

Village of Lansing

MINUTES of the Board of Trustees Meeting held on Monday, June 26, 2023, in person at 2405 N. Triphammer Rd. and via Zoom Videoconferencing/Teleconferencing.

PRESENT: Mayor Ronny Hardaway; Trustees, Susan Ainslie, Wolfgang Bullmer, Carolyn Greenwald, Drew Riedl; Clerk/Treasurer, Jodi Dake; Public, Susan Piliero.

Zoom: Agnes Guillo, presenter; Planning Board member, Lorraine Capogrossi, Roy Hogben

Hardaway called the Board of Trustees meeting to order at 7:31pm.

Roll Call: Susan Ainslie, Wolfgang Bullmer, Carolyn Greenwald, Drew Riedl, Ronny Hardaway.

Hardaway opened the public comment period. Lorraine Capogrossi was the Planning Board representative.

Motion - To Close the Public Comment Period

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

Mayor Ronny Hardaway-Aye
Trustee Drew Riedl-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Hardaway entertained a motion to approve the minutes from June 5th & 15th. All were present at both meetings.

Motion - To Approve the Minutes of June 5 & 15th, 2023

Hardaway made a motion to approve minutes. Riedl seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Drew Riedl-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Hardaway stated that we have a presentation from Agnes Guillo from Cornell Cooperative Extension. Guillo has been supporting our climate smart communities task force. She asked to come in tonight as part of her responsibilities on the Clean Energy and Climate Change team on Lansing Non-pipes Alternative.

Guillo stated that the Non-pipes Alternatives Program has incentives for gas users who are looking into applying for heat pump. It is a program that offers monetary support for people moving away

from using gas in their homes. She spoke on the Community Campaign. Most Lansing gas customers are eligible for 100% of incentive. To access these additional incentives, you have to use one of the following contractors: Earth Sensitive Solutions, LLC. (ESS), Snugplanet, Halco, Dailey Geothermal or Vanhee Mechanical. If you register with ESS you can get a free site visit conducted by a trained technician and a no-cost proposal.

Greenwald asked what the cost would be. Upgrading to heat pumps would cost approximately \$48,000 but with the incentives a homeowner would end up paying around \$12,000 after all the credits. Guillo stated that one would need an estimated proposal to get a precise number. The estimated timeline of the three year program is September 2025. The statewide incentives are decreasing in September of this year. Guillo was not sure if this would affect this program.

Guillo will email the slide show presentation to the Trustees.

20 Bomax Proposed PDA Concept

Hardaway stated that the next presentation was by Aleksandr Mergold.

Architect Aleksandr Mergold presented a preliminary Planned Development Area (PDA) proposal for a factory conversion at 20 Bomax Drive. The site is in the Business and Technology District (BTD) adjacent to High Density Residential (HDR). The purpose of the PDA is to be able to develop a dense residential area within the footprint of the existing factory building to create a variety of residential units (studio, 1,2 ,3 & 4 bedrooms) in a unique and desirable residential building character that has been sought after recently in the Ithaca area. The conversion of the existing factory building rather than its complete demolition will help conserve natural resources and prevent disturbing additional green areas. The plan is to develop extensive natural open-air amenities on the site for play, sports and recreation.

The proposed building heights vary between 35ft. and 45ft. which is the maximum allowed in the BTD. The proposed building footprint is approximately 30,000SF following the perimeter of the existing factory wall. The current brick walls would become either the exterior or interior walls. The building mass would be split into six distinct residential blocks and the block's interior would house an interior parking deck, either one or two story, that is covered by an open terrace for the residents of the complex. The total unit count would be 225-250 units depending on the final unit size configuration. Uses in the proposed PDA would be limited to residential and related recreational activities (tennis courts, basketball courts, open swimming pool).

They are looking at a PDA because under the current BTD, no residential multi-family use is permitted. The packet of information provided is only preliminary stuff.

Greenwald asked if they built today would it be conforming. Scott stated that if it was a PDA they would have other setback requirements. Scott stated that currently that building is conforming. If the Village decides to do a PDA then it would no longer follow the requirements of a BTD. Grossman stated that we would essentially be starting from scratch with coming up with the requirements for a new PDA.

The Board discussed different ways to proceed but a PDA seemed to be the most logical. Through this process the Trustees would like to be cognitive with the surrounding properties. Hardaway wants landscaping walls to separate the other properties. Scott stated to the south are wetlands and to the east is a vacant lot. There is a ditch already there which separates the property and East Pointe Apartments.

Hardaway stated that the Village of Cayuga Heights would need to be contacted to see if there would be enough sewer capacity for 250 units. Mergold has already spoken with Brent Cross at the Village of Cayuga Heights.

