

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, July 13, 2023, held at the Village of Lansing 2405 N. Triphammer Road.

PRESENT: Mayor Ronny Hardaway; Trustees Susan Ainslie, Carolyn Greenwald; Clerk/Treasurer, Jodi Dake; Code/Zoning Officer, Mike Scott; Supt. of Public Works, John Courtney; MEO, Nick Dean and Chris Zavaski.

Roll Call: Susan Ainslie, Carolyn Greenwald, Ronny Hardaway

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

Courtney stated that the sewer project is in full force and people are starting to think about connecting to the sewer. Construction of Ned Hickey Park has consumed more time than Courtney anticipated. There are now 7 tables under the new pavilion. Dake asked why we only had 2 tables under the pavilion at Dankert Park. Courtney didn't feel we needed any more since residents use it for exercise.

Courtney stated that the Shops at Ithaca Mall flooded. As a result, the residents behind the mall also got flooded which he is more concerned with. This was further discussed later in the meeting.

Courtney and Zavaski took off the week of July 4th. TG Miller is working on getting the Dart Drive sidewalk ready to go out to bid.

A repair was done to the service line on the village side of the curb stop on Nor Way. On water lines the Village owns from the main to the curb valve.

The hydrate that got hit May 10th has not yet been replaced because Courtney wants to turn it in under insurance. Courtney has had no success with insurance. He has the license plate and a state police report number but cannot obtain it yet because it is not logged on to the DMV yet. This will be a \$10,000 fix. Hardaway stated that the concern is if there is a fire there is no working hydrant there. Courtney stated that they will get it fixed but they have been working on high priority items.

Hardaway asked what stage we are in with the Uptown Road Development easement. Courtney stated that they remeasured the lines from N. Triphammer to the back of Highgate since that is the area that backs up because it is really flat through there. Originally, they thought all of the lines were 8-inch but they found that some are actually 10-inch lines. For a new main extension, it has to go through NYSDEC and Tompkins County Department of Health for review.

Courtney feels that the new development at 20 Bomax Drive is a huge problem. The proposed PDA would require around 240 sewer units. The Village and the Village of Cayuga Heights need to assess how this will affect our sewer system.

Courtney is concerned with the illegal connections made at East Pointe Apartments. They have a french drain that runs the rainwater into the sanitary sewer. Courtney talked to Brent Cross about it. Scott will look into the Code to see if we can send them a violation.

Courtney asked if the PDA needs to be approved by Trustees and the Planning Board. Scott stated that this sewer information is good for the Boards to know. Dake stated that when the proposed PDA is discussed it would make sense that we have a joint meeting between the Planning Board and Trustees. Cross has flow studies that will need to be considered. Hardaway stated that we are currently looking at several large housing projects and this all needs to be considered. (Uptown Road, Beer's, and Bomax)

It has been announced that Menlo Microsystem is looking to build their first domestic microelectronics fabrication facility at 36 Thornwood Drive, the old Kionix building. They manufacture micro switches and will be adding approximately 100 new good-paying jobs. Courtney thinks we may need to have the developers improve the infrastructure to carry the extra consumption. The Village needs to make sure our infrastructure can handle any improvements in the Village. All plumbing permits go through Bolton Point, and they evaluate whether that water connection will work.

Scott stated that he and Quadrozzi have a meeting with the Menlo company on August 8th. She will review items with them. Brent will receive that information. There is not a need for a special permit. Everything will be handled through the code office.

Scott stated that the mall stormwater issues has been going on for quite a few years. Scott spoke with Beth Tanner from the mall two or three months ago about the western swale needing to be cleaned out. At that time some of the water did jump the bank when we had a storm. It was certainly noticed after our highway department fixed the walkway trail and replaced the culvert there. There was 12-16 inches of muck down there. Courtney stated that it was parking lot debri. It was not done properly, and it was eroding the side bank. It is not a good situation. When Scott contacted Tanner to have the situation fixed, she wanted Scott to suggest a contractor which we don't like to do. Then after this event, Scott wrote a letter to the Mall, according to our stormwater agreement, giving them 30 days to take care of the situation. She also asked us to get them estimates. Scott thinks that ultimately it will fall back on the Village. Scott asked the Board if we should wait the 30 days or have Courtney go ahead and get estimates to do the work. The Stormwater Agreement says they have 30 days to comply and then we can step in if we need to. Courtney feels the ECCR Agreement does nothing for the Village. Courtney and Scott will meet with Brent Cross to see what actually needs to be done. When we installed the pipe under the trail Dondi made some recommendations for the mall that would help the situation there. Scott thinks if we do it then we know it would be done right. Dake pointed out that there is a difference in how you can handle this matter publicly and privately. You have to go through the process as stated in the code and/or agreement. She suggested that our attorney be consulted.

