Johnstown Common Council

Business Meeting - Council Chambers, City Hall
Monday, September 21, 2026 @ 6:00 p.m.

REPORTS FROM CITY LIAISONS

- ☑ Gloversville Johnstown Joint Sewer Board - August, 2026
- ☑ Planning Board
- ☑ Assessor
- ☐ Tourism

GLOVERSVILLE-JOHNSTOWN JOINT SEWER BOARD
MEETING MINUTES
August 12, 2026

DRAFT

The Gloversville-Johnstown Joint Sewer Board held a meeting in the Boardroom of the Gloversville-Johnstown Joint Wastewater Treatment Facility on Wednesday, August 8, 2026. The meeting was called to order at 6:05 P.M.

ROLL CALL

Bobbi Trudel	Chair
Eric Parker	Vice Chair
Michael W. Stover	Secretary
Deanna Hitchcock	Member
Christopher Vose	Member
Harry Brand	Manager-Wastewater Programs
Mark Levendusky	Laboratory Director
Ian Colvin Marincic	WWTP Engineering Technician
Nicole Benton	Administrative Aide

ABSENT

John Rizzo	Member
Adrienne Slade	Principal Account Clerk

July 08, 2026 REGULAR MEETING MINUTES

The Board approved the July 08, 2026 regular meeting minutes on a motion made by Mr. Parker, seconded by Mr. Vose, carried five (5) in favor, one (1) absent, and none (0) opposed.

CORRESPONDENCE

Correspondence was reviewed with no comments or questions.

PLANT OPERATIONS

Odor Complaints

Manager Brand reported that a resident from South Melcher Street in Johnstown filed Two (2) odor complaints by voice mail in July. An odor complaint was filed on 07/03/2026 and the other filed 07/30/2026. Plant operators working the shifts detected no specific odor was identifiable. Manager Brand spoke to the residents by phone and reported the complaints to NYSDEC. The complaints were posted to the Odor Complaint Log on the GJJWTF website.

FAGE Modification Permit

Manager Brand requested authorization from the Board to modify FAGE's industrial billing permit language. FAGE was made aware of the possibility of modifying the billing method from water intake to Discharge Flume measurements. The Discharge Flume was calibrated, and the flow readings were consistent with the Cast influent readings. FAGE acknowledged the possible change and had no objections. Once the modification is issued, the Discharge Flume flow meter will be read and used for billing purposes beginning August 28. 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 the modification to FAGE's industrial billing permit.

NYSERDA Payments CIP 2 through CIP 6

Manager Brand reported that the Joint Wastewater Board has received the full amount of the incentive payments owed for CIP 2 through CIP 6. A total of $771,164.00 has been received and will be utilized to fund debt service. These payments which were scheduled to be paid between the period of 2017 and 2019, were initially denied by NYSERDA when requests were submitted in 2017. Manager Brand stated that there are options to use the funds to pay down the existing debt schedule or place the funds toward Capital

Rate Stabilization. The use of the funds for Capital Rate Stabilization will be discussed with the Board during the upcoming budget season.

FAGE Whey Capacity Expansion Project
Manager Brand reported that FAGE notified him that they are not looking to move forward with the Whey Capacity Expansion Project at this time. FAGE has not disclosed any plans moving forward. Once FAGE determines its process for any additional whey discharge, or discharge from a whey processing facility built at their site, which the Board has previously provided a Will Serve Letter, the change will more than likely require a permit modification. Manager Brand stated there are no further actions to be taken at this time until further information is received from FAGE.

Slope Stabilization BAN
Manager Brand reported that he had hoped the City of Gloversville would convert the current Bond Anticipation Notes (BANs) to permanent Bond. However, the City of Gloversville decided not to proceed with the Bond conversion and will instead renew the BAN for an additional year. The renewal rate for the BAN has been set at the rate of 3.65%. Per the Debit Schedule GJJWTF will issue a payment of $75,000 in principal and approximately $40,000 in required interest payment at the expiration of the current BAN. Principal payments were calculated based on the structured similarly to a 15-year bond.

Debt Service Advance Payment
Manager Brand requested authorization from the Board to issue an advance debt service payment to the City of Gloversville. Manager Brand explained that, historically, as was done in 2025, this is due to the quantity of debt the City Gloversville is carrying as compared to the capital recovered potential from both the residential and industrial customers in Gloversville. Manager Brand requested an advance payment in the amount of $175,000 to be issued to the City of Gloversville. On a motion made by Mr. Stover, seconded by Mr. Vose, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved the use of 150k payment to Gloversville to help support BAN.