Greenwald stated that conceptually we like finding a use for existing buildings. Reidl likes affordable housing. Ainslie, who is an East Pointe resident, is concerned with traffic and congestion. Hardaway stated that he likes to see new affordable units. He likes the project.

Hardaway stated that no decision were going to be made tonight. It was suggested that the Trustees let it sink in a little bit and come up with any additional questions they might have. The Trustees will put together questions and forward them to Dake who will then put a list together and share one list with everyone.

Hardaway thanked Mergold for the presentation and asked what their timeline was. Mergold stated that it is based on how long it takes to get board approval. The current tenants are not renewing at the end of the year. They are looking at 2025-26.

Budget Transfers

After analyzing the financial reports and consulting with department heads, Dake has put together a list of year end transfers and encumbrances that are needed. Dake explained that this is something that gets done each year. At the end of the year no line items can be overspent therefore budget transfers are done. Dake stated that we may need to do a few minor changes when we approve the minutes if unexpected invoices come in for the July 13th meeting. Dake explained that the encumbrances are items that did not get done as part of the 2022-23 Budget but have been scheduled and we are planning on doing. Courtney has provided quotes from different contractors on the work to be done.

Resolution#6986-To Authorize the Following Budget Transfers and Encumbrances:

Be it RESOLVED to transfer:

<u>2022-23 BUDGET TRANSFERS- GENERAL FUND</u>	
\$ 145.00	from General Government Support, Special Items, Contingent Account, A1990.4, to General Government Support, Elections, Contractual, A1450.4
\$20,639	from Transportation, Permanent Improvements, Capital Outlay, A5112.2, to General Government Support, Central Garage, Equipment/Bldg., A1640.2 for paving parking lot

\$ 76.00 from General Government Support, Special Items, Unallocated Insurance, A1910.4 to General Government Support, Special Items, Taxes & Assessments on Village Property, A1950.4

\$11,742 from Transportation, Permanent Improvements A5112.2, to Public Safety, Traffic Control, Equipment, A3310.2 (DIKAT)

\$ 3,600 from General Government Support, Special Items, Contingent Account, A1990.4, to Transportation, Street Maintenance, Personal, A5110.12 (Zavaski OT)

\$ 1,924 from General Government Support, Special Items, Contingent Account, A1990.4, to Transportation, Street Maintenance, Personal, A5110.13 (Dean OT)

\$2,800 from Transportation, Permanent Improvements, Capital Outlay, A5112.2, to Transportation, Snow Removal, Contractual, A5142.4

\$ 22,125 from Transportation, Permanent Improvements, Capital Outlay, A5112.2, to Home & Community Services, Storm Sewer, MS4 Contractual, A8140.4

\$ 80 from Transportation, Permanent Improvements, Capital Outlay, A5112.2, to Transportation, Sidewalks/Trails, A5410.2

\$ 47,445 from Transportation, Permanent Improvements, Capital Outlay, A5112.2, to Culture and Recreation, Playgrounds, A7140.2 (Hickey Park to cover what needs to be encumbered)

\$ 20,030 from Transportation, Permanent Improvements, Capital Outlay, A5112.2, to Home and Community Services, Storm Sewers, MS4, A8140.4 (additional to above for Oakcrest Storm which is being encumbered)

\$ 6,634 from Transportation, Permanent Improvements, Capital Outlay, A5112.2, to Home and Community Services, Community Beautification, Contractual, A8510.4 (planting trees in fall so encumbered)

2022-23 BUDGET TRANSFERS- WATER FUND

\$10,000.00 from General Government Support, Special Items, Contingent Account, F1990.4 to Home & Community Services, Source of Supply, Power & Pumping, Engineering, F8320.45

\$ 1,200 from Home & Community Services, Source of Supply, Power & Pumping, Electric, F8320.41 to Home & Community Services, Source of Supply, Power & Pumping, Engineering, F8320.45

\$34,703.89 from Home & Community Services, Source of Supply, Power & Pumping, Purchases, F8320.44, to Home & Community Services, Source of Supply, Power & Pumping, Engineering, F8320.45

\$ 3,008.43 from Home & Community Services, Transmission & Distribution, Contractual, F8340.4 to Home & Community Services, Transmission and Distribution, Equipment, F8340.2

\$ 7,866 from Home & Community Services, Transmission & Distribution, Contractual, F8340.4 to Home & Community Services, Source of Supply, Power & Pumping, Engineering, F8320.45

\$8,627 from Department Income, Metered Sales, F2140 to Home & Community Services, Source of Supply, Power & Pumping, Engineering, F8320.45 (Increases the total budget F510 estimated revenues)

