

REGULAR TOWN BOARD MEETING
September 18, 2024

A Regular Meeting of the Lansing Town Board was held at the Town Hall Board Room, 29 Auburn Road, Lansing, NY, and streamed live on YouTube on the above date at 6:30 p.m. The meeting was called to order by Ruth Groff, Supervisor, and opened with the Pledge of Allegiance to the flag. Roll call by Deborah K. Munson, Town Clerk, showed the following to be

PRESENT:

Judy Drake, Councilperson	Laurie Hemmings, Councilperson
Christine Montague, Councilperson	Joseph Wetmore, Councilperson
Ruth Groff, Supervisor	

ABSENT: No one absent

ALSO PRESENT: Mike Moseley, Highway Superintendent, Patrick Tyrrell, Director of Parks and Recreation, Mary Ellen Albrecht, Bookkeeper, Jack Donelan, AES Clean Energy, Patrick Jordan, Insero, & Co., Inc, Dan and Julie Boles, Gary Tyrrell, Ed Wagner, Scott Kobylarz, Sue and Jim Hranek, Tom Jones, Kathleen Caryl, Alex Pasto, Wies van Leuken, Christopher Skawski and Siobhan Hull, Cornell Cooperative Extension, and a few other attendees

MOTION TO OPEN THE PUBLIC HEARING FOR PROPOSED APPROVAL OF THE CABLE FRANCHISE AGREEMENT BETWEEN THE TOWN OF LANSING AND SPECTRUM NORTHEAST, LLC

Councilperson Joseph Wetmore, moved to **OPEN THE PUBLIC HEARING FOR PROPOSED APPROVAL OF THE CABLE FRANCHISE AGREEMENT BETWEEN THE TOWN OF LANSING AND SPECTRUM NORTHEAST, LLC** at 6:31pm.

Councilperson Laurie Hemmings seconded the motion.
All in Favor – 5 Opposed – 0

One resident asked about the details of the agreement and how does it affect the Town residents. They stated the fees are high and keep going up.

Councilperson Joseph Wetmore stated:

- The new agreement is mostly about better accounting between Spectrum and the Town, calculating the franchise fee
- The Town would receive 5% of the gross cable television revenues
- Cohen Law Group was engaged to strategize the negotiations due to the complex nature of telecommunications agreements.

MOTION TO CLOSE THE PUBLIC HEARING

All persons desiring to be heard, having been heard, Councilperson Christine Montague, moved to **CLOSE THE PUBLIC HEARING FOR PROPOSED APPROVAL OF THE CABLE FRANCHISE AGREEMENT BETWEEN THE TOWN OF LANSING AND SPECTRUM NORTHEAST, LLC** at 6:36 pm.

Councilperson Joseph Wetmore seconded the motion.
All in Favor – 5 Opposed – 0

RESOLUTION TO APPROVE THE CABLE FRANCHISE AGREEMENT BETWEEN TOWN OF LANSING AND SPECTRUM NORTHEAST, LLC

RESOLUTION 24-137

RESOLUTION TO APPROVE THE CABLE FRANCHISE AGREEMENT BETWEEN TOWN OF LANSING AND SPECTRUM NORTHEAST, LLC

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, an application has been duly made to the Town Board of the **Town of Lansing, County of Tompkins**, New York, by **Spectrum Northeast LLC**, a subsidiary of Charter Communications, Inc. (hereinafter referred to as "Charter"), for the approval of a renewal agreement for Charter's cable television franchise for ten (10) years commencing with the date of approval by the Public Service Commission. The Cable Franchise Renewal Agreement ("Renewal Agreement") would bring the franchise into conformity with certain provisions of the Federal Cable Communications Policy Act of 1984, as amended, the regulations of the Federal Communications Commission, the regulations of the New York Public Service Commission and certain court rulings; and

WHEREAS, a public hearing was held in the Town of Lansing on September 18, 2024, at 6:31 P.M. and notice of the hearing was published in the Ithaca Journal on September 12, 2024; and

WHEREAS, Charter has substantially complied with the material terms and conditions of its existing franchise and with applicable law; and

WHEREAS, Charter has the financial, legal and technical ability to provide cable services, facilities and equipment as set forth in its proposal attached; and

WHEREAS, in consideration of the terms and conditions of the Agreement, Charter can reasonably meet the Town's future cable-related community needs and interests, taking into account the cost of meeting such needs and interests; and upon due deliberation thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED that the Town Board of the Town of Lansing hereby grants a renewal of the cable television franchise of Charter in the Town of Lansing for ten (10) years commencing with the date of approval by the Public Service Commission and expiring ten (10) years hence, and it is further

RESOLVED that the Town Board of the Town of Lansing hereby approves the Renewal Agreement, and the Town Supervisor is hereby authorized to execute the same by, on behalf of, and in the name of the Town of Lansing.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Laurie Hemmings, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye	Councilperson Laurie Hemmings – Aye
Councilperson Christine Montague – Aye	Councilperson Joseph Wetmore – Aye
Supervisor Ruth Groff – Aye	

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on September 18, 2024.

A non-resident handed the Town Clerk a document regarding Cable Franchise Agreement Spectrum Northeast/Town of Lansing. The Town Clerk gave the document to the Supervisor at the meeting. The Town Clerk emailed the document to all the Town Board Members. The document is in the Town Clerk's office if anyone would like to see it.

PRIVILEGE OF THE FLOOR – COMMENTS

Norfolk Southern Railroad

One resident spoke about the railroad and asked for clarification.

Supervisor Ruth Groff clarified that the Town's Resolution is for the railroad from Salt Point to Milliken Station.

The resident stated the following:

- Railroad still in use at Salt Point
- High dense area with residents
- Concern with foot traffic
- Black Diamond Trail is different – not high dense residential area
- Has the Town communicated with Town Residents about the Town’s plans
- They have leased the Railroad property since 1967
- What will happen to the leases, taxes, parcels when the railroad decommissions, and the Town takes over
 - Will Town allow the leases to continue
 - Will residents be able to purchase property

Councilperson Joseph Wetmore stated:

- Town does not want the railroad to go to auction
 - Avoid people bidding on other person’s property
- Town does not have a plan for the leases, ownership, etc.
- Town has met with two (2) residents

HIGHWAY REPORT – MICHAEL MOSELEY

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.



HIGHWAY REPORT

September 18, 2024

Tree & Brush Maintenance:

- Continue working to improve line of sight issues throughout the Town.
- Continue working diligently to mow roadsides throughout the Town.

Water/Sewer Maintenance:

- Crews worked to repair a water valve on Smugglers Path and Watergate Circle.
- Continue working on identifying if there are lead services at McKinney’s point. This will be complete by the end of the week.
- Performed brushing/mowing within the easements of town owned water and sewer mains.
- Crews worked to replace and repair hydrants and valves at Captains Walk and Windjammers Way.
- Crews worked to repair a water valve and curb box on Village Place.

Road Maintenance:

- Crews worked to improve drainage, uneven shoulders, crosswalks and signage on Wildman Road.
- As projects and ditching were completed around town, crews performed hydroseeding to establish grass growth to prevent erosion.
- Continued to improve upon the infrastructure of drainage throughout the Town and replace as needed.
- Crews worked to repair various patch jobs throughout the Town.

