owners and that is why they left because of the continuing problems. She wants something done.

*Carol Laskowski, Edward St* – Regarding the crosswalks, she would like to thank whoever ground down the bumps from Riverside Dr. to 201. Traffic circle to City line how many of the bumps do you think they were?

162 bumps.

*Don Slota, Eldredge Ave* – The bumps are stress bumps that will be ground down. The State is working on Riverside Drive. Don't drive on it after 8pm.

Mayor Deemie closed the first privilege of the floor.

### **COMMUNICATIONS** - None

### **COMMITTEE/BOARD REPORTS**

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

- [1] Minutes of the July 10, 2019 Town of Union Special Board Meeting
- [2] Minutes of the July 18, 2019 Town of Union Board Meeting

### **DEPARTMENT REPORTS**

A motion to accept and file the following Department Reports was made by Trustee Walker and seconded by Trustee Giblin. The motion carried with all those present voting in the affirmative.

- [1] Fire Department Overtime Report for the weeks of July 25 – August 7, 2019
- [2] Police Department Overtime Report for the weeks of July 25 – August 7, 2019
- [3] Police Department Monthly Report for May 2019
- [4] Police Department Monthly Report for June 2019
- [5] Town Of Union Code Enforcement June and July 2019 Monthly Reports

### **PAYROLL AND BILLS PRESENTED**

A motion to approve Abstract #4 of the 2019 – 2020 fiscal bills as stated and or amended and attached to the work session minutes and recorded as part of the work session minutes, having been



audited by the Board and approved, was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all voting in the affirmative. Trustee Meaney was not present.

GENERAL FUND	\$ 176,857.57
WATER FUND	\$ 68,382.46
SEWER FUND	\$ 94,934.84
REFUSE FUND	\$ 29,850.47
JSTP	\$ 472,817.24
VARPUR	\$ 84,084.43

Motion Carried – Vote:

**Ayes** – 4 (Reynolds, Giblin, Walker, Deemie)      **Nays** – 0      **Absent** – 1 (Meaney)

### **UNFINISHED BUSINESS**

#### **Resolution #2019 – 151**

A motion to authorize the Mayor or his designee to execute an addendum to the Intermunicipal Agreement between the City of Binghamton and the Village of Johnson City, as to the salary of the Project Analyst was made by Trustee Giblin and seconded by Trustee Walker.

Motion Carried – Vote:

**Ayes** – 4 (Reynolds, Giblin, Walker, Deemie)      **Nays** – 0      **Absent** – 1 (Meaney)

### **NEW BUSINESS**

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

#### **Resolution #2019 – 152**

A motion to approve the following resolution was made by Trustee Giblin and seconded by Trustee Reynolds.

WHEREAS, the owners of 501 Reynolds Rd, Johnson City, NY, have submitted a plan for the use of the old Sears building, a long abandoned former retail building in the Johnson City mall, and such plan requires a PILOT; and

WHEREAS, the PILOT is estimated to generate \$384,705 in revenue for the taxing jurisdiction (Village, JCCSD, Town and County) over the term of the PILOT, in addition to meaningful, water, sewer and refuse charges for the Village as well as other allowed charges;

THEREFORE BE IT RESOLVED, that the Board of Trustees of the Village of Johnson City hereby approves this PILOT and authorizes the further action as necessary; on the following conditions that 1) the intended use of the Project must remain substantially the same or similar for the life of the PILOT and 2) the Owner is prohibited from requesting a reassessment of the property or seeking a reduction in the assessment during the life of the PILOT 3) any modification or extension of the PILOT must be referred back to the Village of Johnson City and 4) the owner

secures a 15 year or longer lease with both Broome County and Accession Health (aka Lourdes) covering the same or similar square footage as proposed in their plan and

RESOLVED, this resolution takes effect immediately.

Motion Carried – Vote:

**Ayes** – 3 (Reynolds, Giblin, Deemie) **Nays** – 0 **Absent** – 1 (Meaney) **Abstain** – 1 (Walker)

*Discussion:* Mayor Deemie explained the \$384,705 is the final payment for the PILOT for Village, School and Town and County. Our portion is \$117,000.

#### **Resolution #2019 – 153**

A motion to authorize the Mayor or his designee to execute a plumbing agreement with the City of Binghamton was made by Trustee Walker and seconded by Trustee Reynolds.

Motion Carried – Vote:

**Ayes** – 4 (Reynolds, Giblin, Walker, Deemie) **Nays** – 0 **Absent** – 1 (Meaney)

#### **Resolution #2019 – 154**

A motion to authorize the Mayor or his designee to execute settlement documents in the Pinnacle Construction, Inc. vs. Village of Johnson City matter, index number 2011-214 was made by Trustee Giblin and seconded by Trustee Walker.

