

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, March 20, 2017, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, John O’Neill, Patricia O’Rourke and Gerry Monaghan; Clerk/Treasurer, Jodi Dake; Attorney David Dubow; Planning Board Member, Mario Tomei; Supt. of Public Works, John Courtney

Mayor Hartill called the Board of Trustees meeting to order at 7:32pm and opened the public comment period. He introduced Marty Moseley and Adam Robbs. Moseley is in the process of training Robbs to replace him as the Zoning/Code/Fire Enforcement Officer for the Village.

John Gillott paid compliment to the Department of Public Works for the work they did during Storm Stella. Schleelein wished a happy anniversary to Jodi Dake for 19 years of service as the Village of Lansing Clerk/Treasurer. Mayor Hartill added that she has done a great job for the Village.

Motion - To Close the Public Comment Period

Trustee Monaghan made a motion to close the public comment period.
Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O’Rourke-Aye	Trustee Gerry Monaghan-Aye
Trustee John O’Neill-Aye	

Eric Goetzmann was present to propose changes to the Lansing Meadows Planned Development Area (PDA). The following is an email sent earlier today by Mayor Hartill to the Boards to explain the PDA situation:

The original PDA was based on 12 units of Senior Housing and the current plan is for 20 units of Senior Housing. The plans that I have seen show a loop road with two curb cuts on Oakcrest Road.

The wetlands in the original plan occupied nearly half of the available land for construction. After considerable effort and negotiation with the Army Corp and the purchase of alternative wetlands in the form of a salt marsh near Montezuma Wild Life Refuge the wetland set aside has been reduced to less than 10% of the area.

Recently the developer has requested that a portion of the land on the eastern end be converted to “light commercial” to enable the construction of a small coffee shop. The parking for the structure would not have access to Oakcrest Road by automobiles. The

argument for the conversion is that it would provide a desirable amenity for the residents of the Senior Housing and the rest of the Village.

The entire PDA that led to the construction of BJ's which I think everyone agrees has been a great addition to the shopping options in the Village. As an example I always buy my gasoline there along with other items when I need larger quantities. The Senior Housing will also be a great addition to our housing inventory.

It has been a long path to get to where we are today and the clock is ticking with respect to TCAD. The extension that they granted for some of the financing will expire in the fall. In my conversations with TCAD, they have no appetite for extending beyond the fall. It therefore is very important that construction begin this coming construction season. Going through a major revision to the PDA would preclude this.

The developer submitted the original 12-unit plan to the Village and had a construction permit before going through the whole wetland effort. I would urge careful consideration of all aspects before we embark on insisting that it is a major revision.

Eric gave the following background of the project since it has been a long process: Recently, Eric came before the Board requesting that the property setbacks be revised and a new commercial component be added to the Lansing PDA. He stated that this all started when BJ's wanted to come to the Village. The PDA was put together which is a little different than traditional zoning. The PDA was designed so that along with the commercial addition of BJ's they would also be able to build 12 senior housing units. In 2011, the original wetland process started. He relocated wetlands to increase the senior housing to 16-18 units. Working with the Army Corp of Engineers, the Corp wanted to close out the first wetland permit and then when that was done they opened up the second permit. In 2014, the mitigation for BJ's was completed and that is when they started with the second permit. A PDA created own setbacks. There have been some changes and modifications. In 2011, he had drawings and was ready to pull a permit for the senior housing portion of the PDA but waited on the wetland issue to be resolved. He has again scrapped the plans because he wants to do more. The Army Corp changed the definition of what a wetland was so he had more wetlands. It was recommended by the Army Corp to have an alternative place for wetlands. So, he invested in an inland salt marsh up near Interstate 90 which is a rare find. This was all part of the process. In the summer of 2016, we got Army Corp approval. Last October Eric came to the Board and got reclassified of the new residential piece. Maximum build now is 20 houses. This was approved by the Army Corp. Eric is waiting for final sign off that takes about six months. A lot of time and money is invested in this. Eric claims that he has spent \$300,000 already.

Last week Eric came in front of the Board of Trustees to get the setbacks of the PDA changed. He would like to get approval for 20 homes and a small commercial piece. These would be duplex style housing. Goetzmann is here tonight to further explain the project and ask for approval of these changes by amending the overlay of the PDA. He can't continue with his design until setbacks are done. He feels the commercial piece will

be a nice amenity to the walking community. It will also serve as a buffer between his proposed housing and Ciao!. The whole property had been zoned for commercial use originally, and he feels that allowing a commercial use on the sliver of land would enhance the new neighborhood.

Hartill stated that after reviewing the codification, it is clear that any change has to first go to the Planning Board. The other issue is whether this is a minor or major change, At the last Board of Trustees meeting the Board approved it as a minor change which would allow this project to be done expeditiously. The Mayor would like to see the senior housing project started this construction season. The Planning Board thought it was a major change and not a minor change. TCAD is another concern.

Dubow stated that one of the major issues is the new commercial area. The Planning Board was concerned with that use. Eric stated that it would be a coffee shop or small diner type business. There is not a whole lot of room on that land. The building might be 2000 sq. ft. Hardaway asked what percentage of the residential is verses the commercial. The original commercial piece was for a road. John Gillott feels it would have been better if Eric brought this presentation to the Planning Board. He indicated that the Planning Board has to appreciate its responsibility to the population of the Village. Eric didn't realize the process.

Dawson was concerned with having another coffee shop. We already have a Starbucks in the Target store, McDonalds, BJ's, Applebee's, Friendly's, The Rose, Ithaca Bakery, and Ithaca Coffee. She doesn't see how it would add much value to what we need. All are within walking distance. It's convenience. Dawson suggested a club house for the senior community. She considers it a problem because the whole reason he got BJ's was because he would be building residential. Eric stated that he took the time to remove wetland and it was costly. He thinks this is a better plan.

Lisa Schleelein thought the objective was to get as many residential units as possible. To her, this seems counterproductive. One current stipulation is that no commercial business can exit onto Oakcrest Road. That is one of the reasons why the Planning Board sees it as a major change. There is a concern with traffic.

