



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, July 21, 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
 Robert Bennett, Director of Public Services
 Chief Brent Dodge

Mayor Deemie called the meeting to order at 5:00 p.m., took roll call and continued on with the meeting.

Robert Bennett discussed the following:

- Retirement of Terry Bocinski and Dennis Stashko
- Brad Neferis went to the private Sector
- Three Tylers are being hired to fill three positions which opened up.
- Jeffery Clark will be retiring at the end of August and his position has been posted. We have three applications, two from within the water department and one from public works. It looks as if a senior position in the water department will take over Jeff's position which will allow one of the distribution laborers to take over the senior distribution operator position and are working with civil service to fill that void with a trainee position.
- McFarland Johnson Resolutions. Waiting on the federal highway administration to give us their blessing. The state said they hope to have federal approval this week. If we don't hear from them in the next two weeks, we would be milling and paving in the Spring.
- Mayor Deemie, Trustee Meaney and Trustee Giblin gave him the go ahead to get a quote regarding Stearns Ave which is on the agenda. Multiple funding sources will pay for that: water, sewer, and CHIPS.

- Water Tanks – part of our agreement is every year they empty the tanks, clean the bottom and disinfect the inside. We told them we could not do them all in one year, so draining the tanks is on a four-year cycle. This year we will be draining West Wren Street tank. Transferring money from the appropriated fund line to pay Deyo Hill inside and out saves us \$23,000.

Mayor Deemie and Mr. Bennett discussed the following resolutions:

- Watson Boulevard
- Anna Maria Drive
- Riverside Drive
- DPW facility - Sitework Package

Trustee Meaney asked Mr. Bennett if we could contact the state regarding the bamboo problem on Carlton Street.

Mr. Bennett responded it usually takes the state a long time to get in there, so it is quicker for JC DPW to take care of it. He will talk to DPW.

Daria Golazeski spoke regarding the public hearing.

- An error was found on the zoning map, for some reason an office overlay district which is only intended to overlay a residential zoning district was put on these two properties in the central business district. It could potentially effect what they do in the future. The central business district has different restrictions. It doesn't affect current uses and doesn't affect assessment. It was a mistake we are trying to correct.
- Visions FCU closed on Dr. Farrell's property at 301 Main Street. The house next to it is attached to it.

Attorney Sacco reviewed the SEQRA Part 2 for 301 & 305 Main Street. She stated they are trying to avoid a future issue to make sure the use is consistent. Attorney Sacco confirmed there are no environmental hazards.

Mayor Deemie asked Ms. Golazeski about a foreclosure auction. She responded this auction was rescheduled from March for properties that didn't sell previously. People bid on them and then did not purchase. Mayor Deemie will forward this information on to the board. The County should've foreclosed on most the properties.

Ms. Golazeski confirmed Code Court starts on August 19th. They will do arraignments only. They have arraignments pending from the March Court. They have 20 new arraignments to do and they will start them at 11:00 a.m. They will do three every fifteen minutes. They have quite a back log of cases they need to cite.

Dee explained the mall project.

Mr. Musok has submitted his application for wrestling events and outdoor movies. They would need safety personnel depending on the number of people.

The food trucks need a separate permit. They need to look at legislation for food trucks and address for future. The new fire code has new section regarding inspecting food trucks that have ansul systems, if they produce any sort of grease to make sure it is code compliant.

Trustee Walker informed the Board that the planning board approved the special permit for the venues at the mall.

Ms. Golazeski stated it depends on the event, if it is a non-profit, whether the event has to be approved by the Board. There is an exception on the amusement code.

Ms. Golazeski said she spoke with Mr. Karedes about having a concert at the mall and he gave her possible dates, but one is a conflict. She needs to speak with him and Courtney regarding this.

Cindy confirmed she received a new application and sent it to Attorney Sacco and Mayor Deemie yesterday.

Attorney Sacco stated there are amended dates which should be included in the resolution. The applications indicate where they are going to set up, if there is food, the parking, which parcel and which days. In the resolution, it must be unanimous for it to pass. Ms. Kennerup read the resolution with the amended dates of August 1, 21, 22, 29 and September 4 and 12.

