

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, August 5, 2019, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, John O'Neill, and Randy Smith; Clerk/Treasurer, Jodi Dake; Attorney Bill Troy; Lansing Star Editor, Dan Veavor; Town of Lansing Supervisor, Edward LaVigne; Municipal Relations Consulting LLC, Marty Moseley; Community Party Representative, Carol Klepack.

Mayor Hartill called the Board of Trustees meeting to order at 7:32 pm and opened the public comment period. With no one wishing to speak, Mayor Hartill entertained a motion to close the public comment period.

Motion - To Close the Public Comment Period

O'Neill made a motion to close the public comment period. Smith seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway- Aye
Trustee John O'Neill-Aye	Trustee Randy Smith-Aye

The next item on the agenda was the approval of minutes from July 11 & 15, 2019.

Motion - To Approve the Minutes from July 11 & 15, 2019

Hardaway made a motion to approve the July 11th & 15th minutes. O'Neill seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway- Aye
Trustee John O'Neill-Aye	Trustee Randy Smith-Aye

Long Term Disability

The Village is currently paying \$154.50 per month for the group, for \$2,000/ month of disability coverage. Hartill was surprised that our rate was as low as it was. If we increase the coverage to \$4,000 per month, the new monthly premium will be \$254.73. The effective date would have to be July 1, 2019. To amend the policy, Guardian requires a letter on the Village's stationary. The current plan says Guardian will pay 60% of one's salary up to \$2,000 per month for long term disability coverage. That amount was sufficient back in 2001, when this plan was installed. The Board agreed that the coverage should be increased to \$4,000.

Resolution #6600- To Increase the Guardian Long Term Disability Coverage Maximum from \$2,000 to \$4,000 and Authorize the Clerk/Treasurer to Sign a Letter to Guardian Requesting this Increase.

Trustee Smith moved this resolution and Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye Trustee John O’Neill-Aye
Trustee Ronny Hardaway –Aye Trustee Randy Smith-Aye

Energy Supplier

In September we have a chance to change our energy supplier. The Village currently is in a two year contract with Champion Energy that expires October 1st at a fixed energy rate of \$.042. The Mayor felt that it is hard to tell what will happen in the future with energy costs. Progressive Energy Consultants does the leg work for us to find the best rate. This year the lowest quote came from Hudson Energy. There is no charge to the Village for Progressive to do this.

Dake stated that the two options that the Village has is to either go with a variable rate or a fixed rate. If we went with NYSEG as our provider the rate would be variable. The current variable rate is \$0.45. Hartill stated that the rate is only going to increase given the current situation with the area grid. He feels the cheapest way to go is with a fixed rate.

Hardaway thinks we should go with Progressives recommendation and get our energy from Hudson Energy who had the lowest bid of \$0.0512. One concern Hardaway had was that there was no Green Options. Hardaway feels that next time it goes out to bid that we ask for it to include green energy. It would be nice to get an idea of how much it would increase the cost and the benefits it would have.

Resolution #6601- To Switch The Village Energy Provider From Champion Energy to Hudson Energy for a Two-Year Period at a Rate of \$0.0512 and Authorize the Clerk/Treasurer to Implement Such Agreement.

Trustee Hardaway moved this resolution and Trustee O’Neill seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye Trustee John O’Neill-Aye
Trustee Ronny Hardaway –Aye Trustee Randy Smith-Aye

Moseley’s Proposal

Hartill stated that previously Moseley came to the Board requesting a change to the zoning on two commercial properties. After some consideration, the Board thought it was spot zoning. Now, Marty Moseley, Municipal Relations Consulting LLC, who is representing Lama is requesting that the Village incorporate Low Traffic Food and Beverage into the Commercial Low Traffic (CLT) District Regulations. Prior to the 2015

Zoning Code amendment, the Village allowed the Low Traffic Food and Beverage use on properties located in the CLT District. Hartill sees no reason why it was ever removed. Hartill feels that this should be recommended back to the Planning Board for their review.

Dake asked Moseley if he could recall why it was taken out. As Moseley recalled, it was taken out because of a concern associated with the residents on Janivar Drive and the CLT District in the Craft Road area. Moseley stated that a developer would have to go thru special permit, maintain a buffer and could get a variance. Most of the parcels are in the commercial area. Hartill stated that everything south and west of Craft Road is done and are established businesses. There was no change in use and all uses and owners stayed the same.

Troy stated that he was ok with this if it is applied to all parcels in the district. It was suggested that this get sent to the Planning Board to see if they may remember why they removed the Low Traffic Food and Beverage from the CLT District. Troy requested that Moseley give the Planning Board proposed language changes. Moseley agreed to put that together.

The Board agreed that this should be reconsidered by the Planning Board before the Trustees make a discussion. Hartill stated that he would get in touch with Lisa Schleelein, Planning Board Chair, to let her know it is coming to the Planning Board.

Employee Handbook

Back in 2017 the Board worked on revising the Employee Handbook but never approved it because they wanted to first work on creating policies for Credit Card Usage, Family Leave Act, Computer/Internet Usage and Telephone/Cell Usage. Out of the policies, the Credit Card Policy was the only one that was agreed upon. Dake has gone thru the Employee Manual again, created a list of changes and shared it with the Board. Dake suggested that the Board may want to approve the Employee Manual and leave the policies out that we don't have and once we get those done we can update the employee handbook again. The Board agreed with this and to have the Computer/Internet Usage and Telephone/Cell Use Policies completed in the next month.