Motion Carried – Vote:

**Ayes** – 4 (Reynolds, Giblin, Walker, Deemie) **Nays** – 0 **Absent** – 1 (Meaney)

#### **Resolution #2019 – 155**

A motion to authorize the Mayor or his designee to execute the Drug Task Force Vehicle Grant Agreement with Broome County was made by Trustee Walker and seconded by Trustee Reynolds.

Motion Carried – Vote:

**Ayes** – 4 (Reynolds, Giblin, Walker, Deemie) **Nays** – 0 **Absent** – 1 (Meaney)

#### **Resolution #2019 – 156**

A motion to authorize the auction of the following Police Department property was made by Trustee Giblin and seconded by Trustee Walker.

- 1) 2007 Ford Taurus VIN 1FAFP53U77A185790 (JCPD Unit #702)
- 2) 2008 Dodge Durango VIN 1D8HB38N88F115034 (JCPD #716)
- 3) 2003 Ford Explorer VIN 1FMZU73K93UA57873 (JCPD #731)

Motion Carried – Vote:

**Ayes** – 4 (Reynolds, Giblin, Walker, Deemie) **Nays** – 0 **Absent** – 1 (Meaney)



## Resolution #2019 – 157

A motion to appoint Hailley Delisle to part time temporary position of NY Main Street Grant Clerk effective the 22<sup>nd</sup> day of August, 2019 contingent upon the successful completion of a background check. Position salary \$13.00 per hour, to be paid through the NYS Homes & Community Renewal Main Street Program funds was made by Trustee Walker and seconded by Trustee Giblin.

Motion Carried – Vote:

**Ayes** – 4 (Reynolds, Giblin, Walker, Deemie)      **Nays** – 0      **Absent** – 1 (Meaney)

### PUBLIC SAFETY

**FIRE (Trustees Balles & Walker)** - No new business

**POLICE (Trustees Balles & Walker)** - No new business

**PUBLIC WORKS (Trustees Balles & King)** - No new business

**RECREATION (Trustees Balles & King)** - No new business

**PLANNING, ZONING & CODE ENFORCEMENT (Trustees Balles & Walker)** - No new business

**JOINT SEWAGE TREATMENT BOARD (Trustees Giblin & King)** - No new business

### PRIVILEGE OF THE FLOOR – VISITORS

Mayor Deemie opened the second privilege of the floor.

*Don Slota, Eldredge Ave* – How much was the tax revenue on the old Sears Building? The Postmaster at the Bible School said he was going to negotiate a five year lease with the Post Office to keep it open.

Mayor Deemie responded they did get a reassessment which lowered the numbers, but they do not have the numbers in front of him.

*Carol Laskowski, Edward St* – Weitsman said he was contacted by schools. He does want to keep the Post Office there. Resolution 156 – when is the date of the auction?

Mayor Deemie responded they put them online. They go to auction because they shouldn't be driven and are not in good working condition.

*Pamela Connelly, Spruce St* – What is happening with the Sears Building? What is Matthews doing with the Sears Building? Revenue from that will be brought back into Johnson City? It would be nice to save the mall.

Mayor Deemie responded The Beer Tree is coming before the Planning Board in August and it is likely going into the Sears Building. The County will be moving some of their services into 35,000 sq ft. Lourdes may be taking some space there also. They must fill the requirements as in the resolution. We are approving that we are OK with the PILOT. The Agency will have to approve also. We feel it is a good use and will bring life back into the mall.

Mayor Deemie explained the rest of the mall is owned by an LLC in Florida. Sears is a separate parcel and own over 11 acres, the parking lot and the building. Separate taxing entity. JC Penney separate taxing entity on their building but they lease the property it is on. Bon Ton's and Macy's leases ran out so they are now a part of the mall.

Progressively taxes will go up. Right now it is assessed at \$3 and at the end of the PILOT it will be \$6.5 million and the Village will be receive \$117,370 annually.

The problem is that Amazon and online purchasing is what killed the mall. The problem with Macy's was that you could order online and make returns at the store. If the owners of the mall don't want help, we cannot help them because it is privately owned. It is on our radar and our goal is that it does not go dark.

*Carol Laskowski, Edward St* – Has been here 78 ½ years and she loves Johnson City.

Mayor Deemie closed the second privilege of the floor.

**ADJOURNMENT**

Mayor adjourned the meeting at 8:05 pm.

*Cindy Kennerup*

---

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.