Mayor Deemie, Trustees and Attorney Sacco discussed changing the code to be a majority vote instead of unanimous. Mayor Deemie suggested Attorney Sacco set the public hearing at the next meeting.

Ms. Golazeski clarified the different parcels in the Oakdale Mall area.

Trustee Meaney read the events included on the application.

Mayor Deemie questioned the vacant housing registry. Ms. Golazeski replied we have the vacant building registry. Bergman wants to do a presentation on what they have drafted on the design standard and the sign code changes. Before they send legislation to the County about extending their contract with Bergman to include design standards for a locally established historic district.

Ms. Golazeski explained the historic district and the different levels of requirements.

Attorney Sacco stated it is going to add another layer of oversight, a committee that is also going to be your planning board.

Trustee Walker asked about citations for basketball hoops in street and informed Ms. Golazeski of one on Lincoln Ave. Ms. Golazeski stated they will work on that. She advised that 145 Floral has obtained a new permit based on the new code and the windows are being inspected.

Mayor Deemie suggested working on doing something with the historic district so the Village has more control. Attorney Sacco advised drafting a letter to the planning board regarding historic Main Street properties, JF Rice Funeral Home and Mary Myers making a recommendation they look at those. Mayor Deemie's appointments would be engineers, architect, historian. Mayor Deemie asked if the Board would like Bergman to draft guidelines in regards to historic district so the planning board has something to go by.

Trustee Meaney asked if Ms. Golazeski has heard anything about property on Deyo Hill that Hilltop has acquired. She responded they talked about looking at properties across the street and she hasn't seen anything in over a year. They would have to rezone.

Thomas Johnson discussed Resolution #2020-114.

- Two large debt payments due August 1st totaling \$2,311,000 and we only have \$1 million available.
- The resolution is to borrow from the water fund which has quite a lot of money now to help make the payment.
- Trustee Giblin asked if we were waiting to get more sewer fund revenue to cover that.
 - Mr. Johnson stated yes.
- Mr. Johnson avowed for JSTP and the City just send us a note in addition to our normal third quarter flow charge rebate check we get, the final result of 2019 resulted in another \$500,000 so we will get a check for \$1,100,000 which will help.
- Mr. Johnson is hopeful that the sewer fund will be able to cover at the end of the year. We pay \$4.5 Million per year out of the sewer fund.

Chief Dodge spoke about the following:

- 2 vacancies in personnel
 - Ryder Page resigned
 - Tim Colgan is retiring July 31st.

Corning Police Academy starts 3 weeks from tomorrow, July 22nd. After background testing and PT tests and they will set up interviews for early next week. They are looking to fill both of these spots and have names at the next meeting. They are having a hard time getting new recruits probably because of the new climate. Two-thirds of the applicants turned them down. Chief Dodge feels it is the case in the police force in general.

- Phone system at the police station
 - There are 10-12 phone lines at the station that have designated phone numbers.
 - There are 30 phone lines at the police station and may include the court.
 - They are getting old and starting to fail so they are replacing them.

They have spoken with Broome County telecommunications. They are told that the whole county is on this digital network and it only requires them to have one phone line. All the digital phones could be off this one phone line and they would pay a set fee per phone per month. They pay about \$1,500 per phone line. He feels they could save \$10,000-\$15,000 per year switching over to this digital phone service and they would provide them with brand new phones with digital features. The main thing is going from ten phone lines to one phone line. They said it would be possible to switch all village departments over to these phone lines. You may need one phone line for Village Hall, one for Fire, one for Police, etc. They were not able to get a representative for the meeting today, but are going to try to get someone for next month so their expert can tell us exactly what the deal is. In the meantime, they are going to try and get one phone installed at the station to see if it will work because we don't want to go on the County's network, we want to stay on our own network.

Mayor Deemie explained we would be getting rid of all our copper lines and going all digital.

Trustee Meaney questioned whether Magna 5 could provide this service. Mayor Deemie will look into this.

