

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, December 5, 2005, in the Village Office.

Present: Mayor Donald Hartill; Trustees, Larry Fresinski, Lynn Leopold, Frank Moore and John O'Neill; Attorney David Dubow; Clerk/Treasurer Jodi Dake; TG Miller Engineer David Putnam.

Mayor Hartill called the meeting to order at 7:33P.M.and opened the public comment period. Sorel Gottfried asked for the Village to get an outside consultant to review the intermunicipal sewer issue. She stated that she has been around the Village for quite a long time and in the past she feels that we've had some problems because we haven't hired a consultant. Sorel feels this is a very important infrastructure move. Even though the Board has put a lot of time and effort into this, she is still very uneasy about not having a second opinion. She doesn't think that the Route 34 alternative has been thoroughly investigated as a possible route. Don stated that many of her concerns might be answered after the Board discussion scheduled for later in the meeting.

Motion-To Close the Public Comment Period

Trustee Fresinski moved to close the public comment period. Trustee O'Neill seconded the motion. A vote was taken:

| | | | |
|-----|-----------------------------|--------------------------|-----------------------|
| | Mayor Donald Hartill-Aye | Trustee Frank Moore- Aye | Trustee Lynn Leopold- |
| Aye | Trustee John O'Neill-Aye | | |
| | Trustee Larry Fresinski-Aye | | |

Next on the agenda was approval of minutes.

Motion - To Approve the Minutes from November 17, 2005

Trustee Leopold moved that the draft meeting notes, as reviewed and revised by the Clerk/Treasurer and the Board, are hereby adopted as the official minutes. Trustee O'Neill seconded the motion. A vote was taken:

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|-----|-----------------------------|--------------------------|-----------------------|
| | Mayor Donald Hartill-Aye | Trustee Frank Moore- Aye | Trustee Lynn Leopold- |
| Aye | Trustee John O'Neill-Aye | | |
| | Trustee Larry Fresinski-Aye | | |

Motion - To Approve the Minutes from November 21, 2005

Trustee O'Neill moved that the draft meeting notes, as reviewed and revised by the Clerk/Treasurer and the Board, are hereby adopted as the official minutes. Trustee Leopold seconded the motion. A vote was taken:

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|-----|---------------------------------|--------------------------|-----------------------|
| | Mayor Donald Hartill-Aye | Trustee Frank Moore- Aye | Trustee Lynn Leopold- |
| Aye | Trustee John O'Neill-Aye | | |
| | Trustee Larry Fresinski-Abstain | | |

The next agenda item was the continued discussion of the proposed intermunicipal sewer route. Mayor Hartill stated that he had asked Dave Putnam on behalf of the Village to take a closer look at the alternative providing for running the intermunicipal sewer transmission line down Route 34, and that Dave had prepared a memo to Don. The Board all received copies of the memo. Dave Putnam has contacted contractors to further refine estimated sewer costs and have reviewed the December 5th Alternate Cost Evaluation and have the following comments:

Alternative A

1. Approximately 1,100 feet longer than other routes
2. Using contractor's estimated production it would take two crews 12 weeks to construct.
3. I agree with unit price for the pipe work.

Alternative B

1. Did not review

Alternative C

1. The note for Land Acquisition Cost should read "north or south" of the Twin Glens not 2000 feet south.
2. Using contractor's estimated production it would take two crews 13 week to construct.
3. The unit prices given for pipe installation are acceptable with the noted conditions.
4. Assuming you could get a 4-month DOT shut down of Route 34 the unit prices for 12" force main would be around \$80/ft and \$110/ft for the 24" gravity
5. I believe that the estimate has the wrong split for 12 and 24-inch pipe and it should be 6,200 ft 12" and 6000 ft of 24" pipe.
6. Using these adjustments the total project cost without a shut down is an additional \$55,000 for a revised total project cost of \$3,597,000.
7. Using the estimated pipe prices with a detour would decrease the project by \$919,000 for a revised total project cost of \$2,623,000.
8. This estimate does not include the cost of replacing the existing water main (6,200 feet at \$80 to \$90/ft = \$500,000+).