Office:

- Attended the Bolton Point Commissions meeting.
- Attended the Bolton Point Engineering and Operations meeting.
- Attended the Highway Barn meetings.

- Attended the PRC meeting.
- Department Head meeting.
- Ruth and I met with two companies regarding access control and security for the Town Hall.
- Working with Angel from Tompkins County Soil and Water on the Hillcrest project.

Community:

- The Highway Department had four pieces of equipment in the parade this year. I want to thank my crew for adding that little extra polish and shine to our equipment for the parade. Thank you to Kevin May, Corey Sill and Tom Policay for volunteering to drive in this year's parade.

Fleet Maintenance:

- Dan and Andy have been hard at work on the repairs and maintenance of our fleet of vehicles and equipment. The issues that are affecting our maintenance program are the availability and cost of parts. We have had to spend more money on trucks this year, in part due to the age of the vehicles.

New Highway Barn:

- Working with LeChase and Bergman discussing Schematic design working towards design and development.

Intermunicipal Work:

- Two trucks assisted the County with the cold mill of Lansingville Road from Ford Hill north to County line.

Mike also stated the Consolidated Local Street and Highway Improvement Program (CHIPS) money totaling about \$465,000 has been received. It is a reimbursement from NYS.

PARKS AND RECREATION REPORT – PATRICK TYRRELL

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.



**Town Board Report
September**

Recreation:

- Current programming includes Horseback Riding, Soccer, Flag Football, Small Fry Football, Swimming, YogaChi, Strength & Stretch, Cardio Step, Adult Co-Ed Volleyball and Cheerleading.
- Our 2025 budget has been submitted; we will be reviewing with the accounting department to ensure the board has the most accurate numbers.
- We had our second football home game of the season. Thank you to Lansing Schools for all your support.
- Cornell and Ithaca College club softball teams have reserved our softball field for most of the Fall.
- Little Red Girl's lacrosse has reserved field space at the Town Barn field this Fall.

Parks:

- The Veteran's Watch Fire will be hosted at Myers Park on September 20th. Thank you to all volunteers.

- The Out of the Darkness Suicide Prevention Walk was held on September 7th at Myers Park. Thank you to all that supported this great cause.
- The Lansing Lighthouse 5K was again a success, with many runners.
- Our Concert Series has concluded for the season, thanks to all for your support.
- We are in the process of repairing several docks due to rot.
- Bolton Point notified us of high-water use occurring overnight in Myers Park, indicating a leak. It took us some time, but we did discover the source and dug it up and repaired it.
- Salt Point Volunteer Work- Day is October 19th.
- Our crew has been working on brush cutting at Salt Point and bench anchoring. We will be replacing more posts with logs soon.
- Ludlowville Park has again been busy this summer with little to no attention paid to parking signs along the road.
- We have resumed work on the Lansing Center Trail and are working on drainage and bridges in several locations.
- The Lansing Library Hike at Lansing Center Trail was held on September 14th.

Meetings:

- Supervisor’s monthly meeting – September 10th
- Lansing Greenway – September 11th
- Friends Of Salt Point – September 17th
- Personnel & Department Head – September 4th
- FOLCT – Trail Tuesdays, every Tuesday at 6pm (weather dependent)
- FOLCT meeting – August 5th
- LCSD facilities and athletics meeting, third Friday of each month.

This is a very brief overview of some of the things my department does or has done. If any board members would like more information, please feel free to contact me.

Pat also stated he currently has a shortage of referees.

DIRECTOR OF PLANNING REPORT – JOHN ZEPKO

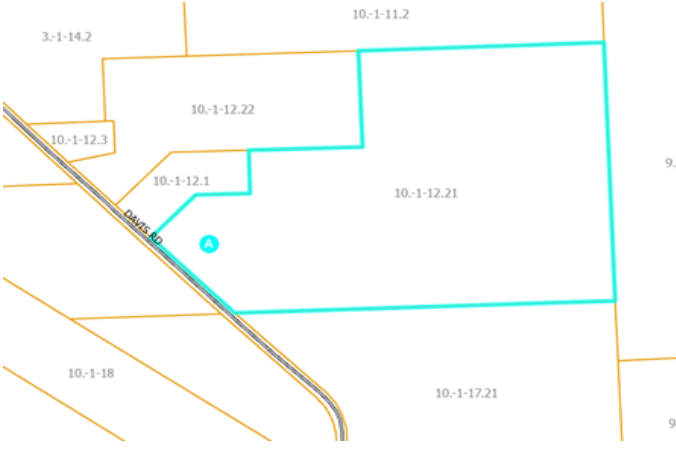
Submitted the following report to the Town Board.

Planning & Code Enforcement

John Zepko, Director, CPESC, CFM
Reporting Period Aug 2024

PLANNING BOARD

Aug 2024

<p>Project: Review of Minor Subdivision Plat of land at 545 Davis Road Applicant: Jane Cullings, on behalf of Joseph and Laura Huizinga Location: 545 Davis Road Tax Parcel # 10.-1-12.21 Project Description: The applicant proposes to subdivide the lot at 545 Davis Road into two lots: Parcel A, the new lot, a 4-acre parcel including the dwelling unit and Parcel B, the parent lot, a 52.58 vacant lot. This property is located in the AG Zoning District.</p>	
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<p>Project: Review of Minor Subdivision Plat of land at 2661 N Triphammer Road Applicant: Jack Litzenberger Location: 2661 N. Triphammer Road Tax Parcel # 44.-1-25 Project Description: The applicant proposes to subdivide the lot at 2661 N. Triphammer Road into two lots: Parcel A, a 1.15 acre parcel including the dwelling unit and Parcel B, a 1.21 acre vacant lot. This property is located in the R2 Zoning District.</p>	
<p>Project: Site Plan Review of Salt Point Brewery's site modifications: new walk-in cooler, stage/performance area Applicant: Chris Hesse Location: 6 Louise Bement Lane Tax Parcel # 31.-1-16.6 Project Description: The applicant proposes to add a new walk-in cooler and to construct a new stage/ music performance area once time and money allows. This project is located in the B1 Zoning District.</p>	

ZONING BOARD OF APPEALS

Aug 2024

<p>Project: Use Variance to construct a Solar Energy Facility off N. Triphammer Road Applicant: Mollie Messenger, representing Delawar River Solar Location: 0 North Triphammer Road, TPN 44.-1-1.2 and 44.-1-3.3 Project Description: The applicant has applied for a Use Variance to construct a Solar Energy Facility off N. Triphammer Road. This project is located in R2 zoning which does not permit the construction of a Solar Energy Facility</p>	
<p>Project: Applicant wishes to remove prior conditions allowing for fill to be added to site to create positive drainage Applicant: Jason Demarest, representing Lillian Babcock Location: 30 Ladoga Park W, TPN 33.-1-58 Project Description: The applicant has applied for a rehearing to discuss the removal of prior conditions (from 7/20/2004) which would allow for fill to be added to create positive drainage at 30 & 32 Ladoga. This property is located in L1 zoning with lake frontage</p>	

Building & Code

Aug 2024

Fees Collected	\$10,520.80
Estimated Project Cost	\$697,906.00
Certificate of Occupancy/Compliance	27
Building Permits	22
One- & Two-Family Residences	2
New Businesses	0
Multi-Family Residences (3 or more units)	0
TOTAL 2024 Misc. Fee Collected to date	\$22,025.00
	Jan 1, 2024 to Aug 31, 2024
Fees Collected	\$81,160.00
Estimated Project Cost	\$13,962,899.00
Certificate of Occupancy/Compliance	204
Building Permits	212
One- & Two-Family Residences	7
New Businesses	0
Multi-Family Residences (3 or more units)	0

TOWN CLERK REPORT – DEBBIE MUNSON

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**TOWN CLERK
SEPTEMBER 2024**

Hunting Licenses

September has been very busy selling hunting licenses. Lifetime license holders who have not received theirs in the mail may come to our office to have a replacement printed until November 1st at no cost. After November 1st, lifetime license holders will have to pay for a replacement license. Deer Management Permits (DMPs) are available until October 1st.