Mosley stated that with this being a PDA, the Board can adopt uses that are different than the current Village Zoning Law/Code provisions.

Lisa Schleelein stated that we made a commitment and people are concerned that the buffer between BJ's and the residential area is not up and that the residential component of the PDA is not built yet. It seems that there are deadlines that Eric knew about but he didn't share the plan. Maybe there could be more of a clubhouse use to bring the community together. This was commercial before, and when they did BJ's it was a swap. Personally, she feels it is not in the spirit of where we started.

Mario feels the Planning Board has been very sympathetic and understanding. Now that the Army Corp situation has been straightened out, he is concerned because the first thing Eric wants to do is put in an additional commercial area. It doesn't exit to Oakcrest, but you can still see it. You could get more housing units in there if there was not another commercial parcel. There have been minor changes and we haven't seen anything on residential. Eric wants to redesign.

Schleelein asked why all of a sudden, he is proposing that an additional piece of the PDA became commercial. Eric stated that this is his way of getting his money back. He feels it is a great location for commercial and it makes it more attractive. Eric relocated a lot more wetlands than he thought he would. Mario doesn't have an objective to the setbacks but not currently in favor of the commercial.

Dawson reiterated to Eric that \$300,000 was spent to remediate and now can't make it back. Eric stated that it is driven by construction. Dawson feels asking for more commercial is a huge change.

Schleelein asked Eric if he had spoken with Ciao! about shared parking. He hasn't asked Ciao! about shared parking. He wants to start his construction drawing and move forward. This has evolved from 12 to 20 homes, and Eric is trying to add what he thinks is a great amenity. Schleelein stated that the location on N. Triphammer Road by the YMCA is good. Why not but the coffee shop on the other lot he owns. He indicated that he wants to put in something else there.

John Gillott stated that he has no problem with them going forward with the residential component, but not with the commercial parcel. He also questioned why Eric didn't do the commercial on the adjacent property he owns by the YMCA.

Tomei is objecting to the commercial. He questioned why not get rental from another two units in the proposed commercial area. Mario asked what the next step is.

Dubow said that a PDA can change in any way. The Board and Planning Board have a right to provide their input. The PDA exists and it has been changed several times. It is a zoning law procedure. At some point if there is some change there has to be some zoning-like provisions. The Trustees previously approved it as a minor change. Without much information being presented to them at the last Planning Board meeting, the Planning Board felt it would be a major change. After tonight's discussion, it needs to be decided if this is in fact a minor change.

Lisa Schleelein feels there has been a breakdown in communications in that the Planning Board had not heard anything about a commercial use until now, when not accepting it could mean holding up the whole project and possibly create a situation where the project misses a deadline for a TCAD (Tompkins County Area Development) grant.

Mario stated that with the exception of the buffer plans, the Planning Board has always

been very understanding of Eric's situation, especially concerning the Army Corps of Engineers. So, every time you came in with a change to your plan, or an extension on the buffering time frames and so on, we've always been very understanding that you can't do what we want you to do because of that. Now the Corps of Engineers situation has been straightened out and you got a lot more land, the first thing you want to do is put up commercial? You can still fit another four more housing units on that lot. All these minor changes are adding up to the point where we're saying we have yet to see anything happen with the housing. Eric feels this would be a buffer.

Gillott stated that he is still against commercial. If you lease that property and that retailer doesn't make a go of it, you will be left with an empty parcel and then it would be an eyesore.

Hartill's concern is that a major change means going back to the drawing board, hearings, and all of the other required procedures. Given that, it is very unlikely that one could go through that process in a timely enough manner to be able to start construction in this construction season.

Schleelein stated that they have known about the deadline for some time. It doesn't feel minor. We've tried to keep the line of communications open and it is unfortunate that there wasn't a better dialogue. Hasn't done screening because we didn't know where wetlands would be. Schleelein doesn't understand how infrastructure installation would be different with commercial verses residential. Schleelein asked if this is a minor change and is approved, what would be appropriate commercial for that area.

To protect the Village in the future, it was suggested that there be a modification to the Proposed Local Law stating the use allowed for the commercial component of this PDA. Dubow stated that there are already uses in the PDA. Dubow, Moseley and Robbs have talked about doing a new A-1 Area for a new and separate area for the commercial use. They came up with specific uses. Obviously, any use has to go through the Boards for review and approval. Flexibility is the beauty to a PDA. Once a PDA is created it will always be a PDA.

Dawson stated that there are issues you knew. The Mayor knew there was a TCAD deadline.

Hardaway reiterated that the Board thought it was a minor change, but the Planning Board thinks it is a major change. He asked what would happen if we allow the PDA to be changed so you can start the senior housing project, but you don't build on the commercial parcel and it will leave it open for the future. This way you could still get the TCAD grant.

Mario understands the need to meet the TCAD deadline, but he thinks if Eric could go ahead and building the residential area. While leaving the commercial component open for future change. Eric feels it is driven by the uses. He thinks it is an amenity to the

Village. O'Neill asked if he can do without the commercial piece. Eric stated that he can't leave 20% alone. This Fall is the TCAD deadline and he has to start construction.

Gillott appreciates what Eric wants, but we made our point.

Dubow stated that procedurally it is back in the hands of the Trustees and they have the authority to make the decisions. Hartill stated that it is clear that we have to talk about it further. It's a complicated question. The Board will revisit this at the April 1st meeting. The Mayor asked everyone to sit back and think about this for a little bit.

The next item on the agenda was a public hearing on Proposed Local Law 1 (2017)

Motion - To Open the Public Hearing on Local Law 1 (2017)

Trustee O'Rourke made a motion to open the public hearing. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Trustee Gerry Monaghan-Aye
Trustee John O'Neill-Aye	

Dubow explained that we do this each year as a safety net. He recommends that the Village do this every year. Hartill stated that if we don't override then he has to fill out a form that says why.

