

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, January 11, 2024, held at the Village of Lansing 2405 N. Triphammer Road.

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

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

Zoom: Carolyn Greenwald attended by zoom but was not a voting member for this meeting as advised by Attorney French.

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

Scott presented the paperwork on the building fire at 37 Uptown Road. This is a different situation in that Scott had to placard the building because it was unsafe. The Trustees now have to set a public hearing to approve his decision to declare this unsafe and so that the owner or tenant can come in to express their concerns. Scott received a letter from an engineer on how to take care of the debris before anyone enters. Asbestos was found and will have to be taken care of before they can go in. So far John Kennedy, owner of the building, has done everything that he needs to do.

**Resolution #7014- DECLARING THE STRUCTURE LOCATED 37 UPTOWN ROAD (BUILDING 12) UNSAFE AND ORDERING THE REPAIR OR REMOVAL**

**WHEREAS**, following a fire at the premises on December 6, 2023 and upon information and belief that the structure located at 37 Uptown Road (Building 12) designated as Tax Map No. 46.1-6-5.5 ("Subject Property") reputedly owned by Gaslight Village 10 DE, LLC c/o The Solomon Organization (John Kennedy), was unsafe to the public, the Building Inspector/Code Enforcement Officer of the Village of Lansing placarded the Subject Property and caused Elwyn & Palmer to investigate the property to determine whether the Structure was unsafe and dangerous to the public; and

**WHEREAS**, Elywn & Palmer submitted a written report dated December 26, 2023, to the Building Inspector/Code Enforcement Officer and the Building Inspector/Code Enforcement Officer also received (1) an asbestos report dated December 14, 2023, from Environmental Services which was independently obtained by the owner of the Subject Property and (2) a Fire Report from the Lansing Fire Department;

**WHEREAS**, following review of the same, the Building Inspector/Code Enforcement Officer of the

Village of Lansing determined the property to be unsafe and a danger to the public and provided a written report and recommendation of the same to the Village of Lansing Board of Trustees; and

**WHEREAS**, the Village of Lansing Board of Trustees after reviewing said reports and after hearing the Building Inspector/Code Enforcement Officer of the Village of Lansing in regard thereto and after having duly deliberated upon the same, has determined that the Subject Property be declared unsafe and the owner be ordered to repair and/or remove said Subject Property.

**NOW, THEREFORE, BE IT RESOLVED**, as follows:

1. The recitations set forth above are incorporated in this Resolution as if fully set forth and adopted herein.
2. That notice be given to Gaslight Village 10 DE, LLC c/o The Solomon Organization, the reputed owners of the Subject Property and all lessees thereof, in the form and manner required by Village of Lansing Code Section 75-10.
3. That said notice to be served personally or by registered mail to their last known address as shown by the records of the tax collector or of the County Clerk if such persons cannot be reasonably found for such personal service and by affixing a copy thereof upon said Subject Property.
4. That said notice shall order the owner to commence the necessary and appropriate improvements to make the property secured and safe, prevent further deterioration and to provide a plan and schedule for the proper remediation, rehabilitation and restoration of the Subject Property or, if the Subject Property is incapable of being safely repaired, that it be removed, with said remediation, restoration or removal commencing within (30) days of the service of said notice and to be completed within sixty (60) days thereafter.
5. That a public hearing be scheduled on February 5, 2024, at 7:35p.m. at the Village Hall of the Village of Lansing located at 2405 N. Triphammer Road, Ithaca, NY in relation to such dangerous and unsafe Subject Property.
6. That the Building Inspector/Code Enforcement Officer is hereby directed to prepare said notice and arrange for the service thereof in accordance with the requirements of Village of Lansing Code Section 75-10 and to arrange for the filing of the same in the office of the County Clerk.

7. That the Building Inspector/Code Enforcement Officer be directed to securely affix said notice upon such Subject Property.