2022-23 BUDGET TRANSFERS- SEWER FUND

- \$10,000 from General Government Support, Special Items, Contingent Account, G1990.4 to Home & Community Services, Other Sanitation, Intergovernmental Charges, G8189.4
- \$19,290 from Home & Community Services, Sanitary Sewers, Contractual, G8120.4, to Home & Community Services, Other Sanitation, Intergovernmental Charges, G8189.4

ENCUMBRANCES

- \$ 70,494 A1640.2-Office Parking Lot -Seneca Paving
- \$301,874 A5112.2-Permanent Improvements- Oakcrest-Seneca Stone Corp.
- \$18,400 A5410.2-Sidewalks-Shannon Park trail top & Votapka to Janivar-RC Wilson
- \$53,000 A7140.2-ParkNed Hickey Park -Belisario invoice for drainage-concrete not poured, parking area not complete, topcoat, grass (was \$46K)
- \$20,000 A8140.4-for Oakcrest storm stone & Belisario already have pipe
- \$10,560 A8510.4-Beautification-Trees Hickey Park-12 trees-Cayuga Landscaping
- \$ 3,000 A8510.4-Beautification- Hartill park- 3 trees- Cayuga Landscape (Trees did not getting planted in the spring so have to wait until fall)
- \$2,593,417.03 G8120.22-Sewer Expansion project to TOL (was \$3,385,059. Remaining on Vacri contract is \$2,552,395 and extra for possible change orders)
- \$101,648 G1440.4-General Government Support Engineering for TOL Expansion (was \$111,098, amount is the remaining amount in line item)

Hardaway motioned to approve the transfers and encumbrances. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Drew Riedl-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

Mayor’s Comments

Hardaway reminded everyone that there was no meeting on July 3rd.

General Comments

Ainslie reported that Joint Youth Services is still looking for people to fill positions. She feels it is a post Covid difficulty.

Greenwald reported that the Recreation Partnership will not be meeting for the next 3 months.

Riedl reported on Community Choice Aggregation (CCA). There will be a presentation in the City of Ithaca on July 19th. All presentations will be online. When the plan is adopted by the City and Town of Ithaca they will then host a webinar targeted at their sister municipalities which would include us.

Riedl reported that in the community where he used to live, CCA worked well and saved the community money. Greenwald stated that our issue is we want to piggyback on this. Hardaway feels we are learning best practices by watching how their process goes. Riedl stated that municipal communication is key. Hardaway is glad to see this locally. We can see how well it works with other municipalities. NYSEG is getting ready for a rate hike. We could save residents money and use green energy. Hardaway suggested creating a shared Google Drive folder to collect Community Choice Aggregation documents. Hardaway will work on an archival space on our website and share it with the Board.

The following is further information that was received from the T-Gen team shared by Rod Howe, Town of Ithaca Supervisor:

Community Choice Aggregation is now called Tompkins Green Energy Network. The Local Distributed Energy Resource Plan (DER) for Community Choice Aggregation has started making its way to various city and town committees. They envision public hearings to be held by the Town and City of Ithaca in August or September.

Local Power, LLC, a state-approved CCA Administrator, has assisted with, 1) the drafting of a CCA Enabling Local Law, 2) a customer data protection plan, 3) a CCA administrator agreement, 4) a customer engagement plan, per the order of the Public Service Commission (PSC), 5) a CCA implementation plan for PSC approval, and will assist with 6) a draft RFP to select an Energy Supply Company (ESCO).

The “implementation plan” as we previously knew changed as a result of new regulations. Previously, the implementation plan would have encompassed everything as it relates to CCA and, namely, that the PSC would oversee all of the included activities. The regulations now dictate that the local laws that were passed, and previously referred to as enabling laws, are inclusive enough that no further planning on behalf of municipalities is required. However, those changes also dictate that any voluntary activities happening with CCAs (e.g. DER investments) are now solely up to local governments to approve.

The Distributed Energy Resource (DER) implementation plan requires local government approval. The DER plan establishes processes for engaging customers in voluntary DER investment in an effort to 1) reduce strain on the grid, 2) accelerate the adoption of renewables, and 3) democratize onsite DER development. The plan also details roles and responsibilities of the Administrator, the City, and other municipal partners.

A draft education and outreach implementation plan has been developed. While the focus, over the next 3-4 months, will be on Town and City residents and businesses there may be opportunities to use the webinars and events to start educating your residents.

Once the plan has been adopted by both the City and Town, they will host a webinar targeted at sister municipalities.

Adjournment

Motion- To Adjourn

Hardaway motioned to adjourn. Riedl seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Drew Riedl-Aye
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye
Trustee Carolyn Greenwald-Aye

The meeting was adjourned at 8:49pm.

Jodi Dake, Clerk/Treasurer