Johnstown Common Council

Business Meeting - Council Chambers, City Hall
Monday, October 19, 2026 @ 6:00 p.m.

REPORTS FROM CITY LIAISONS

☑ Gloversville Johnstown Joint Sewer Board

☑ Planning Board

☑ Assessor

☐ Tourism

GLOVERSVILLE-JOHNSTOWN JOINT SEWER BOARD
MEETING MINUTES
September 9, 2026

The Gloversville-Johnstown Joint Sewer Board held a meeting in the Boardroom of the Gloversville-Johnstown Joint Wastewater Treatment Facility (GJJWTF) on Wednesday, September 9, 2026. The meeting was called to order at 6:02 P.M.

DRAFT

ROLL CALL

Bobbi Trudel	Chair
Eric Parker	Vice Chair
Michael W. Stover	Secretary
Deanna Hitchcock	Member – Arrived at 6:05 P.M.
Christopher Vose	Member - Arrived at 6:06 P.M.
John Rizzo	Member
Harry Brand	Manager-Wastewater Programs
Mark Levendusky	Laboratory Director
Ian Colvin Marincic	WWTP Engineering Technician
Nicole Benton	Administrative Aide
Adrienne Slade	Principal Account Clerk

AUGUST 12, 2026 REGULAR MEETING MINUTES

The Board approved the August 12, 2026 regular meeting minutes on a motion made by Mr. Parker, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed.

CORRESPONDENCE

The following correspondence was discussed: No. 5, 8, 13, & 18.

PLANT OPERATIONS

WET Testing

Manager Brand reported that the August Whole Effluent Toxicity (WET) test failed. Staff continue to document their efforts to identify the cause of the toxicity and determine what could be done before the next test. As part of these efforts, staff secured all flow and completed cleaning of both the effluent channel and the UV channel. Operator Bruce Gardner researched potential factors that could contribute to toxicity and identified algae accumulation as a possible contributing factor. While algae may not be the direct cause of the toxicity, its buildup can potentially enhance or exacerbate existing toxicity and act as a source of additional stress. Based on this information, it was determined that cleaning the channels was an appropriate proactive measure to determine whether reducing algae accumulation has any impact on future WET testing results. The next WET test is scheduled for Sunday, September 13, with samples scheduled to be sent out on Monday, Wednesday, and Friday. This will be the second to last required WET test for the year, with the understanding that there will be more testing next year. Staff will incorporate the information and documentation gathered throughout this process into the facility's ongoing plan for addressing the issue. It is noted that the current documentation demonstrates that the staff is taking proactive steps to investigate and address the situation. It was also noted that August has consistently been the most challenging month for toxicity results over the past two years.

Whey Vault Leak

Manager Brand reported that a whey leak in the whey vault on the south side of the facility was identified during operator rounds at approximately 5:00 p.m. The Whey Vault is equipped with a sump-pump, that normally pumps out any accumulated rainwater in the vault. Operators observed whey coming from the sump-pump discharge line. Operators immediately diverted the sump-pump discharge to the aeration tank, while staff made preparations to enter the vault to identify the source of the leak and determine the required repair.

Manager Brand reported that the source of the leak was identified as a 3/16-inch hole in the side of the valve. The issue was related to a previous valve failure that had occurred several years ago, when the valve bonnet failed and began leaking into the vault. At that time, the decision was made to remove the valve bonnet and ball and a steel metal plate was installed in place of the valve bonnet, without any plan for a permanent repair. Over time, corrosion of the carbon steel valve body, which was exposed when the bonnet was removed resulted in the leak that was identified. A temporary soft patch was installed and secured with a ratchet strap to control the whey leakage until a permanent repair could be completed. The final repair included removing both valves and the mag meter and replacing them with a CPVC spool piece. The incident had minimal impact on Euphrates and FAGE, as both were able to lock out their respective discharge valves, securing their Whey discharges coming off the holiday weekend. Staff were able to manage the situation and complete the necessary repairs in a manner with minimal impact on the facility and its users.

Sulfur Treat

Manager Brand reported that there are H_2S breakthrough levels approaching 60 ppm, indicating that the media was nearing the point where it would need to be changed. The media had been installed in September 2025, and the current H_2S levels remained below the limit required for the facility's engines. The current plan is to source a crane from Miller to assist with the media change-out, which is planned for the second week of October. Precision had also been sourced to remove the spent media. 24 hours prior to this, the vessels will be filled with water for a safer removal.

