



VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING

243 MAIN STREET, JOHNSON CITY, NY 13790

www.villageofjc.com

Village Board

Gregory Deemie, Mayor

Deputy Mayor Clark Giblin Trustee Martin Meaney

Trustee Benjamin Reynolds Trustee John Walker

Minutes of a Work Session of the Johnson City Village Board held at 5:00pm on Tuesday, February 4, 2020 in the Municipal Building, 243 Main Street, Johnson City

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

Absent: None

Also Present: Cheryl Sacco, Legal Counsel
 Cindy Kennerup, Clerk/Treasurer
 Bob Bennett, Director of Public Services
 Bob Mihok, Union President
 Steve Salva, Union Vice President

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

Robert Bennett, Director of Public Services discussed the new facility.

- Clarification on the \$13,000 resolution from last week.
 - \$5,565 is for the survey of the out-parcel which includes boundary survey, topography and utility work and drainage issue on the end of Bennett Avenue. Lot is about 85 x 120.
 - \$5,500 is for ground penetrating radar for the whole site
 - The remainder of the cost is an administration fee
 - Shumaker suggested Delta do ground penetrating radar, so it was missing from Delta's first proposal.
 - The lot had so many uses and there are unconfirmed stories of what was or wasn't there. An old sewer line went through the property. That is good insurance to find out what's there. You may find tanks, pipes and water lines and it is better to know now.

Mayor Deemie brought up JSTP and what they found once they started digging.

- There have been three meetings regarding use for new lot
 - Possible police impound lot

- Demolition of the building and put in fenced area
- It is needed for DPW employee parking
- Possible use of salt building for cold storage, catch basins, castings

Mayor Deemie stated they redesigned the layout due to turning radius and now they have the sizes and dimensions of the trucks, they have found what they need for turning space. Mayor Deemie and Clark Giblin have sat in on all but one of the meetings.

- At meeting at Delta on Tuesday they brought in tradesmen to speak on HVAC, utilities, architecture, etc.

Trustee Walker stated originally Trustee Giblin brought up the cost that Delta was charging and asked whether it was ever resolved.

Mr. Bennett responded those costs were associated with if we went out to bid or went through the National Purchasing Alliance.

Attorney Sacco recalled the Board passed a motion that was revised to remove a certain portion, but not a very large portion, that would solely be attributable to putting it out to bid. Mr. Bennett stated it was roughly \$8,000.

Attorney Sacco continued saying there was a discussion about Section 01 docs being necessary regardless and the Board moved to adopt and authorize the agreement.

Trustee Giblin questioned whether that got put in the contract properly. He stated he never saw it but he assumed it was put in.

Mayor Deemie confirmed it was redone and he signed another agreement with the correct numbers.

Mr. Bennett said the tougher part of the first agreement was some of the legalese, the insurance indemnifications.

Attorney Sacco declared we never like to sign the initial contract provided to us; we want to make sure the Village is protected.

Mayor Deemie and Trustee Giblin will both be at the meeting with Delta this week.

Mayor Deemie stated things are progressing well, they are getting a good handle on what we need and what we are looking for. They understand we are looking for the best bang for the buck.

Mayor Deemie has inquired if the HVAC heating system recently installed in the current facility can be retrofitted for new facility. Delta will look into it.

Trustee Giblin stated, if we are putting it out to bid, it could be two contractors doing it in theory.

Mayor Deemie responded if they are going to pull it out of the one and take it to the other one, they will have to see how it goes.

Mayor Deemie discussed using Brown Street for an impound lot or suggested demolishing the building, otherwise they will have to paint and clean the building. There have been many

complaints about it being unsightly from the flooding. If we knock it down, we could put a fenced area in as an impound lot.

- Mr. Bennett confirmed the lot is sufficient for the building.
- The building is all set, right now they are looking at the ancillary items such as storage, fuel system, salt barn and wood chips. There will be a retention pond back behind the old Douglas Building Supplies building.
- Mr. Bennett and the Board discussed underground storage tanks
- Feasibility Study cost of \$100,000 was paid for by the State
 - Trustee Giblin stated the study included everything that is at Brown Street including the salt barn and fuel system.

Mr. Bennett discussed water bills, shut off notices and shutoffs.

- 735 properties still have not paid. We thought that every quarter at this process the numbers would have gone down. They have remained consistent at 700-1000 as unpaid per quarter. Approximately two dozen end up getting shut off.
- It is a lot of work, but the process is working.

