

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, January 16, 2020, in the Village Office.

PRESENT: Mayor Donald Hartill, Trustees Ronny Hardaway, John O'Neill and Randy Smith; 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 12:17pm.

Courtney reported that they are trying to get the finishing touches completed at East Pointe Apartments. Courtney, Mike Scott and Brent Cross had a meeting Wednesday with Charles Yarrington to discuss any final sewer, site and stormwater needs.

NYSEG has offered to convert all of the Village's 29 cobra head streetlights for a \$1,900 buy out. This would produce a \$3,500 savings each year in energy costs. Courtney stated that he has been dragging his feet on connecting the Northwood streetlighting. It's cold and he is hoping for good weather. He was looking at two options, an energy only contract or a metered service which is a higher upfront cost. He decided that going with a meter would be best because then the Village would be able to tap into that meter if the Village does any additional electric at Marian Hartill Park. Courtney expects to get the invoice this Friday and would like the Village to expedite the paying of the NYSEG fee. Hardaway asked if there was an estimated cost. Courtney didn't have any idea how much it would be. Hardaway asked where the meter would be located. Courtney plans to have it be located at the last bullnose median on Northwood Road, which is a short distance from the park.

Courtney stated that the previously surplused pick-up truck brought \$30,000 at the Titsworth online auction and the skid steer brought \$16,600. There is no commission on the online auction. Titsworth will be sending a check to the Village.

Courtney stated that after the Village purchased a new trailer, he put the other trailer on the online auction contingent on the Village of Lansing passing a resolution to surplus the trailer. We have been offered \$1,875 for the 7-year-old trailer.

Resolution #6629-To Surplus the 2012 Cam Superline 16 ft. Trailer
Originally Purchased for \$5,318

Trustee Hardaway moved to surplus the trailer, 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

Courtney discussed the LED conversion for streetlights. NYSEG will send the Village an

agreement to authorize work. The Village needs to decide if they would like to go with 3,000 or 4,000 kelvins. 3,000 kelvins is a yellow/orange color which is the same as sodium lighting. 4,000 kelvins is white. All high-pressure sodium are warmer. The goal of switching to LED is to reduce lighting costs.

Courtney stated that Janivar Drive, Beckett Way and Highgate streetlights are all high-pressure sodium bulbs. We have converted around 80% of our streetlights to LED. We have also converted all traffic and hand signals to LED. This also reduces replacement costs because the bulbs last 5 years. There is not much energy usage with LED bulbs. We have converted most everything. Becket Way and Wedgewood are totally owned by NYSEG. Courtney will ask if NYSEG will go to LED for those two roads and see if we could get a buyout. The Village has converted most of N. Triphammer Road streetlights to LED's. Brentwood and Arrowwood went to LED and did a master meter cell so they all come on together. Courtney will get all this conversion information to Hardaway to report on CSC.

A Weitsman truck hit the lines going over the road right next door and damage one of the Village's streetlights. Will there be an insurance claim?

Courtney stated that 200 tons of salt were just ordered which brings us to a total of 400 ton so far for the year. The new 10-wheeler we ordered as part of last year's budget should be here next week. With the few nice days we just had, the highway department was able to fill some pothole

Hatfield reported that they have just been plowing snow and filling potholes.

Zavaski stated that in addition to plowing and patching holes, he has been cleaning up the equipment and doing some light maintenance on the vehicles.

Smith stated that there are suggestions, as we go into the new budget cycle, to hire someone to do maintenance. Smith asked Courtney if this is an issue. Courtney replied, not at all.

Smith stated that he had not done a formal Planning Board report on their last meeting, but he reported on the discussions on Airbnb and a proposed subdivision of the Shops at Ithaca Mall. Maguire's subdivision was approved by sketch plan. Next will be the public hearing. Maguire will also need a side yard variance. For more detail on the meeting see the Planning Board minutes.

O'Neill attended the Town of Lansing Board Meeting yesterday. O'Neill distributed a report from Mike Sigler where Sigler talked about NYSEG. Courtney thinks it has to do with all the research that is being done regarding having a gas line go up East Shore Drive.

O'Neill would like to see the Village go with some ground based solar here at the Village office. Hardaway thinks the Village can look at that as part of the CSC Program. We would need to first discuss with Scott where they could be installed. O'Neill would like to see this be part of the upcoming budget discussions. Hardaway did not think it will be ready for

this budget cycle. Courtney added that there was a Cornell University study on solar a few years ago that would be worth looking into. Hardaway stated that we have 4 CSC liaisons currently. They have worked with other communities and we may be able to work with them to come up for something for the Village.

Courtney stated that Bolton Point is doing their roof on their side of the pump building. Hartill suggested that we should also do our side of the roof. Courtney suggested maybe look at other types of standing seam roofs instead of doing shingles again. If you put solar on that type of roof and roof will outlast the solar. Hartill suggested that we get together with Bolton Point to discuss this further.

Hartill stated that Bolton Point will also be upgrading the pump in that pump building which will be higher capacity. Bolton Point does not use the secondary generator anymore. It is natural gas powered.