Motion - To Close the Public Hearing

Trustee Hardaway made a motion to open the public hearing. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Trustee Gerry Monaghan-Aye
Trustee John O'Neill-Aye	

Resolution #6360-To Adopt Local Law 1 (2017) To Allow the Override of the Tax Levy Limit Established in General Municipal Law §3-C

WHEREAS, a resolution was duly adopted by the Board of Trustees of the Village of Lansing directing that a public hearing to be held by said Village Board on March 20, 2017, at 7:45 PM, to hear all interested parties on a proposed local law entitled "**A LOCAL LAW TO ALLOW THE OVERRIDE OF THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C;**" and

WHEREAS, notice of said public hearing was duly advertised in the official newspaper for the Village; and

WHEREAS, said public hearing was duly held on said date and time at the Village of Lansing Office and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed local law, or any part thereof; and

WHEREAS, the Village of Lansing Board has determined under the Implementing Regulations pertaining to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act ["SEQRA"]) that the approval of the proposed action is not an "action" (because it will not affect the environment) or is a Type II action, and thus, in either case, may be processed without further regard to SEQRA;

NOW, THEREFORE, be it

RESOLVED, that the Village of Lansing Board of Trustees hereby adopts said local law entitled "**A LOCAL LAW TO ALLOW THE OVERRIDE OF THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C,**" and designated Local Law No. 1 of the year 2017, a copy of which is attached hereto and made a part of this resolution; and it is further

RESOLVED, that the Village Clerk is hereby authorized and directed to file said local law with the Secretary of State and any other governmental agencies as required by law.

Trustee Monaghan made a motion to approve the resolution. Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Trustee Gerry Monaghan-Aye
Trustee John O'Neill-Aye	

The following is a copy of the law approved:

**VILLAGE OF LANSING
LOCAL LAW 1 OF THE YEAR 2017**

**A LOCAL LAW TO ALLOW THE OVERRIDE OF THE TAX LEVY LIMIT
ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C**

Be it enacted by the Board of Trustees of the Village of Lansing as follows:

SECTION I. PURPOSE & INTENT.

It is the purpose and intent of this local law to allow, if determined necessary and/or appropriate, for the Board of Trustees of the Village of Lansing to adopt a budget for the fiscal year commencing in 2017 that requires a real property tax levy in excess of the tax levy limit as defined by General Municipal Law §3-c.

SECTION II. AUTHORITY.

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c which expressly authorizes a local governing body to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty percent (60%) or more of said governing body.

SECTION III. TAX LEVY LIMIT OVERRIDE.

The Board of Trustees of the Village of Lansing, County of Tompkins, is hereby authorized, if determined necessary and/or appropriate, to adopt a budget for the fiscal year commencing in 2017 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

SECTION IV. SEVERABILITY.

If a court determines that any clause, sentence, paragraph, subdivision or part of this local law or the application thereof to any person, firm, or corporation or circumstance is invalid or unconstitutional, the court order or judgment shall not affect impair or invalidate the remainder of this local law but shall be confined in its operation to the clause, sentence, paragraph, subdivision or part of this Local Law or in its application to the person, individual, firm, corporation or circumstance directly involved in the controversy in which such judgment or order shall be rendered.

SECTION V. EFFECTIVE DATE.

This Local Law shall take effect immediately upon filing with the Secretary of State.

The next item on the agenda was to discuss the Discharge Permit for Macom. Marty explained that we partner with the Village of Cayuga Heights (VCH) for processing our sewer. VCH has hired a third party to come up with an agreement to say that Macom, a business located in the Village of Lansing, must abide by certain rules and report. Dubow and Randy Marcus, Attorney for Cayuga Heights, have coordinated and want to participate. The material is outside the range of our sewer law. The Cayuga Heights Engineer has review it and indicated that it is diluted before it is put into the sewer system because they have a pretreatment system. Borg Warner does the same thing. Borg Warner has a state program similar to this, but they didn't reach the EPA as they did. All

samples go to VCH and they monitor this. Dubow's concern was to make sure that we have an insurance obligation to protect the Village of Lansing It is a unique situation that we want to be protected against. The permit needs to be executed by all three parties. Macom deals with the EPA on a regular basis. Moseley doesn't foresee any damage.

Hardaway asked who does the sampling. Malcom provides sample to VCH. Dubow stated that our concern is the time it goes through our pipe.

Resolution #6361-Authorize Mayor to Execute the Agreement on Behalf of the Village.

Trustee Hardaway made a motion to approve the resolution. Trustee O'Neill seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Trustee Gerry Monaghan-Aye
Trustee John O'Neill-Aye	

The next item on the agenda was to consider a permissive referendum to transfer money from the Park & Recreation Capital Reserve Fund. The Village had budgeted to transfer money from the Park & Recreation Capital Reserve Fund in the amount of \$50,000 for the 2016-17 Park Improvements.

Resolution #6362- Capital Reserve Expenditure Authorization

WHEREAS:

- A. The Village of Lansing (the "Village") is intending to consider the transfer monies from the Park & Recreation Capital Reserve Funds for capital improvements, the intent being to accommodate the needs of the community and for the benefit of the Village and its residents; and
- B. The Village Board of Trustees has reviewed the needs of the community and for the benefit of the Village and its residents, including potential acquisition of equipment and materials, and thereupon determined that such actions will be in the best interests of the Village; and
- C. In anticipation of the current need and anticipated future needs for future acquisitions of equipment and materials , the Village has maintained reasonable and appropriate capital reserve funds so as to set aside such funds for such current and future purposes as they may arise; and
- D. The Village Park & Recreation Capital Reserve Fund has sufficient funds for such contemplated and intended acquisitions of equipment, materials and project needs, some or all of which have been included in the recently approved 2016 - 2017 Village budget; and

- E. The Village Board of Trustees wishes to authorize at this time the sufficient expenditure of such funds such that the aggregate sum of \$50,000 be transferred from the Park & Recreation Capital Reserve Fund;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Village Board of Trustees hereby authorizes the expenditure of funds contemplated and intended for acquisitions of equipment, materials and project needs as set forth above, and the transfers of \$50,000 from the Park & Recreation Capital Reserve Fund, as determined by the Board of Trustees for such purpose; and
2. Within ten (10) days after the adoption of this resolution, the Village Clerk shall, as set forth in Article 9 of the Village Law, post and publish a notice which shall set forth the date of the adoption of this resolution and contain this resolution or an abstract thereof concisely stating the purpose and effect thereof. Such notice shall specify that such resolution was adopted subject to a permissive referendum; and
3. This resolution shall take effect thirty (30) days after its adoption, unless a referendum is requested, in which event it shall take effect, if approved at such referendum, upon such approval; and
4. This resolution is adopted subject to a permissive referendum as required by law.