Potential Industry on Union Ave.
Manager Brand reported that he received a call from Scott Henzie of the Fulton County Economic Development Corporation (EDC), who had been contacted by Benjamin Moore regarding a potential new industry and requested that Manager Brand participate in future discussions. The prospective industry, Oakley, is a tanker washing company that is interested in locating adjacent to Benjamin Moore property. Manager Brand provided Mr. Henzie with Parts 1 and 2 of the industrial discharge application, along with the required industrial survey, to obtain detailed information regarding the nature of the proposed discharge. The new discharger information would also have to be provided to the New York State Department of Environmental Conservation (NYSDEC) for review and approval. Manager Brand stated that, at this time, he has concerns about introducing a new discharge while the facility is working to identify and address existing toxicity issues. He noted that an additional discharge could potentially be harmful and make it more difficult to quantify and determine the source of existing discharges.

Asset Management Project
Manager Brand reported that the Asset Management Project continues and is nearing the point of going live with Maximo (Computer-based Maintenance Software System). The final package of information relating to the facility's preventive maintenance program and equipment tasks have been submitted to C2EA, with the goal of having the system fully operational by the end of the year. Manager Brand explained that the asset values recorded in Maximo will not match the values recorded in the facility's fixed asset records due to the manner in which Maximo is structured, replacement cost and increased numbers of assets being included. As a result, the financial component of fixed asset management will continue to be handled in-house, consistent with historical practices. Financial asset control will remain in house in conjunction with the Maximo system. Maintenance-related asset controls and scheduled maintenance activities will be managed through Maximo, while financial fixed asset valuation will continue to be maintained separately.

INDUSTRIAL COMPLIANCE

Sewer Bill Protest: 28 West 8th Ave, Gloversville
Engineer Technician Marincic reviewed a request for sewer bill adjustment for excess water usage for property located at 28 West 8th Ave. in Gloversville. The relief will be calculated based on granular data which was provided by the City of Gloversville's Water Department, which provides the calculate the relief for the exact days of excess usage. On a motion made by Mr. Vose, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved the sewer bill adjustment.

Industrial Notice of Violation
Manager Brand reported that a letter was sent by certified mail and email on August 7, 2026 to West Meadow Dairy due to the facility's failure to respond to the Notice of Violation (NOV) regarding permit violation of oil and grease. The letter stated that if a response was not received by the specified deadline, a Consent Order and associated penalties would be assessed. On August 9, 2026, a response was received from West Meadow Dairy via email indicating that the response was mailed on July 30, 2026, the email also included the response letter that included a proposed plan and drawing for improvements and associated study; however, no formal installation schedule was provided. At this time, no Consent Order will be issued pending installation of the proposed improvements. Manager Brand stated that the improvements are expected to provide relief from loading levels in addition to the reduction of Oil & Grease once installed. There will be continued follow with West Meadow Dairy regarding the proposed improvements and their installation schedule.

BUDGET/PURCHASE/AUDIT

FY2025 Financial Audit by BST & Co, CPAs
Manager Brand reported that BST has accepted all documentation submitted for the current audit and deemed all documentation 100% accepted. There has been no formal Audit report issued at this time. Once the report has been published, Manager Brand will provide an update.

NYS Quarterly Tax Report
Manager Brand reported that after some programming issues with Harris Payroll System software, all NYS quarterly taxes have been submitted timely and accepted.

PERSONNEL

WWTP Operator Trainee
Manager Brand reported that Ryan Williams accepted the position and began employment on July 27, 2026. Mr. Williams has been adjusting well to the position and is performing well. New employee training has been completed at this time. Manager Brand stated that the hiring of Mr. Williams brings the facility to full operational staffing.

Potential Retirement of Monitoring Tech for mid-September
Manager Brand reported that notice was received regarding the retirement of the facility's Monitoring Laboratory Technician; however, an official retirement letter with a specific date has not yet been received. Upon the employee's retirement, Management will begin evaluating how the position and responsibilities will be aligned within the Laboratory needs and determine the appropriate staffing plan moving forward.

Operator Training
Manager Brand reported that Michael Van Alstyne has completed the required training and testing to become a Class 4A operator. This brings the facility to a total of two (2) Class 4A operators.

ATTACHMENTS

Amended Resolution No. 2026-08
Resolution No. 2026-068, approved at the 08/12/2026 Joint Sewer Board meeting, amending the 2026 Budget to include the transfer of $60,000.00 from the Capital & Equipment Reserve Find to be transferred to the General Fund for the SCADA System Capital Improvement Project. On a motion made by Mr. Vose, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved Resolution No. 2026-08. *Transfer the amount of $60,000.00 from the 2026 Capital & Equipment*

Reserve fund to the General Fund Account 8130-4484, at completion of the "SCADA System Capital improvement Project" for prompt payment of invoices.

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

Approve Abstract #8
O&M purchase orders and disbursement sheets totaling $266,666.44 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.