Paving Repairs

Manager Brand reported that the Department of Public Works (DPW) was at the facility during the first week of September to walk through the site and assess damage to the facility roads. On September 9, 2026, DPW was on site to complete pavement repairs. For areas identified as requiring more extensive repairs, it was recommended that a small paver be utilized to address areas that cannot be adequately repaired through patching. Manager Brand reported that he has been in communication with Dan's Excavation to inquire about the cost of utilizing a paver. Manager Brand further reported that significant erosion has been identified along the roadway on the hill leading up to the sludge building. There is investigating the possibility of installing a false apron to capture and redirect water to mitigate any water from traveling beneath the roadway in an effort to prevent further erosion.

Cogen #1: Trip and failure to restart

Manager Brand reported that Cogen 1 experienced a trip, and when a restart was attempted, the engine failed to start. CAT reported to site to assist in troubleshooting the shutdown and failure to start. Investigation identified the presence of an alarm, indicating under voltage, which was found to be a result of the voltage sensing wire that had broken at the lug, resulting in the inability to sense the one phase voltage and tripping the unit offline. This would not affect the ability of the engine to start. The wire was repaired. CAT connected up to the engine to read the background codes to identify the cause of the inability to start, no fault codes or errors were identified. CAT initiated an ignition system reset, after which the engine was restarted and returned to operation. The software used by CAT to access and review the engine fault codes is Woodward software, and CAT is going to investigate how we can acquire this software to read the errors and codes without requiring CAT to be on site.

Cogen #2: Head Failure

Manager Brand reported that Cogen 2 experienced a cylinder head failure resulting from a burned valve. The failure prevented the unit from restarting; the damaged valve prevented sufficient compression being developed to support operation. Staff were able to source a replacement cylinder head from CAT, which was installed by facility maintenance staff. Following completion of the repair, Cogen 2 was returned to service.

Cogen #3: Instability Operation and Reverse Powering

Manager Brand reported that Cogen 3 had been experiencing significant fluctuations in operation and would shut down after approximately one and a half days of continuous operation. The unit would begin

to experience instability prior to shutting down. While CAT was onsite following Cogen 1 tripping offline, CAT personnel reviewed Cogen 3 to assist in identifying the cause of the instability. A complete review of the unit failed to identify any abnormal indications. Cogen 3 had been running for approximately two days and remained stable at the time of the report. There have been discussions regarding the installation of our spare Tech Jet, to rule out any spurious issues being generated by the Tech Jet, as CAT is unable to definitively identify the cause of the previous instability.

BUDGET/PURCHASE/AUDIT

Final BST Audit
Manager Brand reported that the final BST audit has been received and has listed no material findings. Hard copies of the report will be provided to the board at the next board meeting.

PPA with National Grid
Manager Brand reported that the current PPA is scheduled to expire in April of 2027; after review of the applicable tariffs and available options by which to sell our excess production to National Grid, there appear to be limited options at this time. An alternative arrangement would require hiring an ESCO offered and schedule the facility's excess output, which is normally only a hundred kWH. Based on the current circumstances, there would be limited benefits to pursuing another PPA at this time. Manager Brand requested that the existing PPA be extended. The board requested before extending the current PPA, we investigate if GJJWTF could realize any potential increase of energy sold based on Green Energy Pricing, which is currently not a potential under the current PPA. The decision was made to table this topic while additional research is conducted to determine what benefits may be available and to allow for further negotiation of the agreement and rates.

Facility Natural Gas Commodity Supply Agreement – Empire Natural gas Corporation
Manager Brand reported on the Facility Natural Gas Commodity Supply Agreement with Empire Natural Gas Corporation. The agreement provides for the purchase of natural gas at the commodity index plus the applicable rate. The initial new Agreement proposed rate increase of more than $1.00, which Manager Brand felt was excessive. Following discussion with Empire Natural Gas Corporation, a revised offer was made to extend the agreement for an additional one-year term at the current rate. The current rate is NYMEX index price plus $0.037 per unit. Manager Brand recommended extending the agreement for one additional year and requested Board approval. On a motion made by Mr. Parker, seconded by Mr. Stover, carried six (6) in favor, none (0) absent, and none (0) opposed, the Board approved extending the Facility Natural Gas Commodity Supply Agreement with Empire Natural Gas Corporation for one (1) year.