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

Mayor Donald Hartill –Aye
Trustee Ronny Hardaway-Aye
Trustee Monaghan-Aye

Trustee John O'Neill –Aye
Trustee Patricia O'Rourke-Aye

Dake will place a legal notice in the paper.

Mayor Hartill stated that tonight we are coming up with a budget for the public hearing. Hardaway had a list of questions.

Budget

The following budget explanation was given to the Board. Comments in red were pending questions/comments submitted to Board. Comments in blue were the discussion had:

Expenditures/Revenues for 2017-18 Budget

Board of Trustees

A1010.1 \$24,000-Trustee Salary
A1010.4 \$ 1,750-Contractual expense
 -Send 1 or 2 to training would be ~\$800 each.

Mayor

A1210.1 \$14,000-Mayor Salary
A1210.4 \$ 500-Misc. Contractual-Was \$50-Added in Albany trip 2017

Auditor

A1320.4 \$4,200 –Review only-did full audit 2016-17 for year ending 2016

Assessment

A1355.4 \$500-Prepare Village Tax Bills

Clerk

A1410.1 \$70,962 -\$2,
A1410.2 \$0
A1410.4 \$12,500 –Includes for copier lease, misc. office supplies for whole office, maintenance agreements for software increased 2%, legal ads, training, postage.

Law

A1420.4 \$37,500- Dubow Legal fees \$250/hr.

Engineer

A1440.4 \$40,000-Engineering-**Listed projects only total \$33,000** Changed from \$40,000 to \$33,000. \$7,000 not listed was for sewer engineering costs but that will be added to the sewer engineering budget
(Northwood Park engineering to be done in 2016-17 Budget)

TG Miller recommendation:

Transportation Planning-General Consultation Allowance: **\$7,500.**

Capital Projects:

i. Northwood Road Improvements

Revise final plans, construction details and quantity estimate for expanded scope of highway improvements. Non-public works project to be completed by Village forces. **Technical Budget \$5,000.**

ii. Graham Road West

1. DPW estimate for *Construction Budget \$130,000*
2. Complete topographic survey, develop final plans, profiles, construction details and quantity estimate for highway and utility improvements. Non-public works project to be completed by Village forces. **Technical Budget \$7,500.**

iii. Graham Road Culvert Replacement

Remove and replace roughly 50 feet of existing culvert and headwalls.

Construction Budget \$108,000. Survey, Design and Construction Phase Services. Non-public works project to be completed by Village forces. ***Technical Budget \$10,500.***

General Engineering General Consultation Allowance: **\$2,500**
(Stormwater engineering under stormwater line A8140.4)

Elections

A1450.4 \$1,500-same

Village Office

A1620.2 \$10,000-Improvements to pump building to create fire wall to separate record retention from a community space.
Hardaway asked if there was really a need to create a community space in the old building. O'Neill stated that people would like an area to use for parties, classes. Hardaway asked if we would charge a fee for using the room. There would be a reservation fee but the amount will need to be determined after the room is completed. O'Rourke thought that people could use this new administration building.

A1620.42 **\$16,000**-FLTG \$6,800/Water- \$1,200/NYSEG-\$8,000

A1620.4 **\$6,900**-Village Office
\$2,000-Repair/Maintenance to current building
\$4,000 cleaning
\$900 sprinkler/fire alarm annual test & monitoring

Buildings-Garage

A1640.2 \$0

A1640.4 **\$4,000** –miscellaneous building repair and maintenance. Increased by \$1,000 to seal the garage floor in 2016-17 but won't do until 2017-18

Special Items

A1910.4 **\$75,000**-Total Unallocated Ins. -same
\$41,000-workers comp -State Ins. Fund
\$ 4,300-Lovell W.C.
\$29,700-Insurance- increases with new equipment

A1920.4 **\$4,650** Municipal Dues of 2016-17
\$2,014- NYCOM
\$ 900- IO
\$1,500- Stormwater Coalition
\$ 200-Planning Federation

A1950.4 \$0-assessments/tax bills

A1990.4 \$20,000-Contingency

Traffic control

- A3310.2 **\$35,600**
 \$ 5,600-2 speed signs @ \$2,800each
 Hardaway asked Courtney where the speed signs would be located. Courtney stated that they would move but mainly be on Oakcrest and Cayuga Heights Road because that is where we have the most complaints of speeding.
 \$30,000-2 traffic control message boards @ \$15,000 each
 Hardaway asked if we needed 2 message boards. Courtney feels it is tough to have just one. They were very helpful during the Northwood Project because it kept everyone informed without them having to go knock on doors.
- A3310.4 \$4,200-repair & maintenance. Peek controller box typically last 3 years

Animal Control

- A3520.4 \$2,000-Animal Control-Deer

Code

- A3620.11 \$27,500-½ Adam-New Code Officers Salary
 A3620.12 \$11,500-Electrical Inspector-Floyd
 A3620.13 \$10,400-Fire Inspector-Brian Quadrozzi-4% raise
 A3620.14 \$1,500 -Moseley Consulting
 A3620.2 \$0-Equipment
 A3620.4 \$6,900 misc. contractual, training and mileage for Adam, Floyd & Brian

