

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, November 11, 2021, via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees Carolyn Greenwald, Simon Moll and Patricia O'Rourke, Randy Smith; Clerk/Treasurer, Jodi Dake; Code & Zoning Officer, Michael Scott; Working Supervisor, John Courtney.

Mayor Hardaway called the Board of Trustees meeting to order at 12:02pm.

Hardaway entertained a motion to pay the bills.

Resolution #6792- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 6 for the General Fund, in the amount of \$310,623.88 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 6 for the Trust & Agency Fund, in the amount of \$7,480.67 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No.6 for the Sewer Fund, in the amount of \$6,088.11 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 6 for the Water Fund, in the amount of \$120,407.01 is hereby approved for payment.

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

Mayor Ronny Hardaway-Aye  
Trustee Simon Moll-Aye  
Trustee Randy Smith-Aye

Trust Patricia O'Rourke-Aye  
Trustee Carolyn Greenwald-Aye

Courtney stated that they have been cleaning up some odds and ends. He has been taking some time off. Courtney has been working with Grossman on the mall subdivision and Lansing Meadows. He feels the Village is close to bringing the mall subdivision to conclusion with all the easements and deeds. Courtney would like to be able to pave Graham Road West next week but it cannot be done until we own the road. If this legally gets done, we can pave the road next week. If not, it will have to wait until spring and the road will just have to be patched through the winter. The cost to do a skim coat to get the road through until they can start reconstruction of the road in the spring would be around

\$18,900. Courtney will send this information to the Trustees. Courtney feels it is worth it due to the damage it could cause to the plows and the additional salt it may take to melt snow in the potholes. Dake asked Courtney if he had an agreement with the mall to do the paving before the road dedication is final. Courtney did not because the other agreement was so close to being completed. If these documents get executed by next week, Courtney would like permission to go ahead and skim coat Graham Road West. The Board has a meeting on Monday, and they will wait to see what gets done and discuss it then.

Smith asked what would happen if the mall does not sign the agreement in the next week or so before the asphalt plants close. Courtney suggested that we might be able to have them put a clause in the agreement that they maintain the road thru the winter. He feels that the delay is due to Grossman being overbooked.

Hardaway asked if it would be possible to fill the holes through the winter if the documents are not signed before the asphalt plants close. Courtney stated that right now there is not a huge number of potholes. The problem is the unevenness of the road when it comes to plowing. The volume of traffic on that road is also problematic. Courtney stated that it is possible to patch the holes throughout the winter. Moll prefers to fix it properly. Courtney stated that this is a temporary patch or skim. Next year we will have to reconstruct the road, add curbs, and storm sewer. Dake pointed out that as a municipality we are spending public funds and the Village needs a legal agreement before we can actually do the work. We cannot legally do work on private property. Hardaway thinks we should go for the legal agreement to take over the road and not put any more confusion into the process. If we acquire the road too late, we will deal with it then.

Smith ask what the cost would be to pave the road after we do the curbing, stormwater and everything. Would it be another \$18,900? Courtney stated that it would be about 4 times that amount. To get us through the winter Courtney wants to do a bare minimum skim coat. Graham Road West currently has some base issues.

Courtney stated that TCAT has an unofficial bus stop on N. Triphammer Road near the Burdick Hill intersection. They want to add signage to make it an official stop. Courtney is concerned with the queuing of traffic at that bus stop. There is limited space for the bus to pull off the road in that area which may cause a long line of traffic that develops when the bus stops. Courtney spoke with Dondi, TG Miller Engineers, and he feels if it is just a couple of people getting on or off the bus at that stop it should not be much of a concern. The Board did not have a concern with this stop. Courtney stated that the reason for bringing this up was to let the Board know the possibilities of what could happen. Moll stated that he gets irritated with the bus stops that cannot pull off the road. He wishes that all the new stops TCAT adds could get off the road and provide a shelter. He also feels that the stops are too close together, which is his whole concern with the stops on Uptown Road. Courtney will allow TCAT to put a sign up.

Scott stated that on Monday the Planning Board went over the conditions of the Lansing Meadows resolution. Their lawyer discussed his views on what can be changed in the conditions. A lot of it had to do with when the next deadline would be for phase two which

is building the other two buildings that need to be built. Scott believes that we are close on the sidewalk plan. The Planning Board needs to decide whether the A-1 Area will require a sidewalk on the Hickory Hollow side. Goetzmann is proposing to run a striped walkway from the end of where he is ending the sidewalk all the way over to the YMCA. Goetzmann has a BZA meeting next week for the appeal that was tabled a month ago.