Fulton County Sewer District #5
Manager Brand reported that Fulton County District Sewer #5 has requested a one-time, 30-day grace period for payment of its October billing. District #5 is a stand-alone entity and is currently awaiting approval of a loan from Fulton County. The loan approval meeting is not scheduled to occur until after the first billing cycle invoice becomes due. District #5 has indicated that payment will be made promptly upon receipt of the loan proceeds. The requested extension would apply to the first billing cycle, covering the period of March 23, 2026 through July 28, 2026, in the amount of approximately $33,000. Manager Brand recommended granting the one-time extension. On a motion made by Mr. Stover, seconded by Mr. Parker, carried six (6) in favor, none (0) absent, and none (0) opposed, the Board approved extending Fulton County District Sewer #5 a thirty (30) day grace period for payment of the first billing cycle.

2027 Budget Process
Manager Brand reported that the budget committee will begin the process for a meeting in October with the target to have full board approval for the 2027 Budget at the December Board meeting.

ATTACHMENTS

Resolution No. 2026-09

On a motion made by Mr. Stover, seconded by Mr. Vose, carried six (6) in favor, none (0) absent, and none (0) opposed, the Board approved Resolution No. 2026-09. *Authorizing the Manager to move funds due to unbudgeted expenses related to Cogen failures and associated emergency repair, unanticipated loss of staff associated required consulting support, and a failure to incorporate NYSDEC registration fee into the 2026 Budget.*

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

Approve Abstract #9
O&M purchase orders and disbursement sheets totaling $426,689.56 were approved for payment on a motion made by Mr. Parker, seconded by Mr. Stover, carried six (6) in favor, none (0) absent, and none (0) opposed.

NEW BUSINESS

Investigating Alternative to Ferrous Chloride
Manager Brand reported that the facility is currently working with Green Steel Environmental (GSE) to investigate an alternative to the use of ferrous chloride. GSE is offering a solid, granular product that is a byproduct of the steel milling process and is available at a significantly lower cost than the facility's current ferrous chloride product. The alternative has the potential to reduce phosphorous concentrations while also providing cost savings. Manager Brand reported that testing is being conducted to evaluate the product's effectiveness with the facility's sludge and to determine the quantity of product that would be required. GSE is handling the testing and associated costs. If the product does not demonstrate an effective benefit for the facility, further consideration of the alternative will not be pursued.

PERSONNEL

Steven Burns Retirement
Manager Brand reported that Steven Burns has officially submitted his retirement for 09/19/2026, with his final workday being 09/18/2026. On a motion made by Mr. Vose, seconded by Mr. Parker, carried six (6) in favor, none (0) absent, and none (0) opposed, the Board approved to submit an official letter to Mr. Burns, thanking him for his years of service.

EXECUTIVE SESSION

On a motion made by Mr. Vose, seconded by Mr. Parker, carried six (6) in favor, none (0) absent, and none (0) opposed, all Board members in attendance, Manager Brand and Administrative Aide Benton went into executive session at 7:03 P.M. to discuss NY Public Officers Law §105:1 – (f) the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation. On a motion made by Mr. Vose, seconded by Mr. Stover, carried six (6) in favor, none (0) absent, and none (0) opposed, the Board came out of executive session at 7:44 P.M. No action was taken.

MEETING ADJOURNED
There being no further business, the meeting was adjourned at 8:46P.M. on a motion made by Mr. Vose, seconded by Mr. Rizzo, carried six (6) in favor, none (0) absent, and none (0) opposed.

The next regular meeting will be held on **Wednesday, October 14, 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, October 6, 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		Excused	
Chandra Cotter	Board Member	X		
Terri Easterly	Board Member	X		
Betsy Camarra	Board Member	X		
Roberta Thomas	Board Member		Absent	
Michael M. Albanese	City Attorney		Excused	
Christopher J. Vose	City Engineer	X		
Scott DeNinno	Fire Chief	X		
Carrie M. Allen	City Clerk	X		
Mike Bowman	Council Liaison	X		

- **APPROVE MINUTES**

1. September 1, 2026

Action Taken

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

- **PUBLIC HEARINGS**

1. E & J Jerome Service; 309 N. Perry Street – used car sales Opened: 4:02pm Closed: 4:03pm

Action Taken

- **SITE PLAN APPROVAL / DENIAL**

1. E & J Jerome Service – 309 N. Perry Street

The Board opened the public hearing regarding the application of E&J Jerome Service, located at 309 North Perry Street, to modify its business operation to include the sale of used motor vehicles on the property.

