



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, May 5, 2020 via Zoom Video Conference

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
 Deputy Treasurer Thomas Johnson

Mayor Deemie called the meeting to order at 5:00 p.m. and read the Executive Order 202.1 regarding virtual meetings.

Mayor Deemie brought to everyone's attention Trustee Reynolds is posting the Zoom meeting. If you are going to live stream the meeting, please make sure you are live streaming the whole meeting so the public gets the complete picture. Trustee Giblin asked if he is going to livestream the meeting, to make the Board aware. Trustee Meaney also agreed he should livestream the Work Session and the Regular Meeting also.

Mayor explained there was a Clerk error in the budget. Mr. Johnson explained Resolution #93.

- The assessed value we get from the comptroller was slightly different from ours and they wanted us to use their number.
- The only change this made was that the tax rate went up slightly, but it did not affect the tax levy.
- Trustee Walker questioned the comparison between last year and this year.
- Attorney Sacco explained. The levy did not change, the Town of Union's assessed value was higher than what we had. It did not increase the tax cap; it was just a correction.
- Mayor Deemie has confirmed all the paperwork has been filed, we just had to change the number.

Mayor Deemie addressed the following:

- We will be closing soon on 333 Grand Ave, 19 Avenue B and 30 Avenue C, rear. We are waiting to hear back from Keegan Coughlin at Coughlin & Gerhart.
 - Trustee Meaney questioned whether we will conjoin 19 Avenue B and 30 Avenue C
 - Attorney Sacco will look into conjoining
- DW race has been canceled and they are hoping to reschedule for November.
- Legislator Balles has been looking into, along with the Rotary, getting a grant to put a rubber floor/base down at the spray park.
 - Trustee Meaney asked how will the rubber floor compare to the cement for disinfecting?
- How do we run the carousels, parks, spray parks and arts and crafts going forward?
- Reopening of Village Hall and disinfecting

Trustee Meaney asked if they could still do meetings by Zoom.

- Mayor Deemie stated, at this time and pursuant to the Executive Order, meetings in this format ends on May 7th. They have not been extended it as of yet.

Attorney Sacco explained the Committee and Open Government has been keeping track and has asked the Governor because there are some inconsistencies in the Executive Order dealing with Board of Assessment Review, Public Hearings, and Meetings Law. They were all done in separate orders, so the timelines don't match up. The Open Government believed he will extend the piece regarding remote meetings and conferencing. The public hearing portion is extended. Many people are concerned about this and have reached out to the Governor's office. There was a very large Executive Order done regarding Village Board Elections and School Board Elections.

Mayor Deemie is working on new sewer rate figures and will share as soon as he has it complete.

Binghamton University President Harvey Stenger gave an update on ten properties they purchased along Corliss Avenue.

President Stenger stated it is very quiet at BU. They are running a testing site. They had around 300 the first two days and then 100-200 the next few days. Final exams are coming up and they are rescheduling the commencement for the fall. They are working hard to come up with a plan for the students return in the fall and all the protocols they will need to get the Governor's approval.

President Stenger gave an update regarding:

- Stretch along Corliss Ave
 - Pharmacy building is done
 - Nursing building construction had to shut down for a while – opening date is middle of next academic year. They are trying to get it open in the fall, but it may be late fall.
 - They are in the design stage of the R&D building going in between the pharmacy and nursing school. The design is about 50% complete and that will be done in the next couple months and sent out for bid.
 - Finished the parking lot to the East of the Nursing Building
 - Trying to make sure the neighborhood around them is as safe as possible.
- They purchased 10 properties: 60 Broad St, 23 Lewis St, 18 Lewis St, 19 Lewis St, 14 Lewis St, 29-37 Willow St, 21 Ozalid Rd 19 Ozalid Rd, 28 Park St, 32 Park St and 162 Main St. They are either closed or contracts are in place and moving toward closing.