Scott stated that the Planning Board set the Beer's escrow at \$30,000. The escrow, which covers the review fees, is to be funded before the final plat public hearing. The Village attorneys are working on the paperwork for the escrow. The Beer's hope to have their public hearing on the final plat at the November 30<sup>th</sup> meeting.

Scott stated that he was going to look at the area where the sewer is going to go through to the Town of Lansing and analyze the effects of property owners being able to have smaller lot sizes once sewer is available. There are currently two different lot size requirements for sewer versus unsewered lots in low density residential areas. Some of the lots in that area could now be subdivided since they would now have sewer. Hardaway stated that we need to look at this before the sewer line is completed.

Scott stated that he has had no response from 24 Bush Lane, which the Trustees deemed an unsafe structure. The thirty days has passed since a certified letter was sent and a legal ad was placed in the Ithaca Journal. The next step is for the Trustees to pass a resolution authorizing a third party to take care of this property. The Village will pay the initial cost before putting it on the tax bill. Hardaway asked Scott to manage this with Courtney's help.

Resolution #6793-To Allow the Village of Lansing to Have 24 Bush Lane Repaired in Accordance with Codification Chapter 75, Section 75-10, Unsafe Building and Structure

**WHEREAS,** This matter involves consideration of the following proposed action: On August 12, 2021, the Village of Lansing Board of Trustees declared 24 Bush Lane (Tax Parcel # 44.1-1-38.45) an Unsafe Structure as per Village Code Section 75-10A(3). On October 7, 2021, a legal ad was posted identifying violations and notifying owner of a needed response within 30 days. No response has been received;

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:** It is hereby ordered by the Village of Lansing Board of Trustees that 24 Bush Lane be repaired per the means as written in Village Code Section 75-10.

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

Mayor Ronny Hardaway-Aye  
Trustee Simon Moll-Aye  
Trustee Carolyn Greenwald-Aye

Trust Patricia O'Rourke-Aye  
Trustee Randy Smith-Aye

Scott stated that the Tompkins County Code Officials have quarterly meets. They just started back up again after Covid had them shut down. At the last meeting at the end of October they discussed how to assign addresses in each community. Currently, Scott does that for the Village but there is discussion about whether it should be done by the County. Scott believes that the County may have done it at one time but then pushed it off to the municipalities. Also, Martha Robertson has secured some money from the State to look into getting one program for all municipalities to use to send building permit information down to the county. Everyone would pay into this program. Scott stated that we currently have a permit program that works well and is easy to send information to the County. There are places like Danby that still send paper to the Tompkins County Assessment Department. Having a central program would be easier for the County but would cost each municipality more money. Moll asked if this would save any time. Scott does not think it will. Currently, it takes Scott 10 minutes to send a quarterly report to the County. Simon would like the Village to opt out of this. If it is going to cost more and not save any time he does not see the point. The program that the Village uses is Williamson Law Books Code Program. The Village bought this program and pays an annual maintenance fee. Dake stated that any other municipality could buy this program and send to the County also.

The Board had the same argument for addresses, if it costs money and it does not save time then it is not worth changing. Moll stated that if our system is working, stick with what we have. Hardaway stated that the issue with addresses is that the numbering is confusing at times for the emergency responders when you go from one municipality to another on one road. Hardaway does not think we have any of those issues within our jurisdiction. The Board prefers to keep it here. If it is working now, why change.

Moll asked if the BZA upholds the stop work order for Lansing Meadows, what would they have to do to get back to work. Scott stated that Lansing Meadows would have to get a new special permit. They would have to go back through the Planning Board, which they are currently in the process of. This could take three or four more meetings. With the new permit the Planning Board is asking for things that they should of already given us like sewer as-builts and easements. Smith stated that the interior of this project is 90-95% completed. Outside there is still the sidewalk and getting the water lines in.

Greenwald suggested that we may want to do a Code change to allow builders so many inspections before the Village starts charging additional fees. Scott stated that Ithaca has a limit on how many inspections they get before being charged.

### **Unpaid Taxes to Tompkins County**

Twelve taxpayers have not paid their taxes totaling \$3,105.87 plus 8% penalties of \$248.47. Dake explained that every year the Village taxes that are unpaid get turned over to Tompkins County for collection. They are relieved on the Town & County Tax Bill, and the County reimburses the Village in the spring. All Trustees were asked to stop in and sign the Certificate of Trustees to Relevy.