OLD BUSINESS

July WET Test Failure/August WET in Progress
Manager Brand reported that the facility experienced another Whole Effluent Toxicity (WET) test failure in July, which hindered the reproduction of *Daphnia* during testing. The New York State Department of Environmental Conservation (NYSDEC) acknowledged that the facility is taking all reasonable steps to identify and address the cause of the toxicity. Manager Brand stated that, over the past two years, the facility has completed more testing related to the issue than had been conducted during the previous decade. The facility is currently modeling data related to TKN, copper, and toxicity in an effort to identify potential correlations and determine the source of the issue. A WET test was conducted at the beginning of August following a period of heavy rainfall. NYSDEC advised that conducting the test under these conditions was appropriate. The facility has also initiated a formal investigation to document the steps currently being taken to identify the cause of the toxicity. This includes broad-spectrum testing to identify any potential contributing factors or indicators that may help determine the source of the issue.

Leachate Flows from Landfill
Manager Brand reported that in addition to a request from Chenango County, he also received a verbal request from Cortland County for permission to discharge leachate at the facility. Manager Brand stated that the facility has worked with the New York State Department of Environmental Conservation (NYSDEC) providing a tremendous amount of test results provided to the facility and is required as part of the NYSDEC New or Increased Discharge to accept the leachate. He explained that NYSDEC notified him if we would like to proceed with accepting leachate, NYSDEC would require the facility to proceed with a full SPDES Permit technical review, in addition to requiring new PFAS and total nitrogen sampling requirements and associated limited to be initiated prior to accepting the new discharge Given the current WET testing concerns and the additional permitting and monitoring requirements, the facility will not accept the leachate at this time.

SCADA & OT Network Upgrade Project
Manager Brand reported that he has been working with General Controls and GraybaR preparing a SCADA upgrade project including the separation of the Operational Technology (OT) and Information Technology (IT) networks, which are currently co-mingled on a fiber network, and was identified as a cybersecurity risk exposure in the US EPA Cybersecurity Assessment. Additionally, the current fiber network is not of a "Ring" configuration which has resulted in large portions of facility's operations no longer communicating with SCADA when a single network switch faults. Manager Brand also explained the current SCADA computer will not support the current level of Windows so is incapable of receiving software updates, also introducing a cybersecurity exposure. He proposed segregating the networks and creating a virtual ring-bus, which would improve SCADA reliability and mitigate the known cybersecurity risk exposure. Manager Brand further explained that GraybaR is an approved and pre-vetted Omni partner. The facility will issue the work to GraybaR, who will coordinate the procurement of the necessary vendor services and upgrades. The project will also support the facility in meeting new cybersecurity requirements applicable to wastewater treatment facilities. On a motion made by Mr. Vose, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved the use of General Controls and GraybaR to the segregation of networks.

Monitoring Van

Manager Brand reported that the new monitoring van has been received and has been placed in service.

Cogen #1
Manager Brand reported that Cogen #1 has been experiencing issues shutting down on major fault SP3 but were unable to identify the underlying fault resulting in the major fault. Milton Cat was brought in to investigate the major fault. Upon review, it was determined the SP# fault was a result of a failed detonation sensor. Manager Brand explained that sub-group faults can only be accessed by Milton CAT using specialized equipment and a direct connection to the unit. Milton CAT was on site and replaced the detonator sensor. The facility is currently exploring the purchase of the necessary diagnostic equipment. While on site, Milton CAT attempted to start Cogen #1 on Natural Gas, which was not successful, following much investigating, the cause could not be identified. The only additional indication was that the Woodward Governor system was generating errors when selected to Natural Gas; however, Milton CAT was unable to access the error codes. The next step will be to have Woodward come on site to further diagnose the issue. Manager Brand stated that the current suspicion is that the governor control is not opening TechJet properly and is generating errors when operating on natural gas.

Cogen #2
Manager Brand also provided an update regarding Cogen #2 inability to operator on Natural gas, which was known to be the Natural Gas Isolation solenoid valve is not operating. Investigation indicated the operating coil had failed. Closer evaluation found the coil wires had been removed previous at some point, prior to the current maintenance staff, the coil was confirmed failed. It was determined that the parts for this valve can no longer be sourced, currently working with the valve manufacturer to source the model that replaces this valve. Once sourced, it will be installed and efforts to prove Cogen #2 on Natural Gas will continue.

Union Update:

Health Care Benefits
Manager Brand reported that the change in health care provider from Highmark to Meritain Health, specifically Aetna, has been resolved, with one employee utilizing a qualifying event to change insurance carriers.

