

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, January 11, 2018, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees Ronny Hardaway, John O'Neill, Patricia O'Rourke and Gerry Monaghan; Clerk/Treasurer, Jodi Dake; Code & Zoning Officer Adam Robbs; Working Supervisor, John Courtney; MEO Nolan Hatfield and Chris Zavaski

Mayor Hartill called the Board of Trustees meeting to order at 12:00pm.

Hartill stated that each of the five municipalities that belong to the Southern Cayuga Lake Intermunicipal Commission (SCLIWC) need to approve the United Auto Workers (UAW) collective bargaining agreement for the SCLIWC employees. This information was previously emailed to the Trustees on 1/5/18. Dake had a copy of the summary of the tentative agreement if anyone needed to review it again. Judy Drake, Town of Ithaca, was present to answer any questions. The non-union staff will receive the same as the union staff. Hartill stated that the negotiations started out with a significant difference in opinion. It converged very well in the end. Negotiations took about three months. The final results are very reasonable and consistent with salaries.

The following resolution was proposed:

Resolution #6450-Approval of Collective Bargaining Agreement with the United Auto Workers for Southern Cayuga Lake Intermunicipal Water Commission's Employees for 2018-2020

WHEREAS, the Southern Cayuga Lake Intermunicipal Water Commission, in good faith, entered into contract negotiations with the United Auto Workers union for a renewed collective bargaining agreement for the contract that expired on December 31, 2017; and

WHEREAS, on December 18, 2017, the Commission's negotiating team reached tentative agreement with the union's negotiating team; and

WHEREAS, on December 20, 2017, the employees in the union bargaining unit ratified the tentative contract; and

WHEREAS, the Commission reviewed and approved the tentative contract at the January 4, 2018, Commission meeting; and

WHEREAS, the Village of Lansing Board has reviewed the tentative agreement and determined it to be acceptable as required by the contract and the Public Employees Relation Board; now, therefore, be it

RESOLVED, the Village of Lansing does hereby approve the tentative collective bargaining agreement between the Commission and UAW unit; and, be it further

RESOLVED, the Village of Lansing Board authorizes the Commission's negotiating team to sign said contract as presented.

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

Mayor Donald Hartill

Trustee John O'Neill-Aye

Trustee Gerry Monaghan-Aye

Trustee Ronny Hardaway-Aye

Trustee Patricia O'Rourke-Aye

Judy Drake left the meeting.

Hartill stated that he has been dealing with the proposed sewer expansion. Earlier today he emailed the Board the preliminary engineering report for the proposed extension of our sewer system along East Shore Drive and Cayuga Heights Road. This expansion would enable the Town of Lansing to do their construction projects without building a package plant. This joint venture will save the Town around \$900,000 to one million dollars, which they agree to contribute to the Village. This in turn will lower the Village's cost from \$3 to \$2 million. The following is the explanation of the project as stated in the preliminary engineering report titled Sanitary Sewer Benefit Area Expansion, Cayuga Heights Road and East Shore Drive:

Briefly, the expansion of the Village's Sewer Benefit Area (SBA) will include constructing roughly 10,400 feet of 8 and 15-inch gravity sewer pipe together with manholes, 6,300 feet of 6-inch force main and a sewage lift station. Given the topographic challenges from steep slopes and deep gullies, a small low-pressure sewer system is being considered for the Twin Glens Road vicinity which will include 2,050 feet of 2-inch force main and individual parcel ejection pumps.

The expanded SBA includes 84 tax map parcels consisting of 45 single-family residences, 14 vacant residential properties, 2 commercial properties, 13 multiple apartment properties, and the Southern Cayuga Lake Intermunicipal Water Commission treatment plant. The total area of the expanded SBA is roughly 573 acres. None of the land is within an established Agricultural District. All property within the expanded service area currently have access to the Village's water system.

