VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING
60 LESTER AVENUE • JOHNSON CITY, NY 13790
www.villageofjc.com

Village Board
Christina Charuk, Mayor
Trustee John Walker Trustee Clark Giblin
Trustee Mary Jacyna Trustee Lori Thorn

AGENDA - Tuesday, November 17, 2026
Village Hall Boardroom, 60 Lester Avenue, Johnson City, NY

WORK SESSION OF THE VILLAGE BOARD - 6:00pm
Village of Johnson City Comprehensive Plan Public Hearing, Resolution to Adopt
Binghamton-Johnson City Joint Sewage Treatment Plant Board – Vice-Chair Bruce King
Department Head Reports

REGULAR MEETING OF THE VILLAGE BOARD - 7:30pm

ORDER OF BUSINESS

1. ***CALL TO ORDER/FIRE EXITS***
2. ***PLEDGE OF ALLEGIANCE***
3. ***MAYOR'S ANNOUNCEMENTS***

[3.1] Village Offices and Village Court will be closed on Thursday, November 26th and Friday, November 27th for Thanksgiving. Garbage normally collected Thursday will be collected Friday, Garbage normally collected Friday will be collected Monday. There will be no yard waste collection Monday, November 30th.
[3.2] Alternate side of the street parking begins December 1, 2026.
[3.3] The next regular Village Board Meeting will be Tuesday, December 1, 2026 at 7:30pm with a work session at 6:00pm in the Johnson City Village Hall Board Room.
[3.4] The next Zoning Board Meeting will be Monday, December 21, 2026 at 6:30pm with a work session at 6:00pm in the Johnson City Village Hall Board Room.
[3.5] The next Planning Board Meeting will be Tuesday, December 22, 2026 at 7:30pm with a work session at 7:00pm in the Johnson City Village Hall Board Room.
[3.6] Village of Johnson City received a Comp Alliance Member Loyalty Award for the 7th Consecutive year in the amount of $11,060.00.

4. ***APPROVAL OF BOARD MINUTES***

[4.1] October 20, 2026 Village Board Work Session and Regular Meeting Minutes

5. ***BIDS***

[5.1] Natural Gas Supply Bids were read Monday, November 16, 2026 at 11:00 am

Specification Holder	1-year fixed rate	1-year 50/50 rate	2-year fixed rate	2-year 50/50 rate
NRG Business Marketing LLC	0.4408 Therm	0.3176 Therm 0.1252 NYMEX	0.4698 Therm	0.3505 Therm 0.1213 NYMEX
Mirabito	0.457 Therm	0.457 Therm 0.109 NYMEX	0.485 Therm	0.485 Therm 0.105 NYMEX

6. PUBLIC HEARINGS

[6.1] Local Law Amending Section 300-58.2 of the Village Code regarding Ground-Mounted Solar Energy Systems

[6.2] Local Law Amending Table 20-2 in Section 300-20.3 of the Village Code regarding Permitted Uses in Commercial Districts

7. PETITIONS RECEIVED – Presentation of petitions to the Board

8. PRIVILEGE OF THE FLOOR – VISITORS

9. COMMUNICATIONS

[9.1] Correspondence from Marie Holland, 16 Dewitt Street regarding water bill penalties.

[9.2] Correspondence from Aslimat Ali and Mahnet Ali, owners of 123 Burbank Avenue regarding leak adjustment.

[9.3] Correspondence from Iliya Honovich, I & F Co., LP, owner of 39 Allen Street regarding garbage violation.

[9.4] NYSDOT Notice of Environmental Determination – F.A. Signal Requirements Contract for Broome, Otsego, Schoharie, Tioga Counties

10. COMMITTEE/BOARD REPORTS

[10.1] Joint Sewage Treatment Plant Board Reports for October 2026

11. DEPARTMENT REPORTS

[11.1] Police Department Overtime Report for October 8, 2026 – October 21, 2026

[11.2] Fire Department Overtime Report for October 8, 2026 – October 21, 2026

[11.3] Police Department Overtime Report for October 22, 2026 – November 4, 2026

12. PAYROLL AND BILLS PRESENTED

Abstract #8 of the 2026 - 2027 Fiscal bills, as stated and or amended and attached to the work session minutes.

