



Johnstown Common Council
Business Meeting - Council Chambers, City Hall
Monday, September 15, 2025 @ 6:00 p.m.

REPORTS FROM CITY LIAISONS

Gloversville Johnstown Joint Sewer Board

Planning Board

Assessor

GLOVERSVILLE-JOHNSTOWN JOINT SEWER BOARD
MEETING MINUTES
August 13, 2025

Gloversville-Johnstown Joint Sewer Board held a meeting in the Boardroom of the Gloversville-Johnstown Joint Wastewater Treatment Facility (GJJWTF) on Wednesday, August 13, 2025. The meeting was called to order at 6:17 P.M.

ROLL CALL

Christopher Vose	Chairman
Eric Parker	Secretary
Michael W. Stover	Member
John Rizzo	Member
Deanna Hitchcock	Member
Harry Brand	Manager-Wastewater Programs
Mark Levendusky	Laboratory Director
Hilary Ruzycky	Administrative Aide
Ian Colvin Marincic	WWTP Engineering Technician
Darleen Gaugler	Principal Account Clerk

ABSENT

Bobbi Trudel	Vice Chair
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JULY 9, 2025 MEETING MINUTES

The Board approved the July 9, 2025 regular meeting minutes on a motion made by Mr. Stover, seconded by Mr. Parker, carried five (5) in favor, one (1) absent, and none (0) opposed.

CORRESPONDENCE

The following correspondence was discussed: No. 12 & 15

PLANT OPERATIONS

Whole Effluent Toxicity (WET) Testing: 3rd Quarter Action Level Exceedance

Manager Brand reported 3rd Quarter WET testing results in 2024 exceeded the SPDES Permit Action Level. Per written notice from NYSDEC's Toxicity Testing Unit, dated December 9th, 2024, an additional year of quarterly Chronic testing is required using the more sensitive invertebrate species.

In 2025, the first two WET testing quarters were both below action level. The 3rd Quarter WET testing results for the period 7/6/25 - 7/11/25 exceeded the SPDES Permit Action Level of 1.3 with a toxicity level of 4.29 for Freshwater Invertebrate. On August 6, 2025, the exceedance was reported to the DEC Regional Water Engineer and the Toxicity Testing Unit.

GJJWTF staff is conducting a broad spectrum analysis of the plant processes and chemical use to identify possible toxicity indicators. Composite sampling will be started, including sampling on the weekends. An additional WET test was conducted on 8/4/25, with the results pending. After sampling results are reviewed by the DEC Regional Water Engineer, additional WET testing beyond 2025 could be required with an increased sampling regiment. DEC's authorization of Water Treatment Chemical (WTC) forms could be revised. Also, DEC could mandate a Toxicity Reduction Evaluation (TRE) which may require contracting with an outside engineering firm.

Cogen #3 Operations & Maintenance

Manager Brand reported Cogen #3 has historically had high temperature limit issues during the summer months. Investigation found the water jacket thermocouple needed replacement. Milton CAT recommended replacing the secondary loop thermostats from 230 F to 210 F thermostats. The primary loop was opened, and all four thermostats were found severely damaged. Work was completed to replace the thermocouple and secondary loop thermostats. Primary loop thermostats were stripped out and new thermostats were not installed as that primary thermostat is and

has been valved only allowing one flow path. Operated Cogen #3 at full load and found all temperatures within normal range. Required parts will be ordered to support the same maintenance on Cogen #1 and #2.

Milton CAT was also onsite to investigate governor control problems after Cogen #3 tripped offline on Reverse Power and experienced a Woodward governor fault. CAT made some changes to the governor program and recommends replacing the Woodward servomotor actuator that controls the throttle plate. CAT is investigating, sourcing the replacement parts and will prepare a quote for onsite work by Woodward to review and modify fuel mapping for Cogen #3 and review the fuel mapping for Cogen #1 & #2.

Southside Emergency Diesel Generator 650kW

Manager Brand reported the southside emergency generator supporting the aeration and UV disinfection systems failed to come to full speed during routine maintenance startup. Milton CAT installed a jumper to bypass the oil pressure step-up contact that holds the engine at low RPM until proper oil pressure can develop at startup. The engine was test run for over an hour without load issue. Milton CAT noted the presence of water/coolant in the oil and recommends a full engine service to determine the source of the leak. Looking to source the required parts to support the service, as some parts are obsolete, and to schedule any required maintenance after October 31st following the UV disinfection period.