The Village of Cayuga Heights Wastewater Treatment Plant (VCHWTP) treats sanitary sewage collected and conveyed from the existing Village SBA. Sewage is conveyed to the treatment facility by gravity through the Village's sewage collection system. Village sewer customers north of NYS Route 13 utilize the 15-inch Railroad Interceptor which originates at the end of Cedar Lane and enters the north end of the VCHWTP. Sewage generated by current Village customers south of NYS Route 13 is routed through the Village of Cayuga Heights collection system on Remington

Road. The proposed Town of Lansing Sewer District will collect sewage from properties within the proposed district and connect to the new Village main on the east side of East Shore Drive.

New Village SBA customers located along the east side of East Shore Drive should have gravity service from the proposed 15-inch collector main. Lands west of East Shore Drive are generally at a lower elevation than the road and may require the use of sewage ejection pumps in order to connect to the main. Similarly, properties on the east side of Cayuga Heights Road between Oakcrest Road and East Shore Drive should have gravity service to the proposed 8-inch collector sewer while lands to the west will necessitate individual sewage ejection pumps. The properties adjoining that portion of Cayuga Heights Road between Oakcrest Road will all likely require individual sewage ejection pumps connected to a low-pressure force main sewer. It is anticipated that an amendment to the Village Code will be proposed and adopted to allow the new SBA customers to connect to the Village sewer system at their discretion. However, should failure of the existing on-site septic system become documented, a connection to the Village system could be mandated.

All of the flow from the Town of Lansing and Village customers connected to the gravity mains along East Shore Drive and Cayuga Heights Road will drain by gravity to a duplex pumping station located at a point near the intersection of East Shore Drive and Esty Drive. Sewage from the pumping station will be conveyed via a 6-inch PVC force main and discharge into a manhole located near Cedar Lane.

Hartill stated that there will be a shared operating cost based on the flow. This solves a lot of issues. The Mayor feels it is rather attractive agreement to get another part of the Village sewered. Along with this he would also like to change part of our zoning lot sizes.

It was asked what the VCH is doing for their inflow and infiltration (I&I). It's clear that there is a lot of work to be done on I&I. By installing this system we will increase flow by 60,000 gal a day. The Village of Lansing paid for the Kline Road Bypass a number of years ago. Brent Cross, Village of Cayuga Heights Engineer, is nervous with the possible new construction on Triphammer Road and Bomax Drive. The Cayuga Heights Sewer Plant is a single fail plant. All sewerage goes in one pipe under Rt. 13. The Remington Road bypass is also being looked at. Ithaca also has an I&I problem. There is pressure to fix aging infrastructure. The timeline to finish this project is by the end of summer 2019. Mayor Hartill asked the Board to take a close look at the report because the Village would be spending approximately \$2 million. The 15-inch gravity sewer line will come down East Shore Drive within the State highway right-of-way so we won't need to obtain easements. Hartill has talked to people along the road and they are on board with the proposed project.

Hartill told Courtney that we will need a place to put the duplex pumping station, and this may be an opportunity to solve the problem we have with the intersection of Cayuga Heights Road and East Shore Drive. Hartill will discuss this further with Courtney after

Courtney has had a chance to review the report. Hartill feels that this is by far the best solution. Hartill has been working on this project since early summer.

Courtney stated that the Tuesday meeting with all the involved municipalities was educational. It let us know what VCH has in store for I&I. We are doing a study and doing a lot of repairs on our sewer infrastructure. In 2016 we did a six month study and last year we did televising and flushing of lines. We have a lot of repairs to do. We have small leaks so VCH won't see a big change. Courtney stated that we will be doing a lot of spot repairs on our sewer. It will not go out to bid. We plan to do it ourselves and contract some of it out.

Courtney stated that they have been keeping up with the snow. They have used a good amount of salt. The Village is using a green salt that has a magnesium chloride and corrosion inhibitor. It is expensive at first but we save on the smaller amount of salt used. Today we had tires put on three vehicles. Tree pick up was done Jan 8<sup>th</sup>. We will still pick up trees if people call. The trees are taken to the Town Barn. The number of trees that were picked up this year was down substantially from 300 to about 75 trees collected.