Scott stated that after 30 days they will be given another 10-day warning. Hardaway asked if there was an emergency provision. Courtney stated that there is. Hardaway feels this could be an emergency because there are people that are downstream that could be impacted. Hardaway feels declaring that situation an emergency is a possibility. The legal question is is it a threat to life and

vital utility. Courtney thinks it is. After some discussion the Board decided that Scott should let the mall know that Bellisario was the contractor that did the work the last time. Attorney Grossman will be consulted on how to proceed.

Ainslie wondered if we needed additional staff to follow up on this stuff. Greenwald thinks we need more staff for all we need to do. Ainslie stated that she would be happy to come in and follow up on phone calls.

There is a concern with the proposed Planned Development Area (PDA) at 20 Bomax and if there will be enough sewer units available and if our system in that area can handle the increased flow. Scott will contact Alex Marigold and have him contact Brent Cross to see if this is even possible. Dake suggested that the next time this is discussed that we have a joint meeting between the Trustees and Planning Board. Water and sewer studies will need to be done before a recommendation can be made to the Boards.

Scott stated that Quadrozzi has developed a form to give to R-2 multi-unit housing. It puts the burden on the owner to make sure that they have checked for all fire issues. It has been sent out with a cover letter stating that we need it back by Nov 1st. The fire inspector, Quadrozzi, will continue to inspect public areas of assembly. Larger buildings will be done in the fall with both Scott and Quadrozzi. If they do not provide the Multiple Residence Fire Protection Affidavit they do not get their operating permit which is a violation of the code and they then get a notice of violation.

Ainslie reported on the last Planning Board meeting. She stated that they are sorting out the language for a new proposed Solar Law and working on a Unified Solar Permit. Beers were not ready to come to the Planning Board. Eric Goetzmann asked for a year extension. Last year he was required to have Phase II completed by July 26, 2023. This spring he had contractor lined up but the IDA is in litigation with him and his bank called his note due so the reason is a lack of funds. Goetzmann has rented all the units. The Village Attorney advised the Planning Board not to make any decisions. Our attorney will come up with some options on how to deal with this situation.

Dake has been collecting the 2023-24 taxes. The amount of unpaid taxes remaining is \$70,582.84. July water/sewer bills went out and payments are coming in. The AUD is due July 31st. Dake has done as much as she can up to this point. Dake will be out on vacation next week. Dake asked if the Trustees had any items for the agenda on Monday. Given that there were none, the Trustees decided to cancel the meeting.

Resolution #6987-To Cancel the July 17, 2023 Board of Trustee Meeting Due to Lack of Agenda Items

Trustee Hardaway moved to cancel the meeting and Trustee Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

Before the Abstracts can be approved the Board needed to consider Change Order # 2 from Vacri Construction Corp on the Sanitary Sewer Benefit Area. The change order was previously emailed to the Trustees.

Resolution #6988- Approve Change Order #2 for Sanitary Sewer Benefit Area as Presented by Vacri Construction Corp and Approved by TG Miller Engineer Dondi Harner to Increase the Total Contract by \$139,973.36

Trustee Hardaway moved that Change Order #2 be accepted, and Trustee Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

Dake stated that we are still under budget even with the change orders. Courtney stated that Vacri has been a good contractor.

Resolution #6989- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 14 for the General Fund, in the amount of \$2,274.00 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 2 for the General Fund, in the amount of \$87,199.09 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 14 for the Sewer Fund, in the amount of \$0 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 2 for the Sewer Fund, in the amount of \$291,630.29 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 14 for the Water Fund, in the amount of \$0 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 2 for the Water Fund, in the amount of \$207,423.76 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 2 for the Trust & Agency Fund, in the amount of \$6,856.60 is hereby approved for payment.

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

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

Courtney stated that he is over budget on the Ned Hickey Park. Dake stated that we are over budget by more than \$40,000. In the 2022-23 all we budgeted for was the pavilion. We did not budget for the basketball court, ADA compliant trail, or stormwater improvements. We did not do the Dart Drive Sidewalk Project so we have money we can transfer over. Ainslie asked when the trees would be going in. They will go in in the fall.

Ainslie stated that there was a previous discussion on dedicating the basketball court to a young man that used to live in Lansing Trails. Dake stated that all items dedicated in the past were paid for by them, not the Village. Hardaway will follow up with the family to see if they want to do something.

Hardaway stated that he will send an email out of all the things he has attended this week. The one thing he did want to mention was that Bolton Point approved a 5% increase in what they will charge for water in 2024. Dake stated that this will take effect on our April 2024 billing.

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye

The meeting was adjourned at 1:21pm.

Jodi Dake, Clerk/Treasurer