Street Maintenance

- A5010.1 \$73,100-John salary- \$2,500 increase
 A5110.12 \$55,930- Chris-\$20.86/hr. increase to \$ 22.78-\$1.92/hr.
 A5110.13 \$58,663-Nolan-\$22.56/hr. increase to \$24.48-\$1.92/hr.
 A5110.14 **Summer help??**\$5,000 was added. Courtney questioned why nothing was added yet. He felt it was a done deal at the last meeting. On the agenda there is an executive session to discuss this personnel issue. Mayor Hartill stated that we still need to discuss the different options. We need to discuss whether to put someone on payroll or hire as a contractor. Courtney wants his son hired. Courtney claimed that he has been good to this place and wouldn't do anything to hurt the Village. The Mayor stated that the Board has to talk about this and be sure that we are following proper procedures.
- A5110.2 **\$180,000**
 -\$115,000 2WD cab tractor with rear and belly mounted flail. Multiple use on roadsides, retention ponds, water, sewer, and trail easements. This is to replace our roadside mower. Courtney stated that this will be used for parks, easement areas and roadside mowing.
 -\$65,000 Replace one ton dump and plow. Hardaway asked the age of the truck that we are replacing. Courtney stated that the truck is a 2010. He finds that resale is better when you don't run it into the ground. Our last

skidster we bought in 2012 for \$31,653 and four years later we made \$25,000. So basically, it cost us \$1,663 a year not including maintenance and insurance.

A5110.4 **\$ 80,000**

-\$10,000-striping It was asked if we need this if striping is listed below. Courtney stated that this is additional general maintenance striping outside of capital projects.

-\$20,000-crack sealing various roads

-\$50,000-repair weak spots, fuel, equipment repair etc.

Permanent Improvements

A5112.2 **\$1,040,870(-\$54,200 sidewalks to A5410.2 & -\$10K Street lights to A5182.2)**
\$1,074,670 new total-\$10,000 moved to street lighting for Northwood lights.

- | | | |
|---|-----------------|----------------------|
| 1. Milcroft Way | 230 ton | |
| 2. Graham Rd l | 930 ton | |
| 3. Warren Rd | 630 ton | |
| 4. Cinema Drive | 270 ton | |
| 5. Sheraton Drive | 325 ton | |
| 6. Brentwood | 275 ton | |
| 7. Arrowwood | 350 ton | |
| | Total 3,010 ton | |
| 8. Beckett Way median upgrade to stamped concrete | | |
| A. 250'x5' 24 yds. concrete at \$200 | | \$4800 |
| B. 6 decorative trees at \$400 | | <u>\$2,400</u> |
| | | Total \$7,200 |

Are we worried that by creating more non-permeable surface that there will not be enough water for the trees? Would it be better with fabric and stone or permeable pavers?
 Courtney stated that they aren't sure what they are doing here yet.

- | | | |
|--|--------------|-----------------------|
| 9. Graham Rd replace failing culvert and to encompass a walk | | |
| A. Culvert | | \$6,700 |
| B. 120 ton rap | | \$4,200 |
| C. Contractual | | \$7,200 |
| D. Gravel | | \$2,000 |
| E. Replace 60' water main | | \$3,500 |
| F. 15% contingency | | <u>\$3,540</u> |
| | | Total \$27,140 |
| 10. Graham Rd West | Total | \$130,350 |
| 11. Graham Rd. West Culvert | Total | \$108,000 |
| 12. Northwood Rd | Total | \$492,580 |

Road Milling, etc.

Cinema Dr. and Sheraton Dr. 5,400 sy

Northwoods Reconstruction

3280' granite curb @ \$40LF installed	\$131,200
\$20-straight \$30 for radius from Geneva curbing	
1400' Sidewalk @ \$53 SY 800S (moved to sidewalks A5410.2)	\$ 42,200
Blacktop 1540 tons @\$100 Ton installed	\$154,000
• Milling 4100 sy	\$ 9,000
• Coventry Walk Overlay	\$ 12,400
• Northwood Rd Overlay (AKA Woodthrush Hollow Rd)	\$ 31,000
Gravel for true and Leveling 400 Tons @ \$20	\$ 8,000
Remove and replace 20 street Trees @ \$300 each	\$ 6,000
It was asked if this was enough for trees on Northwood. Courtney stated that we would have Cayuga Landscape install the trees because they will water and guarantee them for a year. He is guessing on the price until we get the road in. He would prefer to plant grass because there is already trees on each side of the road and it would be easier to mow and maintain.	
• Mulching and other median work	\$ 4,000
• Street Lighting 5 lights @\$2,000 LED/Solar (s/b A5182.2)	\$ 10,000
Outside contractual	\$ 40,000
Contingency 10%	<u>\$ 44,780</u>

Total \$492,580

In 2016-17 we budgeted \$396,000 for Northwood. Since then the curbing has doubled, no longer using existing curbing. The sidewalk has doubled because we are installing parallel parking on the apartment side of the road and will be replacing that sidewalk. Blacktop number is lower since we already did one lane of paving in 2016-17. Mulch and street lighting were in 2016-17 budget but not done.

Graham Road West

350' Granite curb @\$40lf installed	\$14,000
400' of sidewalk 222s (moved to Sidewalks A5410.2)	\$12,000
Outside contractual	\$15,000
Striping	\$ 4,000
Blacktop 2888sy at 3" 470 ton	\$47,000
Storm 18"x300' at \$55 lf	\$16,500
Catch Basins-4 at \$2,500each	\$10,000
Contingency 10%	<u>\$11,850</u>

Total \$130,350

In 2016-17 we budgeted for Graham Road West but it is still not legally ours. We are still waiting on the Shops at Ithaca Mall attorney to finalize documents. Once that is final the access easements for Tarello's property and the Medical office will get decreased.