Mayor Deemie discussed the following:

- Cleaning Services to comply with CDC requirements
 - One company is coming tomorrow to give an estimate.
 - Chair replacement

Mayor Deemie questioned trustee Meaney to see if he spoke with the Binghamton Fire Chief about consolidation.

- Trustee Meaney responded he called him today and he was not in and he hopes he will hear back soon.

Mayor Deemie asked Trustee Giblin and Trustee Walker about the police contract.

- Trustee Giblin explained Josh reached out and thought something was supposed to have been sent across Mayor Deemie's desk regarding a one-year term a couple weeks ago.

Clerk Position

- They are in the process of hiring a Clerk for upstairs. They were waiting to hear back from her.

EXECUTIVE SESSION #1

A motion to enter executive session at 6:18 pm regarding legal advice 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 6:37 pm was made by Trustee Giblin and seconded by Trustee Walker. The motion carried with all those present voting in the affirmative.

Mayor Deemie spoke regarding Robert Bennett retiring in October.

- We need to advertise and will advertise on LinkedIn and through Broome County
- The position will require a water license and a civil engineering degree
- Salary – base salary or dependent on experience
- Bob is willing to come back part-time and help through transition.

Benjamin Reynolds spoke regarding kiosk parking. In Ithaca they had a parking system that was in between kiosk and meter. It gives people an option to pay by their phone. He contacted the company and they told him revenue does go up, compliance goes up, people overspend and overpay and it comes as no up-front cost to the Village and comes off of the parking charge. He will have someone from that company come and talk if the Board is interested. Mayor Deemie asked Trustee Reynolds to line someone up.

Chief Dodge, Mayor Deemie and the Trustees discussed the parking system.

Mayor Deemie and the Trustees discussed the Agenda and Resolutions.

Trustee Walker questioned Stearns Ave Resolution #2020-118. Trustee Walker asked why Lincoln is not being done.

Mayor Deemie said they have a serious drainage issue on Stearns Avenue. Trustee Giblin thinks there have been two petitions regarding Stearns Avenue. Mayor Deemie confirmed this resolution is for the design and reconstruction.

Trustee Walker brought up Thomas DiNapoli's report and how it painted a grim picture for small municipalities due to COVID.

Trustee Walker asked if our state funding is going to be cut.

Mayor Deemie answered as far as he knows the funding is not going to be cut.

ADJOURNMENT

Mayor adjourned the meeting at 7:09 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.

ABSTRACT QUESTIONS 07/21/2020

1.) We upgraded a modem at the Sewer Department for \$950.00. What happened to the old one? **Per the purchase requisition: Tec Smith; CSO—001 modem upgrade needed to continue receiving the flow data from HACH to be in compliance with SPDES permit.**

2.) What is the 36-month SIP Truck quote for the Water Department? \$78.00 for 1DID with 1000 outbound minutes? PO #21-00287. **36-month CQ SIP Trunk quote. Resolution 2020-103 to address the phone service issues at the water plant.**

3.) Ted Connolly from Gear Core on Friday 7/10 at 10:17am. Was he on duty that day? On 7/9 was he on lunch at 11:23? **Ted would have been on lunch on 7/9/20 @ 11:23 a.m. he was on lunch break and on 7/10 he took a half day of vacation, so his shift ended @10 a.m.**

4.) Question on the hydrant paint from Home Depot. We billed Broome County Landfill for the paint? We have \$3,000.00 in that budget line; do we get reimbursed from the County? **Yes**

5.) We are buying concrete from Core Supply and then from Home Depot is there any reason for this. **The Core Supply purchase was for a pallet of MORTAR mix and a pallet of block for catch basin repairs. The Home Depot purchase was by the water department for three bags of CONCRETE mix used for a thrust block as part of a hydrant repair.**

6.) The backhoe repair \$699.37 for an oil change and filters. Parts \$165.00 Labor \$492.00. Is this something we can do in house? **This repair and oil change were part of the 1,000-hour inspection of the machine . Going forward we can change oil and filters in house .**