Euphrates Whey Capacity

Manager Brand reported he and Lab Director Levendusky met with department heads from Euphrates Inc. to discuss their weekly whey discharge volumes. Whey tank levels at the plant have recently been near capacity and higher than historically recorded Whey discharge volumes that have been received from Euphrates. It was communicated and agreed that the weekly maximum discharge of whey from Euphrates cannot exceed the 120,000 gallon limit listed in the Whey Delivery and Treatment Agreement between Euphrates and the Joint Sewer Board, unless prior approval is granted one week in advance. Euphrates maximum whey discharge potential is 130,000 gallons per week. It was also communicated that in the event Euphrates expands their business, there is no additional whey treatment plant capacity available at this time.

EFC Wastewater Infrastructure Engineering Planning Grant

Manager Brand reported Arcadis of NY submitted a grant application to NYS Environmental Facilities Corporation (EFC) on behalf of GJJWTF at no cost, listing the City of Johnstown as the Authorized Representative, for the development of an engineering study to evaluate biosolids handling equipment and practices at the GJJWTF. The Engineering Report can later be used to support a grant funding application for a specific biosolids handling project.

Per correspondence dated August 6, 2025, GJJWTF represented by the City of Johnstown has been awarded the EFC Wastewater Infrastructure Engineering Planning Grant No. 2305, in an amount not to exceed \$50,000 towards the development of an Engineering Report on GJJWTF biosolids handling assessment. On a motion made by Mr. Stover, seconded by Mr. Parker, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board authorized for the City of Johnstown to execute an Award Letter on behalf of GJJWTF for the NYS EFC Wastewater Infrastructure Engineering Planning Grant No. 2305 for submittal by August 29, 2025.

INDUSTRIAL COMPLIANCE

Sewer Bill Protest: 19 5th Street, Gloversville

Principal Account Clerk Gaugler reviewed a request for sewer bill adjustment for excess water usage for property located at 19 5th Street in Gloversville. On a motion made by Mr. Rizzo, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved a credit of \$632.58 since the extreme water usage during this period was for a condition beyond the resident's control.

Sewer Bill Protest: 15 West Street, Gloversville

Principal Account Clerk Gaugler reviewed a request for sewer bill adjustment for excess water usage for property located at 15 West Street in Gloversville. On a motion made by Mr. Stover, seconded by Mr. Rizzo, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board denied a credit since the water entered the sewer system and had to be treated.

BUDGET/PURCHASE/AUDIT

FY2024 Financial Audit by BST & Co. CPAs

Principal Account Clerk Gaugler reported BST & Co. CPAs completed the annual audit of Basic Financial Statements for the year ending December 31, 2024. Board members received a copy of the Independent Auditor's Report. The audit report disclosed no significant instances of noncompliance. No corrective actions or alternative procedures were suggested. Copies of the audit report will be forwarded to the fiscal departments of the Cities of Gloversville and Johnstown.

Sewer Use Rate Model Update Proposal

Manager Brand reported he and Principal Account Clerk Gaugler have been reviewing the Sewer Use Rate Model developed by Red Oak Consulting for industrial billing purposes. The model uses an Industrial Sewer Rate Index in a Microsoft Excel format. The rate model needs updating to include all additional processes of the facility. Two proposals were received for services associated with updating the current Sewer Use Rate Model, one from Raftelis for \$39,000 and one from Barton & Loguidice, D.P.C. for \$10,000. On a motion made by Mr. Parker, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board accepted the proposal submitted by Barton & Loguidice, D.P.C. for a lump sum fee not to exceed \$10,000 for services associated with update of the Sewer Use Rate Model for the Gloversville-Johnstown Joint Wastewater Treatment Facility.

PERSONNEL

New Hires:

Manager Brand reported interviews were held for the open positions of WWTP Laboratory Technician, WWTP Operator Trainee, and WWTP Attendant. All candidates meet the Civil Service requirements. The Personnel Committee met before the regular meeting to discuss the employment offers. No action was taken.

1. WWTP Laboratory Technician

On a motion made by Mr. Stover, seconded by Mr. Rizzo, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved to offer employment to Jenna Ward as a WWTP Laboratory Technician, with permanent appointment starting on 9/15/25, at the hourly rate of \$31.49.

2. WWTP Operator Trainee

On a motion made by Mr. Stover, seconded by Mr. Parker, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved to offer employment to Anthony Bartlett as a WWTP Operator Trainee, with provisional appointment starting on 8/18/25, at the hourly rate of \$29.14.

3. WWTP Operator Trainee

On a motion made by Mr. Stover, seconded by Mr. Rizzo, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved to offer employment to Martin Mammarelli as a WWTP Operator Trainee, with provisional appointment starting on 8/25/25, at the hourly rate of \$29.14.

4. WWTP Attendant

On a motion made by Mr. Parker, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved to offer employment to Brandon Smith as a WWTP Attendant, with permanent appointment starting on 9/2/25, at the hourly rate of \$24.07.

Retirement Letter

Chairman Vose read aloud a letter commending employee Barbara Allen for her thirty-seven (37) years of service as a Laboratory Technician at the GJJWTF. Ms. Allen is retiring on August 23, 2025.