Snow

A5142.4 **\$55,000-** 1000 tons includes price increase, early to get a solid number.
Blades, plow bolts, etc.
3/1/17 To date have spent ~\$26K

Street lighting

- A5182.2 **\$36,000**-\$10,000 for Northwood lights moved here
-\$16,000-Solar Streetlights at Uptown 8 @ \$2,000. No lights there currently.
-\$10,000-Two streetlights on Beckett Way
Courtney stated that he still hasn't found a supplier for the streetlights yet.
- A5182.4 **\$50,000**
\$45,000- average maintenance and electricity costs (With the installation of new bulbs on N. Triphammer Rd. it is estimated that we will save \$2,000 a year in electric costs)
\$ 5,000 -Replace misc. metal halide to LED-Arrowwood and at Village complex.

Sidewalks

- A5410.2 **\$12,000**- Sidewalk for Graham Rd. West
- A5410.21 **\$28,450**- Trail from Dart Drive to Northwood Rd through the park
- | | |
|------------------------------------|----------|
| Culvert for intermittent stream | \$ 7,000 |
| 750 ton of crusher run 3"- | \$12,000 |
| Oil & stone is most cost effective | |
| 1450 gallons at | \$ 3,700 |
| 50 ton stones at | \$ 750 |
| Dozer rental | \$5,000 |
- (Revenue for this will come from Park & Rec Reserve Fund-A2850P)
- A5410.22 **\$42,200**- Sidewalk for Northwood Rd
- A5410.41 \$5,000-Greenway

Public Transportation

- A5680.4 \$6,500-Gadabout

Playgrounds

- A7140.2 \$200,000-Park play structure for Northwood Park, benches here and Shannon Park,
Pavilion, \$23,000 for parking area
- A7140.21 \$10,500-New mower Ferris Z Turn Hardaway asked if this was the mower for the park that he was speaking with Courtney about. Yes.
- A7140.4 \$2,000 Park repairs, e.g. fence receptacles, pavilion

Youth Programs

- A7310.4 \$31,740-\$15,930 Recreation Partnership
-\$15,810 Youth Services (2% increase) JY Commission T of I

Celebrations

- A7550.4 \$600 -\$300 East Shore Festival of the Arts- TOL and ??

Zoning

- A8010.1 \$27,500-½ of Adam-New Zoning Officer

A8010.11 \$1,500 -Moseley Consulting
A8010.12 \$1,800-BZA \$75 per meeting
A8010.41 \$ 500-Contractual
A8010.42 \$3,300-Legal fees

Planning

A8020.1 \$24,000-Planning Board Salary
A8020.41 \$42,000-Legal at current spending level
A8020.43 \$5,000-Planning Eng.-Brent Cross
-encumbered money in 2015-16 to finish stormwater inventory, will be done by Brent Cross by the end of May.
A8020.44 \$5,440-Contractual-includes transcribing Planning Board minutes. Sending 2 Board members to training.

Storm

A8140.4 **\$51,500**
-\$35,000-miscellaneous storm placement and maintenance
(was \$15K last year) Nothing planned but could possibly be Bush Lane, St. Joseph Lane, Highgate or Cayuga Hgts. Rd.
-\$16,500-Storm Retention mapping and inspections TG Miller
Stormwater Planning and Maintenance From TG Miller
a. General Consultation Allowance: **\$1,500.**
b. MS4 Program-Assist new SMO with MS4 annual report, inventory and inspection of existing permanent practices and maintenance cost estimates. **Technical Budget \$15,000.**
Currently we have budgeted for Brent Cross to do pond inventory mapping for \$3,600.

Beautification

A8510.4 \$3,500-tree program/plantings/add office landscaping/gardens
(Matching Funds Beautification Grant from Tompkins County for \$1,500)

Employee Benefits

A9010.8 \$67,446- Retirement - Actually decreased from \$70,700.
A9030.8 \$25,231-Social Security .062 of Salary
A9030.81 \$5,901-Medicare .0145 of salary
A9045.8 \$500 Life Insurance
A9055.8 \$200-Zurich Disability
A9055.83 \$1,200-Long Term Disability
A9060.8 \$107,000-all FT employees now on insurance & 1 retiree \$2,400 max
\$3,500-dental- Insurance up 11.9%.
A9089.8 \$2,600- longevity

Transfer to Capital Reserve

A9962.2 \$ 0

General Revenue

A1001 \$602,128-Real Property Tax-Taxable Value-Tax Rate increase from \$1.10 to \$1.30 /1,000 of assessed value. Total Assessed Value-\$463,175,379

Allowable Levy Growth Factor is 1.15% (Tax Cap) NYCOM continues their efforts to seek an exclusion from the tax cap for certain capital expenditures.

A1081 \$27,540-In Lieu of Taxes- \$1.30 tax rate
(Value is \$19,000,690 x \$1.30 +Arrowhead \$2,839.30)

A1090 \$2,000-Penalties on taxes being late
(was \$1,000 and I think it can be increased)

A1120 \$650,000 Sales Tax- Hardaway stated that the County has discussed how sales tax is decreasing. Dake stated that we lowered it last year in anticipation and this seems to be on target.

A1130 \$32,000-Utility Gross receipts Tax-NYSEG/Phone/other energy suppliers
(Was \$40,000/ averaging \$8,000 last two quarters-caused by deregulation)

A1170 \$25,000- Cable Franchise fees have been going down slightly

A1230 \$500- Treasures Fees = tax searches and copies.
2015-\$410/2016-\$640 (FOIL)/2017-\$390 to date

A1560 \$11,500 -Electrical Inspections should equal Floyd's salary
(earned \$8,946 thru January)

A2110 \$50-Only \$25 so far this year

A2115 \$250-Planning Board fees nothing so far this year

A2401 \$500-Interest

A2550 \$1,000-Only \$300 so far this year

A2590 \$15,000-Building Permits

A2655 \$100-Minor sales

A2665 \$25,000 -Sale of Equipment- one ton dump truck

A2701 \$1,400 Refund of Prior year's-State Ins. Fund

A2816 \$20,000 Transfer from Water Fund

May want to increase/decrease after considering the following factors:

-have more equipment that we use on water/sewer and all big equipment purchased thru A

-contracting out more repairs and not doing ourselves

Analyze amount of Payroll reported for water/sewer last year and was about \$3,000 for water and \$0 for sewer

-may be increased legal fees for water/sewer.