GENERAL FUND	$1,222,029.96
WATER FUND	$147,923.35
SEWER FUND	$110,088.69
REFUSE FUND	$119,955.90
VARPUR	$1,042,893.47
SPECIAL GRANT	$0
DEBT SERVICE	$56,307.08
CAPITAL	$86,275.64

13.<u>UNFINISHED BUSINESS</u> – None

14. <u>NEW BUSINESS</u>

<u>FINANCE & RULES</u> (All Board Members)

Resolution 226 of 2026

Authorize the Village Treasurer to forward the 2026-2027 Unpaid Village Property Taxes (levied on November 1, 2026) to the Broome County Commissioner of Finance in the amount of: Real Property Taxes - $644,672.71, Interest - $51,573.99 & Late Fee - $391.00 for a Total Amount Relevied - $696,637.70.

Resolution 227 of 2026

A RESOLUTION APPROVING THE ADOPTION OF LOCAL LAW NO. 7-2026

WHEREAS, notice was given that the Village Board scheduled a public hearing for November 17, 2026 at 7:30 p.m. for Local Law No. 7 of the year 2026 entitled "A LOCAL LAW AMENDING SECTION 300-58.2 OF THE VILLAGE CODE REGARDING GROUND-MOUNTED SOLAR ENERGY SYSTEMS"; and

WHEREAS, the Local Law was referred to the Village Planning Board and the Planning Board recommended approval of the same; and

WHEREAS, the Broome County Planning Department reviewed the Local Law pursuant to GML § 239-m, and found no county-wide impacts; and

WHEREAS, said public hearing was duly held on November 17, 2026, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed Local Law, or any part thereof; and

WHEREAS, pursuant to Part 617 of the implementing regulations of the State Environmental Quality Review Act, it is determined by the Village Board that adoption of the proposed Local Law constitutes a Type I Action, as defined under said regulations. The Village Board has considered the possible environmental impacts of the Local Law. The adoption of said Local Law will not have a significant adverse impact on the environment and the Village Board adopts a negative declaration with respect to the Local Law; and

WHEREAS, the Village Board, after due deliberation, finds it in the best interest of the Village to adopt said Local Law.

NOW, THEREFORE, BE IT RESOLVED that the Village Board hereby adopts said local law as Local Law No. 7 of 2026 entitled "A LOCAL LAW AMENDING SECTION 300-58.2 OF THE VILLAGE CODE REGARDING GROUND-MOUNTED SOLAR ENERGY SYSTEMS", a copy of which is attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED the Village Clerk be and hereby is directed to enter said Local Law in the minutes of this meeting and to give due notice of the adoption of said Local Law to the Secretary of State; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon filing with the Department of State.

Resolution 228 of 2026

A RESOLUTION APPROVING THE ADOPTION OF LOCAL LAW NO. 8-2026

WHEREAS, notice was given that the Village Board scheduled a public hearing for November 17, 2026 at 7:30 p.m. for Local Law No. 8 of the year 2026 entitled "A LOCAL LAW AMENDING TABLE 20-2 IN SECTION 300-20.3 OF THE VILLAGE CODE REGARDING PERMITTED USES IN COMMERCIAL DISTRICTS"; and

WHEREAS, the Local Law was referred to the Village Planning Board and the Planning Board recommended approval of the same; and

WHEREAS, the Broome County Planning Department reviewed the Local Law pursuant to GML § 239-m, and found no county-wide impacts; and

WHEREAS, said public hearing was duly held on November 17, 2026, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed Local Law, or any part thereof; and

WHEREAS, pursuant to Part 617 of the implementing regulations of the State Environmental Quality Review Act, it is determined by the Village Board that adoption of the proposed Local Law constitutes a Type I Action, as defined under said regulations. The Village Board has considered the possible environmental impacts of the Local Law. The adoption of said Local Law will not have a significant adverse impact on the environment and the Village Board adopts a negative declaration with respect to the Local Law; and

WHEREAS, the Village Board, after due deliberation, finds it in the best interest of the Village to adopt said Local Law.

NOW, THEREFORE, BE IT RESOLVED that the Village Board hereby adopts said local law as Local Law No. 8 of 2026 entitled "A LOCAL LAW AMENDING TABLE 20-2 IN SECTION 300-20.3 OF THE VILLAGE CODE REGARDING PERMITTED USES IN COMMERCIAL DISTRICTS", a copy of which is attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED the Village Clerk be and hereby is directed to enter said Local Law in the minutes of this meeting and to give due notice of the adoption of said Local Law to the Secretary of State; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon filing with the Department of State.