Hardaway made a motion to approve this resolution. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye  
Trustee Drew Riedl-Aye

Trustee Susan Ainslie-Aye  
Trustee Wolfgang Bullmer-Aye

Greenwald asked how many tenants couldn't get their items for the apartments. There were six units damaged. One was completely damaged, and five units had smoke damage. Greenwald wondered if there was a safe way to retrieve items from the five units. Scott stated that his responsibility is to not tell them how to do it but just to make sure they do it. Scott suggested asking Attorney French this question during the public hearing. Safety is the issue. The owner automatically put the tenants up in another unit. After the code office gets a structural ok and asbestos is removed then Scott can allow others in.

Scott requested input from the Board on how to proceed with the stormwater issue at The Shops at Ithaca Mall. Scott spoke with Beth Tanner who runs the mall. They are getting bids, and they are moving along slowly. On Monday Scott sent an email out to Tanner and let her know that if the Village were to give her a price to handle the stormwater ditch it would 20-30% higher because of prevailing wage. Scott added that the Village is not in the business of taking care of 3<sup>rd</sup> party stormwater facility issues. Scott let Tanner know that he needs to see a contract otherwise he would start the violation process. The Village owes it to Shannon Park to get this done. The Stormwater Agreement allows us to charge back any fees that we encounter if we take care of it. Scott wondered if we should start the violation process or do it ourselves. Scott stated that he received an email late last night that the owners are reviewing, and they expect approval by Friday. Drew thinks we need to take care of it if we do not hear from them Friday morning. Ainslie thinks we have been very patient, but we need to move forward and get it done. Greenwald would go the violation route first because this is less work for us. Courtney stated that you cannot relevy this on the tax bill if they do not pay, you would have to do a mechanic lien. Sometimes this is not recoverable until the property is sold. Scott stated that they have not yet been given a violation. A violation would need to be remedied within 30 days. The penalty of \$250 starts after 30 days. Courtney sees an issue with us going in to do this project. It has been heard that the mall has gotten two quotes. One concern was that this be done correctly. The Village will be inspecting so that it is done correctly. Scott stated that the goal is to get this done before spring. The spoils will be dewatered and will be stored at the southwest corner of their property. The mall will need to provide sediment control around the spoils. Courtney thinks the mall will come through tomorrow. The Board agreed to have Scott start the violation process if we do not hear from them by Monday.

Scott contacted the owner of 1503 East Shore Drive regarding the abandoned vehicles in their yard. The first certified mail came back, and another was sent in the beginning of December and was received by the owner. Two days later, Scott received a call from his daughter explained that she is working with her 92-year-old father who lives in Florida. The daughter is trying to clean up and her father has allowed her to remove the metal. She wants to work with the Village and would like to be given until spring so that the vehicles can go into the barn. This is not a life-threatening

situation. Scott asked the Board if they were ok with him extending this until May 1<sup>st</sup>. The Board agreed that we should give them a reasonable time frame. Code officer has the right to extend the 30-day grace period. Scott will send a letter to the resident that complained explaining the progress.

Scott stated that he had a meeting with the Coalition yesterday regarding the MS4. We will not have to do an annual MS4 report this year because DEC has new requirements which are a little more in depth and there will be required training. Scott will continue with his stormwater inspections and documentation.

Scott has started doing fire inspections. Most facilities that are annually inspected are organized and already know what is required of them but, the businesses that get it once every 3 years are a little less organized. The proposed Solar Law will be coming to the Trustees for their February 5th meeting.

Ainslie asked about the graffiti painting on the pizza hut building. Ainslie noticed that they had fixed that and wondered if Scott had anything to do with this. Scott had nothing to do with it.

Courtney stated that they have a contractor doing some catch basin cleaning. TG Miller created a map of all our infrastructure with the help of Soil & Water. There is a computer program that allows us to add infrastructure that may have been missed and to update the maintenance performed. Courtney thinks that TG Miller is holding the license. For next year we will be considering adding the purchase of an IPAD with an antenna which would make this gathered information survey grade. We already have a mapping device in our current budget. Courtney feels we are ahead of the game cleaning out our catch basins. There are a lot of frame issues that need to be repaired.

Courtney sent an email to the Trustees regarding doing a lean to on the salt shed. Originally this was in the 2019-20 budget. The Town of Lansing guys were going to help us but now all the guys that used to build for them are no longer working there. The Town is now contracting stuff out.