Alternative C1

1. I believe that the cost and impact of the siphon is understated.
2. The note for Land Acquisition Cost should read "2000 feet" not 4000 feet south.
3. The other comments on unit prices for C also apply to C1.

Frank asked if the detour option for the Route 34 alternative was worth the estimated \$900,000 savings reflected in Dave's memo. In the cost estimates provided to the Town by Jim Blum of Stearns & Wheler, which estimates Dave indicated he thought were too low, it's \$200,000 more to install a siphon system as part of the Route 34 alternative. Frank asked if Blum had any problem with the feasibility of Alternate C1 (with the siphon) in Dave's memo. Blum did not. They may have to blow out sediment but it is more of a maintenance issue. The advantage of using a siphon is to avoid a pump station. Frank does not want to see a pump station in a residential area. Putnam stated that the whole area is residential. Mayor Hartill stated that we will have a pumping station in the Village no matter what because of our topography. Frank commented that he has never seen the road profiles. Dave Putnam will get profiles of Route 34 and Cayuga Heights Rd. to Frank.

Lynn asked if there have been any discussions with NYSDOT regarding the shutting down of Route 34 during construction and detouring traffic. Don stated that he first wanted to receive a cost estimate. He will now proceed with this information because it is a viable alternate which could save an estimated \$1 million. It would be 13 weeks of construction with full closure verses 20 weeks without.

Don indicated to Sorel that an outside consultant would presumably come up with the same numbers as Dave Putnam has. Jim Blum provided the costs to Putnam; he has reviewed them and pointed out cost offsets that weren't taken advantage of. Don stated that to start from scratch would be very expensive. The Village will end up paying about 10% of the project costs. Sorel stated that she doesn't trust the way municipalities do construction projects. Frank asked David Dubow if eminent domain was a viable alternative if there is no justifiable public need. Dubow indicated that the issue of public need would very likely be one that is determined by a court. Frank thinks it will be hard to see how a judge would allow the railroad bed route if there were other possible routes. O'Neill was relieved to know that Alternative A and C are comparable in cost with the Route 34 detour alternative.

Frank returned to his concerns with pump stations in residential areas and smell if Alternative A – Cayuga Heights

Road -- was done. It was pointed out that a pumping station will be needed for Village sewer in the hairpin turn area on Cayuga Heights Rd. Frank asked about the odor threat. Dave Putnam explained that if it were done correctly you wouldn't notice it unless you are 15-18 feet in the air. Frank was worried about air release from the manholes. Putnam stated that you wouldn't smell a pump station. It all depends on venting.

Frank wondered what extra maintenance means. Don explained that in the Village our problems have been with gravity systems. The materials in sewer lines have improved over the years. Don stated that an advantage of Alternative A for the Village is that we would be able to decommission the existing and somewhat old Cedar Lane line. Lynn questioned the cost of a sewer line going down Cayuga Heights Rd. Don stated that eventually there will be a sewer line down that road and all Village streets. Ned asked if from a planning point of view the Board has looked at future sewer lines and their planned location.

Andrew Gill of 1 Sundowns Road stated that future Village sewer lines make him question the Cayuga Heights approach with a high-pressure line. Don explained that residents would not be hooking directly into the high-pressure line, but instead would hook into a gravity system that would run parallel to the forced main. From a homeowner's point of view it is no different. Eventually, sewer lines will have to be installed on Oakcrest, Pembroke, Cayuga Hills and Cayuga Heights Roads. The cost to install sewer lines is approximately \$80-100 per foot. Unlike a town, the Village as a whole is one district, which means everyone shares in the cost. The only flexibility we have is in the connection fee. Ned asked what the criteria would be for a new sewer line. Don stated that it was more based on the Tompkins County Health Department. Ned asked when sewer would become available. Don stated that a developer is responsible for the infrastructure of a new development. Don thought that it would be very useful if the Planning Board would start looking at this.

Now that the Mayor has confidence in the cost estimates, he will approach the NYSDOT. Don will meet with Town Supervisor Steve Farkas this week and express that the Village prefers route 34 with the road being closed during construction. Don feels the best news is the possible affordability of this Route 34 alternative.