Notice of Potential Grievance
Manager Brand reported that he had received a request to extend the deadline for filing a grievance from the Unions Business Agent. Manager Brand granted an extension through August 21, 2026, for the filing of a grievance regarding the Account Clerk Typist position. The position is currently vacant and has been since February 2026, and there has not been any changes made to the duties and responsibilities of affected employees, all facility employees work within the requirements of their associated Civil Service approved Job Specification. Currently there has not been any further communication with the Union since granting the deadline extension.

NEW BUSINESS

FOIL Request
Manager Brand reported that two (2) FOIL requests were submitted to the City of Gloversville during the month of July and the city has requested the support of GJJWTF in providing required information. One request was submitted on 07/17/2026, which was a request for water, sanitary and storm sewer mapping. The second request was submitted on 07/29/2026. This request requested any water and sewer documentation for industrial property, Elevator Properties. No documentation was available to be provided for either request.

MEETING ADJOURNED
There being no further business, the meeting was adjourned at 6:32 P.M. until September 09, 2026 at 6:00 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 09, 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, September 1, 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		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

- August 4, 2026

Action Taken: Approved

Motion: Board Member Camarra
Seconded: Board Member Cotter
Discussion: None

Ayes: 4 Absent: 1 (Thomas)
Noes: 0 Abstain: 0

PUBLIC HEARINGS

- Helio Health – 462 N. Perry Street; addition

Opened 4:00 pm / Closed 4:01 pm regarding the application submitted by Helio Health for site plan approval associated with the renovations and an addition to the existing residential treatment facility located at 462 North Perry Street.

No written comments or public comments were received.

- Eagle Property Mgmt. – 100 E. State Street; convenience store

Opened 4:01 pm / Closed 4:02 pm regarding the application submitted by Eagle Property Mgmt. for site plan approval associated with the application proposing a neighborhood convenience store at 100 East State Street.

No written comments or public comments were received.

SITE PLAN APPROVAL / DENIAL

- Helio Health – 462 N. Perry Street; addition

The Chair noted that the Planning Board had previously declared itself lead agency for purposes of the State Environmental Quality Review Act (SEQRA) and that notice had been provided to interested agencies by the Clerk. No responses had been received from other agencies, with the exception of correspondence previously submitted by the Parks and Recreation Department. The Board discussed the correspondence from the Parks and Recreation Department. After review, the Planning Board determined that the proposed project would not result in any significant adverse environmental impacts.

Negative Declaration

Action Taken: Approved

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

Site Plan Approval

Action Taken: Approved

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

- Eagle Property Mgmt. – 100 E. State Street; convenience store

The Chair explained that the proposed use was not compliant with the City's existing zoning regulations. The applicant had been advised to appear before the Zoning Board of Appeals to determine whether a variance could be granted. The Board was advised that the Zoning Board of Appeals had not met during August. The Chair stated that, although the public hearing could proceed as scheduled, the Planning Board would defer consideration of the site plan until the applicant had an opportunity to address the zoning issue.

Action Taken: Refer to Zoning Board Appeals

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

SITE PLAN REVIEW

- E & J Jerome Service; 309 N. Perry Street – used car sales

The applicant appeared before the Board and explained the proposed operation.

- business would operate as a small, used-car sales & automobile repair business
- approximately five vehicles displayed outside at any one time, with additional vehicles located within the fenced area of the property. The vehicles would be rotated periodically.
- property has fencing and improvements have been made to the property, including construction of a shed and relocation of a storage container. Additional improvements to the building & parking area are planned.
- business would continue to perform mechanical repairs but would not perform bodywork or painting. The business does not intend to conduct painting operations or other bodywork activities that could create additional impacts to neighboring properties.

The Board discussed the applicant's proposed use and the existing zoning classification of the property. The existing automobile repair operation is a pre-existing nonconforming use. However, the proposed automobile sales operation would constitute a change in use and is not permitted within the property's existing SF-2 zoning. The applicant would need to obtain approval from the Zoning Board of Appeals before the Planning Board could proceed with approval.

The applicant was advised that the Zoning Board of Appeals was scheduled to meet on September 17, 2026 at 3:45 p.m. and was encouraged to contact the City Clerk regarding the application. The Board deferred consideration of the application until the October 6, 2026 Planning Board meeting, allowing the applicant an opportunity to appear before the Zoning Board of Appeals. The Board will schedule a public hearing in conjunction with its October meeting, should the Zoning Board of Appeals grant the necessary variance.

ADJOURN

Time: 4:19 pm

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

Respectfully Submitted,

Carrie M. Allen, City Clerk

City of Johnstown

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ASSESSOR REPORT
September 21, 2026

- 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.johnstownschools.org.
- All exemptions filed with the Assessor are due March 1, 2027. STAR exemptions are no longer filed with the Assessor.
- For questions regarding the STAR Credit, please contact the STAR Hotline at 518-457-2036.
- The Assessor's Office continues to enter sales and work on the 2027 Roll.