Hartill stated that he will be away until February 9th.

Hartill asked Courtney for an update on the gathering of easements for the sewer project to the Town of Lansing. Courtney stated that he had a meeting with Herrick and Dondi last week and they dropped off the easements. Courtney still needs to get the easements to Jodi. We have 14-15 easements that we need to get. It was asked if there was anyone that had a problem with the easements. Courtney has not confronted the people along East Shore Drive yet.

Courtney stated that we are working on engineering the water on Warren Road, a piece on Dart and a sidewalk design to review for the proposed Dart Drive project. Courtney thinks we should have public meetings and start hashing out what will work. The Sheriff's Department has been given speed data which was collected from our radar signs. The Sheriff's Department is trying to find the best time to have cops sit in that area.

Hartill stated that he finally got contact information for Teledyne which makes laser flow meters. The cost per meter will be around \$20,000. Courtney stated that he and Dondi discussed this and it is tough to put anything more in the sewer line. Hartill stated that there is no flume just a line. Courtney will have Dondi follow up with an email to the Mayor. Hartill thinks it would be nice to get all municipalities on the same program. Hartill stated that the group of six has a meeting when he gets back so that will be discussed. Routinely, the meters read like Bolton Point meters are read. He feels it would be easy to convert to the system. Hartill will send a proposal to Courtney on sewer meters after Courtney gets him the diameter. Hartill went on to explain that the laser flow meter shoots a laser into the flow and measures the doppler shift which enables you to measure flow. Courtney thinks there is an issue with them. Courtney will make sure he shares this information with Dondi. Teledyne is the only one that makes this particular laser.

Hartill met with a representative from the Shops at Ithaca Mall before their informal presentation to the Planning Board. Hartill thinks that subdividing is going to be complicated. They want to subdivide the whole thing and one of the issues is with firewalls.

Hartill would like the Village to do as much as we can to make it happen so the place doesn't collapse.

O'Neill left the meeting at 12:55pm.

Smith referred to the printout that Scott handed out on 2353 N, Triphammer Road. There is a serious question of adequacy of the sprinklers. The Council has a fixed amount of money. To upgrade the sprinklers is not cheap. The project is sponsored by Tompkins County but not financed strictly by the County. Hardaway thinks it is also supported by the State. They have a grant to do initial set up and then they get money for each patient. There is a facility like this in Rochester. Hartill would like to get that address and tour the facility. Hartill will try again when he gets back in February. Scott asked them to send him information to categorize the use. Currently with our definitions, the closest definition related to their use is a hospital. Hospitals are not allowed in the CLT District. They would need a use variance or would have to go to the Board of Zoning Appeals to challenge Scott's decision on the categorization of the use. Hartill stated that our attorney is not enthusiastic about this use. Troy has had some experience and it is not positive. Sprinkler and fire alarm system are required; however, Scott doesn't know if they will need to be upgraded to meet International Code Council (ICC).

Mayor Hartill entertained a motion to approve the vouchers.

Resolution #6630- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the General Fund, in the amount of \$110,225.84 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Sewer Fund, in the amount of \$180,335.64 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Sewer Special Assessment Fund, in the amount of \$180,472.64 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Water Fund, in the amount of \$234,832.40 is hereby approved for payment.

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

Mayor Donald Hartill-Aye
Trustee Randy Smith-Aye

Trustee Ronny Hardaway-Aye

Dake stated that this is the final payment on the Village Sewer Bond. Back when Anne Furry was Mayor in 1986 a resolution was passed authorizing the sale of \$531,400 serial

bonds to Farmers Home Administration for the construction of a sewage collection system. Thirty-four years later, the Village of Lansing is now debt free! Hartill added that we are unique in NY State.

Dake reported that the January water bills are currently being collected. This month there were large adjustments on a couple of accounts because Bolton Point found that some of their meters were reading incorrectly, which resulted in a couple of large back charges. The January billing was approximately \$150,000 more than the last two billing periods. As you see in the sewer vouchers, the amount paid to the VCH was also increased. Dake called Joan at the VCH to let her know that here was an adjustment and that the VOL was going to be including their share. They appreciated the honesty.

As of January 1st, Bolton Point has increased their water rate from \$5.16 to \$5.41 and the Village of Cayuga Heights (VCH) increased their sewer rate from \$4.14 to \$4.35 per 1,000 gallons. These increases will take effect with our April water/sewer billing.

With the Village's 40% surcharge a new water rate of \$7.574 per 1,000 gallons or a minimum water billing of \$37.87 would need to be considered at the next Monday night meeting on February 3rd. Courtney asked if the Trustees would increase the amount the Village collected to help pay for our failing water infrastructure. Hartill thought an increase in the Village of Lansing surcharge to 50% from 40% would be appropriate. This will be further discussed at the Monday, February 3rd Trustee Meeting.

Since the sewer rate is part of our Codification, Dake presented a proposed local law to increase the sewer rate. The current amount charged by the Village of Cayuga Heights is increasing from \$4.14 to \$4.35. The Village surcharge is 25% which comes out to \$1.3525 so the Local Law proposed rounds the surcharge to \$1.35 which is an increase of \$.06 per 1,000 gallons. Since there is not a second meeting in February because it is Presidents Day, Dake requested that the Board set a public hearing for February 3, 2020 meeting.