Relevies of Unpaid Water and Sewer Bills

Our office will be mailing about 260 reminder letters to all water and sewer accounts with an outstanding balance in advance of the relevy. The letters state balances must be paid in full by October 8th. If they remain unpaid after this date, the balance plus a relevy penalty of 10% will be added to their 2025 Town and County Tax Bills.

2025 Budget

Our budget worksheets have been completed and submitted. We met with the Co-Budget Officer and Highway Superintendent to discuss sewer revenue and expenses. We are reviewing the revenue versus the expenses to project numbers for next year.

Tax Webinar

Debbie and Jessie attended a monthly tax webinar, in August, held by the Association of Towns (AOT).

Legislation passed the Senate and Assembly that changes the penalty structure for certain real property tax payments. It has not been delivered to the Governor for her signature and is not yet law. If this is signed into law, it will reduce the penalties on some tax bills. Tax bills are printed in December, so hopefully a decision is made far enough in advance to allow for timely printing.

AOT always has great information to keep us informed.

LANSING COMMUNITY LIBRARY REPORT – ANNIE JOHNSON

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**TOWN BOARD UPDATES
FROM THE LANSING COMMUNITY LIBRARY
September 2024**

1. Summer reading was a huge success with an increase in programming and participation.
2. The first movie night for adults will be held in September.
3. Don't forget that if the Library is closed, you still have access to Libby, Hoopla, and Kanopy!
4. The library continues to provide free delivery to Woodsedge. The library also has a mobile wireless hotspot available for check out. The Wi-Fi is not password protected. The community is welcome to park in the lot to access the Internet.
5. Learn to play American Mah Jongg every Wednesday (new day!) at 10:15 am.
6. The library has an Empire Pass and passes to the Museum of the Earth and the Cayuga Nature Center available for check out. Board games, puzzles, story time kits, and STEAM kits are also available.
7. The Library now offers free period products using an Aunt Flow dispenser.
8. Chair Yoga is offered every Monday at 10:00 am.
9. We have applied for state funding to replace our aging boiler.
10. The Friends Cookie Contest was a success. Thank you for the use of the Town Community Center as our rain location.
11. We are adding more large type and nonfiction titles to our collection.
12. On September 14th, we are hosting a guided hike of the Lansing Trail.
13. Storytime returns on Thursdays at 10:30 am.
14. Learn T'ai Chi on Fridays at 10:30 am.

LANSING YOUTH SERVICES REPORT – RICK ALVORD

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

**Lansing Youth Services
Town Board Report
September 2024**

Cardboard Boat Builders: Cardboard boat builders were back for another summer of fun. This year Lansing youth joined up with Danby youth for a week of creativity and critical thinking. Youth used boats from the marina as inspiration for their models and

final boats. After testing models, they broke into teams and designed and constructed cardboard boats. The boats were then tested by floating in the shallows near Myers point while attached by rope to an instructor and wearing life jackets. This summer all the boats floated for at least a few minutes, with some floating for the max time of 10 min and many of which could have floated for much longer. Previous participants shared ideas about their successes and failures from the past year to help each other be successful. Seeing all boats float was a triumph in everyone's eyes. 9 youth served.

Lake Life: This program was all about discovering Cayuga Lake. Youth played lots of games by the shore, went swimming and hiked Salmon Creek. Youth created art projects based around natural landscapes and using natural materials. Through this combined program with Rural Youth Services programs from Danby, Joint Youth Commission and Newfield, there were many new youths who got to know each other and connect well though common interest. The group even got to go fishing several times and cook up a small mouth bass that they caught. 8 youth served.

Dungeons and Dragons Adventures: In combination with Danby Youth Services, the Joint Youth Commission and Newfield Youth Services, youth spent the week playing games based all around Dungeons and Dragons. The group made their own characters, made drawings of their characters and learned basic leather work to make their own dice bags. The campaigns were both student and instructor led, allowing some students who were interested in becoming Dungeon Masters to practice their skills. 6 youth served.

Iron Chef: Outdoor cooking was the focus of this program, the youth got to try a range of cooking methods. Lansing Youth Services joined up with Dryden Youth Services where cooking over coals and an outdoor skillet was the first skills developed, followed by cooking on a campfire where they made donuts in the Dutch oven. The group made banana pancakes that were amazing, although rather sweet, they turned out to be more of a dessert pancake with the amount of chocolate chips added to the recipe. The final two days took place at the Tompkins County 4-H Youth Fair where youth participated in the Junior Iron Chef competition. 9 youth served.

RYS Summer Olympics: This year's summer RYS Olympics was a new event including five other municipalities and youth from almost all corners of Tompkins County. Each day there was a series of Olympic themed competitions, with each team consisting of students from each municipality. Students competed in archery, ultimate frisbee, obstacle courses, scavenger hunts, kayak racing, teambuilding activities where they created their own countries and made their own team flags, and we even had an Olympic torch! Participants received custom water bottles and T-shirts for being a part of the event. Special thank you to Tompkins County Youth Services and New York State Sports Funding for making the program possible. 12 youth served.

Get Lost: In this program with Dryden Youth Services, we travelled by way of Cornell Cooperative Extension Tompkins County 4-H van to Hammond Hill State Forest. The group made a portable sun compass, learned about off trail navigation, "lost proofing" using several methods like the story trail and using landmarks for navigating. At the home base a clay deposit provided a great resource for students to try building and firing their own small pots. This group was particularly interested in how to create a dam like a beaver, so spent time practicing their own in a low flowing creek. Animal observation and behavior was also a topic of interest, finding and following deer and fox tracks. 7 youth served.

Sky's The Limit: Sky's The Limit was all about flight, whether it be birds or humans. The group went to the Cornell Lab of Ornithology for a tour, explored the Sciencenter, had a tour of the emergency services at the Ithaca Tompkins International Airport. The group also went to Cornell Spacecraft Planetary Imaging Facility, for a tour of the solar system with the most recent images from spacecrafts. Light identification was also explored, helping students understand how scientists know what other planets are comprised of, using light. The group also went to the National Soaring Museum for a tour, unfortunately the sky ceiling was too low for them to fly, so just touring the museum and up-close looks at gliders were the main components. The group also did some habitat restoration with members of the Cayuga Bird Club removing the invasive

Privet from areas birds frequent. On the final day, youth made their own rockets, and with the weather being very good, they made about 50 launches, the most I have ever seen in this program. 7 youth served.