Monaghan thanked the Highway Department for ditching at 46 Becket Way and requested that they plant grass in the spring. Courtney will make sure that gets done.

Hatfield had nothing additional to report. Zavaski stated that he has been keeping the sidewalks clear.

O'Neill stated that his new neighbor, who has been a resident for years, may be a good person for Monaghan to speak with since he has a lot of historical knowledge on the Village. When he was young he was going to run for Mayor and would have been an opponent to Sy Smidt.

Monaghan stated that he has been working in the schools as a substitute teacher so he has not been out walking around the Village like normal. The Community Party has asked if he and O'Neill would be interested in running for Trustees again. They both will be running for office again.

Mayor Hartill entertained a motion to approve the vouchers.

Resolution #6451- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the General Fund, in the amount of \$78,423.98, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Sewer Fund, in the amount of \$130,139.84 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Special Assessment Sewer Fund, in the amount of \$19,972.50 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Water Fund, in the amount of \$194,440.23 is hereby approved for payment.

Trustee O'Rourke moved that the foregoing Abstract of Audited Vouchers resolutions be adopted and Trustee Hardaway seconded the motion. A vote was taken:

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

Hartill entertained a motion to approve the Minutes from December 14<sup>th</sup>. Dake pointed out that the total for the General Abstract #7 was decreased from \$52,992.00 to \$47,015.74 which has been reflected in the December 14<sup>th</sup> minutes. This is due to the Barney, Grossman, Dubow & Troy voucher #188 being voided and reissued by voucher #220 for a lesser amount and Guardian voucher #185 which was paid automatically at \$110.55 not \$105.55. The Board agreed to amend the December 14<sup>th</sup> draft minutes to reflect these corrections.

Motion-To Approve the Minutes of December 14, 2017 as Amended

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

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

Dake reported that the W-2's and 1099's have been done along with all year end payroll reports. The January water bills have gone out. Since we've had lots of visitors to the office, Dake requested that the highway department keep our sidewalks clear of snow. Our sewer pipes have frozen twice here at the office in a week. Courtney suggested taking the trap out. Courtney stated that the concrete blankets that they placed in the area worked last year. The PVC pipe is shallow and there is no sunshine there which causes it to freeze faster. Dake suggested that Courtney and Robbs discuss the situation before anything is done. Dake informed the Board that she would be out of town the week of January 22<sup>nd</sup>.

Dake asked Courtney if the z-turn mower and roadside mower that were surplus back in November had gone to auction yet. Courtney stated that they hadn't. He stated he has been working on budget too. Auctioneers also told him that it was not a good time to sell. Dake also asked if they had gotten the plans moved from the pump room over to our

office space in the old building and the files moved out of the old conference room so the Town of Lansing can start working on it. Neither had been done.

Eric was in yesterday requesting that he get some of his escrow funds back for the fence he put up between BJ's and the area proposed for senior housing. When researching this, I found that we have a \$5,000 escrow deposit for the Pyramid Site Work Permit #1877 for the sidewalk by TOPS. This project was completed by the Village of Lansing so that \$5,000 should be transferred back into the Village of Lansing General Fund.

Resolution #6452-To Transfer the \$5,000 Escrow Deposit from 10/21/2003 for Pyramid Site Work Building Permit #1877 for the Sidewalk by TOPS to the Village of Lansing General Fund Since the Work Was Completed in 2015-16 by the Village of Lansing.

Trustee Monaghan moved to approve this resolution. Trustee O'Neill seconded the motion. A vote was taken:

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

Trustee Ronny Hardaway-Aye  
Trustee Patricia O'Rourke-Aye

O'Rourke asked when Eric Goetzmann would be starting the senior housing project. Hartill stated that he is beyond the conceptual design phase. He has expressed an interest in doing something similar to the Bomax Drive two story complex design. He had proposed a three story design but got negative feedback from the Planning Board. Robbs stated that Goetzmann is still trying to work it out. He plans to take down the old Chinese Buffet and do prep and utility work for that at the same time as the senior housing.

