

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, April 11, 2019, in the Village Office.

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

Mayor Hartill called the Board of Trustees meeting to order at 12:34pm.

Courtney stated that they are getting equipment ready for summer. They are finishing out budget expenditures for this year. They just poured 9 bases for streetlights up in the parking lot and the pad for Tompkins County Recycling to put their shed on which will be billed back to the County. Hardaway asked if they would be doing the same thing for the park bench slabs. Courtney stated that those will be poured in place using hand mix concrete.

Courtney is working with a contractor to do directional drilling under our road so we don't have to dig up the road. He was able to negotiate a price of \$11/ft. to run wire. The curb on Beckett Way has been shortened. There has been a lot of water repairs including hydrant work and replacing valve boxes for water shut offs on Beckett Way. We have Bolton Point check our infrastructure on all the roads we plan to work on each year.

Hardaway asked if we have a schedule to work on Dart Drive. Courtney stated that it would be more of a fall project. We need to spend more time engineering the project. We need to come up with a design that is good for everyone. We also need to decide if we are going to sub it out or complete it in house. Hardaway asked if there could be an informational meeting to discuss the project. Courtney agreed that that would be a good idea to do after we have a design and when we have no more adjustments. The meeting should be at a time that fits people's schedules. Hardaway agreed to let the public know that we are in the beginning phases and once we have a plan we will hold an informational meeting.

Courtney stated that the culver needs to be replaced at the corner of Dart Drive. We have had 6 breaks there. We would definitely want to so this before the Dart Drive sidewalks.

Hardaway stated that he would like to be the Trustee liaison with these projects. Hartill agreed with that. Hardaway stated that he would just be tagging along to learn. Hardaway noticed in the bills we have a lot of expenses in the water fund. He is concerned that we are spending money on contractors when the town services could be used. Hardaway asked if the Town has the capability to help us on water breaks. Courtney asked to discuss this issue off the record. Hartill agreed to that.

Zavaski added that in addition to what Courtney already mentioned, they also patched pot

holes on Northwood Road.

Scott stated that there has been a lot of building going on. The number of building permits issued is in the upper 20's, which is about the same as last year. Dart Drive framing inspection is coming up in a week or two. There is a new house going up on Rockcress Lane. They will be starting to build on one lot in the 1510 E. Shore Drive subdivision. IJ Construction got a Temporary Certificate of Occupancy on Nor Way. There are at least 3 more new homes coming in the next month. The Beer's will be in tomorrow to show their proposal for a cluster development on the Millcroft property.

East Pointe Apartments off of Bomax Drive is looking to get a Temporary Certificate of Occupancy tomorrow afternoon. They first need to resolve a water leak issue they had. They want to move people in this weekend. The driveway will need to be surfaced before anyone moves in.

Scott brought up the subject of Building Permit Fees. He stated that when looking through our fee schedule, the residential new construction calculation is extremely low. Scott had previously emailed an example to the Board with comparisons to nearby municipalities. With each building permit there is a minimum of 10 inspections plus a couple hours of plan review for each new build. Scott recommend that the Board take a look at this and possible adjust accordingly. The last update to the fee schedule was back in 2003. He feels an increase is needed. Currently, it is based on the square footage of a home. Since the amount of work the Village has to do is the same no matter what size the house is, Scott recommended a flat rate of \$8-900. Currently the building permit fee is \$300-\$800 based on the size of the home. The Board decided that the fee should be updated to be \$800 for a one unit home and \$1,200 for a two unit home. Scott will get the information to Bill Troy so he can write up a proposed local law for the Trustee's Monday night meeting.

Courtney asked if we could also add some additional highway related fees. He will come up with his proposed changes to present to the Board.

Scott gave an update on the last few Planning Board and BZA meetings. (See their minutes for details.) The Planning Board is now getting into the small details with the Nissan Project. Scott suggested that Courtney take a look at the plans to see where he would like to see sidewalks.