Youth Employment: Two teens in the Youth Employment program continued their placements throughout the summer assisting the Lansing Youth Services programs. They both did a phenomenal job and growth was visible from the start of the summer to the end. Their confidence, leadership and relationship building were all very prevalent. Teen helpers were also still working hard at the Lansing Community Library. 5 youth served.

TOMPKINS COUNTY LEGISLATOR REPORT – MIKE SIGLER

Submitted the following report to the Town Board.

Tompkins County Legislator Michael Sigler September 2024

Hello. I'm sorry I can't be with you tonight. I'm at the County Legislature tonight for Expanded Budget Committee. That's right, it's budget time at the Legislature. I'll have more on that in a bit. Again, I want to thank Dominick Recckio for his reports which I draw liberally from.

Last night, we authorized the Tompkins County Department of Probation and Community Justice to pursue the certification, training and provision of Department-issued firearms to designated Probation officers passed 9-4 (Legislators Champion (D-Ithaca), Pillar (D-Ithaca), Black (D-Ithaca), Brooks (D-Ithaca) opposed, Legislator Susan Currie (D-Ithaca) excused). The proposal arose, according to the Department's Director Daniel Cornell, because Tompkins County is a participant in the New York State Gun Involved Violence Elimination (GIVE) initiative. Under the initiative, individuals who receive probation sentences following conviction or a guilty plea related to a gun crime are subject to searches and seizures of weapons by probation officers who supervise them, including visits to their home.

As an alternative to incarceration, individuals may be court-ordered to be under probation supervision. The GIVE initiative, which seeks to reduce gun violence by targeting and prosecuting individuals who illegally possess a weapon or commit a gun-involved violent crime, has led to an increase in clients under probation supervision who may possess illegal weapons. 23 guns are reported to have been seized under the GIVE initiative. There are 17 individuals currently being supervised under the GIVE program as of September 17.

The resolution cites officer safety concerns and argues that unarmed probation officers are "not equipped to provide for their own self-defense if necessary." Director of the Department, Dan Cornell, spoke to the Legislature about the proposed resolution. Cornell described the process of searches conducted by currently unarmed probation officers, "we do not conduct these searches in the absence of police officers," meaning that armed law enforcement is on the scene when these searches happen, though probation officers are the officials responsible for entering a building first and conducting the search.

Rich John (D-Ithaca), who chairs the Legislature's Public Safety Committee thanked community members for addressing the Legislature. He addressed community concerns, but said "GIVE has worked, it has really made a difference in the number of incidents..." in the community. "Given the circumstances we are in, I believe the addition of seven officers carrying weapons is not a significant change in the number of guns in our community..." John added, "If fewer guns is the goal, then this is gun control."

Monalita Smiley, Project Director of the Community Justice Center (CJC), spoke about what she has gleaned from community conversations on the topic over the last several weeks, including that community members felt this was "more driven by fear" from the probation department than data signifying the need.

Tompkins County adjusted its 2024 budget to fund staffing and program costs related to operating a Code Blue emergency shelter during the 2024/2025 winter season. \$683,937

was budgeted to be reimbursed by New York State and the titles of shelter worker and senior shelter worker were created. Both resolutions passed unanimously (13-0, Legislator Susan Currie excused) after being member-filed and brought to the floor during the meeting because of the urgency of the situation. The positions will be seasonal workers working at both the Code Blue shelter and the “warming center” to be hosted by the Salvation Army.

Legislators addressed community-raised questions about whether other options like hotel rooms were available instead of a congregate shelter. Legislator Mike Sigler (R-Lansing) said, “We would like to house people in hotels like we have in the past... if that was an option that would be great, but that isn’t an option. This is a triage situation, we are 6 weeks from being under 32 degrees.” Sigler added, “... we need a situation where we’re not leaving people outside to freeze to death and that’s the bottom line. It’s not a matter of ‘if we could put people in apartments that don’t exist or if we could only put them in a hotel that doesn’t exist,’ it’s we need to work with what we have at hand so that we literally don’t have people outside when it’s under 32 degrees... We’re trying to get people into shelter where they’re going to survive.”

Legislator Shawna Black (D-Ithaca) agreed with Sigler, adding “over the past year and a half we have continued to have these really hard conversations and figure out what we’re going to do and where we’re going to go. We have reached out to hotels, you know unfortunately this population is very hard to house and there are reasons that we’re no longer able to house people at a hotel.”

We will be repurposing the former Key Bank Building at 300 North Tioga Street to house the Code Blue emergency shelter this winter.

Legislators approved a resolution 9-4 (Legislators Brown (R-Newfield), John (D-Ithaca), Shurtleff (R-Groton), and Sigler (R-Lansing) opposed increasing salaries for the next slate of Legislators elected for 2026 to \$26,000 annually in 2026, \$27,000 in 2027, and \$28,000 in 2028.

A local law was adopted allowing youth deer hunting. This allows Tompkins County to participate in a pilot program to expand youth hunting to 12- and 13-year-old licensed hunters. The law was adopted by a vote of 11-2 (Legislators Koreman (D-Ulysses) and Champion (D-Ithaca) opposed).

Earlier this month, Tompkins County Administrator Lisa Holmes delivered her recommended 2025 Budget to the Legislature. The \$252.3M recommended budget includes a 4.34% property tax levy increase, which would result in a \$138 increase in the property tax bill for the owner of a median-priced (\$300,000) home.

The proposed total property tax levy is \$55.7M, which is \$2.3M or 4.34% higher than 2024. Remaining major sources of revenue in the County budget comes from State and Federal funding and sales tax. We’ll be hammering the budget out in the expanded budget committee over the next month.

In closing, we had a great airport day on Saturday. The airport is a treasure in Lansing. Many of our county agencies were there, there were plane and balloon rides. I’m told more than 800 ate at the pancake breakfast and there was a 5k where the runway is closed for an hour. Yes, there is a deadline to finish!

ENGINEER’S REPORT – DAVE HERRICK

No report.

PRESENTATIONS

CAYUGA SOLAR PROJECT – AES CLEAN ENERGY – JACK DONELAN

Mr. Donelan presented an overview of the Cayuga Solar Project, introducing AES as a developing and managing firm in clean energy. Described an upcoming 60MW solar facility utilizing existing local infrastructures aligning with state guidelines for construction commencement between 2026-2027. A detailed presentation provided project identification, permit process insight transitioning into a Question/Answer about

community economic ties and environmental assessments surrounding the project territories. Residents may receive credit on their utility bills.

Tracker panels will be used for about 95% of the project. There will be a few fixed tilt panels and vertical panels-like a fence. Setbacks will be in place so residents will not be bothered by the noise of the tracker panels and inverters.

Cayuga Solar Project Introduction



Contact us!
866-757-7697
Cayugasolar@aes.com

Owned and Developed By
AES

1



Agenda



1. Introduction & About AES
2. Cayuga Solar Project Overview
3. Regulatory Overview
4. Next Steps



Introduction

- **Jack Donelan, M.S., LEED Green Associate, G.I.T**
- Development Manager for Cayuga Solar
- Leading development of several utility scale solar projects in New York State
- Hydrogeologist by background
- 10 years of experience working in development including as an engineering consultant



3



AES' US Renewables business overview



1,400+ People

550 Projects

26 States

7.2 GW

Operating clean energy resources

51 GW

Clean energy projects in development

FLUENCE
A Siemens and AES Company

Fluence Energy, our joint venture with Siemens, was recognized in 2023 as the #1 Global Provider of Battery-Based Storage Systems by S&P Global Commodity Insights, reflecting AES' global leadership in energy storage.

