



VILLAGE OF JOHNSON CITY
MUNICIPAL BUILDING
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Village Board

Martin Meaney, Mayor
Deputy Mayor Clark Giblin

Trustee John Walker

Trustee Adam Brown

Trustee Mary Jacyna

**Minutes of a Work Session of the Johnson City Village Board held at 6:00pm on
Tuesday, March 19, 2024 at Village Hall, Training Room, 1st Floor**

Present: Martin Meaney, Mayor
Clark Giblin, Deputy Mayor
Adam Brown, Trustee
Mary Jacyna, Trustee
John Walker, Trustee

Absent: None

Also Present: Keegan Coughlin, Legal Counsel
Jackson Bailey II, Village Clerk/Treasurer
Code Officer Randy Shear

Mayor Meaney called the meeting to order at 6:00 p.m.

Code Enforcement Officer Randy Shear discussed the two code resolutions on the agenda:

- UHS
 - Because they moved the Helipad to the top of the new tower, the NYSDOT Aviation Division is requiring us as a municipality to acknowledge the fact they are going to operate a private airport on top of the hospital.
 - Reviewed requirements as it relates to resolution 61.
 - Attorney Coughlin confirms a helipad on top of a hospital falls under the definition of an airport.

Trustee Walker inquired if the architects and people building the building would have known prior. Attorney Coughlin responded this division was created two months prior to the Planning Board meeting when this got approved.

- Resolution 54 - 218 Willow Street
 - Large increase in criminal activity at the property
 - 15 police calls, 6 arrests
 - Property needs to be probated.
 - Already boarded and secured by resolution is necessary to make it official

Trustee Walker questioned:

- Window on Floral Avenue is still wide open
- Storage facility behind Wegmans hasn't come before Planning or Zoning Board
 - Attorney Coughlin advised it was done as a minor site plan.

Attorney Sarah Campbell and Dave Drew and Eddie Pizanno of Yaman Realty spoke regarding 400 Riverside Drive.

- Renovation project for "Riverside Gardens"
 - Combine residential and commercial uses
 - New housing
 - Convert one-bedroom apartments into 71 apartments
 - 53 one bedrooms 10 two bedrooms and 3 three bedrooms and 5 residential structures
 - Convert library into office use
 - Gym will be used for fitness purposes
 - Restaurant use will be in the café space, it will be leased out.
 - Post Office will remain
- Will start the process with the Planning Board
- Project will have as little impact on the surrounding neighborhoods as possible.

Mr. Drew spoke regarding:

- Footprint
- Greenspace
- Uses for facility/gym
- Would like to make it available to everyone, not only residents
- Renovation of apartments, they need cosmetic upgrades, no structure upgrades.

Mr. Pizanno talked about parking concerns.

Mayor Meaney and the Board discussed traffic concerns and parking. They emphasized their support and excitement for the project. Mayor Meaney asked they keep in contact with the Village regarding possible grants.

Trustee Walker expressed desire to have more Children/Youth programs in the Village, and felt the project may present a good opportunity to do so.

Mayor Meaney stated the Board spoke about a pilot. Mayor Meaney advised he spoke with Stacey Duncan and she had nothing but good things to say about this group. He said they have a great vision. Originally, they were thinking of doing all student housing and they have been working with The Agency that said maybe this would be better that way you aren't limiting themselves. Trustee Walker said it makes it a lot easier for us not to have something the County Executive wanted over there. Mayor Meaney said this is good and positive.

Mayor Meaney reviewed the agenda and resolutions.

- Budget meetings coming up
- Announcements
- Add Petition from Grand Avenue residents regarding road conditions
- Smart Growth Plan Committee Additions
- Addition to Code Department

Trustees

Trustee Giblin – Executive session comments regarding sewer treatment plant, nothing to report.

Trustee Walker – Executive session comments, nothing to report.

Trustee Brown – Nothing to report.

Trustee Jacyna – Nothing to report.

Mayor and the Board discussed:

- 333 Grand Avenue – awarded HCR funding for \$9.7 million and they will get another \$1.5 million from DRI.

EXECUTIVE SESSION #1

A motion to enter executive session at 6:33pm for sale of real property and legal advice 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 7:08 pm was made by Trustee Walker and seconded by Trustee Brown. The motion carried with all those present voting in the affirmative.

ADJOURNMENT

Mayor Meaney adjourned the work session at 7:08 pm.

Jackson D. Bailey II
Village Clerk/Treasurer

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

VILLAGE OF JOHNSON CITY
ABSTRACT QUESTIONS & ANSWERS
FY 2023-2024

Clerk/Treasurer,

Please see the bill questions below for the March 19th, 2024 Abstract:

1. What happened to all of the tools in the water department that they all needed to be replaced?
 - a. **These purchases are replacements for tools that have been broken, or have outlived their useful life; stocking a new truck with workboxes to have more tools readily available at all job sites; and to purchase tools that were not previously owned to expand the work we are able to complete for several different pipe materials.**

I respectfully request that this question is attached to the work session minutes.

Thank you,
Mayor Martin Meaney

Clerk/Treasurer,

Please see the bill questions below for the March 19th, 2024 Abstract:

1. Why is the emergency door hardware for the Board Room not in the construction cost? Was this in the architectural drawings? Was it missed?
 - a. **This door hardware was purchased several months after the completion of construction from the building maintenance and repair line because it was not included in the original construction contract. It was omitted on the original design drawings, and overlooked during subsequent inspections.**
2. How is the Wash Bay coming? Was the cost for the electrical in the original contract?
 - a. **The wash bay plumbing construction will be completed at the end of the day, March 20. We have reached out to the manufacturer for startup and training. I hope to have it operational by the end of the month. Due to the car wash utilities being purchased outside of the original building contract, and the timing of the choice of car wash made by the Board of Trustees, the electrical and plumbing scope of work was largely unknown until after completion of design. Plumbing and electrical work, outside of the manufacturer's installation, will be billed as Phase 2 Construction Change Orders by the Plumbing and Electrical Contractors.**
3. Why are we purchasing so many replacement tools for the water department? Chenango Supply \$1,498.01 under F8340.2.502. That leaves \$277.50 left on the budget line. There is an invoice for Home Depot for \$144.05 under the same line. Which would leave \$133.05 in the line. Then JC Smith for cones under the same line for \$400.00. Which would leave a negative balance of \$-266.55. Is this correct?
 - a. **These purchases are replacements for tools that have been broken, or have outlived their useful life; stocking a new truck with workboxes to have more tools readily available at all job sites; and to purchase tools that were not previously owned to expand the work we are able to complete for several different pipe materials. The Water Department has requested that well over \$2000.00 be placed into this line from the return of scrap metal. After these additions to this budget line, Water Department Records indicate \$2,731.88 left in the line.**
4. What was the accident between the Tower 23 and Engine 26-1 in March of last year? I don't remember hearing about this? Why are we paying invoices from 10/23. \$35,323.68 and additional \$5,476.27 this month out of budget line A3410.4.240?

- a. **March of last year Tower 26 struck Engine 26-1. All the proper paperwork was filed and it was the departments belief that the board was aware of the accident. It has been a long and extensive process with the repairs just recently being completed. The invoices are being paid out of the Specialized Vehicle Repair line (A3410.4.240). These funds should be refunded by insurance.**

Thank you, please submit these questions into the works session minutes.

Respectfully

Trustee John Walker