



VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING
243 MAIN STREET, JOHNSON CITY, NY 13790

www.villageofjc.com

Village Board

Gregory Deemie, Mayor

Bruce King, Deputy Mayor

Richard Balles, Trustee Martin Meaney, Trustee John Walker, Trustee

Minutes of a Work Session of the Johnson City Village Board held at 5:30pm on Tuesday, December 19, 2017 in the Municipal Building, 243 Main Street, Johnson City

Present: Gregory Deemie, Mayor
 Bruce King, Deputy Mayor
 Richard Balles, Trustee
 Martin Meaney, Trustee
 John Walker, Trustee

Absent: None

Also Present: Cheryl Sacco, Legal Counsel
 Cindy Kennerup, Clerk/Treasurer
 Trustee Elect Clark Giblin
 Dai Korba

Mayor Deemie called the meeting to order at 5:30pm, led the Pledge of Allegiance and noted the fire exits.

The Mayor has a copy of the iDistrict book and guidelines from Bergman. A copy will be left in the Trustees room.

Dai Korba speaks regarding the special meeting December 18, 2017 and our game plan going forward.

- Dai submitted Phase 1 of the Restore New York project with regard to 19 Avenue B
- She is going to submit Phase 2 as if we are going to get the Restore Money.
- Thinking of submitting for the rail trail mentioned.
 - o According to Terry Kane, BU is highly in support of and would potentially like to help get control of that space from Norfolk Southern Rail.
 - o Jason Garnar expressed the same support for rail trail project.
 - o Dai will be working with Bob Bennett. Bob will be setting up a meeting with the engineers that worked on the Vestal rail trail to get an accurate cost estimate to

make that happen. That would go under Part 3 of the streetscape improvement plan.

- That part of the Norfolk Southern Rail is active, but trains have not run on it for 15-20 years. People frequently walk that part of the rail because it is secluded and used for drugs and other unsafe criminal activities. There was a lady who filed a lawsuit for falling, and there was a question of who is in charge of that portion. The railroad ties are completely rotted out and covered in rust, no significant sign that anyone has run across it anytime recently. Most of that trail would fall within the iDistrict. We may seek additional funding from the County from the occupancy tax. We need to apply for them.

Trustee Meaney questions how are we planning to fund and how much are we planning on submitting for funding. We don't have anything in the budget.

- Dai responds that she needs to get the figures and we would not have anything in this budget, it would be in the next budget. Typically they let you count administrative costs as your match. No match is required, but the skin we are putting into the game are administrative costs (Dai, Bob Bennett, Cheryl Sacco). We are working on up to 15% of the cost can fall under the administrative line.
- If we are trying to improve the public spaces, we may need to shift items in the budget.

Trustee Meaney would rather see us concentrate more on the BU facility.

Dai states the rail trail would create a more connected community

- Increase the property value of every property that touches that rail trail
- Properties will increase by \$7,500 for every 50 feet that is closer to the trail.
- It is used in other municipalities as an economic development tool.
- It will help in cutting crime, cutting police costs and increasing the value of those properties.
- The trail has measurable economic impacts.
- This one connects our downtown to a riverside park that has been forgotten. We own a lovely stretch of riverside. It has been mentioned in County plans repeatedly, that we should improve and it is one of the five scenic spots in the Local Waterfront Revitalization Plans. Spot in Boland Park that you have to cut through brush to get through, but one of the suggested spots that would make it a more livable community.

Trustee Walker is concerned about the perception of the tax payer, when we can't afford to pave their street and we are throwing money at the rail trail.

Dai speaks about the façade improvement program for the mixed use buildings that are in the iDistricts.

- Main Street, immediately off Main Street and mini commercial district at Baldwin and Grand.
- We are looking at façade program that the building owners would be obligated to pay a percentage. There would have to be owner investment.
- If this funding comes in for the façade improvements on those buildings and the building owners ask for interior improvements through Main St, Homes and Community renewal

will consider that an preexisting investment in that building, they will then support and its showing that there is already that little bit added in.

- It is hard to ask for a completely funded project through any organization.

Trustee Meaney states a lot of business owners on Main Street were at the meeting last night. Can't they apply on their own?

Dai does not feel as if on their own they would be successful.

- Municipal facilities are not included in the things we can ask for.
- In this call for proposals, they make it clear that they are looking for projects that combine public private and non-profit entities.
- It is a stronger ask for us to ask with all the businesses, it would show solidarity amongst businesses, support for general iDistrict improvement on the part of multiple businesses and general support from the Village. That collaboration and partnering is always going to be awarded higher points on the scoring system.

Trustee Meaney states we don't know what the scoring system consists of.

Dai responds there is a basic scoring breakdown in the Southern Tier Regional Economic Development strategies for the southern tier which is online and they publish a self-report and the state provides for them how they score projects.

- Project feasibility, estimated costs, community support.
- You need a documented interest in the program before you even apply. Letters from property owners. We have several interested business owners.

Trustee Walker questions if we could incorporate in the gateway, the reconstruction of the arch?