Recognized for our commitment to sustainability



Bloomberg
NEW ENERGY FINANCE

We are proud to be recognized by BloombergNEF for the past three years as one of the top two Sellers of Clean Energy to Corporations Through PPAs, reflecting our leadership in co-creating innovative energy solutions with our partners.

US Renewables portfolio

7.2 GW operating

51 GW in development



New York



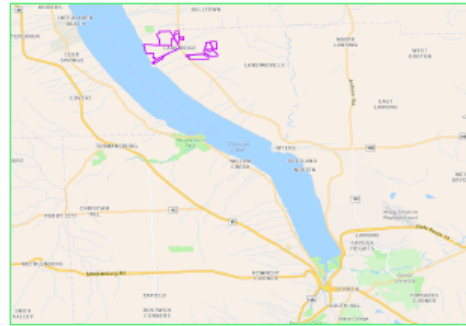
2022 NYSDERA Bids Awarded:

- Somerset Solar
 - Hemlock Ridge Solar
 - White Creek Solar
 - Riverside Solar
 - Bliss Wind
 - Wethersfield Wind
 - Chateaugay Wind
 - Ellenburg
 - Altona
 - Clinton Wind
- 1.2 GW Total**



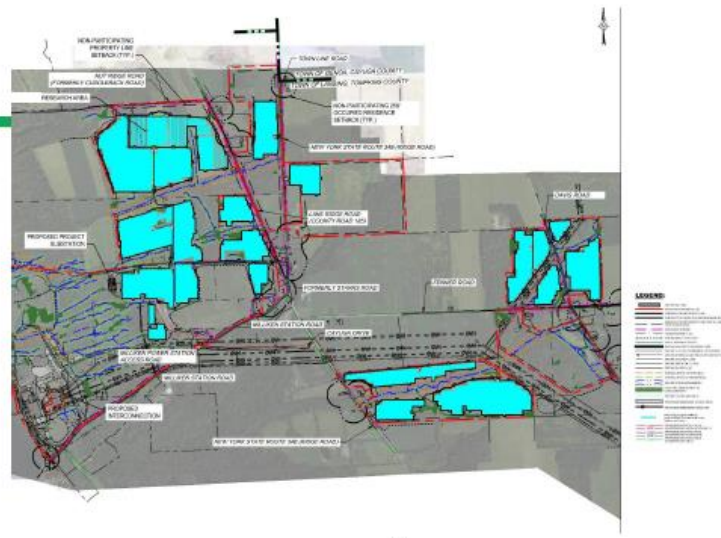
Cayuga Solar Overview

- **Nameplate Capacity:** 60MW Solar
- **Location:** Town of Lansing, Tompkins County
- **Point of Interconnection:** Milliken Station Existing 115 kV Substation (NYSEG)
- **Environmental Benefits:** Enough electricity to power ~10,500 homes annually.
 - Beneficial Reuse of Milliken Station Site
- **Project Footprint:** Approx. 400 acres
- **Expected Commercial Operation Date (COD):** 2028



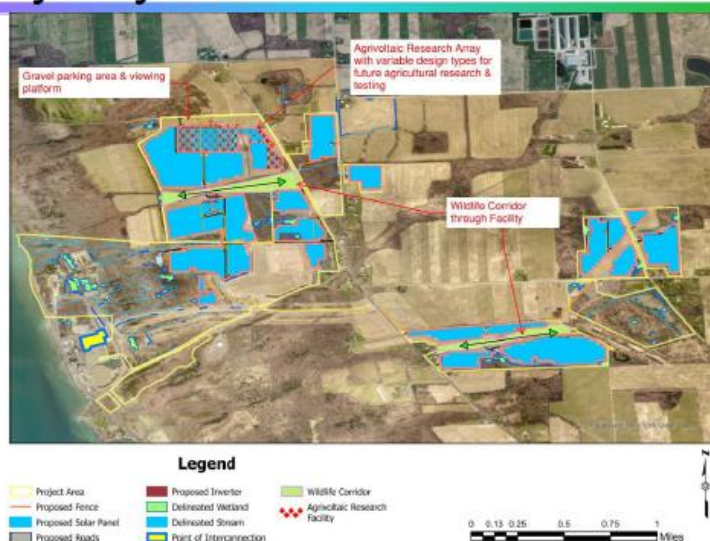
Preliminary Facility Layout

- Facility Site Footprint is about 400 acres
- Point of Interconnection: Milliken 115kV substation at retired Milliken Station Power Plant
- Project footprint uses as much land on Milliken station as possible, adjacent parcels

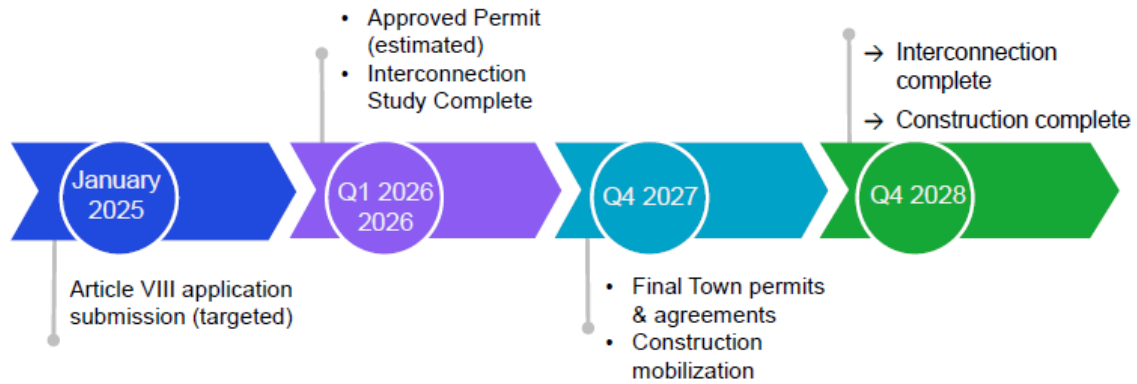


Preliminary Facility Layout

- Agricultural Research Facility with Single Axis Tracker, Fixed Tilt, and Vertical Panel
- Equipped with Sensors & instruments for microclimate data collection
- Corridors to allow wildlife travel through site
- Agrivoltaics throughout full Facility area
- Close coordination on stormwater design



Proposed Project Timeline



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NYS Article VIII Siting & Commercial Process

- Project permitted by NYS since it is greater than 25MW
- Project will adhere to local laws to the maximum extent practicable
- Town will be heavily involved in consultations and final review of project details prior to construction
 - Town Building Permit & Fire Code Compliance prior to construction
 - Town Approval of SWPPP through MS4 process
- Project will connect to the NYISO transmission grid at Milliken Station substation
- Project will be submitted to NYS NYSERDA Large Scale Renewables solicitation in 2025

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Economic Benefits

- About \$100 million capital investment
- Over \$5 million in estimated tax revenue over 20 years between taxing jurisdictions
 - Little to no additional burden on local services/resources
- \$500/MW per year electric utility bill credit
- Solar Agrivoltaics Demonstration & Research Facility
- Host Community Agreement (HCA) with Towns
- Hundreds of high paying construction jobs
- Up to 5 full-time equivalent jobs
- Continued agriculture with project vegetative maintenance, agricultural research

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Next Steps

- **Local Consultations on**
 - Land Use
 - Visual Impact Assessment
 - Cultural Resources
 - Transportation
 - Health and Safety
 - Socioeconomic
 - Civil Stormwater (Lansing is MS4 community)
- **September 24, 2024** – Meeting with Agencies regarding regulatory/procedural aspects of project and local town laws
- **October 2, 2024** – Open House from 5-7PM at Community Center
- **January 2025** – Article VIII Permit Application Submittal

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AES' Social Impact Program

Program Mission: Our social impact program partners with communities to strengthen positive impact through socioeconomic and environmental partnerships that improve lives today and in the future.