Mayor Deemie, Attorney Sacco and the Village Trustees discussed the following:

- Permission from Village Board to have a discussion with the Zoning Board regarding 19 Arch Street
 - Consensus from Board is approval for the Mayor to talk with Zoning Board
 - Options
 - Parking
- CMA Correspondence
- Upcoming Meetings
 - February 9th Reality Check at JC Middle School 2-4pm
 - Johnson City Village Board Special Meeting on February 10th
 - State of the County Address February 11th in the old Sears Building 6pm
 - Great Eastern Hemp meeting on February 12th in Village Hall at 5pm
 - Policy
 - Public Hearing
- Bible School
- Pilots
 - IDA
 - Not-for-Profits
 - Lease
 - Taxes
- St. Charles cones blocking street

EXECUTIVE SESSION #1

A motion to enter executive session at 5:46 pm for pending legal issues with JSTP was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

A motion to exit executive session at 5:53 pm was made by Trustee Giblin 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 5:54 pm to discuss proposed acquisition was made by Trustee Meaney and seconded by Trustee Giblin. The motion carried with all those present voting in the affirmative.

A motion to exit executive session at 6:02 pm was made by Trustee Giblin and seconded by Trustee Meaney. The motion carried with all those present voting in the affirmative.

EXECUTIVE SESSION #3

A motion to enter executive session at 6:03 pm to discuss the police contract was made by Trustee Giblin and seconded by Trustee Meaney. The motion carried with all those present voting in the affirmative.

A motion to exit executive session at 6:23 pm was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

EXECUTIVE SESSION #4

Police Chief was invited to stay.

A motion to enter executive session at 6:24 pm for pending litigation was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

A motion to exit executive session at 6:43 pm was made by Trustee Meaney and seconded by Trustee Reynolds. The motion carried with all those present voting in the affirmative.

EXECUTIVE SESSION #5

A motion to enter executive session at 6:44 pm to discuss the police contract was made by Trustee Giblin and seconded by Trustee Reynolds. The motion carried with all those present voting in the affirmative.

A motion to exit executive session at 6:57 pm was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

Mayor Deemie, Attorney Sacco and the Village Trustees discussed the following:

- Agenda and Resolutions
- 154 Allen Street
- Park Land
 - Funding
 - Options
 - Greenspace
 - Tax rolls
- Insurance premium increase

ADJOURNMENT

Mayor adjourned the meeting at 7:28 pm.

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.

- 1) Why did we buy 6 padlocks at \$27.40 each? Are we replacing older padlocks? What gates are they used for? **Yes, we did buy padlocks to replace padlocks that aren't working due to being out in the elements. We have gates at Wren St., Reynolds Rd., Wells 5,6,7, Camden St. TOU and Broome County. I believe 4 locks were changed out and we have two locks in stock.**
- 2) The Bill for G & C is quite large. Didn't we pay last month also? **We pay C&G at least on a monthly basis – but this bill seems larger because we are paying the quarterly retainer bill in addition to charges outside of the retainer.**
- 3) Why did we purchase Shovel holders and brackets for \$302.35? What did we use before? **As explained on the purchase requisition it was per the Mayor. I have attached the photo of the patch truck. The truck did not have shovel holders on it and the 2 or 3 shovels they use for patch work were placed in the bed of the truck and there was the possibility they could fly off the truck into a moving vehicle. They were expensive because they had to be stainless steel.**
- 4) Why are we purchasing running boards for the new bucket truck at this point? Why weren't they purchased as part of the original PO? **Because when we purchased the bucket truck, we ordered a stock unit directly from Altec that was already built to expedite the purchase. (we were without a bucket truck due to the fire). The truck came without the running boards and it wasn't an option at the time. We needed them when we received the truck and realized it was a little too high off the ground for some of our employees to climb up into it.**
- 5) What date was the street stripping done? Why are we getting the bill in January? **The street striping isn't done on any one date, it is done little bits at a time over the course of many months. I believe that they just finished up what they could get to for this fiscal year in January.**

I request that the \$22.00 for the Mayors meeting be removed.

I respectfully submit these questions, and ask that they be added to our work session minutes.

Trustee John Walker

- 1) What happened to the old locks for the gates in the water department? **I believe once they were changed out, they would have been discarded.**
- 2) Why are we paying \$301.40 to Air Gas from 10/4/19 now? **I have attached a copy of the voucher for this bill. Don't know who asked the question but the explanation is written on the voucher. As stated on the voucher – Judy at Airgas finally got back to me (from November) about the tank rental charge. Airgas took over for Endweld Supply. There was a charge for 8 tanks but we only had 6. Bill was corrected.**
- 3) In the C&G bill we were charged for research on a villages ability to sell or exchange property and requirements regarding same. This was billed on 10/6/19. Can you please tell me what property this is about? **St. Charles.**

I respectfully request that the bill for \$22.00 from BCAOTV be removed.

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

Thank you,

Trustee Meaney