Resolution #6631- To Set a Public Hearing for Proposed Local Law 1
(2020) to Amend the Village of Lansing Code-Sewer
Rents Feb 3 7:35pm

Trustee Hardaway moved to set a public hearing, and Trustee Smith seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee Randy Smith-Aye

Trustee Ronny Hardaway-Aye

W-2's have been sent out. Year-end payroll reports have been filed. December books have been closed. Smith reconciled the December bank statements with O'Rourke. Smith will be taking this duty over for O'Rourke while she is on sabbatical with her husband.

The JC Smith invoice has a charge for three bomber jackets at \$35 each, however, all three highway employees have already spent their \$600 allotted clothing allowance. Dake asked

how the Board would like to handle this. Courtney stated that they are actually safety reflective vests that he considers safety equipment and should not be part of the guys clothing allowance.

Dake asked the Trustees to complete the new schedule for covering the 2020 Planning Board meetings.

Hardaway stated that Simon Moll is interested in becoming a Climate Smart Committee (CSC) Member. Hardaway proposed that the Trustees appoint him to the taskforce as the BZA Representative.

Resolution #6632- To Appoint Simon Moll to the Climate Smart Committee Task Force for a One-Year Period

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

Mayor Donald Hartill-Aye
Trustee Randy Smith-Aye

Trustee Ronny Hardaway-Aye

Dake suggested that once the whole Task Force is decided that the Village do one resolution to appoint the whole group to a one-year term so that they are all on the same schedule. The Board agreed with this. The ideal time would be with the Organizational Meeting. The Task Force now has three members, Hardaway, Smith and Moll. The two residence that attended the previous meetings on CSC do not want to be on the Task Force but would like to just be advisors because they were concerned that since they support other communities, they may have a conflict. Scott volunteered to also be a liaison as a staff member. He will serve as a consultant but cannot vote.

Hardaway stated that the park signs have been ordered. The signs should be here in 6-7 weeks.

Scott reported that Planet Fitness is completed. Hartill stated that he would be doing a ribbon cutting at Planet Fitness tonight from 5-7pm. Nissan is working on framework. The 2nd building is going in at Lansing Meadows. There was a snag in the sewer on how they want to connect. Courtney stated that Lansing Meadows needs to contact the Village before they do any change because it may have to go back to NYSDEC.

Hartill questioned whether we need a letter from Tompkins County IDA. Eric's lawyer, James Messenger looked thru the TCIDA contracts and in a letter to the Mayor stated that there are no requirements regarding rental or sale of the twelve senior housing units in any of the TCIDA relevant agreements and that Arrowhead Ventures is only required to complete the twelve senior housing units by July 31, 2020 under the TCIDA agreements. This, however, is only taking into consideration the TCIDA agreements and not the requirements of the Village of Lansing. Scott found a letter to Eric that states that 80% had to be senior units. Scott will send some items he found to the Trustees. Hardaway suggested

getting a follow up letter from TCIDA to see if they agree with Messenger's conclusion. Scott stated that there is a lot of information out there.

Scott reported that there is an issue with the owner of 24 Bush Lane not taking care of their yard. No one currently lives there. Scott previously sent two letters of remedy. He also sent one to the mortgage company and they would not tell him who owns the property. Scott asked where we should go from here. It was suggested that Scott ask Bill Troy how we can go on their property and put the maintenance fees on their tax bill. We may be able to do a lien.

It was asked if the letter to the Jonson's had been sent. Hartill stated that he would get the letter to Dake so it can be sent out.

Scott asked where the Trustees were with the proposed changes to have selected properties changed from CLT to CMT. It is currently in Attorney Troy's hands. Scott stated that the Planning Board also discussed the different uses in the CLT and CMT Districts to see what didn't make sense. They feel that assisted living should be added to the CMT since it is already in the CLT and CHT Districts. Schleelein will be sending a letter to the Trustees on the three changes that the Planning Board would like to see.

Scott stated that he has not heard from the Beers in a couple months. The Solar Village sketch plan review will take place at the next Planning Board meeting.

Courtney asked if we could do anything with our post health insurance to make it healthier than what it is now. Currently it isn't much at all (\$2,400). Courtney stated that he has eight or nine years before he retires and would like to have the Board increasing the amount of health insurance the Village offers to retirees. Courtney stated that after twenty years of service and bonified retirement thru NYS Retirement the Town of Lansing gets health insurance. Hartill suggested checking with the consortium to see how they do it with other municipalities. Hardaway volunteered to contact the consortium to see if they offer insurance after retirement. Zavaski stated that his father has been with the City for 34 years and is retired and still in the consortium. The Board agreed to evaluate the Village's current plan.

Motion- To Adjourn

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

Mayor Donald Hartill-Aye
Trustee Randy Smith-Aye

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

The meeting adjourned at 1:37pm.

Jodi Dake, Clerk/Treasurer