Partnering with Communities: AES people live and work in the communities we serve to fulfill our commitments in New York and around the world every day. We focus our efforts and support in key areas that deliver broad and meaningful impact to the community.

Focus Pillars: Our 4 focus pillars are our initial framework for providing donations to community organizations and developing partnerships to positively impact our host communities.

- Partnering for access to safe, efficient, and affordable energy and basic services.
- Partnering for inclusive economic growth and education.
- Partnering for the environment
- Partnering for community resilience.

We want to hear from you!
Reach our NY Stakeholder Relations team:
➢ 800 – 757 – 7697
➢ www.aes.com/cayuga-solar



AES celebrating our partnership with the United Way of Northern NY

Current Partnerships in the North Country:

- Lewis County Search and Rescue
- Railway Historical Museum
- Beaver Falls Fire Department
- Town of Lowville Summer Rec Program
- United Way of Northern New York
- Jefferson Lewis Workforce Development Board
- Castorland Fire Department
- Croghan Library
- Croghan Volunteer Fire Department

"Our railroad library has been growing since our opening in the early 1990's. But thanks to AES we will be able to display more and the living quarters have come to life once more." - Laurie Halladay, Manager of Railway Historical Museum



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PRELIMINARY 2023 AUDIT PRESENTATION – INSERO & CO. CPAS – PATRICK JORDAN

Patrick Jordan presented the overview of the audit by Insero & Co, indicating sound financial footing for the Town. An unmodified opinion across fund statements validated financial integrity. Minimal adjustments were required, positioning aligned with state and local compliance expectations—a positive remark denoting well-coordinated processes amidst involved departments ensuring audit deliverables within relevant timelines.

This will be ready for a resolution of acceptance in October.

TOWN CLERK PRESENTS THE TENTATIVE 2025 TOWN OF LANSING BUDGET

Town Clerk Deborah Munson presented the Tentative 2025 Town of Lansing Budget to the Town Board. Hard copies of the Budget were handed to Town Board Members and the Supervisors Office will e-mail Budget to Town Board.

Town Clerk Deborah Munson reviewed the Budget schedule:

- Town Board Budget Meeting September 25, 2024
 - Town Board reviews, modifies and puts changes in writing
- Town Board Meeting October 16, 2024
 - Resolution to approve changes
 - Tentative Budget moves to Preliminary Budget
- Town Board Meeting November 6, 2024

- Budget public hearing
- Final budget approval

MOTION FOR TOWN OF LANSING TO ACCEPT GRANT FROM PARK FOUNDATION FOR A COMPREHENSIVE TRAILS PLAN

MOTION M24-22

MOTION FOR TOWN OF LANSING TO ACCEPT GRANT FROM PARK FOUNDATION FOR A COMPREHENSIVE TRAILS PLAN

Councilperson Joseph Wetmore, moved to accept a grant of \$50,000 over two years from the Park Foundation for a Comprehensive Trails Plan.

Councilperson Laurie Hemmings seconded the motion.

All in Favor – 5

Opposed – 0

RESOLUTION REQUESTING REDUCTION OF SPEED LIMIT ON BUCK ROAD

RESOLUTION 24-138

RESOLUTION REQUESTING REDUCTION OF SPEED LIMIT ON BUCK ROAD

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the Town Board of the Town of Lansing has received a request from the residents along Buck Road concerned about safety of pedestrians and excessive speed and a representative of the neighborhood has presented a petition signed by the residents in support thereof; and

WHEREAS, Buck Road is a Town Highway; and

WHEREAS, the residents and property owners of Buck Road east of Auburn Road/Route 34 up to Scofield Road request a reduction in the speed limit to 45 miles per hour to improve public safety; and

WHEREAS, upon consideration and deliberation upon the same, the Town Board of the Town of Lansing has hereby

RESOLVED, that the Town Board of the Town of Lansing supports the requested reduction in speed limit and hereby directs that the Town requests the New York State Department of Transportation to conduct a traffic study along Buck Road in the Town of Lansing for the purpose of considering reduced speed to enhance safety.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Laurie Hemmings, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye

Councilperson Laurie Hemmings – Aye

Councilperson Christine Montague – Aye

Councilperson Joseph Wetmore – Aye

Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on September 18, 2024.

RESOLUTION BY THE TOWN OF LANSING TO STATE INTEREST IN THE FUTURE OF THE PORTION OF THE RAILROAD RIGHT-OF-WAY THAT RUNS THROUGH THE TOWN OF LANSING IN THE EVENT OF DECOMMISSIONING BY NORFOLK SOUTHERN

Town Board Members stated:

- There is nothing binding between the Town and the railroad
- This resolution is to slow the process down in the future, so the community will be able to talk about the best way to proceed
- The Town of Lansing has not contacted the railroad or NYS

RESOLUTION 24-139

RESOLUTION BY THE TOWN OF LANSING TO STATE INTEREST IN THE FUTURE OF THE PORTION OF THE RAILROAD RIGHT-OF-WAY THAT RUNS THROUGH THE TOWN OF LANSING IN THE EVENT OF DECOMMISSIONING BY NORFOLK SOUTHERN

The following Resolution was duly presented for consideration by the Town Board:

WHEREAS, the majority of Cayuga Lake shoreline in the Town of Lansing is owned or controlled by Norfolk Southern Railway (NS); and

WHEREAS, portions of the railway are no longer in regular use, lending uncertainty to the future use of the railroad right-of-way; and

WHEREAS, it is conceivable that in the foreseeable future portions of the railroad track may be decommissioned; and

WHEREAS, the Conservation Advisory Council (CAC) is tasked with providing guidance to the Town Board on potential conservation opportunities; and

WHEREAS, the CAC has identified the railway right-of-way as an important conservation opportunity; and

WHEREAS, the open sale of this property could lead to many negative externalities, including exclusion of the use of the publicly owned lake and environs; and upon due deliberation thereupon, the Town Board of the Town of Lansing has hereby

RESOLVED, that it is in the public interest that if the railway right-of-way, or any portion thereof, is decommissioned that it not be put up for private sale or auction; and

RESOLVED, that the Town of Lansing would prefer to see a public entity, either the Town, County, State, Federal Government, or a nonprofit non-governmental organization acquire this property; and

RESOLVED, that the Town of Lansing feels it would be in the best interest of the community for this property to be developed for recreational use rather than individual use.

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Laurie Hemmings, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye	Councilperson Laurie Hemmings – Aye
Councilperson Christine Montague – Aye	Councilperson Joseph Wetmore – Aye
Supervisor Ruth Groff – Aye	

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on September 18, 2024.

RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS AND SUPERVISOR'S REPORT

RESOLUTION 24-140

**RESOLUTION APPROVING AUDIT AND BUDGET MODIFICATIONS
AND SUPERVISOR’S REPORT**

The Supervisor submitted her monthly report for the month of August 2024, to all Board Members and to the Town Clerk. The Supervisor’s Report was reviewed by Councilperson Joseph Wetmore. The bills were reviewed by Councilperson Joseph Wetmore and Councilperson Judy Drake. The Supervisor’s Report be approved as submitted and the Bookkeeper is hereby authorized to pay the following bills and to make the following budget modifications.

CONSOLIDATED ABSTRACT # 009

TOWN OF LANSING				
Abstract # 009				09/16/2024
Summary by Fund				08:09:52
Code	Fund	Prepays	Unpays	Totals
A	GENERAL FUND TOWNWIDE	8,287.50	83,376.96	91,664.46
B	GENERAL FUND OUTSIDE VILLAGE	120.00	3,936.22	4,056.22
DA	HIGHWAY FUND TOWNWIDE	80.24	36,798.83	36,879.07
DB	HIGHWAY FUND OUTSIDE VILLAGE	182.53	51,694.46	51,876.99
SL1-	LUDLOWVILLE LIGHTING DISTRICT	151.47		151.47
SL2-	WARREN ROAD LIGHTING DISTRICT	980.47		980.47
SL3-	LAKEWATCH LIGHTING DISTRICT	1,506.76		1,506.76
SS1-	WARREN RD SEWER	-257.32	88,226.51	87,969.19
SS3-	CHERRY ROAD SEWER DISTRICT		6,849.59	6,849.59
SW	LANSING WATER DISTRICTS	2,192.13	11,419.16	13,611.29
TA	TRUST & AGENCY	6,354.06	75,005.48	81,359.54
Total:		19,597.84	357,307.21	376,905.05

BUDGET MODIFICATIONS
HIGHWAY TOWNWIDE
FUND DA
September 18, 2024

<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>	
DA2650 (SALE OF SCRAP & EXCESS MATERIAL)	DA5130.200	PER RESOLUTION 24- 92, ALLOCATING SALE OF F550 FOR NEW EQUIPMENT	\$25,000.00	
DA2650 (SALE OF SCRAP & EXCESS MATERIAL)	DA5130.400	ADDTL \$\$ NEEDED FOR REMAINING MONTHS OF FISCAL YEAR FOR MAINTENANCE OF MACHINERY	\$28,000.00	(Budget amount for DA2650 was \$10k, and current revenue received is \$63,751.98)
				Please direct questions to M. Moseley
		<u>CHERRY RD SEWER DISTRICT FUND SS3-</u>		
		<u>September 18, 2024</u>		
<u>FROM</u>	<u>TO</u>	<u>FOR</u>	<u>AMOUNT</u>	
SS3- 8120.400	SS3- 1420.400	TO COVER ADDTL LEGAL EXPENSES	\$ 1,000.00	Please direct questions to M. Moseley

The question of the adoption of such proposed Resolution was duly motioned by Councilperson Joseph Wetmore, duly seconded by Councilperson Judy Drake, and put to a roll call vote with the following results:

Councilperson Judy Drake – Aye Councilperson Laurie Hemmings – Aye
Councilperson Christine Montague – Aye Councilperson Joseph Wetmore – Aye
Supervisor Ruth Groff – Aye

Accordingly, the foregoing Resolution was approved, carried, and duly adopted on September 18, 2024.

BOARD MEMBER REPORTS

Judy Drake

Submitted the following report to the Town Board and it was included in the meeting packet which was available on Town of Lansing website and as a handout.

Judy Drake Town Board Member Report September 2024

Tompkins County Youth Services Board- August 26, 2024 – unable to attend, but they had an end of summer picnic meeting.

Lansing Fire Commissioners- September 3, 2024-

Calls in August: Fire: 44 EMS: 37 Total calls: 104 Total for year: 821
Floor replacement at Central Station is complete.
Reviewed 2025 budget projections.

Lansing Zoning Board of Appeals- September 11, 2024-

Agenda: 32 Ladoga Park – request to remove prior conditions - postponed
 N. Triphammer Road - Solar variance to construct 2 solar energy facilities
 – under review
 430 Auburn Road – area variance for a farm business sign - approved

Personnel Management Committee – September 4, 2024

Discussed wage budgeting for 2025 and impacts of LHA negotiations.

Lansing Highway Association (LHA) Negotiations-

August 27, 2024 -town team meeting to discuss draft proposals and review draft local law that would create a Public Works Department.

September 2, 2024- revised material in preparation for negotiations

September 3, 2024 -negotiations meeting with LHA and Town team

Ruth and I met with Pat regarding creation of a PWD and Parks - Recreation.

September 12, 2024 – met with Ruth, Mary Ellen, Mikey and Pat to continue discussion around a concept of a Public Works Department and Parks & Recreation Department. Reviewed draft local law.

September 13, 2024 – revised material regarding PWD for Town Board discussion on 9/18/24

Laurie Hemmings

Submitted the following report to the Town Board and it was a handout at the meeting.

Laurie Hemmings Town Board Member Report September 2024

I am continuing to research the following topics:

Rent Stabilization

- Some local community members reported up to 50% rent increases after a change in property ownership, and asked if it was possible for the town to address this
- This is a complex issue with many pros and cons
- Sources examined so far:
 - [Rent Control, What Does Research Tell Us about the Effectiveness of Local Action? \(Urban Institute\)](#)
 - [What does economic evidence tell us about the effects of rent control? \(Brookings Institute\)](#)
 - [The Pros And Cons Of Rent Control For Landlords And Tenants \(Forbes\)](#)
- Further research is needed to find information or cases that are more closely related to the Town of Lansing rather than large cities

Regulations for Year-Round Recreational Vehicle (RV) living

- Year-round RV living raises concerns about safety, sewage, and community impact
- Year-round RV living is also considered an alternative to homelessness
- According to a City of Ithaca council member, gentrification in the city will drive homelessness and related problems into nearby communities in the next ten years
- The Lansing comprehensive plan acknowledges that affordable housing is an issue for our community, affecting young people, seniors, and lower-income residents
- Sources examined so far:
 - [Long-term RV camping could help alleviate Colorado's housing crisis — but only with more support \(The Colorado Sun\)](#)
 - [Survey Insights into RV Living \(Progressive Insurance\)](#)
 - [Prepping to Live in An RV Over the Winter \(HarvestHosts\)](#)
- Further research is needed to find out how RV living affects local communities like Lansing

Christine Montague

No report.

Joseph Wetmore

Submitted the following report to the Town Board and it was a handout at the meeting.

**Joseph Wetmore
Town Board Member Report
September 2024**

Owasco Lake Watershed Management Council monthly public board meeting Tuesday, August 20·10:00 – 11:00am

1. Director's Summary – Adam Effler
2. Lake Level Report
3. Invasive Species Assessment at the Fillmore Nature Preserve
4. Conservation Agriculture and Pyrolysis Bioenergy Systems on Farms
5. Watershed Inspection Monthly Report
6. Owasco Watershed Lake Association Update
7. Cornell Cooperative Extension Update

Planning Board

Monday, August 26·6:30 – 8:30pm

Site Plan Review of Salt Point Brewery’s site modifications: new walk-in cooler, stage/performance area. The applicant proposed to add a new walk-in cooler and to construct a new stage/music performance area once time and money allows. This project is located in the B1 Zoning District. Board approved the project.