- Mayor Deemie responds the arch could become part of a streetscape plan since it is at the Village line.
- Dai states it would be better if it was included other things. The arch does not mean anything to them as much as she would like it to.

Dai continues to speak regarding the projects.

Not just making this a less expensive place for the folks that are here, but we are talking about attracting people to live in our many empty spaces which currently are about half empty. We are not running at the population size we were built for. We have a great opportunity to attract young professionals, new business people, individuals who are going to spend money and improve their houses.

Trustee Meaney says we have to have something here for them to walk to.

- Dai responds that Bergman did have something in their project plan. They connect it to the gateway at the corner of Lester where you would come out at our public park, our public library, one of our larger religious entities and enter our downtown in a way that would be visually appealing to everybody. They focus on improving that section because that is, according to the Department of Transportation, where the greatest number of people are coming into our Village. They are coming through where the traffic circle hits Floral and off 201 to Main Street.

Trustee Balles asks if Dai has had meetings with business developers. Why don't you sit down and have a meeting with all the business owners. They should be telling us what they want to do. You can paint a nice façade on these buildings, but they are still going to sit vacant.

- Dai responds, not for this one, but for the Main Street grant. Bergman has reached out to all the business owners have sat down with them. All the sales prices have quadrupled in the last year because of the university coming in. 257 is asking \$847,000 for that building. The Knights of Columbus are asking for \$450,000.
- Mayor Deemie states that the trail is what young people are looking for, the facades. I have been told by numerous people that if you want money you need to go streetscape; facades.

The Mayor discusses infrastructure.

- There are plans being looked at to work on infrastructure too. We need to talk to Senator Akshar, get ideas to him and possibly he can find money for us for infrastructure too.
- We do need to work on our infrastructure and are bound by law to do that by the EPA DEC and there are things we have to do outside of that to improve the community and vibrant look that desire to people to come here and want to come here. Go look at Facebook and things people are posting about the Village. How terrible it is. The people in the Village aren't the only people that see that. Developers see that and don't want to go here because people hate their Village. We have to change their mindset, the whole concept. Hopefully we can give people a different opinion. We need to find a balance for both of these things.

Trustee Balles points out, if you look on page 34-35 streetscape enhancements how eventually Main Street should look.

Mayor Deemie explains we have to take small steps for the bigger picture in the end. It will take years for this to come to fruition. Now is the time to start because we have the pharmacy school coming in and a few years down the road we have the nursing school coming in and the research facility.

Trustee Walker states the lady from Bergman said this is your time; all eyes are on Johnson City right now. We have the opportunity to get the most of the money.

- Mayor responds that is why the BOA study started here. That's why the County picked Johnson City to start because of the university and we have a lot of things going on because of the school. Everybody is looking at you, everybody is coming at you. We are going to get busy. We have a chance for the whole community to create our own destiny to rebuild Johnson City. This is an opportunity that hasn't happened in a long time and we have the power to do that. We have to become creative with the way we do things and there is ways to leverage money with these grants.
- Dai is going to submit 19 Avenue B project and the next stages of design. I think it will be an easy sell once the initial remediation is done. The intersection of Corliss and Willow is being worked on. We are in the final stages of getting the SAM grant through Donna Lupardo to rehab that park which is an extensive amount of money for .3 acres. Also a housing project with First Ward Action Council and he suggested an opportunity for purchasing North Broad and Broad and used federal funding for housing and if we

would be willing to ask for some iDistrict housing money and partner with him to clean up and rehab these buildings and in some instances getting better tenants or working with the tenants. Combine some of the \$20 million with some of the funding he is getting.

Mayor Deemie states we could use that to leverage against other monies. Dai affirms that counts as input into the iDistrict that we are already invested in. We have a lot of support from Donna Lupardo, a lot of support from BU and a lot of support from the Senator with what we are doing.

Trustee King - we need to come up with funding for new DPW garage, Main & Lester and Corliss & Willow are two key intersections. Can we have a plan together to submit as an additional project?

- Mayor Deemie responds, it will be submitted as the same streetscape, the entryways and the arch. Dai has heard from BU that what they are looking for is an easy and continuous connection between all of these spaces. The iDistrict connectivity is important. He is concerned by Lester and Main because it involves the State.

Trustee Meaney - we should put all our efforts into downtown, growing from in to out. He does not like the idea of the rail trail. It is costly and at some point we will be able to do it and sustain it.

- Dai explained that the rail trail is one of the cheapest programs she has looked at and the County Legislature said they would give County money for it.

Mayor Deemie explains that we are not limited in the number of projects. They are going to rate all the projects and decide what they will give money for. Helping the people who live here now will help in the future.

Demolition of 219 is not going to happen until the summer. We already have the money to take it down.

Dai discusses parking improvements

- Part of streetscape we were looking to price out replacing our current parking system in the heaviest metered areas with the kiosks. According to the parking study that Bergman completed last Spring/Fall we are never full. There is always empty parking. Max out has been at the most 70% and the hospital maxed out at 85% so there was still 15% available.
- If the hospital needs a new parking garage we should not fund it.

