

## Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, December 14, 2023, held at the Village of Lansing 2405 N. Triphammer Road.

PRESENT: Mayor Ronny Hardaway; Trustees Susan Ainslie, Wolfgang Bullmer, Carolyn Greenwald, Drew Riedl; Code/Zoning Officer, Mike Scott; Clerk/Treasurer, Jodi Dake; Supt. of Public Works, John Courtney; MEO, Nick Dean and Chris Zavaski; Attorney's Natalie French and Peter Grossman.

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

Mayor Hardaway called the Board of Trustees meeting to order at 12:26pm. He thanked everyone for the good food they prepared for today's holiday meeting.

Scott stated that Quadrozzi is leaving. Quadrozzi knew what he was doing and was a hard worker. He was good for the Village. Quadrozzi was very organized so Scott feels he can take over doing the fire inspections and operating permits. If it gets to be too much, he will come to the Board to see about hiring another part time fire inspector.

There was a fire at Gaslight Village. It took out part of building #13. No one was injured but there was a lot of damage to the building. Scott has been working on accessing the stormwater facilities in the Village. The Cayuga Medical Center will be providing a tour this afternoon of the new space at the mall. The Planning Board has verbally approved the Beers' final plat. He has some criteria to meet before the plat gets signed. Beers are looking for some additional financing so it is unclear when they will actually start.

East Pointe Apartments are working on getting their I&I issues resolved. There may be issues with water getting into the sewer system, which is a huge problem. The ongoing stormwater issue with the Shops at Ithaca Mall is that the west ditch needs to be cleaned out. Three months ago, a violation was sent to the mall to remedy this issue. They had 30 days to remedy the situation and then we have the right to go in and remedy the situation and charge them for it. Scott got an email from Beth Tanner, mall manager, stating that they have a couple of bids and are looking at proceeding. We cannot wait until the spring to resolve this issue. We have to force them to get it done, so we have given her 10 days to get things started. We are able to do this because we have a stormwater agreement with them. If they do not hire someone to do it, then we can get a contractor to go in and do the job. Scott has talked to French and has confirmed that we are going through the proper process. The work includes cleaning out what hasn't been cleaned out in 20 years. It has flooded Stone Creek retention pond in the past. Riedl does not think we should give them much leeway. There needs to be a monetary penalty. Mayor Hardaway asked if we would be able to find someone to do the project. Scott stated that he has talked to a couple of contractors that would be able to do it. There is 3 feet that needs to be dug out. Courtney feels that since the village has to pay prevailing wage, which would increase the cost by 30-40%, it would be cheaper if they went ahead and hired someone to do the work. Reidl asked if there was basic maintenance they should be doing. Courtney stated that this is all laid out in the stormwater agreement. Scott will start to

monitor this in the future. As the mall has expanded there has been quite a bit of permeable surface added. They need to stay on top of their maintenance. Hardaway asked at what point would you trigger it to be cleaned again. Scott will be taking pictures each year and if he feels it is a problem, he will have Brent Cross or TG Miller Engineering look at it since they are the professionals. Hardaway asked if there should be an annual inspection. Scotts think it will be a few years until it needs to be cleaned out again. Courtney stated that we have a lot of the elevations of this property. Scott stated that one thing that makes it hard is we do not always know what the original stormwater pond looked like since some were put in thirty years ago.

Scott just found out that the 1<sup>st</sup> floor of the Econo Lodge is a homeless shelter. Previously, they were using it as a stepping stone before they move into other housing so it was a hotel as far as the Code went. But now it is more of a group home type deal. It may be an issue with zoning in the village. Scott is looking into this. Scott is concerned with it having proper fire separation. Hardaway stated that he had heard that the contract with Tompkins County would be ending in April or May. The Econo Lodge has a contract with the County but Hardaway is unsure if it will be extended. Hardaway will check on that. Greenwald wondered how Hardaway found out about this because there does not seem to be any communication from the County on this. His wife, Deborah Dawson, is on committees that knows about this. Tompkins County meetings are public. Greenwald feels they should be proactively giving us the information. Hardaway stated that the County is trying to purchase a building to turn into a homeless shelter. They want the building to be closer to the services downtown. Because the Econo Lodge would require transportation to downtown, it is not in the running. Riedl would like a more comprehensive view. Scott stated that it is irritating that Tompkins County doesn't seem to let us know what is going on.

Greenwald suggested passing a law that they have to notify the Village. Courtney stated that the same thing goes on with the Tompkins County airport, they do their own inspections and if the Village did not receive Dig Safely requests, we wouldn't know. Scott asked about it and he hasn't heard back from them.

Courtney stated that there was an accident at Dankert Park. A driver went onto the playground and hit a 30" oak tree. There was also an accident at Graham Road where the driver hit a pear tree. There are insurance claims coming in. He is waiting on Dave Fernandez to give him a value on the two trees.

Cayuga Landscape is planting trees at Ned Hickey Park. On East Shore Drive there are spruce trees that were purchased and will be planted in the park. This will be a buffer for the house at 2 Leif's Way. They are also planting crabapples at the Hartill Park next week.

The trench on Cayuga Heights Road has settled. We are backing the pavement out of the sewer contract. The Village of Lansing is supplying the cold patch to fix the road and Vacri is putting it in tomorrow. Courtney is working on getting the final as-builts for the Warren Road Water Project from Robinson's. They are working on getting them to us.