Robbs stated that he has some confusion because there have been three special permits for the Lansing Meadows Planned Development Area (PDA) and recommendations have been moved from BJ's and BJ's Gas to Permit #2505 which is for the residential component. Robbs does not have a clear picture of what the planting buffer is because it has been changed so many times. Goetzmann wants money back for the fence he put up but none of the plantings have gone in. The costs have surely increased since 2011. Robbs would like advice from anyone that was here to know what we can hold him to. It was stated that there was a time line requirement which wasn't meant; and we didn't do the work. Robbs asked if we should hold Goetzmann accountable. Hartill suggested checking with Marty Moseley and Mario Tomei for history. Since Goetzmann sold BJ's, we need to research the plantings that haven't been done that were required in the Special Permit of the Lansing Meadows PDA. The wetlands in that area have been reconfigured many times; however, Robbs doesn't have any paperwork from the Army Corp of Engineers on this. Robbs has a call into Moseley to get any information he may have.

Robbs requested direction from the Board on the proposed PDA for the Shops at Ithaca Mall since he has not gotten any direction from the Planning Board. Due to the internal arguing of the Planning Board, nothing is getting done. There have been three meetings

of debate over what they want changed. He has recommended that the Planning Board review the A-2 Appendix of the Zoning Law Codification to see what they can recommend to the Trustees but ultimately the decision is made by the Trustees. Chairman Tomei has asked the Planning Board to go in to talk to Robbs on this subject. Robbs is trying to assist the mall without hurting the Village. The Shops at Ithaca Mall will fail if we don't work with them. Since this is not new construction, there are things the Planning Board wants but doesn't have the authority to ask for as part of approval. There is time sensitivity with the hotel coming in. The hotel will only build if they own their parcel.

Hardaway stated that the Joint Youth Commission has finished their parent/student survey. From the survey they hope to get ideas on how to improve their youth activities and to find out what are perceived as problems or opportunities. Vocational activities participation has expanded by 15%. There is a new manager for youth employment. She has moved in quickly and expanded the number of businesses participating. The Youth Services Bureau budget has been approved. They received all their requests. The Tompkins County Legislature has freed up a lot of money to invest in Community Organizations. Both committees are very proactive in monitoring.

O'Rourke attended the last TCCOG meeting which was mainly to reelect officers. They continue to push for shared services. They are discussing having a central point for police officers and lawyers for all municipalities. Some members like this idea and others don't.

Robbs stated that Quadrozzi has turned in his year-end report. There was only one entity that didn't come into compliance. He did over 100 inspections. Robbs has also completed his year-end report which will be distributed after an internal audit is completed by the Clerk/Treasurer.

Robbs reported that Crystal's has plans for a potential development of mixed use residential on N. Triphammer Road. The sixty units she plans to develop will stay away from the wetlands on that parcel. There was a public hearing at the last Planning Board meeting for 1020 Craft Road. The plan is to turn the old Wheaton's building into professional office space. The work on Nor Way has stalled for the winter. Bomax is on hold until after the litigation hearing on February 2, 2018. Several inspections have been done at CU Suites. They plan to open in mid-summer or fall. NYSEG will be attending the next Planning Board meeting regarding their communication tower. Brent Cross is currently reviewing the plans. We have received notification that Tompkins County is installing four acres of solar array on the east side of the airport.

Motion- To Adjourn

Trustee Monaghan moved for adjournment. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye  
Trustee Patricia O'Rourke-Aye  
Trustee Gerry Monaghan-Aye

Trustee Ronny Hardaway-Aye  
Trustee John O'Neill-Aye

The meeting adjourned at 1:30pm.

Jodi Dake, Clerk/Treasurer