Courtney reported that there were a couple water breaks in the last month. We had salt delivered today and have been doing truck maintenance. The oil & stone on Cayuga Heights Road did not work good with our rubber blades and it wore them out rapidly. Drew asked a question about salt allocation. Courtney stated that each April you must guess what you will use in the next year. We must take 1,000 tons of salt but we can take up to 2,000 tons. If you do not take it, you must pay a storage fee. Besides our salt shed, salt can also be stored at the Town of Lansing, which we have done in the past.

Courtney requested that the Board approve a budget transfer so that an addition could be built on the salt shed. He would like to take advantage of the good weather we are having. Hardaway stated that having this area to secure equipment would deter theft and protect it from the elements. Courtney clarified that it would be enclosed and secured and not just an open roofed area on the side of the salt barn.

**Resolution#7015-** To Do a \$20,000 Budget Transfer from A5112.2 to A1640.2 to Build an Addition on the Salt Shed.

Hardaway made a motion to approve this resolution. Ainslie seconded the motion. A vote was taken:

Mayor Ronny Hardaway-Aye  
Trustee Drew Riedl-Aye

Trustee Susan Ainslie-Aye  
Trustee Wolfgang Bullmer-Aye

Courtney stated that eventually they would also like to tin the whole salt shed. Courtney will put any additional expenses for this in next year's budget.

Hardaway asked about lead service lines. Courtney is getting estimates on a vac truck. He is finding that it is going to be very expensive. Courtney stated that they were contemplating digging them ourselves. He thinks you can scope them at the curb stop if you vacuum them out. Copper is easy to tell. Lead or black pipe you need to scratch to tell what the pipe is made of. Dondi sent Courtney an email about a Boris scope that can look at the lines. The cost of a scope is around \$70,000. Having a scope would make verification a 5–10-minute job from inside the house. To dig up the line in the yard it would cost \$1,000 for each one. We have 164 houses we need to verify. Courtney will need to get together with Bolton Point. Courtney does not think there are any lead services in the Village but we are required to document that we have no lead services. Hardaway suggested seeing if there is another municipality that wants to share a scope or rent it from us. The scope may be an item for next year's budget. We may be able to look at as-builts to determine what type of lines were used. One problem is that in the past we haven't always gotten as-builts. Courtney will send the list of unverified properties that need to be inspected to Dake and the Board. Dake thinks that someone was just not doing their paperwork when the plumbing inspections were done.

Dean stated that the Village lost four trees during the storm earlier this week. The DPW crew picked up Christmas trees and downed trees yesterday.

Dake stated that yesterday she emailed the Board the preliminary accounting report that was done by our accountants. She asked them to review the report and send her any questions. A lot of water payments have been coming in. Dake stated that we received the \$5,000 action grant money.

Dake asked if the Board would like to approve the minutes from December 14<sup>th</sup> and 18<sup>th</sup>, 2023. They needed to be done separately since Bullmer was not at the December 18<sup>th</sup> meeting.

Motion - To Approve the Minutes of December 14, 2023

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

Mayor Ronny Hardaway-Aye  
Trustee Drew Riedl-Aye

Trustee Susan Ainslie-Aye  
Trustee Wolfgang Bullmer-Aye

Motion - To Approve the Minutes of December 18, 2023

Hardaway made a motion to approve minutes. Reidl seconded the motion. A vote

was taken:

Mayor Ronny Hardaway-Aye  
Trustee Drew Riedl-Aye

Trustee Susan Ainslie-Aye  
Trustee Wolfgang Bullmer-Abstain

Ping Jiang is requesting that the late fees be waived for 17 Lief's Way. Her penalties were previously waived for the January 2023 billing. She moved out of the house in December 2022 and never updated the address on their water bill. Dake had previously emailed her on 4/4/23 letting her know that her water bill was not being forwarded to her anymore and asked what address she wanted the bill sent to. At that time, Dake also sent a copy of the water bill. There was no response, and the bill was not paid until she stopped in this week. The Board decided since she was already given the one-time late fee waiver and was also contacted by the clerk that she was not entitled to another waiver.

Hardaway asked if there were any questions on the vouchers.

