



Johnstown Common Council
Business Meeting - Council Chambers, City Hall
Monday, April 20, 2026 @ 6:00 p.m.

REPORTS FROM CITY LIAISONS

- Gloversville Johnstown Joint Sewer Board
- Planning Board
- Assessor

**GLOVERSVILLE-JOHNSTOWN JOINT SEWER BOARD
MEETING MINUTES**

April 8, 2026

The Gloversville-Johnstown Joint Sewer Board held a meeting in the Boardroom of the Gloversville-Johnstown Joint Wastewater Treatment Facility on Wednesday, April 8, 2026. The meeting was called to order at 6:03 P.M.

ROLL CALL

Bobbi Trudel	Chair
Michael W. Stover	Secretary
John Rizzo	Member
Christopher Vose	Member
Robert Yaggle	Chief Operator
Mark Levendusky	Laboratory Director
Ian Colvin Marincic	WWTP Engineering Technician
Adrienne Slade	Account Clerk/Typist
Hilary Ruzycky	Consultant

ABSENT

Eric Parker	Vice Chair
Deanna Hitchcock	Member

MARCH 11, 2026 REGULAR MEETING MINUTES

The Board approved the March 11, 2026 regular meeting minutes on a motion made by Mr. Vose, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed.

MARCH 30, 2026 EMERGENCY MEETING MINUTES

The Board approved the March 30, 2026 emergency meeting minutes on a motion made by Mr. Rizzo, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed.

CORRESPONDENCE

Correspondence was noted.

PLANT OPERATIONS

Major High Yard Failure

Chief Operator Yaggle reported the facility's High Yard experienced a major failure on 3/16/26. An internal electrical failure occurred in one of the National Grid metering Potential Transformers (PTs) causing two of the 69kV fusible links to blow and deenergize the entire facility. Staff was able to Black Start Cogen #1 on Natural Gas and restart Cogen #3 on Biogas. Cogen #1 was then shutdown, Cogen #1 and Cogen #2 were switched back to Biogas, and Cogen #2 was started to repower the facility from the Cogen units, with the exception of the Aeration Blowers. The procedure to Black Start the Cogens was a first time attempt by staff to enable recovery from a blackout without relying on external power.

On 3/16/26, notification of the event was immediately sent to National Grid and High Voltage Electric Service (HVES) was dispatched to the facility to commence the repair process. On 3/17/26, National Grid arrived on site with two new PTs, HVES installed the new PTs and new fusible links, and following National Grid testing the utility power was restored to the facility.

On 3/17/26, Manager Brand notified Gallagher Insurance of the High Yard failure event. Gallagher Ins. confirmed that after the \$2,500 deductible is met, all associated costs will be covered by the Equipment and Machinery Policy, including reimbursement for the expense of EDG diesel fuel.

Report of Noncompliance Event

Chief Operator Yaggle reported the operating staff failed to collect samples for Cayadutta Creek pH and temperature during their efforts to restore facility power following the High Yard failure on 3/16/26. The time period to collect the creek samples and meet reporting requirements had lapsed once staff realized the samples were not taken. NYSDEC was notified of the failure to sample, and a Report of Noncompliance Event was filed on 3/17/26. No further action is required.

NYSDEC Annual Comprehensive SPDES Compliance Inspection

Chief Operator Yaggle reported NYSDEC conducted an announced comprehensive State Pollutant Discharge Elimination System (SPDES) compliance inspection on March 12, 2026. Manager Brand accompanied DEC inspectors throughout the inspection. Per DEC Inspection Report dated March 23, 2026, the wastewater treatment facility components appear to be well managed and functioning properly; therefore, the facility was assigned an overall rating of Satisfactory.

Leachate Flows from the Fulton County Landfill

Chief Operator Yaggle reported due to extreme wet weather combined with melting snow, the facility has implemented Contact Stabilization procedures, which extremely limits ammonia removal capability. To ensure SPDES compliance, the facility limited the volumes of leachate the landfill may send. Until the flows subside wet weather tanks are being utilized, ammonia levels monitored, and staff is staying in communication with the landfill.

Whey Tank Cleaning

Chief Operator Yaggle reported Precision Industrial Maintenance is scheduled to clean the whey tanks starting on 4/27/26 through 5/1/26. Euphrates and FAGE have both been notified of scheduled limited whey processing capacity during the cleaning process; Euphrates limited to 20,000 gallons per day, and FAGE limited to 90,000 gallons per day.