The Board invited members of the public to speak regarding the application. No members of the public came forward to speak, and it was noted that no communications had been received concerning the matter.

There being no further comments, the public hearing was closed.

The Board discussed the proposed change in business activity and whether additional permits would be required. It was indicated that the proposed use could be added to the applicant's operating permit as a procedural matter.

The applicant explained that documentation of the Board's action was needed for submission to the New York State Department of Motor Vehicles and an inspection facility. The City Clerk agreed to email the minutes documenting the Board's action to the applicant.

Action Taken - Approved Site Plan to include the sale of used motor vehicles.
Motion: Council Member Cotter Ayes: 4 Absent: 1 (Thomas)

Seconded:	Council Member	Camarra	Noes:	0	Abstain:	0

2. Eagle Property Management – 100 E. State Street

The Board discussed the pending site plan application for Eagle Property Management. It was explained that the application had previously been referred to the Zoning Board of Appeals (ZBA), and the Planning Board had deferred its determination pending the ZBA's decision.

The Board reviewed the basis for the ZBA's determination that the proposal, as submitted, did not comply with the applicable zoning requirements, particularly regarding parking and the interpretation of the proposed use under the definition of a neighborhood store.

No representative of Eagle Property Management was present at the meeting.

Following discussion, the Board determined that formal action on the site plan application was appropriate in light of the ZBA's decision.

Action Taken - Denied Site Plan based on determination of Zoning Board of Appeals

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

- **SITE PLAN REVIEW**

1. FAGE – Anaerobic Digestion Facility

Brian Lawrence of HDR appeared on behalf of FAGE, accompanied by a colleague, to provide an update and resume review of the proposed anaerobic digestion facility.

Mr. Lawrence explained that the project had previously been presented to the Board approximately 12 to 18 months earlier. The design had advanced to approximately 99.9% completion by the prior summer, but the project was placed on hold while the City explored the possibility of accepting FAGE's acid whey wastewater.

The Gloversville Johnstown Joint Wastewater Facility (GJJWF) conducted a feasibility study, which was completed during the first part of 2026. The study determined that accepting the additional wastewater through the GJJWF system was not a favorable option for FAGE to pursue under the previously proposed arrangement. FAGE was therefore asked to resume work on its original facility proposal during June or July 2026.

Project purpose and proposed facility - Mr. Lawrence explained that FAGE generates approximately 60 million gallons of acid whey wastewater annually as part of its yogurt manufacturing process. The wastewater was described as a nonhazardous byproduct of the manufacturing process.

Approximately 15 million gallons per year are currently discharged to the GJJWF under the existing arrangement. The remaining approximately 45 million gallons per year are transported off-site to other digesters and treatment facilities. Mr. Lawrence stated that the cost of transporting and disposing of this material has continued to increase.

The proposed anaerobic digestion facility would reduce the organic loading of the wastewater and convert material into biogas. The biogas would be cleaned and used in boilers at the FAGE facility. The project would also reduce the need for off-site trucking and the associated impacts.

The proposed facility would include flow equalization, an anaerobic digester, a dissolved air flotation unit for separation, and an aeration tank. The facility is proposed on property owned by FAGE to the west of its existing facility and adjacent to the Walmart distribution center.

The Board was advised that the project would use water service from the City of Johnstown.

Design and permitting - In response to questions, Mr. Lawrence stated that the proposed design remained substantially unchanged from the earlier submission, although minor revisions had been made. The project team was reviewing and updating the permitting requirements. Wetlands-related matters were being addressed with Code Enforcement and the New York State Department of Environmental Conservation (NYSDEC), and certain permits would need to be renewed or revised due to the passage of time.

The Board discussed communications with the municipal wastewater treatment facility regarding the project and the wastewater discharge arrangements. Mr. Lawrence indicated that FAGE personnel had communicated with facility representatives and agreed to confirm that the appropriate communications had taken place. It was noted that prior communications had addressed the decision not to proceed with the City wastewater option.

The Board also discussed the potential need to reapply for permits associated with the facility's pretreatment operations.

Mr. Lawrence distributed a site-plan and process-flow package consisting of approximately ten pages. He also stated that a more complete set of code and permitting materials had been provided to the Fire Chief.

Construction schedule and estimated cost - Mr. Lawrence advised that FAGE was advertising for general contractors and hoped to begin construction as soon as practicable. The estimated construction period was approximately 18 months, with substantial completion targeted for July 1, 2028, followed by approximately two additional months for final completion. The facility would then require an estimated 30 to 60 days for biological acclimation before full operation. The estimated project cost was approximately $45 million.