Resolution 229 of 2026

Authorize the Community Development Administrator to Issue a Request for Proposal for Engineering Services,

WHEREAS, The Village of Johnson City is a New York State Pro-Housing Community, AND

WHEREAS, the New York State Office of Homes and Community Renewal has made funding available to provide financial support to help local governments plan for and expand the local housing stock through the Pro-Housing Technical assistance (TAG) program, AND

WHEREAS, the Village has been awarded an $80,000 (eighty-thousand dollar) Pro-Housing TAG grant to conduct a structural and site feasibility analysis of the property located at 19 Avenue B, the former Endicott Johnson "New Toe Box" Factory, AND

WHEREAS, Village Board Resolution 183 of 2026 Authorized the Mayor to execute an agreement with the New York State Housing Trust Fund Corporation for this project, AND

WHEREAS, the grant contract requires that a request for proposal for engineering services be issued to solicit competitive proposals form qualified engineers and architects, NOW THEREFORE BE IT

RESOLVED, that the Johnson City Village Board of Trustees hereby authorizes the Community Development Administrator to release said request for proposal.

Resolution 230 of 2026

Authorize the Mayor to execute the attached Agreement, for the Village's renewal of the Group Medicare Policy with Excellus for the year 2027.

Resolution 231 of 2026

Authorize the Mayor or her designee to execute an addendum to the PSA for Eric Mulvihill, Community Development Administrator, to provide an increase to base salary in the amount of $5,000.00 and corresponding increases to the annual percentage increases upon completion of a successful review after the probationary period expires.

Resolution 232 of 2026

Waive water bill penalty in the amount of $108.33 to Marie Holland, 16 Dewitt Street.

Resolution 233 of 2026

Approve a leak adjustment for water bill in the amount of $1,567.20 to Aslimat Ali and Mahnet Ali, owners of 123 Burbank Avenue.

Resolution 234 of 2026

Waive the garbage violation fee in the amount of $250.00 to Iliya Honovich, I & F Co, LP, owner of 39 Allen Street.

Resolution 235 of 2026

Authorize the Mayor or her designee to enter into agreements for the repair and remediation of the elevator at 243 Main Street following the receipt of insurance proceeds from the insurance claim related to weather event from February of 2026.

Resolution 236 of 2026

Authorize the Mayor or her designee to enter in agreements for the repair and remediation of the HVAC infrastructure at 243 Main Street following the receipt of insurance proceeds from the insurance claim related to weather event from February of 2026.

Resolution 237 of 2026

Award the bid for the Natural Gas Supply at the two-year 50/50 rate in the amount of $.485 Therm and $.105 NYMEX to Mirabito Power and Gas as the lowest responsive bid.

PUBLIC SAFETY

FIRE – No new business

POLICE – No new business

PUBLIC WORKS

Resolution 238 of 2026

Approve Change Order # 2 for the N. Broad / Isabelle Lot Recon Project, which includes additional work to meet DOT standards at the crosswalks at the intersection of Arch St and Main St, and includes ADA compliant ramps, curbs, and blacktop patching of the roadway in the construction area, Byler Construction states on the Change Order that these plans were revised with the DOT on 5-21-26.

Resolution 239 of 2026

Approve Change Order # 3 for the N. Broad / Isabelle Lot Recon Project, which includes force account work for Byler Construction's subcontractor Binghamton Road Electric, who while attempting to install electrical conduit for the pedestrian signal uncovered a large concrete foundation under the side walk and roadway at the intersection of Arch St and Main St. that had to be removed in order for the conduit and pedestrian signals to be installed.

Resolution 240 of 2026

Authorize that the following Water Department vehicles be declared surplus and sold at auction: 2016 Terrastar Stake Truck and 2015 Jeep Patriot Sport.

Resolution 241 of 2026

Award Flow Monitoring Services Agreement for Oakdale Sewer Inflow and Infiltration Study

WHEREAS, the Village of Johnson City's aging Oakdale and Northside sewer collection systems, have been negatively affected by excessive storm water inflow and infiltration which has decreased capacity in the collection network, and has contributed to inefficiencies at the Wastewater Treatment Facility (WWTF), and

WHEREAS, the Village has identified the need to study infrastructure improvements to both the Oakdale and Northside sewer collection systems with the goal of implementing corrective measures that will not only enhance the efficiency and capacity of the Wastewater Treatment Facility but also create opportunities for residential, commercial, and industrial growth by freeing up additional treatment capacity, and

WHEREAS, the Village of Johnson City applied for and was awarded an $80,000.00 (eighty-thousand dollars) Wastewater Infrastructure Engineering Planning Grant (EPG) from the New York State Environmental Facilities Corporation (EFC) to study the Oakdale sewer system, and

WHEREAS, the Village Board of Trustees adopted resolution 73 of 2026 authorizing an engineering services agreement with the CPL Architecture, Engineering, and Planning firm to complete the Oakdale Area Sewer Study in an amount not to exceed $50,000.00, and