- They offered fair prices most likely over market value.
- The plans are that they would become development sites for private businesses or industries, such as retail for the students that will be living there. Possibly businesses that would want to ground lease and put something in that would be useful to the students.
- BU is working with Matt Paulus. Mr. Paulus is working on housing design, similar to the one he did on Emma Street. This one will be twice the size of that one. Binghamton University will help him to build a strong financial plan.
 - They want to build a corridor between the Victory Building and the Pharmacy Building
 - No plans yet for the old Ozalid factory.
 - Interested in Gannett Building
 - Possible use as remote storage for books instead of storing the in a warehouse in Conklin

Trustee Meaney questioned the corridor, will BU purchase Laurel Ave properties. What they are doing to the middle of Johnson City is outstanding. However, a lot are coming off the tax rolls. How do we make up the money? How can you help us with that?

- Mr. Stenger responded that is Matt Paulus' area. BU is not looking at any properties north of Main Street. They are looking to have the student, faculty and staff population at 1400 in the next three -four years. It will create the demand for services and goods along Main Street. The value of the properties will be higher, the vacant properties will be occupied and they can be back on the tax rolls paying taxes. They are going to do the calculation on all the taxes lost for the next three years and they are going to come to us and see what they can do, possibly pay dollar for dollar of the loss. The Gannett building is very problematic because the pilot expired. They may tear the properties down because people are breaking into them.

Trustee Walker is concerned about infrastructure around the pharmacy school and the roads. Does the University have any funding that could help us?

- Mr. Stenger answered the road damage they cause is on them and they will do the repair on Willow Street. The sidewalks and the roads between Corliss and Main Street need to be improved along with the lighting. They don't have money budgeted but there will be another downtown revitalization plan and Johnson City would be a good contender and that money goes right into those type of things. If we can put together a good proposal for Johnson City it could be the next one on the list.

Trustee Giblin asked with regard to working with Mr. Paulus, is it too early to tell what type of deal that will be and what that would do to our tax base?

- Mr. Stenger stated he has not asked Matt about a Pilot but knows there is an opportunity for a pilot. It will be a complicated financial deal he is putting together.

Trustee Reynolds is worried about the loss of the property tax revenue due to property purchases.

- President Stenger explained when you look at some of the properties, some of the numbers are small per year. If you put it all together, what is being paid in Village taxes is smaller than the real estate commission they are paying on the properties.

Mayor Deemie and the Village Trustees thanked President Stenger for all he is doing for the downtown area of Johnson City and they look forward to working with him.

Trustee Meaney questioned the greenspace.

- President Stenger replied the properties along Lewis Street would give us a really nice park area for students to enjoy.

President Stenger also discussed the following:

- Properties they have purchased
- Properties they have looked into
- Properties they are not pursuing such as the grocery store as he feels it is needed and the funeral home as it is a historic structure.
- Their focus has always been a corridor from Corliss to Main to Laurel.

He thanked Mayor Deemie for letting him come in and explain what they are trying to do.

Daria Golazeski discussed the two public hearings for the following properties.

- 156 Ackley
 - This property is a nightmare building and has always been a problem
 - The owner filed for bankruptcy
- 29-31 Carhart Ave
 - Owned by an LLC and they are unable to locate the owner and an address for service
 - The building is deteriorating.

The Department of Public Works needs to secure the properties.

Mayor Deemie and the Trustees conversed about CDBG funding and possible other funding.

Ms. Golazeski, Mayor Deemie and the Trustees discussed:

- 78 Main Street
- 272 Main Street
 - Hemp processing is not a permitted use
- 177 Main Street
 - Asian Market
 - They need a variance as there is no available parking
- 200 Grand Avenue
- Dead end of St. Charles
 - Maintenance of property
 - Appraisal and easement cost
- Vacant Building Registry
- 19 Arch Street is asking the Zoning Board for a reconsideration of the height variance

Trustee Meaney asked if code would be doing any concentrated code efforts once this COVID situation loosens.