TG Miller Engineering will be getting us final estimates for the Graham Road Water Main Replacement and Dart Drive. Dart Drive line needs to be done because it is a distribution and transmission line. There has been a high frequency of breaks in that line. If we do not have the

money to do both projects then we would concentrate on the Dart portion. Dake stated that the contract could go out to bid and we could pay for the remainder out of next year's budget. We would have to use reserves for this, and it would really deplete those funds. We are going to have to increase our water rates to pay for these projects and start to rebuild our reserve. Dake asked if Courtney foresees any more big projects coming soon. Courtney stated that he does not see anything drastic. With the aging lines, we are starting to see the end of life in our water pipes. Courtney stated that he will get Dake the estimates. Because the water fund is not that healthy, we can have the road as a separate line item and take that out of the General Fund.

Courtney is concerned with the amount of clear water coming out of East Pointe. Looking at the water meter will also help to see how much water they are using versus how much is coming out in the sewer. Courtney stated that there is also a license agreement that was never returned for East Pointe. Scott stated that he contacted Lindsey at East Pointe this week. The issue seems to be several changes in management. Scott wants to see a third-party inspection of the sewer system in that area.

Courtney stated that at the 12/4/23 meeting there was a question about the amount of salt used. Courtney explained that they are trying to calibrate the spreaders. He doesn't think they will ever get rid of the salt piles at the intersections. They do not want to use any more salt than they need to.

Greenwald asked Courtney to figure out the cost of asphalt for doing sidewalks. Courtney stated that it would be easy for him to get her that cost information. Greenwald also questioned the engineering invoice for adding the Dart Drive ramps. Courtney explained that it is for replacing the existing ramps which are in need of repaired. The plan is to add the ramp replacement to the contract to get a better price. Hardaway clarified that we are trying to get someone to bid on sidewalk projects, so we get a better price. If a general contractor gets the contract then they hire subs which can keep the price down. Courtney stated that we plan to group together the Graham Road West curb, stormwater, and sidewalk with the Dart/Graham project. We hope to get the bid out soon. Our goal on Graham Road West is to alleviate the amount of water that goes to the mall. The surveyor is concerned with getting the flow down Butler to Hickory Hollow. They can do this with adding some catch basins.

Dake has received the software proposal from Williamson Law Book for Water QuickPay program. The program is \$570.00, and the annual support fee is \$490.00. Information was emailed to the Board yesterday which shows the service fees for credit card and e-check payments. We would also want to purchase a card swiper for when people come in to pay with a credit card, which is an additional \$129. Greenwald asked how many requests we have received from people wanting to make a credit card payment. Hardaway stated that he thinks he has a list of about 32 people that have requested this over the years. Dake stated that when she talks to people and informs them that there would be an additional fee charged by the credit card company, most are not interested any longer. Dake stated that she went to the Town of Lansing to observe the collection process and it is actually more work to balance. Hardaway feels at the current time there is no benefit to adding this.

Yesterday NYSEG came and changed out our smart meter in the old office building. We had a

smart meter because we were part of the pilot program when they started but now, we needed a different meter to work with the current system.

Hardaway asked if there were any questions on the vouchers.

**Resolution #7010- Abstract of Audited Vouchers**

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the General Fund, in the amount of \$70,156.38 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the Sewer Fund, in the amount of \$361,152.04 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the Water Fund, in the amount of \$2,511.43 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 7 for the Trust & Agency Fund, in the amount of \$754.91 is hereby approved for payment.

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

Mayor Ronny Hardaway-Aye  
Trustee Wolfgang Bullmer-Aye  
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye  
Trustee Drew Riedl-Aye

Ainslie stated that she appreciates all the work our staff does sorting through these issues.

Bullmer suggested that we consider adding an environmental behavior column to our next newsletter. Residents put out recycles the night before when there are high winds and it goes everywhere. Courtney stated that they also see that when we expect to get a lot of snow at night and they still put their recycling out by the road where the plow may hit it or bury it. We want to be a green village and these types of things do not cost anything to fix. Bullmer will write an article for the next newsletter. Greenwald has contacted Casella many times regarding the way their collectors pick up recycling. Hardaway suggested calling Tompkins County because they contract with Casella to pick up recycling.

Reidl thinks it might be interesting to come up with ideas of what our top three priorities are. He would like to see the Board be more proactive and also make sure that the things we want to accomplish are actually getting done.

Ainslie asked if the Trustees were meeting in January. Dake stated that the only meeting would be the Thursday, January 11<sup>th</sup> staff meeting since both Monday meetings are on Federal Holidays. The second Monday meeting in February is also a holiday. Dake suggested that Hardaway assign budget sections at the first meeting in February.

Hardaway stated that we got the \$5,000 action grant. Dake will let them know when it arrives. At the biweekly Safe Streets for All meeting Hardaway brought up the issue of it taking too long. The timeline was set by the RFP which is based on the implementation of the grant program which is not scheduled to start until Spring 2025. This is to allow people to put their plans together. There are biweekly meetings where they get progress updates.

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye  
Trustee Wolfgang Bullmer-Aye  
Trustee Carolynn Greenwald-Aye

Trustee Susan Ainslie-Aye  
Trustee Drew Riedl-Aye

The meeting adjourned at 1:36pm.

Jodi Dake, Clerk/Treasurer