

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Thursday, February 15, 2024, 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.

Roll Call: Susan Ainslie, Wolfgang Bullmer, Carolyn Greenwald, Drew Riedl, Ronny Hardaway
Zoom: none

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

Scott stated that the property manager of Gaslight Building 12 is working with an architect to come up with what will be required. It also needs to be determined what classification the alteration will be, and how much must be brought up to Code. John Kennedy has given Scott the remediation of the asbestos and clean up quotes that he has received. They hope to start March 1st and complete the remediation and clean up by March 31st if the structural issues are resolved. Kennedy has spoken with the two first floor tenants and told them that he has contacted his legal team and is seeing if they can provide a waiver so that the company can go in and retrieve items for them. Kennedy's correspondence with the tenants has not been shared with Scott. Hardaway asked that Scott send an email to Kennedy and make sure he is informing the tenants of each little step and to see if he would also copy the Village on those correspondence. Bullmer stated that we requested a master plan and he wondered if the Village has received one. Bullmer wants the steps documented so we can ensure that the milestones are being met. Scott thinks that the March 31st date is his first milestone. Bullmer would like to see a plan up to completion. Scott will ask them for a projected plan. Hardaway thinks it is important to see the plan and copy the Board on this. Riedl thinks that the only important thing is making sure the residents get their belongings. The time it takes for the rest of the renovations is not concerning. Riedl thinks that March 31st is a reasonable date.

Scott is working on the Annual New York State 1203 Report which requires the Village to report on the permits that have been issued in the last year. Last week Scott did some stormwater mapping at the B&T Park. Riedl stated that if something is done with run off there may be credit the Village could receive for Climate Smart. Riedl will look into it and get back to Scott.

Scott attended the STBOCA meeting yesterday. Every 3 years they change the NYS Uniform Code. The last time it was updated was 2018. The Energy Code is going to explode. There will be a lot more classes for Energy Code. The gentleman teaching the class yesterday stated that the number of training hours a code officer will need is going to double in 2025.

Scott did the walk through for Cayuga Medical and their fire inspection. They plan to have patients at the end of March. They are lacking signage and cosmetic work.

Scott stated that there have been various streetlighting complaints. The Planning Board is looking into various zoning inconsistencies in the Code. A list of what needs to be done has been compiled over the last two years. Hardaway heard that the County had human resources to help clean up the Code. Hardaway will look into this.

Scott has been doing fire inspections. Brian had everything set up schedule wise. Scott is finding that the education part is what the businesses need. Scott will come up with instructions as to what will be expected during the inspections.

Scott gave an update on resolving the stormwater issue at the Shops at Ithaca Mall. Scott, DPW staff and Brent Cross met with their contractor 10 days ago to work on the parameters of the project. Original elevations from TG Miller were given to the contractor. The contractor is looking to do the work when it is frozen or dried up enough at the end of March or beginning of April. Scott will send the owners a letter that describes that meeting and will extend the violation process until April 1st.

Northeast Pediatrics came in for a special permit to add parking at 10 Graham Road West. They do not have room to expand the parking with much more than 6-8 spots. Currently, their employees are parking at the YMCA. With a Special Permit the Planning Board has to look at trees and sidewalks. Courtney thinks that it is not necessary to have a sidewalk in front of Northeast Pediatrics. The current village plan is to have a sidewalk on the other side of the road. We will also be running a short sidewalk on the south side from Duthie's to Northeast Pediatrics. Courtney stated that it would be tight to get a sidewalk in with a green space between that and the road. Also, there is a very steep elevation past the pediatric office which would never allow for an ADA compliant sidewalk. Northeast Pediatrics has no issue with adding trees.

Courtney stated that the legal ad for the 2024 Utility and Sidewalk Improvements Dart Drive, Graham Road and Graham Road West Bid will be in the Ithaca Journal tomorrow. The bid opening will be Wednesday, March 6, 2024 at 11:30am. There is an alternate in the bid package for Graham Road West. ADA compliant sidewalks are difficult to do so they were put into the contract. Putting a legal ad in the Ithaca Journal is a formality and now we have to reach out to contractors to let them know we have a big project to bid on. There is about 6,000 linear feet of 10" water line included in this package. The water line feeds the airport tank, so it is a very important line. There is a high frequency of breaks in that area. Also, they will be resolving 15-20 lead service line verifications. Bolton Point will inspect and if damaged we will replace them and inspect for copper at that point. There will be a set of plans for the project here in the office. There is also a PDF form which Courtney will send to Hardaway. Included in the bid package there is about 335 feet of sewer line. There are 15 joints with I&I coming in which we plan to capture.

Courtney brought up the issue of Uptown Road Cottages sanitary capacity study. There was a verbal agreement between Courtney and Stephen Furr, Vice President of Development for PeakMade Real Estate, regarding the cost sharing for the sewer bypass extension with a stub to the corner of Uptown for the development contingent on Trustee and Planning Board approval. The Village needed to do a sewer study to see if the Village had enough sewer capacity to handle having that many additional units. Originally, they were going to pay for the study which was initially estimated at \$5-7,000. The study has been paid for by the Village under TG Miller

Job #2203.100 CEO-Uptown Road Cottages. The final bill from TG Miller was \$9,681. They then said that they agreed to split in half with us. Greenwald does not think we should pay for any of it. Courtney would like to send them an invoice for \$7,000. Greenwald feels this is a lesson learned in that we do not rush through and we need to get agreements in writing and word the agreement so they know it is an estimate. Hardaway stated that we hurried it along at their benefit. It does benefit the Village long term. The Village will absorb the \$2,681 which Courtney feels is fair. Ainslie asked if the project is going forward. Courtney stated that it is on hold because of the building prices and interest rates. Ainslie stated that the benefit of this situation caused DPW to look at the whole issues of I&I and sewer and we would have not gone forward. Courtney stated that this does benefit the Village in that we know flows down the line.