ATTACHMENTS

Wastewater Programs Report, Annual Trends/Comparison Report, and 2025 O&M Expenditure Reports were reviewed per Attachments No. 1, 2, & 3.

Approve Abstract #8

O&M purchase orders and disbursement sheets totaling \$189,568.09 were approved for payment on a motion made by Mr. Parker, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed.

Capital disbursement sheet totaling \$700.00 was approved for payment on a motion made by Mr. Parker, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed.

Principal Account Clerk Gaugler noted the Capital disbursement satisfies final invoicing submitted by GPI for completion of the Slope Stabilization Project.

OLD BUSINESS

Manager Brand reported Precision Industrial Maintenance ordered a new head for their jetting equipment to try and clear the root infiltration within the trunkline downstream of Manhole #100 on Mason Street in Johnstown. Once the new equipment is received Precision will be scheduled to reattempt to clear the root infiltration.

MEETING ADJOURNED

There being no further business, the meeting was adjourned at 7:47 P.M. on a motion made by Mr. Parker, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed.

The next regular meeting will be held on **Wednesday, September 10, 2025 at 6:00 P.M.**

Respectfully submitted,

Eric Parker, Secretary
Gloversville-Johnstown Joint Sewer Board



City of Johnstown

Meeting: Planning Board
 Date: Tuesday, September 2, 2025
 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		Excused	
Terri Easterly	Board Member	X		
Betsy Camarra	Board Member	X		
Roberta Thomas	Board Member	X		4:09
Michael M. Albanese	City Attorney		Absent	
Christopher J. Vose	City Engineer	X		
Larry O'Regan	Fire Chief	X		
Carrie M. Allen	City Clerk	X		
Cody Logan	Deputy City Clerk	X		
Scott Jeffers	Council Liaison	X		

APPROVE MINUTES

Meeting – [August 5, 2025](#)

Action Taken

Motion: Board Member Easterly Ayes: 3 Absent: 2 (Cotter, Thomas)
 Seconded: Board Member Camarra Noes: 0 Abstain: 0

PUBLIC HEARINGS

ITEM #1: [Lexington Center](#)

Opened: 4:01 pm / Closed: 4:01 pm
 - No one present, no comments received

ITEM #2: [Reliable Storage](#)

Opened: 4:01 pm / Closed 4:02 pm
 - No one present, no comments received

SITE PLANS

- ITEM #1: Lexington Center
 - No further plans were submitted regarding demolition or engineering.
 - Tabled until October 7th or until we receive documents
- ITEM #2: Reliable Storage

Negative Declaration

Motion: Board Member Camarra Ayes: 3 Absent: 2 (Cotter, Thomas)
 Seconded: Board Member Easterly Noes: 0 Abstain: 0
 Discussion: None

Approve Site Plan:

Motion: Board Member Camarra Ayes: 3 Absent: 2 (Cotter, Thomas)
 Seconded: Board Member Easterly Noes: 0 Abstain: 0

Discussion: One year to complete project or ask for extension

SITE PLAN REVIEW - REVISIT

• ITEM #1: Kab's Sports Park

- Received option letter from owner in order to enter in to discussions

Use Variance Approval - Request Use Variance as area is currently zoned Industrial

Motion:	Board Member	Easterly	Ayes:	4	Absent:	1 (Cotter)
Seconded:	Board Member	Camarra	Noes:	0	Abstain:	0
Discussion:	None					

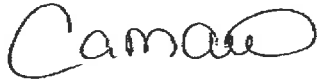
- No issues with Code Enforcement or Engineer's Office. Code Enforcement will need construction plans to move forward with project. Can also do a site inspection and see what they need to do in order to fulfill obligations.
- Public Hearing scheduled for Tuesday, October 7th @ 4pm
- Can revisit Site Plan approval at that time

ADJOURN

Time: 4:15 pm

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

Respectfully Submitted,



Carrie M. Allen, City Clerk



City of Johnstown

Assessor's Office

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ASSESSOR REPORT September 15, 2025

- Any new homeowner who has not received their School Tax Bill, should contact the School Tax Collector at 518-762-4611 x3 or go to the school website www.johnstownschoools.org under Budget and Finance for school tax information.
- All exemptions filed with the Assessor are due March 1, 2026. STAR exemptions are no longer filed with the Assessor.
- Effective with the 2025-2026 Enacted State Budget, homeowners will NO LONGER need to apply for the Enhanced STAR exemption at the Assessor's office. All individuals who become eligible will be automatically receive the Enhanced STAR from NYS Office of Real Property Tax Services (ORPTS). Please contact the Assessor's office with any questions at 518-736-4015
- The Assessor's Office continues to enter sales and work on the 2026 Roll.