INDUSTRIAL COMPLIANCE

Sewer Bill Protest: 32 North Street, Gloversville

Engineer Technician Marincic reviewed a request for sewer bill adjustment for excess water usage for property located at 32 North Street in Gloversville. On a motion made by Mr. Vose, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board denied a sewer bill adjustment due to the request was submitted past the thirty day deadline.

Sewer Bill Protest: 96 Prospect Avenue, Gloversville

Engineer Technician Marincic reviewed a request for sewer bill adjustment for excess water usage for property located at 96 Prospect Avenue in Gloversville. Engineer Technician Marincic conducted an inspection of the premises. On a motion made by Mr. Vose, seconded by Mr. Rizzo, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board approved a credit of \$430.25 since the water did not enter the sewer system to be treated.

Notice of Violation

Lab Director Levendusky reported a Notice of Violation dated 3/30/26 was issued to Adirondack Septic Tank, Inc. for unauthorized discharge contents of strength and origin unknown to GJJWTF, to an unauthorized location. Any future deliberate noncompliance by Adirondack Septic could result in termination of privilege to dispose of any waste at the GJJWTF.

Consent Order – Adirondac Leather

Lab Director Levendusky reported the Johnstown City Attorney has reviewed the Order On Consent for non-permitted industrial discharge by Adirondac Leather on 3/9/26, as reported at the March Joint Sewer Board meeting. The City of Johnstown will prepare a Resolution for approval at their Common Council Meeting on 4/20/26.

PERSONNEL

New Hire for Administrative Aide Position

Chief Operator Yaggle reported that Nicole Benton has accepted and signed an employment offer letter for the vacant Administrative Aide position, with a start date of 4/20/26.

Candidate Search for WWTP Operator Trainees

Chief Operator Yaggle reported the facility currently has two open positions for WWTP Operator Trainee. The job notices were posted inhouse and advertised in local publication. Yaggle is receiving applications from candidates and expects appointments by the upcoming May Board meeting.

ATTACHMENTS

Amended Resolution No. 2026-06

Resolution No. 2026-06, approved at the 3/11/26 Joint Sewer Board meeting, was amended to include the transfer of \$400,000 from the Rate Stabilization Fund to be transferred to the General Fund for rate stabilization. On a motion made Mr. Stover, seconded by Mr. Vose, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board approved amended Resolution No. 2026-06. *Transfer from the 2025 Fund Balance to the Capital and Equipment Reserve Fund & to the Rate Stabilization Reserve Fund, and transfer from the Rate Stabilization Reserve Fund to the General Fund for rate stabilization.*

Wastewater Programs Report, Annual Trends/Comparison Report, and 2026 O&M Expenditure Reports were reviewed per Attachments No. 2, 3, & 4.

Approve Abstract #4

O&M purchase orders and disbursement sheets totaling \$343,913.33 were approved for payment on a motion made by Mr. Vose, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed.

Amended Abstract #3

Principal Account Clerk Slade reported Abstract #3 approved at the 3/11/26 Joint Sewer Board meeting contained an omitted dollar amount of \$608.70 for an employee's Medicare reimbursement. On a motion made by Mr. Vose, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board authorized to amend Abstract #3 to included \$608.70 for an omitted employee Medicare reimbursement.

OLD BUSINESS

Public Hearing Date

Chair Trudel reminded the Board that proposed Sewer Rates will be presented at a Public Hearing on Wednesday, April 22, 2026 at Johnstown City Hall Council Chambers at 6:00 P.M. If adopted, the rates will become effective on May 1, 2026.

Whey Capacity Upgrade Project Update

Chief Operator Yaggle reported a meeting was held with Arcadis on 3/18/26 to review potential configurations and locations for a Digester to support the potential whey capacity upgrade. Three locations were proposed for a Digester, including a stand alone unit and two areas within the existing infrastructure. Staff continues to provide Arcadis with requested data and samples.

EFC Engineering Planning Grant (EPG) - Biosolid Handling Assessment RFP 2026-01

Chief Operator Yaggle reported four (4) Requests For Proposal (RFP) were received for development of the GJJWTF Biosolid Handling Assessment Study. A Bid Tabulation listing all RFP submittals was provided to Board members for review. The lowest bid was submitted by Engineering Firm Arcadis of New York, Inc. at the cost proposal of \$60,000, was also found to be the most qualified firm to conduct this project. On a motion made by Mr. Vose, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board authorized to issue a Notice of Award for RFP 2026-01 to Arcadis

of New York, Inc. at the total cost of \$60,000 for development of the GJJWTF Biosolid Handling Assessment Study in accordance with the awarded EPG.