WHEREAS, in order to facilitate the approved Oakdale sewer study and to begin the planning process for a Northside Sewer study there is a need for third party independent flow monitoring services, and

WHEREAS the Village has solicited multiple proposals for said flow monitoring services as required under Village procurement policy, and

WHEREAS Corrosion Products and Equipment, 110, Elmgrove Park Rochester NY has provided a quote of $12,500.00 to provide flow monitoring services for the Oakdale and Northside sewer systems, and

WHEREAS, there is funding available for this expense in account# H3-8120-4-406 Sewer System Improvements/Repairs, NOW THEREFORE BE IT,

The budget is amended as follows:

Increase account# H3-8120-4-408- Oakdale Area Sewer Collection Grant	$12,500.00
Decrease account# H3-8120-4-407-Sewer Systems Repairs	-$12,500.00

AND BE IT FURTHER

RESOLVED, the Mayor is hereby authorized to execute an agreement with Corrosion Products and Equipment, 110, Elmgrove Park Rochester NY has to provide flow monitoring services for the Oakdale and Northside sewer systems in an amount not to exceed $12,500.00.

Resolution 242 of 2026

Designate Randy Shear, Code Enforcement Officer as the MS4 operator for Village of Johnson City, following his successful completion of the required training and certifications.

PLANNING, ZONING & CODE ENFORCEMENT

Resolution 243 of 2026

Appoint Kathleen Voltz to the position of part-time Clerk in the Code Department, effective November 19, 2026, at a salary of $16.00 per hour, contingent upon the completion of a successful background check and approval from Broome County Civil Service.

JOINT SEWAGE TREATMENT BOARD

Resolution 244 of 2026

Approve the Binghamton-Johnson City Joint Sewage Board's request the owners pass legislation to amend the 2026 Budget to increase ES & CAP Backwash Pump ES8130.52028 by $100,000; Water ES8130.54221 by $4,867; Sewer Credit Study ES8130.54807 by $13,872; and decrease ES8130.54150 Chemicals by $100,000.00 and decrease ES8130.54300 Insurance by $18,739.

15. ADJOURNMENT

To contact Village Board members via e-mail please use the following addresses:

Mayor Christina Charuk - jcmayor@villageofjc.com

Trustee John Walker - jwalker@villageofjc.com *Trustee Clark Giblin – cgiblin@villageofjc.com*

Trustee Mary Jacyna – mjacyna@villageofjc.com *Trustee Lori Thorn – lthorn@villageofjc.com*

VILLAGE OF JOHNSON CITY

LOCAL LAW NO. 7 FOR THE YEAR 2026

A LOCAL LAW AMENDING SECTION 300-58.2 OF THE VILLAGE CODE REGARDING GROUND-MOUNTED SOLAR ENERGY SYSTEMS

Be it enacted by the Board of Trustees of the Village of Johnson City as follows:

Section 1. Section 300-58.2 of the Village Code shall hereby be amended as follows:

B. Where site plan review and approval are required elsewhere in the regulations of the Village for a development or activity, the review shall include a determination of the adequacy, location, arrangement, size, design, and general site compatibility of any proposed solar energy system. Ground-mounted solar energy systems anchored to a mounting system and detached from any other structure are prohibited in the Village's residential districts established under Section 300.20.1 and Table 20-1.

Section 2. Remainder

Except as hereinabove amended, the remainder of the Code of the Village of Johnson City shall remain in full force and effect.

Section 3. Separability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this local law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this local law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and as if such person or circumstance, to which the local law or part thereof is held inapplicable, had been specifically exempt therefrom.

Section 4. Effective Date

This Local Law shall take effect immediately upon filing with the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

VILLAGE OF JOHNSON CITY
LOCAL LAW NO. 8 FOR THE YEAR 2026

A LOCAL LAW AMENDING TABLE 20-2 IN SECTION 300-20.3 OF THE VILLAGE CODE REGARDING PERMITTED USES IN COMMERCIAL DISTRICTS

Be it enacted by the Board of Trustees of the Village of Johnson City as follows:

Section 1. Table 20-2 in Section 300-20.3 of the Village Code shall hereby be amended to add the following:

Land Use	UMF	SMF	USF	SSF	UTF	RR
Commercial						
Personal Services Establishments	SP	-	-	-	-	-

Section 2. Remainder

Except as hereinabove amended, the remainder of the Code of the Village of Johnson City shall remain in full force and effect.

Section 3. Separability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this local law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this local law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and as if such person or circumstance, to which the local law or part thereof is held inapplicable, had been specifically exempt therefrom.

Section 4. Effective Date

This Local Law shall take effect immediately upon filing with the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.