7.) Why are we paying an invoice from Chenango Supply date 1/24/2020 for snow plow bolts? **Village received 7/7/2020**

8.) Why did we purchase a torch to repair swings for \$40.00? Is there no other torch in the village? **This was for quick links, pro cylinder and sleeves. A \$40 torch was not purchased. A Bernzomatic Cylinder was purchased for \$23.94. The new cylinder was for plumbing work the was required at the Little League Concession stand.**

9.) There are 2 invoices for RMS for can liners for Parks for \$550.00 each. Invoice #040193 and #04193A? **The order was for 20 cases. They sent 10 and 10. Each bill was for 10 cases.**

10.) Did we take possession of the New Fire Truck? **We have not taken possession of the truck; The lease agreement states that payment will be acquired August 2020, no specific date. They are giving notice. If not, why are we paying the invoice before delivery? The agreement states payment will be made every July.**

11.) Why are we buying a printer from Staples? **This was for the Fire Department. Desk top printers are price checked. The printer was listed on the purchase requisition; not yet vouchered.**

12.) Invoice for 13 Broad Street from Tre-Gen? PO#PWB21480 states curb and sidewalk for Orchard Ave. Is this for the Broad Street address or Orchard Ave.? **Clerk did not change the back of the voucher – it is for Broad St.**

These questions are respectfully submitted and I ask that both the questions and responses be included in the Work session minutes.

Thank You,
Trustee Walker

Here are my questions and comments:

1) Why are we paying HH&K for closing costs on 19 Ave B and 30 Ave C? **The Village did not pay for Lane's closing costs, Lane paid for his own attorney's fees. The Village wrote a check to HHK, out of the total purchase price owed to Lane, and that was as the request of Lane. Lane used his money from his sale to pay his attorney. This is not unusual that checks get cut to directly cover closing costs (e.g. filing fees, attorney's fees, abstract fees, etc.). This saves checks from being issued twice.**

2) Can you please explain to me again why we are going to upper Front St. and upper Court St. for tires and alignments when we have multiple tire shops located in the village. **We use Big E Tire because they specialize in large truck tires, we buy off the New York State Bid. They have two locations. One on Court St. and one on Front Street. One has equipment to do the large truck alignments and the other does the smaller vehicles. We usually do the alignments when they put new tires on.**

3) Barrett's cost for hot patch is \$50.40 and Broome's was \$55.45 in June and \$54.90 in July, why are we using Broome when Barrett is less expensive? **Barrett and Broome are both on the Broome County Highway contract. Barrett is 1st, Broome is 2nd, Tri-City Paving is 3rd. Barrett is a larger company and many times their Plant is not available due to them having NYSDOT or BC paving projects. When the Barrett Plant is not available, the Broome Bituminous Plant is utilized.**

4) On the C&G bill on June 6 email and correspond with DPS.....,what is DPS? **VOJC- Department of Public Services or AKA DPW.**

5) On the C&G bill what was the notice of claim filed? **Cadore and Cadore vs. Broome County, Binghamton University Foundation, VOJC, US national Register of Historic Places. It involves, 15 Ozalid Road. We can discuss details and strategy in Recess for legal or Executive Session to discuss pending litigation.**

6) Spectrum Business bill for \$1,829.94 in the police department, is the for a month or a year? **This if for 6 months.**

7) Will we be reimbursed \$1966.59 from 100 Albert St. for the large water meter? **Not full reimbursement , the meter was replaced because of broken components inside the meter chamber. Not all of these components will be covered under the warranty .**

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

Thank you,

Trustee Meaney

1. I saw a Bill for \$2,200 from UHS for their PPO plan. I thought we had decided to not keep this in place. I could be mistaken. **This was for the final payment through September of the agreement. We terminated the agreement in November.**

2. I had one other question. A Riley Maintenance Bill for \$555.50 for 20 cases of can liners seemed to be a duplicate. There were two of the same bills. **See #9 - The order was for 20 cases. They sent 10 and 10. Each bill was for 10 cases.**

Thanks,

Trustee Giblin