Resolution #6794-To Forward the Delinquent Village Taxes in the  
Amount of \$3,354.34 to Tompkins County

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

Mayor Ronny Hardaway-Aye  
Trustee Simon Moll-Aye  
Trustee Randy Smith-Aye

Trustee Patricia O'Rourke-Aye  
Trustee Carolyn Greenwald-Aye

Dake stated that the auditor came yesterday to start our annual accounting review. Dake has been spending a lot of time getting information together for them. Most of the audit is being done remotely.

HPM has installed a new access point for our Wi-Fi. Our previous one was very old and not working correctly.

Dake had previously sent out a list for the coverage of the Planning Board meeting. The Board gave their preferred months. Dake will send out an updated coverage sheet for 2022.

Dake asked if anyone had additional agenda items for the joint meeting with the Planning Board on Monday. The two public hearings remain open to consider opting out of allowing licensing and establishing retail cannabis dispensaries and /or opting out of cannabis consumption establishments within the Village of Lansing. Dake has received 2 requests for the zoom link from people interested in the cannabis discussion. The Trustees also received a letter from one person against it all together. TCAT is supposed to be attending Monday's meeting to discuss the bus stop on Uptown Road. Bolton Point will be increasing their water rate from \$5.60 to \$5.77/1,000 gallons which affects our sewer rate because we are 25% of Bolton Points rate. Cayuga Heights has increased their sewer rate from \$5.05 to \$5.20. Village residents will not see a change in their rate until their April bill. Dake has created a proposed local law to change the sewer rate for January 2022. Hardaway asked that the Graham Road West discussion be added.

Hardaway asked about having a holiday party for the Boards and staff. It was tentatively scheduled for Friday, December 17<sup>th</sup> from 6-8pm at the Village office.

Moll stated that he will not be rerunning for Trustee in the spring. The Moll family plans on moving to Groton by Spring 2023. It was not in the plan when he originally ran. It is a larger property out there and they plan to start a little farm and wrap up the business here in Ithaca. Hardaway stated that he appreciates everything that both Simon and Monica have done for the Village.

Greenwald asked if Hardaway had anyone in mind to fill the two board positions that will be open when they leave. Hardaway stated that it is hard to find people. If anyone has any people in mind, please let us know. Hardaway would like to get some younger people in to help succession planning and a new direction for the Village.

Smith asked what the Board would like to do with the employee benefits. Smith started working on it in September. The additional information that was requested by the Board was just completed yesterday and sent to the Trustees. Hardaway would like to look at it from a long-term perspective. Hardaway asked the Board to evaluate the numbers and give feedback. The information he sent includes a spreadsheet of what other municipalities offer. Hardaway wants to be fair to our village and staff. One of the best investments that the Village makes is in its employees.

Hardaway stated that Tompkins County is looking at countywide code enforcement support. This was brought up at the TCCOG meeting. It would be more of a benefit for the small communities that do not have any kind of formal code support. We will be hearing more about this next year.

Bolton Point has been approved to pay for email billing feature through Williamson Law Book and then the charge will be rolled over in our water rates. Bolton Point will have a form that our residents can fill out to get their water bills emailed. If we find that residents are really interested in online bill pay we can enroll in quick pay but it is pretty expensive.

Hardaway also learned at the last Bolton Point meeting that the EPA is coming out with new lead and cooper rule revisions next year. The Village will have until 2024 to identify and replace any lead contained between the gooseneck of the water line and the interior plumbing of a residence or businesses. This will include galvanized lines with a lead component. Apparently, galvanization can absorb lead and leach it into the water. These all have to be identified and replaced at our cost. The Village does not have a lot of these properties. The Mayor of Cayuga Heights brought up that this could be a shared service. The best way would be per unit not by lump sum. Bolton Point has hired someone to do their data system. This just started in the last month. Bolton Point will be coming to the Village to do a presentation next year once they have more information. Bolton Points service rates also went up. Hardaway will send the rate sheet & LCCR report to the Trustees.

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye  
Trustee Simon Moll-Aye  
Trustee Carolyn Greenwald-Aye

Trust Patricia O'Rourke-Aye  
Trustee Randy Smith-Aye

The meeting adjourned at 1:39pm.

Jodi Dake, Clerk/Treasurer