City wastewater feasibility study - The Board discussed the GJJWF earlier feasibility study concerning the potential acceptance of additional FAGE wastewater by the municipal wastewater treatment system. It was explained that accommodating the additional volume would have required upgrades to the City's facility and that the proposed volume would have been substantially greater than the approximately 45 million gallons currently transported off-site. The study did not support proceeding with that arrangement.

SEQRA review and next steps - The Board discussed the SEQRA process and the need to formally reinitiate or continue the required environmental review for the project. The Board considered whether it would serve as lead agency for the SEQRA review.

The Board clarified that no final site plan approval or denial would be made at this meeting. The applicant was asked to provide updated SEQRA materials, including a short Environmental Assessment Form, sufficiently in advance of the next meeting so Board members could review the materials before acting. It was also noted that further review or conditions might be required by the wastewater treatment facility and Code Enforcement.

Fulton County Planning Board Referral – The project will require referral to the appropriate county agency because the project crosses municipal boundaries. Clerk will forward to the Board.

Public Hearing – Clerk will schedule for November 3, 2026

SEQRA – Lead Agency

Action Taken: Declare Planning Board as Lead Agency for purposes of SEQRA.

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

2. 81 Wellness Spa – 81 Briggs Street

The Board reviewed a proposal involving a change of use or occupancy at 81 Briggs Street.

The Board asked whether the proposed work would involve substantial structural changes to the building. It was explained that the proposal would involve temporary partitions to divide the existing open interior space and that no substantial structural alterations were anticipated.

The Board discussed whether a public hearing was required for the proposed change of use. Although it was indicated that a hearing might not be required, the Board expressed a preference for holding one to continue procedure of the Board for having public hearings of all applications and give an opportunity for interested members of the public to comment.

The Board agreed to schedule a public hearing for the next Planning Board meeting on November 3, 2026. The applicant was advised that, following the hearing and consideration of any comments or outstanding requirements, the Board could be in a position to act on the proposed change of use.

- **DISCUSSION**

1. Brooker Street

The Board reviewed the Common Council's resolution concerning the proposed discontinuance of Brooker Street and discussed the matter as a referral to the Planning Board.

The Board was advised that Brooker Street extends from Charles Street toward the Department of Social Services property and functions primarily as an access drive to that facility. The roadway requires repair and maintenance, and the City is considering discontinuing it as an active street to avoid future roadway maintenance costs.

The proposed plan would involve removing the asphalt, placing topsoil, seeding the area, and maintaining it as green space. It was noted during discussion that the roadway does not serve residential properties, does not generate tax revenue, and is not included on the City's list of streets. A sewer line runs through the area, but the Board was advised that the proposed discontinuance would not affect it.

Chief DeNinno raised questions about whether the County had been asked to assume responsibility for the roadway, particularly given concerns about traffic circulation and access to and from the Dept. of Social Services property. It was reported that the City had contacted the County on prior occasions over approximately two years, but the County had not expressed interest in taking over the roadway. The Board also discussed emergency-service access and prior consideration of whether the roadway's discontinuance would create an issue.

The Board discussed the appropriate procedure and agreed that the Planning Board could refer the matter back to the Common Council for further action, including a public hearing by the Council. The Board expressed no objection to discontinuing Brooker Street as an active street and returning the matter to the Common Council.

Action Taken - A motion was made to refer the matter back to the Common Council for further action, with the Planning Board expressing no opposition to the proposed discontinuance of Brooker Street as an active street.

Motion:	Council Member	Cotter	Ayes:	4	Absent:	1 (Thomas)
Seconded:	Council Member	Camarra	Noes:	0	Abstain:	0

- **ADJOURN**

Time: 4:26pm

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

Respectfully Submitted,

Carrie M. Allen, City Clerk

City of Johnstown

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ASSESSOR REPORT
October 19, 2026

- New homeowners need to register for the STAR Credit at www.tax.ny.gov/star or call 518-457-2036.
- As a reminder, anyone eligible for the Enhanced STAR in 2027 will automatically be registered by the Office of Real Property Tax Services.
- Senior Citizen Exemption renewal forms will be mailed by the end of October. They must be filed with the Assessor by March 1, 2027.
- The Assessor's Office continues to work on the 2027 roll.