A2818 \$15,000 Transfer from Sewer Fund

A2850 \$730,463 -Transfer from Reserve -With the changes stated above the total decreased from \$735,335. As of February General Reserve is \$2,448,610

A2850P \$228,450-Transfer from Park Reserve-\$ 200,000 for park and \$28,450 for trail. Park Reserve balance is \$982,277 but haven't yet transferred out \$50,000 for Northwood Park like planned in 2016-17 Budget

A3001 \$11,652- State Aid for 2015-16 and 2016-17 was \$11,652 also

A3005	\$60,000-Mortgage Tax (\$35K so far this year- increased by \$10K)
A3501	\$75,000-CHIPS
A3989	\$1,500-Beatification Grant from Tompkins County

Appropriated cash surplus is \$284,000 up from \$190,000 last year

Water Expenses

F1990.4	\$10,000-Contingency
F8320.41	\$2,800-Electricity
F8320.44	\$812,000-Water Purchases.
F8320.45	\$ 3,000-General Engineering
F8340.2	\$405,735 TG Miller Projects (Total all TG Miller was \$557,700 but Mayor changed scope of Northwood. See below.) Hartill stated that originally we were going to replace the entire line. As we looked into it further our lines look good and the laterals are the issue. Parts of the water line we have done look to be pretty good.

Capital Projects:

A. Cinema Drive Water Main Replacement

1. Replace roughly 900 feet of 8-inch water main north of Sheraton Drive.

Construction Budget \$144,900.

2. Survey, Design, Attorney and Construction Phase Services for a Public Works project. ***Technical Budget \$18,900.***

B. Catherwood Road Water Main Replacement

1. Replace roughly 700 feet of 8-inch water main west of N. Triphammer Road.

Construction Budget \$124,500.

2. Survey, Design, Attorney and Construction Phase Services for a Public Works project. ***Technical Budget \$16,200.***

C. Northwood Water Main Replacement

1. Replace roughly 1,450 feet of 10-inch water main west of Warren Road. Complete loop extension of 850 feet to Coventry Walk.

Construction Budget \$238,200. Mayor took part out only. Test hole question about laterals feeding Northwood. \$101,235 Courtney stated that this gives us a third loop. A bypass is a good engineering practice.

2. Survey, Design, TCHD approval and Construction Phase Services. Non-public works project to be completed by Village forces. ***Technical Budget \$15,000.***

F8340.4 \$20,000-Contractual-Increased from \$10K b/c not doing own water repairs
 F9962.2 \$ 0- Transfer to General Fund

Water Reserve Balance is \$751,697

Water Revenue

F2140 \$1,136,800-Meter Sales- Bolton rate \$4.44 plus increase surcharge from 25% to 40% surcharge or from \$1.11to \$1.77. O'Neill suggested that this be included in the next newsletter. The rate change would take affect with the July 2017 billing.
 F2144 \$ 0-Service Charges-this year have received \$0 from SCLIWC
 F2148 \$14,000-Late fees this year at \$14,200.
 F2401 \$ 100-Bank interest earnings
 F5031 \$122,635-Transfer from Reserve Fund **getting very low!** Hardaway asked if we are monitoring this. Dake stated that originally we would have had planned to transfer over \$600,000. Instead we increased the surcharge and will only need to transfer this amount. Hartill stated that we have had two large water main projects. Our infrastructure was installed before the Village was formed. The Town of Ithaca has a higher surcharge than the Village. Courtney stated that East Shore Drive had a break today. Our priority is to replace areas that have a high frequency of breaks.

Appropriated cash surplus is \$0

Sewer Expenses

G1440.4 \$27,500 - Engineering
 1. General Engineering-**\$3,000 increased to \$10,000**
 2. Highgate Place By-pass
 Conceptual Design of replacement sewer in Village of Cayuga Heights to by- pass Highgate Circle. **Technical Budget \$2,500.**
 3. Cayuga Heights Road Service Area Expansion
 Study and Report Phase services for extension of sewer mains along N.Triphammer Road, Oakcrest Road and Cayuga Heights Road. **Technical Budget \$15,000.**
 G1990.4 \$10,000-Contingent Account
 G8120.2 \$10,000 -Capital Project
 G8120.4 \$ 10,000-I&I Contractual-
 G8120.42 \$ 5,000 Video & Flushing
 G8189.4 \$510,300- Intergovernmental charge for sewer \$3.22/1,000gal. Will Equal G2374 VCH Sewer Charge for VOL
 G9901.9 \$15,000-Transfer to General
 G9710.6 \$18,700-Bond Principal

G9710.7 \$ 2,545-Bond Interest
 G9950.9 \$349,852-Transfer to Capital Reserve

Sewer Revenue

G1030 \$11,797.20 Special Assess
 \$7.32 x 646 units=\$4,728.72
 \$0.034 x \$207,896,700=\$7,068.48
 G2120 \$200,000- 25% surcharge of base water rate- (\$1.11/1,000 gal.)
 Maintenance fee from Town of Lansing-\$10,152.
 Borg Warner to VOL-\$30-35,000
 G2122 \$7,000-There have been 0 connection fees this year @\$1,000ea.
 G2128 \$10,000-Interest and Penalties
 G2374 \$600,000-\$3.22/ 1,000 gal.-VCH sewer charge on sewer billing
 Cherry/Warren Spec. Assess \$9,427.91 & Outside users Borg
 Warner/Miller-\$100K
 G2401 \$100-Interest

Appropriated cash surplus is \$130,000
 2016-17 transferring \$480,124 to reserve so then balance in reserve will be \$3,590,961

The following are the remaining highway expenditures that Courtney expects to still complete out of the **2016-17 Budget** not including normal operation expenses:

1. A5110.4 Street maintenance crack sealing and street sweeping
Total \$25,000

2. A5182.2 Purchase and convert existing 175 MH on Triphammer to LED
Total \$ 8,000

3. A3310.2 Install pedestrian signal crossing on west side of N. Triphammer Road at Graham Rd West
Total \$12,000

4. A5410.2 Uptown Sidewalk Project
 -Installing a walk from the park to the intersection of Warren Rd.
 - i. Adjust grade true/level crusher run gravel 5' x 2140' \$10,000
 - ii. Concrete @5" is 170 yds. at \$110 \$18,700
 - iii. Placing concrete 100 hrs. at \$250 \$25,000
 - iv. 15% for contingency \$ 8,055Total \$61,755

5. A7140.2 Playground
 - a. Grub/clear playing field area for future fill. Clear trees in conflict with park structure. \$27,000
 - b. Install Play structure at Village Park \$23,000

6. A5410.41 Wakefield trail install a culvert price includes blacktop/gravel.
Total \$ 3,500

7. A5142.4 salt delivered on 2-17-17 for future use
Total \$16,500

(Total of \$176,755 from General Fund)

F8340.4 On the Airport Tank inspection some deficiencies were found. (Fencing, concrete repair, safety railing, pipe modifications, etc.) **Total \$10,000**

TG Miller will do before June 1st.

Northwood Neighborhood Playground

1. Study and Report Phase to identify preliminary location and scale of permanent practices. **Technical Budget \$3,500.**
2. Preliminary Design Phase for grading, playground layout, storm sewers, access drive, parking, walks and trails. **Technical Budget \$10,500.**

Mayor Hartill explained that we have been spending down our Capital Reserve at a rate that is not sustainable. This proposed budget includes an increase in the tax rate from \$1.10 to \$1.30. The Budget will be updated with tonight's proposed changes. Hartill entertained a motion to set a public hearing for this amended budget.

Resolution#6363-To Set the 2017-18 Budget Public Hearing for Monday, April 3, 2017 at 7:35pm

Trustee O'Rourke moved to set the public hearing. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee John O'Neill- Aye
Trustee Ronny Hardaway- Aye	Trustee Patricia O'Rourke-Aye
Trustee Gerry Monaghan-Aye	

Dake will publish a notice in the newspaper regarding the Public Hearing. A copy of the proposed budget will be posted on our web page. Also, the Constitutional Tax Limit will be filed with New York State.

Mayor Hartill stated that we have been focused on budgets. We are having a contested election. There is one candidate for Trustee that now isn't running so they are still

looking for another Trustee to run. Since it is too late to formally file to be on the ballot, another candidate for Trustee would have to be a write-in.

Hartill has had a conversation with Brent Cross, Village of Cayuga Heights Engineer, and bypassing part of our sewer system is agreeable so we might have a joint project. We will be able to do the other upgrades that we want to do. Our flow rates are up by a factor of 3. We are going to have to take a more aggressive approach to fix this. We will need to work on I&I in our system. It will increase the sewer engineering costs for this budget year. We are in fairly decent shape. Hartill sees no big problems on the horizon. He informed the Board that he would be away next week.

Dake provided the Board a copy of a letter regarding water account N1819. Dake distributed an e-mail she received today regarding an unusually high water bill from the residents of 927 Cayuga Heights Rd. Alison was going to attend to explain the situation, but has walking pneumonia. In the e-mail they state that they received a new meter on 9/19/16. The claim is that between the time they had that new meter installed and when Bolton Point looked at their consumption for the January billing, they apparently had a toilet leak that increased their bill from around \$100 to almost \$1,000. They are upset because no one contacted them to let them know there was a problem before January. The residents of 927 Cayuga Heights Rd. are requesting that they be given some relief from this situation. They would like the penalty of \$137.21 to be waived and some of the actual bill forgiven.

Dake explained that after some research with Bolton Point, it was found that Bolton Point was not monitoring the usage because the antenna was inside and a signal was not reaching the base. On March 22nd Bolton Point has an appointment with them to move the antenna to the exterior of their home. Another issue of the high bill was due to estimated bills for the two quarters previous. They have a pool and it was a dry summer. When the meter was changed out there was already a consumption reading of 59,510 gallons which would have been included on the previous billings had the meter been read by the resident. It was suggested that we waive the penalty and a portion of their surcharge. Since we now know that they actually used 59,510 gallons before the meter was changed, they will still be charged for that surcharge and a minimum bill surcharge. The Board agreed to waive the \$137.21 penalty and a portion of the Village surcharge in the amount of \$106.35. Bolton Point has informed Dake that everyone should be able to read their own meter over the network sometime this summer. Hartill stated that many people had sticker shock because their previous meter wasn't recording correctly. The new meters are more accurate.

Res # 6364-To Waive the Surcharge of \$106.35 and Penalty of \$137.21 From
Account N1819

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

Mayor Donald Hartill-Aye
Trustee Ronny Hardaway- Aye
Trustee Gerry Monaghan-Aye

Trustee John O'Neill- Aye
Trustee Patricia O'Rourke-Aye

Mayor Hartill entertained a motion to go into executive session to discuss personnel matters regarding one or more individuals.

Motion-To Go into Executive Session To Discuss Personnel Matters

Trustee O'Rourke moved to go into executive session. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee Ronny Hardaway- Aye
Trustee Gerry Monaghan-Aye

Trustee John O'Neill- Aye
Trustee Patricia O'Rourke-Aye

The Board went into executive session at 9:48pm

Motion-To Come Out of Executive Session

Trustee Monaghan moved to come out of executive session. Trustee O'Neill seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee Ronny Hardaway- Aye
Trustee Gerry Monaghan-Aye

Trustee John O'Neill- Aye
Trustee Patricia O'Rourke-Aye

The Board came out of executive session at 10:07pm

Motion-To Adjourn

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

Mayor Donald Hartill-Aye
Trustee Ronny Hardaway- Aye
Trustee Gerry Monaghan-Aye

Trustee John O'Neill- Aye
Trustee Patricia O'Rourke-Aye

The meeting was adjourned at 10:08pm.

Jodi Dake, Clerk/Treasurer