Fulton County Sewer District #5 (Mayfield)

Laboratory Director Levendusky reported Fulton County Sewer District #5 started service and began accepting flow from the Mayfield Sewer District on Monday, 3/23/26. GJJWTF had anticipated a flow volume of 80,000 – 100,00 gallons per day, but the billing meter is only reading approximately 16,000 gallons per day. Fulton County confirmed the meter is not correct and the backup meter at the pump station is also not functioning. Lab Director Levendusky and Chief Operator Yaggle visited the Mayfield site to inspect the meters. Notification was sent to the County that billing will be calculated using historical volumes until the Flow Meter is validated, which must occur as soon as possible.

NEW BUSINESS

Cyber Security Regulations

Chief Operator Yaggle reported NYSDEC adopted cybersecurity regulations 6 NYCRR Part 616, 650 & 750 application to wastewater POTWs. The first requirement becomes effective on 3/26/26 to report all cybersecurity incidents to DEC within 24 hours of becoming aware of the incident. EPA will be conducting a facility cyber assessment on 6/10/26 remotely, will require support from StoredTech. Staff is evaluating moving up the implementation plan associated with quoted upgrades to the SCADA fiber network and segregated Wi-Fi network, under Graybar Omnia Partners Contract quoted amount of \$75,010.98.

UV Disinfection System Operation

Chief Operator Yaggle reported all UV Disinfection System preparation has begun, including having on hand the required spares and support supplies through Trojan Technologies. Once the system has been reassembled, the system will be placed in service the week of 4/27/26 for testing. The system will be put online on May 1st for the UV Disinfection season.

MEETING ADJOURNED

There being no further business, the meeting was adjourned at 6:57 P.M. until April 22, 2026 at 6 P.M. on a motion made by Mr. Vose, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed.

The next regular meeting will be held on **Wednesday, May 13, 2026 at 6:00 P.M.**

Respectfully submitted,

Michael W. Stover, Secretary
Gloversville-Johnstown Joint Sewer Board



City of Johnstown

Meeting: Planning Board
 Date: Tuesday, April 7, 2026
 Time: 4:00 p.m.
 Location: Conference Room, City Hall
 Presiding Officer: Peter Smith, Chairman

Meetings are broadcast using Facebook Live. The public is able to view the meeting from the official City of Johnstown Facebook page: [City of Johnstown, New York](#)

The proceedings of meetings are taped for the benefit of the City Clerk; the minutes are not a verbatim record of the proceedings; therefore, the minutes are not a word-for-word transcript.

Planning Board Meeting Minutes

- **CALL MEETING TO ORDER**
- **MEMBERS IN ATTENDANCE**

		PRESENT	ABSENT / EXCUSED	LATE
Peter Smith	Board Member, Chairman	X		
Chandra Cotter	Board Member	X		
Terri Easterly	Board Member	X		
Betsy Camarra	Board Member	X		
Roberta Thomas	Board Member		Excused	
Michael M. Albanese	City Attorney	X		4:04pm
Christopher J. Vose	City Engineer	X		
Scott DeNinno	Code Enforcement	X		
Carrie M. Allen	City Clerk	X		
Cody Logan	Deputy City Clerk	X		
Scott Jeffers	Council Liaison		Excused	

- **APPROVE MINUTES**

March 3, 2026

Motion:	Board Member	Camarra	Ayes:	4	Absent:	1 (Thomas)
Seconded:	Board Member	Easterly	Noes:	0	Abstain:	0

- **PUBLIC HEARING**

1. Curtain Call Café, LLC	Opened: 4:01 pm / Closed: 4:01 pm
– No one present, no comments received	

2. Breakthrough Equity Group, LLC	Opened: 4:02 pm / Closed: 4:03 pm
– No one present, no comments received	

- **SITE PLAN APPROVAL**

1. Curtain Call Café, LLC					
Motion:	Board Member Camarra	Ayes:	4	Absent:	1 (Thomas)
Seconded:	Board Member Easterly	Noes:	0	Abstain:	0

Discussion: Advised applicant that the Planning Board's approval of a site plan shall expire one year after the date the Planning Board's decision, if no significant work is complete applicant may have to come back for an extension.