Hardaway had taken the US Department of Labor publication that the Village currently has in its Policy & Procedure Book and basically created a word for word Village policy for Family Medical Leave (FML) using that. Dake stated that there was one sentence that was missing in the section on requesting leave and suggested that that get added back in. The Board agreed.

Dake stated that she went thru the Employee Handbook again and there were two additional changes that she recommends:

1. Page 5-Under Zoning/Code/Fire Enforcement Officer at the end add Stormwater Management Officer, provides stormwater management guidance and enforcement duties.

2. Page 15-Under Telephone Usage remove the sentence about long distance charges because we don't get long distance charges.

Hardaway had previously emailed the latest copies of FML, Credit Card, Telephone Usage and Computer/Internet Usage. The Board will work on those and have proposed policies for the Aug 19th meeting.

Resolution #6602-To Approve the Revisions to the Village of Lansing Handbook

Trustee Hardaway moved this resolution and Trustee O'Neill seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye

Trustee John O'Neill-Aye

Trustee Ronny Hardaway –Aye

Trustee Randy Smith-Aye

Mayor's Comments

Hartill stated that there was a NYSERDA meeting this afternoon regarding our current energy situation. Ithaca Mayor has formed a committee to become carbon ready. In his past experience, Hartill stated that in his experience, committees don't work. There is a push to go to heat pumps and doing the right thing. Currently there is not any real understanding of the path forward as to how we get from here to there. 35% of our electricity comes from non-carbon, 20% water power and 15% from nukes. Our electrical grid is very fragile. People that assume you plug in and there will be power are naive. Martha Robertson is beginning to realize we don't have the reliability. The Heat Smart and NYSERDA guys took what Mayor Hartill said very seriously. Hartill pointed out the annual test that was conducted at Cornell University and the effects it had just on his laboratory. During the test the lights went out, the computers crashed and the accelerator crashed losing \$15,000 worth of liquid helium and they also discovered four \$10,000 servers were whacked. It cost the university over \$100,000 for that little test. It turned out to be a software problem. These kind of things are going to make our power system become more fragile. This makes Hartill nervous. We do have a problem. We do need to get from here to there but it is a package not a single pass.

Hartill had a conversation with Jim Bold regarding the senior housing development, Lansing Meadows, regarding how to set up their water service. Bolton Point allows each tax parcel to have one meter. Goetzmann wants a meter for each building in case they want to subdivide in the future. The only realistic path is to have a separate water system and water meters on each unit in case they do eventually subdivide. It will involve some extra costs for the meters but Hartill pointed out that having a single meter would be cheaper for them in the long run since each individual meter would have a minimum consumption bill that most likely would not be met.

Hartill has heard from the property guy regarding Graham Road West. Hartill has also received a letter from one of the Shops at Ithaca Mall lawyers introducing himself. Troy thinks that the Mall would be in a hurry to give the road to us since it is in such disrepair. It is clear that the mall is in a fair amount of trouble as far as occupancy.

General Discussion

Smith stated that he has been trying to set some stuff up at NYSERDA. Hartill stated that there is a NYSEG rate meeting on the 14th which he plans to attend. Smith stated that they are pushing people away from gas to electric heat pumps but also there is a proposal for a 12% increase for electric and only 6% for gas. Smith feels people are going to go with their pockets.

Hartill feels it is going to require some careful consideration to get from here to there. Tompkins County has 40 advisory committees. NYSERDA has 1000 of employees. All of which are State funded. NYSEG's proposal to have a solution has been delayed another month.

Hardaway's take away from NYSERDA was \$150,000 went to West Chester County for conversion to air or ground source heat pumps. A big pool of money is going to air source or ground source heat pumps. They are really pushing clean energy. A large chunk of money is available to citizens to help transition to clean energy. Hardaway thought that NYSERDA representatives were concerned about attracting businesses to Lansing with this incentive. Hardaway will be meeting with Lisa tomorrow. Hardaway feels that the biggest concern right now is to get the grid up to snuff. NYSEG is going to charge us to improve grid but hopefully New York State will chip in.

Hardaway informed the Board that the Legislature was having a meeting tomorrow to take a vote on whether to spend \$200,000 on a study for colocation of the Sheriff's Department and Ithaca City Police. Hartill will be attending the meeting to voice the Village's opposition to this. The Commercial Avenue property is no longer part of that deal. They want to relook at all the sights again. Hartill stated that the only site that would work would be on this side of the City. Hartill feels that the City of Ithaca has decided that everyone needs to chip in to help them fund their expenses. Hardaway stated that there has been a good amount of opposition.

Hardaway stated that rumor has it that a hotel in the Village is going to permanently become a homeless shelter.

O'Neill pointed out the Sketch Plan for a Cluster Subdivision on the Millcroft Trust Property that is being considered by the Planning Board. The Beer's plan to subdivide the 41.2 acre area into 42 lots and each of which could be developed with a duplex structure. Beers are proposing that construction of these residences proceed in three phases.

Hartill stated that the final plat for Millcroft Subdivision was never approved. Only Phase I was officially approved back in 2004. It was going to be in stages similar to Lansing Trails I, II & III. The Beers will have to come to the Trustees to get Final Plat Approval. Having a single exit is a problem. You need at least 2 exits. O'Neill feels that everything is very crowded. Hartill will have Mike Scott let the Beers know that they will need Plat Approval. O'Neill feels there is a lot of problems with their sketch plan. They will also need to install streetlights.

Motion- To Adjourn

Hardaway moved to adjourn. O'Neill seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee John O'Neill-Aye

Trustee Ronny Hardaway- Aye
Trustee Randy Smith-Aye

The meeting was adjourned at 8:23pm.

Jodi Dake
Clerk/Treasurer