Ms. Golazeski responded they are focusing on:

- Laurel Street where there are several eyesores
- Some properties that butt up to the school and the church
- Areas on Broad Street

They will have to choose an area, but delayed due to staffing.

Ms. Golazeski and Mayor Deemie conversed about staffing.

Mayor Deemie and the Board conferred regarding the following:

- SAFER Grant – The Board is in favor of the Fire Department applying for the SAFER Grant
- We need to look at all the Village Departments equally
- Insurance Broker proposals
 - Trustee Meaney thanked Trustee Giblin for all the work he has done and time he put in to get the Board the information
 - Trustee Giblin thanked several people who gave him information which helped him put the report together.
 - Mayor Deemie thanked Trustee Giblin for all the work and professionalism in putting this together.
 - Trustee Giblin will set up time slots at the next meeting for the ones that have given quotes
 - Trustee Giblin confirmed the Police Chief is covered under the same policy
- Website
 - We are hoping to have it set up by June 1st.
- Agenda and Resolutions
 - Trustee Meaney questioned the contents of the Police Chief's contract.
 - Trustee Giblin brought up the manner in which people ask for forgiveness.
 - Mayor Deemie stated we are being billed and no one is helping us. The Landlords are responsible for their property. We have to make sure we are not setting a precedent.
- EFC Bills and payments
 - Trustee Giblin questioned the payments to the fiscal advisors
 - Thomas Johnson explained the payments
- Clothing Allowance
 - Trustee Walker questioned the payment of the wallet
 - Ms. Kennerup stated we are paying the bill and the employee is reimbursing the Village
- Mayor Deemie informed the Board of his meeting on Friday with Mayor David and Chuck Shager, Ron Lake and Jerry Nystrom from Jacobs in regards to where we are with the sewer plant project.
 - Mayor Deemie will send everyone an update on the status of the project
 - He also hopes to have an update on privatization
- Trustee Meaney questioned the replacement of ceiling tiles from the training room to the foyer. What wiring was compromised?
 - Mayor Deemie responded there were some issues with the wiring due to the water. It may have gotten wet enough on the back side and we do not want mold issues.
- Meeting Minutes

- Trustee Meaney asked if the meeting minutes wouldn't be so vague; meaningful discussions take place that should be documented
- Mayor Deemie responded he will take a look at it
- Trustee Giblin confirmed they can call in to the Sewage Treatment Board Meetings
- Mayor Deemie and Attorney Sacco explained quorum and discussion of Village business
 - When three or more Board Members are present

EXECUTIVE SESSION #1

A motion to enter executive session at 6:25 pm for legal recess 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 6:41 pm was made by Trustee Giblin and seconded by Trustee Meaney. The motion carried with all those present voting in the affirmative.

ADJOURNMENT

Mayor adjourned the meeting at 7:15 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.

05052020 ABSTRACT QUESTIONS

Here are my questions:

- 1) A water department employee purchased a wallet for \$39.99 from Gearcor, is this allowed under clothing allowance? **The Village was billed, we need to pay – however the employee is reimbursing the Village. This is not an allowed expense. Dept. head has discussed with employee regarding same.**
- 2) Why are we billed extra by Pyramid? What do the prepaid blocks cover? **We get billed for materials, monthly anti-virus/spam protection, remote monitoring which are billed outside of the blocks. The blocks are for labor hours.**
- 3) Why are we taking vehicles from the water department and public works for tires to Upper Front Street in Binghamton when there are multiple tire service centers in Johnson City? **We use Big-E Tire. They have to take the trucks where they are equipped for the big trucks, which is Front St.**
- 4) Did Robinson Hill Landscaping give a reason for the \$15.00 increase? **They sent a letter with the bill that they were raising the rates because they haven't raised their rates in many years. At this time, we don't have an alternative.**
- 5) Why are we paying the February and March mobile date for the police department in May? **They are always slow in billing – Police Dept. processes when received.**
- 6) Why are we paying the storm water coalition bill from March in May? What is the storm water coalition? **I was on vacation the last week of March. The bill was buried in my (Mr. Bennett's) in box. I got to it after I was done with the budget. Refer to Resolutions 2020-65 & 2020-66 that were approved at the April 7, 2020 Board meeting, along with the IMA & MOA that are attached.**
- 7) Why are we paying for legal notices from December 2019 in May? **These are legal notice invoices that the Village just received from C&G. C&G sends some of our legal notices in for us and then sends us the bills for payment; for whatever reason we did not receive these until now.**
- 8) Why are we paying Andrew Holbert a semi- annual stipend when he is no longer on the planning board? **Thank you, this was fixed - one month to Andrew, and five months to Marcia. A/P was instructed to check with Kim to verify who was on the boards prior to doing the vouchers each time. He apparently forgot.**
- 9) Why were the finance charges removed from the Kovarik's bill? **They were paid except the last one and A/P had a conversation with Kovarik's and stated that we were current and therefore should not be charging the late fee; they agreed.**