2. Breakthrough Equity Group, LLC					
Motion:	Board Member Camarra	Ayes:	4	Absent:	1 (Thomas)
Seconded:	Board Member Cotter	Noes:	0	Abstain:	0

Discussion: Fulton County Planning Board offered no recommendations

Advised applicant that the Planning Board's approval of a site plan shall expire one year after the date the Planning Board's decision, if no significant work is complete applicant may have to come back for an extension.

- **OLD BUSINESS**

1. [FAGE USA Dairy Industrial, Inc.](#)

Department of Transportation Correspondence - The Board discussed a late submission received from the New York State Department of Transportation after the site plan had already been approved. The submission appeared to relate to traffic considerations. As it was not timely, no action by the Board was required.

The Board requested that the information be forwarded to the applicant for awareness and any necessary follow-up with NYSDOT. Clerk will forward correspondence.

- **SITE PLAN REVIEW**

1. [Cayadutta Street – Party Venue](#)

The applicant presented a proposal to operate a small banquet hall (“Great Banquet Hall”) for private events.

- No structural changes proposed
- Capacity estimated at 50–100 persons
- No on-site food preparation (catered events only)

Discussion: Code Enforcement advised that the property and project adjacent to the proposed venue has:

- Multiple outstanding violations
- An expired Planning Board approval
- No valid permits currently issued

Recommendation from Code Enforcement and Engineer is to Table the application until compliance is achieved.

Action Taken: Motion was made to table the application pending compliance and reapplication. Applicant may return at a future meeting.

Motion:	Board Member	Easterly	Ayes:	4	Absent:	1 (Thomas)
Seconded:	Board Member	Cotter	Noes:	0	Abstain:	0

2. [2 Mason Street - Fence](#)

The applicant recently acquired 237 N. Perry Street to combine with 2 Mason Street into a single residential parcel. Due to the resulting corner lot configuration, both Mason Street and North Perry Street are classified as front yard areas under the zoning code. The applicant is requesting to allow a six (6) foot fence along the North Perry Street frontage and the rear property line, and along Mason Street.

The North Perry Street frontage would function more as a secondary street exposure, and allowing a six (6) foot fence in this location would significantly improve the usability of the yard. Code Enforcement recommends allowing the fencing on the rear and side of property on N. Perry Street, and allowing a 4 ft. fence of what would become the property frontage on Mason Street. Codes has no problem issuing permits for installation of a fence but noted the following Variances would be required:

- Height variance required
- Corner visibility variance required; should not be an issue as Mason Street is one-way w/ entrance from N. Perry Street only.
- Setback variance required

Procedure Clarified:

- Planning Board cannot issue a Variance and must deny the application
- Applicant must then apply to the Zoning Board of Appeals (ZBA) for variances

Action Taken: Planning Board has no issue with a Variance being issued but must deny application and refer matter to the Zoning Board of Appeals for approval and final determination.

Motion:	Board Member	Cotter	Ayes:	4	Absent:	1 (Thomas)
Seconded:	Board Member	Easterly	Noes:	0	Abstain:	0

3. 314 W. Main Street - Apartments

Applicant presented proposal to convert a former commercial business back to residential. Currently 1 business and 2 rentals units, now will have 3 units in building.

Summary:

- Interior renovations only (no exterior structural changes)
- Addition of egress window
- Adequate parking available
- Zoned appropriately for multi-family use


Action:

- Public hearing required
- Referral to County Planning Board due to location on state highway.

• **ADJOURN**

<i>Time:</i> 4:36 pm				
Motion:	Board Member	Easterly	Ayes: 4	Absent: 1 (Thomas)
Seconded:	Board Member	Camarra	Noes: 0	Abstain: 0

Respectfully Submitted,



Carrie M. Allen, City Clerk



City of Johnstown

Assessor's Office

Tina K. Dimitriadis

33-41 East Main Street

Johnstown, New York 12095

Phone: (518) 736-4015 • Fax: (518) 762-4939

assessor@cityofjohnstown.ny.gov

ASSESSOR REPORT

April 20, 2026

- The Assessor has completed work on the 2026 Tentative Roll.
 - The County will process and print the 2026 Tentative Roll, and it will be filed in the Clerk's Office on or before May 1, 2026. The Roll is available for inspection during regular business hours.
 - The Tentative Roll will also be available on the City of Johnstown and Fulton County websites.
 - Notice when the Assessor's Office will be in attendance with the Assessment Roll will be on the City website, at the Assessor's office or by calling 518-736-4015.
 - Grievance day is May 26th from 4-8pm in the 2nd floor Courtroom at City Hall.
-