Trustee Balles questions Isabelle for parking? Can we do a two story parking garage? Obviously the state would supplement with 50/50 or 80/20 split? He is hearing people don't know where to park.

- Dai responds, to build \$30,000 per parking space. Mayor just heard it was \$42,000 per parking space.

Who was couple asking a lot of question at the Special Meeting?

Emily Jablonosky (mosaic artist) and Dan Livingston. They live on Margaret Street right across the line.

John and Michele Moelder (Healthbeat and Grapevine) were asking about façade money.

BOA – Hanks is part of the Brownfield opportunity area. Design guidelines are for the BOA.

BOA and the iDistrict are two different things.

Police Chief arrives.

Resolution 2017-218 – Hiring Charles Fish as a part-time position to help Joe as cleaner/maintenance.

Chief explains Joe desperately needs help. We started using the welfare program. Joe is friends with someone who works with the program at DSS. We have had several people to help him out; help has ranged from mediocre to poor.

- Charlie has been a great worker, great attitude, comes to work on time, works hard, self-motivated. If he is done with a task and Joe isn't there, he finds something else to do. He is mechanically inclined; he stripped a carburetor off a small engine on a snow blower, tore it off and put it back together. He is a big help to Joe. We are going to lose him if we don't hire him because they move them around.
- DSS is trying to get him job placement in a local nursing home and we would go back to ground zero of having Joe train someone else.
- They have a program that if you get welfare workers and you want to hire them and get them off the welfare rolls, as an incentive, they will let you do a trial period/job training period where they will reimburse the Village on a monthly basis.
- I was able to work with them and we agreed to a 28 week job training and evaluation period where they will pay him. Part-time – 19.5 hours and they will foot the bill for 28 weeks which get us through next year's budget. Not sure if it's DSS or another agency DSS works with.
- Charlie is excited to take the job.
- He does not have IT experience.

Mayor states that he works hard and Cindy says he remembers where things are and he is very friendly, trustworthy, and gets the job done. He has done plaster work too.

- Resolution commits us to having him for the next 28 weeks which we will not have to pay for.

Trustee King asks where will we be at the end of the 28 week period? Is he going to stay here? And we will make a decision whether to continue his employment part-time or full-time?

Mayor states that we do not know if he will want to be here longer than the 28 weeks.

Mayor discusses the Agenda and Resolutions

Resolution 2017-215

- Bob Transue passed the civil service exam, so he is in the court permanently with no change in salary. He has been there since Judge Thomas has been here.

Resolution 2017-217

- The same group that did the murals at Floral Park. They want to do more activities at Floral Park including painting plywood panels to put up in the park.

Resolution 2017-220

- Why do the bills go directly from DPW to the school. Is there an accounting upstairs at DPW? How does the school not have any proof of the Cargill bill?

Resolution 2017-221

- Trustee Balles said the Local Law should be 208-3.1 Junked Vehicles not property maintenance or Junked Vehicles under Property Maintenance.
- Attorney Sacco states that we are amending chapter 208 of the Property Maintenance.

Resolution 2017-224

- Trustee King explains there were multiple transfers for the Binghamton-Johnson City Joint Sewage Board so they combined some of them. They were typical transfers. There is more money coming in to go against our debt.

Chief Dodge discusses tire invoice for police vehicles

When he doesn't sell you the tires, he puts used tires. They are brand new tires. He does them cheaper. Not typical to buy 50 tires at once, but a lot of vehicles needed new tires.

Trustee Meaney questions when there are ribbon cutting ceremonies, shouldn't the company's buy their own ribbon? Why would it say Village of Johnson City on it?

- The Mayor explains they are in the Village; we bring the scissors and ribbon. The Chamber's says Chamber on it, the Town of Union's says Town of Union on it. We've had this roll of ribbon for years and it finally ran out. The new one will last a long time.

EXECUTIVE SESSION #1

A motion to enter executive session at 6:53pm to discuss Clerk Treasurer's contract made by Trustee Meaney and seconded by Trustee King. The motion carried with all those present voting in the affirmative.

A motion to exit the executive session at 7:14pm was made by Trustee Walker and seconded by Trustee Meaney. The motion carried with all those present voting in the affirmative.

The Mayor discusses the fire truck.

- The truck was supposed to be here before Christmas, but now it is not. They are replacing the bushing while the truck is there. Chief Jacyna said they are going to strip the other truck of everything and there won't be anything left on it.
- Trustee King states he wanted all the documentation and it should be like new.

Attorney Sacco discusses attorney's fees and status on the Clark matter.

- The Village outside counsel is talking to the city's inside counsel hoping to unify interests because the City had separated them. Unification will help. The Board needs to make a decision whether to make a motion to try to get insurance defense counsel to be paid by the insurance company. Status Quo.

Trustee Walker asks for update on meeting with UHS

- Mayor Deemie sent a note back to Mr. Carrigg, but because of the holidays we were going to meet after the 1st of the year.

ADJOURNMENT

Mayor adjourned the meeting at 7:28pm.



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.