10) Will you please explain why the Lifetime Benefit charges 88 at \$3.29 and 1 at \$210.48 adjustment to meet the minimum 500? **This is the way they charge. Unfortunately, Lifetime was the only company that would take us when Bay Ridge dropped us.**

11) Why are we paying Lifetime Benefits from February and March in May? **We just received these bills. They were stamped the date I received them. Unfortunately, with Covid-19 mail and email – with all of their staff working from home things got really messed up on their end.**

12) Why are we paying the Police Athletic league from February in May? **We submit invoices for payment when we receive them.**

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

Thank you,
Trustee Meaney

1. I thought Andrew Holbert was not on the planning board anymore.... There is a check for him, is this from last year? **See # 8**

2. Financial Advisors that put together some things for the JSTP... What exactly do they put together for us? bond packages? Is the City of Binghamton paying half of these? **Fiscal Advisors processes the payment requests received from COB on behalf of JSTP (Rehab project) and then sends them on to EFC to process payment. This is our share of the costs.**

Thanks,
Clark
Bill Questions for May 5th.

1. We purchased a gas can from J.C. Smith. The invoice reads Binghamton Johnson City Sewer Department with a Vestal address yet, we are paying for it from the water Department. should the invoice reflect this? **Ted purchased this for the JC Water Dept. The clerk at JC Smith messed up the invoice, they have fixed and resent our invoice.**

2. What is the platform for truck 5 at the water department for? **The platform on Truck #5 is a steel flatbed that holds the valve machine and the vacuum machine. We replaced some crossmembers that we rooted away. All is good now . Prior to my promotion this truck was driven daily, I do not allow this. This vehicle only leaves the garage for cleaning out valve boxes and turning valves.**

3. Are we all upgraded with our computers? Why are we paying every month to upgrade our programs? **A/P computer had a lot of compatibility issues. His computer was not a new computer, it was a free upgrade – therefore the excel version did not work with any of the other files. Meaning if a newer version sent a file to A/P, he could not open or read the content. We tried to update to a free, newer**

version but that did not work. It was necessary to upgrade to a new version so that TB could perform his job.

4. Our work sheet for Robinson Hill Nursery reflects "August", can that be changed to reflect the current invoice? **Yes, done.**

5. What was the accident that Truck # 41 was involved in? **The accident was this winter during a snow event a vehicle cut off our driver while our driver was taking a right hand turn off of Main St. and hit the side of our Vehicle causing damage. We turned in the insurance claim to our insurance company.**

6. There is a bill for Big E tire for alignment for trucks 1 & 2 for \$882.09 each. Is that just for alignment or were tires also included? **The \$882.09 bill for each truck included 6 new tires each and a front-end alignment for each vehicle.**

7. Please refresh my memory, didn't we switch lighting to LED? If so, why are we purchasing florescent lighting? **The upgrade did not include the 2ft.**

8. What is a Knox box for fire? **Required by FD for a business. Prevents us from damaging a building while gaining entry. It is a box that contains a key to a door.**

Thank you

Respectfully Submitted

Trustee Walker