**Resolution #7016- Abstract of Audited Vouchers**

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the General Fund, in the amount of \$46,584.82 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Sewer Fund, in the amount of \$8,607.77 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Water Fund, in the amount of \$192,765.25 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 8 for the Trust & Agency Fund, in the amount of \$1,075.00 is hereby approved for payment.

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 Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye  
Trustee Drew Riedl-Aye

Hardaway would like to have the Trustees work on different parts of the budget. Dake stated that if the Trustees had projects they would like to see done then they should get those ideas to her to include in the preliminary budget. Hardaway assigned the following budget areas to the Trustees:

- Water & sewer-Bullmer & Ainslie
- DPW Projects-Ainslie and Riedl
- Staff and recreation projects- Greenwald and Hardaway

Dake will be sending out preliminary budget information. Hardaway stated that the Greenway Committee would be meeting this month so they will discuss any projects they would like to

include. Dake stated that she shared the grant information from the County with the Mayor. If the Village does get a grant, it would be used for beautification projects. In the past we got \$5,000 for tree planting along N. Triphammer Road. This is funded by the hotel tax. Hardaway will find out what the money can be spent on. Greenwald stated that she and Hardaway already went around to the parks and came up with a tree planting plan. Courtney stated that we just planted a lot of trees and would like to see the money spent on something other than trees, especially since we are setting up a tree bank.

Greenwald stated that with this past storm we had a lot of branches down and wondered if we could do an additional limb pick up. Courtney suggested we wait until spring because snow fall could make it difficult. Plus, the trucks are set up for snow plowing.

Bullmer stated that there was a meeting of the Joint Youth Commission. They appointed a new chair. Other than that, it was business as usual.

Riedl stated that he went over the prohousing community website. It does not seem to be anything the Village would do. Riedl learned of this at NYCOM, and they may have more information. Hardaway suggested Heather McDaniel, IDA, as another contact for information.

Hardaway stated that Tompkins County is looking to get 10 EV charging stations throughout Tompkins County. They are putting together an RFP and would like us to participate. If we participate, we become part of the RFP. The vendor would then come in and let us know if the locations we provided are appropriate. The locations that Hardaway was thinking about were 2 here at the Village office, one at Hartill Park and one at Dankert Park. Courtney stated that there is no power at the parks. Hardaway stated that it could be a turnkey operation where the company installs and maintains the charging stations on our property. We would not get anything from that.

Bullmer stated that is not our business. The interaction of people coming in to ask questions while waiting to charge will take up our staff's time. Bullmer thinks we should stay away from it. Hardaway agreed. It would be different if we had a lot of employees with electric cars or electric village vehicles, but we do not. Hardaway was thinking about putting a charging station behind the community building where people come for meetings. Riedl stated that the Village of Cayuga Heights has a charging station on their property so we could ask them what their experience has been. Courtney is concerned with not having enough breaker capacity. We would need another service if we installed EV charging stations. Hardaway stated that there is no fee to us for being included in the RFP.

Hardaway asked the Trustees how they felt about being included in the RFP. Riedl stated that exploring it further makes sense. Bullmer suggested that we stay out of it and let the market play out. Hardaway clarified that we would just do turnkey on our land. Greenwald doesn't feel strongly either way. Ainslie thinks we should look into it for future knowledge. Hardaway will let them know that at this point in time we will decline. It is not proper for the village now but maybe in the future. We can always revisit this in the future.

Tompkins County Community Justice Center would like to reserve the community room to use for Community Resource Hub services. This is for populations that have no access to these services

downtown. Monalita Smiley will do a presentation to the Board at the February 5<sup>th</sup> meeting. Hardaway stated that the County would like to be proactive and get services to people that can't get downtown for them. One option may be alternating the location between the Town of Lansing and the Village. There are people in University Heights Apartments that may need these services. The Village site may not work out. Hardaway would also like the Board to think about waiving the daily community room rental fee for the County since this would be a community service project.

Motion- To Adjourn

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

Mayor Ronny Hardaway-Aye  
Trustee Wolfgang Bullmer-Aye

Trustee Susan Ainslie-Aye  
Trustee Drew Riedl-Aye

The meeting adjourned at 1:45pm.

Jodi Dake, Clerk/Treasurer