Lynn stated that she is not comfortable with a forced main going down Cayuga Heights Rd. because it is going through a residential area. Fresinski thinks that Alternate C, preferably with the detour alternative but even without it, is the best choice. You don't want "potential cost savings" alone to dictate the best choice for such a large and important project. We should be picking what makes the most sense considering all issues involved. Even though Alternate C may be the most technically difficult, it may still be the best option.

Dubow asked Putnam if Alternative B -- the old railroad bed -- would create unbuildable lots. Putnam feels they would in fact be more buildable. Don stated that the real issue for this alternative is access for maintenance, which would require an access road through the area. Lynn asked if Don had ever responded to the letter that came from Cayuga Hills, Inc. He will do that this week along with emailing the other letters he has received to Jodi. Jodi can then forward them to the Trustees. The emails he received included one for Alternative B and all others were not.

Don stated that the Intermunicipal Sewer Agreement involves funding that has already been spent for plant and related upgrades, which money could be subject to repayment if the Town decided to do their own package plant. The Ithaca and Cayuga Heights sewer plants have already done upgrades as part of the agreement. It was questioned whether the Town would be able to afford this project even with the funding.

Don explained to the Board how the two different types of sewer plants work. Lynn will call Brent Cross to see if she can get a tour of the Cayuga Heights Plant.

The Mayor indicated that he had no further comments, so the Board moved to the General Discussion agenda item. John O'Neill stated that the fire department continues to move forward on where to put a new fire station. A meeting of the Commissioners was held on Tuesday evening with a report from the architect, Dennis Roe, regarding his assessment of the possibility of building the new firehouse on the existing site. He had considered 4 alternatives, to include a 2-story structure but none of these alternatives was adequate in meeting the needs of the current mandates and requirements levied by State fire authorities.

Prior to the meeting, Mayor Hartill and Ross had done a walk over grounds to the rear of the Village Office complex. There is land that could be made available further to the east of the existing boundary if needed. The size and access to this land meets all of the new fire station requirements. The architect thought that it would be easy to build on this parcel and very feasible. During that meeting, three problems were identified which require attention by the Village if we want the LFD to pursue usage of this parcel.

1. Where would the Village propose to relocate the salt barn and any other garages?
2. What is the timeline for demolition of the water tank and the salt barn?
3. What legal protection can be given to the LFD that any lease arrangement would not be able to be undone by future decisions of the Village?

John stated that George Gesslein had pointed out the financial advantage to the LFD of being able to sell the land currently occupied by Station #5, as well as the 10 acres on the north side of Oakcrest. At that meeting Ross also encouraged cooperation between the Village and the LFD in the development of any building plans in order to take advantage of mutual portions of such a future complex.

Ned Hickey is concerned with the noise from the fire station with respect to residents on nearby and adjoining property. Ned asked why the fire department didn't consider buying some of the land owned by Pyramid that is right next to the current fire station so that there would be enough room for the station on Oakcrest. Ned also wondered why we would move our building for this and increase the Village's expenditures. Don stated that the salt barn is rotting and will need to be rebuilt anyway. Ned feels a lot of questions need to be asked.

Ned informed the Board that the Planning Board has talked about the new Stormwater Regulations and the Village's need to adopt a new local law by 2008. We need to make sure our regulations blend in with our zoning requirements. Lynn feels this project needs to be done by a committee. The Town of Lansing already has a law on stormwater and erosion control. It was indicated that Bolton Point might be a model for several local municipalities working together to coordinate this process. It was suggested that we get all the SCLIWC members to participate so that there is consistency in the new regulations adopted by the municipalities involved. Don will bring this up at the next commission meeting and get back to Ned.

Motion- To Adjourn

Trustee Fresinski moved for adjournment. Trustee Moore seconded the motion. A vote was taken:

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|-----|-----------------------------|--------------------------|-----------------------|
| Aye | Mayor Donald Hartill-Aye | Trustee Frank Moore- Aye | Trustee Lynn Leopold- |
| | Trustee John O'Neill-Aye | | |
| | Trustee Larry Fresinski-Aye | | |

The meeting adjourned at 9:35 PM.

Dake

Jodi
Clerk/Treasurer