Courtney stated that we are polishing off the lead service lines that need to be verified. There were 186 lines that needed verified and it is now down to 160. Courtney is working on getting estimates for the two cameras we budgeted for. Sapsucker Woods and Cayuga Medical both have cameras which he has been able to observe. The cameras will not be for recording, only to view the current conditions of the road in real time. The estimate he currently has is \$10,800 for 2 cameras. One camera will be located at the intersection of Craft Road and Tripphammer Road and the other will be at the Warren/Uptown/Arrowwood intersection. There will be annual costs down the road. The subscription costs will be \$100 a year after three years. The sim card for cell service will be \$10 each month for each camera. Hardaway stated that the primary reason is so DPW knows the road conditions and we will save on unnecessary overtime. Courtney stated that we have a small staff, and we want to keep it that way. We can also link the cameras to our website so anyone can view the road conditions.

Courtney stated that they started on the salt barn addition. Poles have been installed and he will be picking up the trusses. There was a large invoice for Bellisario cleaning our catch basins. When the cleaning was done they also used the TG Miller program to log in their condition. When doing the cleaning it was found that the catch basins have deteriorated bricks which will need to be repaired. This will be in next years budget. MS4 requires that we do this. There is a lot of deficiencies to take care of.

Courtney reported that he met with NYSEG this morning. They drove around and found some lights that are not labeled correctly. We have no control over lights owned by NYSEG in the Village. We would like to see the NYSEG owned lights convert to LED which would save us energy costs.

Courtney stated that this year in house they plan to concentrate on storm pond cleaning, trail paving and lead service investigation. The trails that will be paved are in the Janivar area, Votapka, by Bishops Small Mall and behind Chateau Clair.

Hardaway asked for the schedule for the sewer expansion. Vacri plans to start back up at the end of March or beginning of April. There are 9 more services to go in. We plan to have it paved mid-summer.

Greenwald asked how much will be budgeted for sewer upgrades. Courtney still has to put numbers together. Hardaway asked that all I&I be documented and shared with him and the Village of

Cayuga Heights. He wants to make sure Cayuga Heights knows we are paying attention and that we are getting credit for improving I&I. Courtney thinks we will capture a lot of I&I on Dart Drive. On the Dart Drive streetlight installation, the Village DPW will be pulling wire and contractor will set pole bases and installing conduit. Hardaway's concern is that we are contracting out a lot of what we said we were going to do in house.

Dake stated that since last month's Thursday meeting she has gotten all the 1099's and W-2's out, processed January water billings, and working on budget along with all the other usual duties. We are going to be switching phone systems. Axxess is the system Cornell uses. It is about \$400 cheaper a month. FirstLight will continue to be our fax line and internet provider.

Dake asked if the Board would like to approve the minutes from February 5th.

Motion - To Approve the Minutes of February 5, 2024

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

Mayor Ronny Hardaway-Aye
Trustee Drew Riedl-Aye
Trustee Carolyn Greenwald-Aye

Trustee Susan Ainslie-Aye
Trustee Wolfgang Bullmer-Aye

Hardaway asked if there were any questions on the vouchers.

Resolution #7018- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the General Fund, in the amount of \$115,537.89 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the Sewer Fund, in the amount of \$231,636.82 is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 9 for the Water Fund, in the amount of \$3,528.98 is hereby approved for payment.

Hardaway 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

Greenwald and Ainslie had nothing to report.

Bullmer asked if it was possible to put a clause in our PO's that we issue to vendors that they do not run trucks idle when they do not need to. Bullmer observed this with Bellisario who had 5

people and only one person working. On Graham Road they were running a sign chase truck idle for extended periods of time when it was not necessary. We claim to be a climate smart community, and this is an easy way to save CO2. This is not the only one he has seen. Courtney stated that you have to run the truck to keep lights working so the batteries don't go bad. Bullmer clarified that he is not talking about running a truck that is running machinery. He has issues with a pickup truck running idle with an open window. Courtney will look into this.

Riedl had nothing to report.

Bullmer asked when we would be discussing the solar law. Greenwald talked about her purposed changes. This will be discussed at the next meeting on March 4th. Hardaway thinks the Planning Board needs to be included in this discussions since they have already put a lot of thought into the proposed solar law. Greenwald stated that the solar law is being done to protect neighboring properties. A joint meeting may be necessary once we consolidate our thoughts. Natalie did a redline copy of Greenwald's suggestions that Hardaway will send to Dake.

March 4th will be the first budget meeting. The Dart Drive bid opening is March 6th so we will not have firm numbers until after that. Courtney and Dake will be meeting Tuesday to go over proposed budget numbers. Hardaway asked the Trustees to get any proposed projects to Dake.

Motion- To Adjourn

Trustee Ainslie moved for adjournment. 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

The meeting adjourned at 1:33pm.

Jodi Dake, Clerk/Treasurer