Scott stated that Goetzmann came back to the Planning Board with a proposal to have driveways to his senior housing portion of his PDA come out on Oakcrest Road. The Planning Board feels that doing that would constitute a major change to the PDA. At the meeting Dubow and Cross both agreed that it was a minor on top of a minor upon a minor change. Scott will be meeting with Cross and Goetzmann tomorrow at noon. Goetzmann will be back at the next Planning Board meeting with the suggested changes.

Lastly, Scott reported that he is working on his first MS4 report. Courtney is helping him with it.

O'Rourke asked if the Beers are coming back with multiple duplexes. Scott stated that they are coming back with a proposed cluster subdivision.

Mayor Hartill entertained a motion to approve the vouchers.

Resolution #6551- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 11 for the General Fund, in the amount of \$24,358.06, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 11 for the Sewer Fund, in the amount of \$131,489.73 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 11 for the Water Fund, in the amount of \$182,118.88 is hereby approved for payment.

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

Mayor Donald Hartill-Aye

Trustee Patricia O'Rourke-Aye

Trustee Ronny Hardaway –Aye

Hartill stated that we are making reasonable progress on sewer. We are starting to get easements. The budget public hearing is next Monday. The tax rate increase will be the last large one we exercise for a while. The budget includes all the things we hope to do next year. We will be taking money out of capital reserve.

Hartill stated that he and Hardaway visited the new drug rehab facility on N. Triphammer Road. Hartill will also be visiting the one in Rochester to see what it is like. He stated that it was not as upsetting as he thought it would be. It is more supervised than he thought. They claimed they do not need a variance to get beds in there but Hartill is pretty sure she is wrong. She claims that most people who go to the facility are there for alcohol issues and not drugs. Hartill came away not as concerned as he was going in.

Hardaway stated that he stayed and toured the upper floors after the Mayor left. They are making 2, 3 or 4 bedroom suites which can be locked. They have doors all over the building that lock and you have to have an employee key to get through. They can lock down a floor or the whole building. You can't just walk into the building; they have to let you in. Their biggest portion of patients are in for alcohol rehabilitation. Stays are not long because they can only be in a certain phases at that facility. It is a 24-7 facility, not intended for a long stay. The longest stay to be 30 days but most are there about a week.

Patients cannot just walk out the door and they cannot have visitors. Hartill stated that this stuck him as a very expensive operation. Their plan is to have 25-30 staff members. If the community wants a fence they would be happy to build one. Hardaway stated that he was impressed. It was very quiet inside. You cannot really see into the backyards from there, which was one complaint from a Village resident. The yard just north of the church has trees and is hard to see. It all depends on how they classify themselves as to whether they need a special permit. Scott has told them that they will need a special permit. Hardaway proposed that they need to have a public information meeting for the community and neighbors to come and see the facility. Angela and her employees have agreed to work on that. It is a very nice building.

Dake stated that the Village Spring Newsletter has gone out. In the newsletter we advertised the part-time clerk position and the summer laborer position. They have also been posted on the Tompkins County Personnel website. They have until April 14th to apply. This was in case we had someone in mind to hire before the May 6th meeting. We can always extend the deadline.

The Budget Public Hearing is April 15th. The Tax Limit and Tax Cap reporting requirements have been met.

The April Water bills have gone out and are due by April 20th. The April bill reflects an increase in the sewer rate. The Village of Cayuga Heights increased their share of the sewer cost from \$3.72 to \$4.14. This is based on each 1,000 gallons of water usage.

Deer update from Bernd was previously emailed to the Board. This year there were 34 deer taken as part of the DDP, 19 males and 15 females.

O'Rourke stated that she covered the last Planning Board meeting. (See Planning Board minutes for details.)

Scott stated that he has called Gary Sloan three times to try and set up a time to meet regarding the lights on the outside of his building but Sloan has not yet called him back. Hartill feels it should be an easy fix. Courtney stated that he doesn't see it working. He told him to tip one down and see what it does. Courtney thinks he added one more light on each row.

Motion- To Adjourn

Trustee Hardaway moved for adjournment Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee Ronny Hardaway -Aye

Trustee Patricia O'Rourke-Aye

The meeting adjourned at 1:50pm.
Jodi Dake, Clerk/Treasurer