Review of Minor Subdivision Plat of land at 2661 N. Triphammer Road. The applicant proposed to subdivide the lot at 2661 N. Triphammer Road into two lots: Parcel A (parent lot), a 1.15-acre parcel including the dwelling unit and Parcel B, a 1.21-acre vacant lot. This property is located in the R2 Zoning District. The Board approved the project.

372 Holden Rd Tax Parcel # 4.-1-9 The applicant is proposing a minor subdivision of 372 Holden Road into 3 parcels: the parent lot, “Parcel A” and “Parcel B”. The Board set Public Hearing for September 2024.

Teeter Road Tax Parcel # 37.1-7-18.12 The applicant is proposing a Major Subdivision of approximately 8.9 acres into three lots, including 580’ of 8” DI water main plus three (3) services. The Board set Public Hearing for September 2024.

Cayuga Vista Drive, TPN 37.1-2-53.59 The applicant is requesting an extension of Site Plan Approval for Cayuga Vista Apartments. Board approved the extension.

**Code Revision Committee Monthly Meeting
Wednesday, August 28·10:00am – 12:00pm**

Discussion on Zoning on Storage Containers. The committee decided this was too complicated for a quick fix. It will be part of the general zoning update.

We will work on Cannabis legislation next month.

**IO meeting
Wednesday, August 28·7:00 – 9:00pm**

1. Liz Kreitinger, Executive Director of the Cayuga Lake Watershed Network gave a presentation on the Network’s projects and potential new endeavors.
2. Resolution of appreciation for Liz Thomas for all that she did - and still does - for CWIO.
3. Information on upcoming grant opportunities and updates on existing projects.
4. CWIO response to the NYS DOH decision to terminate review of the Owasco WRR updates.

**Greenway Meeting
Wednesday, September 11·11:30am – 12:30pm
GRANTS**

Rural Beautification Grant - for Route 34B banners. \$2,250.

- Town Board selected the photographic version. Project must be completed by October 31st, 2024.

TC Tourism Grant - for Town Center and Myers Road Greenway Feasibility Studies. \$25,000.

- Submitted. Awards announced in October.

Park Foundation Grant – for Comprehensive Trails Plan. \$50,000.

- We heard after the meeting that this grant was approved for the full amount.

NEW BUSINESS

Review Trail Segments – large format paper map for discussion.

Ruth Groff

Submitted the following report to the Town Board and it was a handout at the meeting.

**Ruth Groff
Supervisor Report
September 2024**

- **Southern Cayuga Lake Intermunicipal Water Commission (Bolton Point):**
 - August 22, 10:00 a.m. Drinking Water Source Protection Program (DWSP2)
 - There are state grants available, but they exclude sewer expansion
 - Shared priority issues are potential contaminant sources and protection methods
 - August 28, 1:00 p.m. Personnel and Operations Committee
 - Bolton Point has a zero-tolerance policy for confined spaces
 - Next training for confined spaces safety is in November
 - Respirators will be getting fit-tested for the chlorine room
 - September 5
 - 3:45 p.m. Finance Committee
 - They will be replacing some of their trucks. They cannot buy electric trucks because they need ¾ ton trucks and currently there are no options for EV over ½ ton.
 - 4:00 p.m. Commissioners meeting
 - They are pushing the state for a bill to regulate information about water facilities.
- **Department of Public Works (DPW) campus meeting:**
 - August 22, 2:00 p.m.
 - Preliminary schedule indicates expected time to go out to bid early 2025
 - August 29, 10:00 a.m.
 - Discussion about salt barn walls and whether to get pre-cast or poured. It was cited that Cayuga County had issues with pre-cast. It may be a little more to go with poured, but our own experience indicates that going with poured usually has a longer life. Our current salt barn was done with Dave Herrick’s design, and it is nearly 20 years old and still quite solid.
 - *September 12, 10:00 a.m.
 - *See agenda at the bottom of this report*
- **Meeting with Ithaca Area Economic Development:**
 - August 26, 3:30 p.m.
 - John Zepko and I met with Heather McDaniel to discuss PILOTs (Payment in Lieu of Taxes) and solar farms
 - Each project is very different so there is no set policy among IDAs (Industrial Development Agency) for solar farms
 - Community Host Agreements for utility scale projects can be in the neighborhood of \$7k-\$8k per MW
- **Negotiations with Lansing Highway Association:**
 - August 27, 3:30 p.m.
 - September 3, 9:00 a.m.
- **Meeting with Cornerstone Property representatives:**
 - September 3, 1:00 p.m.
 - Met Brittany Roderick, Community Manager with Cornerstone, regarding Milton Meadows. She and Zack are the managers of the property, and they report that all the problem tenants have gone. There have been very few, if any, issues for nearly a year now.
- **Codes Revision Committee:** August 28, 10:00 a.m.
 - Discussed zoning updates to include architectural design

- The committee's next step will be to present to the Town Board the updates made thus far this year
- **Personnel Management Committee:**
 - September 4, 8:00 a.m.
 - The committee decided it was best that we not go through the employee handbook section by section, but rather send it to the company that we have worked with in the past to update the book to NY standards, and we could update just our policies.
 - Discussed the budget and step program
 - The Town will be replacing the locks on the Town Hall, converting to card access with remote control
- **Local Government Leaders:**
 - September 6, 9:00 a.m.
 - The county is hiring a new County Administrator
 - The county is hiring a consultant to research homelessness
- **Supervisors' meeting:**
 - September 9, 10 a.m.
 - The group discussed budget issues and assessments
- **BUDGET SEASON HAS STARTED**
 - Department heads, Accountant, and I are working hard to keep the tax rate down, and budgets are lean

***DPW Campus meeting details, September 12**

1. Design Development

- a. **All Discipline Progressing**
- b. **Existing Highway Department Building** – to be estimated as its own separate project
- c. **Gas/Elec. Hybrid Approach** – office to be electric, garage will be hybrid
- d. **Storage Room Options** – can build to be ready for future additions if we need to cut somewhere
- e. **Potential Alternates** – mezzanine and future mezzanine options
- f. **Wash Bay Location(s)** – we need to identify where the wash bay will be, inside or outside
- g. **Fluids Storage** – locations and open or closed?
- h. **Floor Finishes** – hardener and sealer product for garage area
- i. **Exterior Finishes** – finishes and color, best to go with standard colors = less expensive

2. Salt Storage Site

- a. **Surveys and Foundation (previous) received** – 120' x 74'
- b. **Geotechnical Report** – used to develop foundation design
- c. **Structure Model (Hybrid Solutions)** – poured concrete makes more sense than precast
- d. **Excess / Fill Material**
- e. **Grading /Drainage** – 5'-6' drop overall, some of the soil will need to be removed, then infill from existing site

3. Next Steps

- a. **Pre-Engineered Metal Building (PEMB) Reactions**
- b. **Foundation Design**
- c. **Mezzanine Design**
- d. **HVAC Equipment Sizing/Locations/Vents**
- e. **Electrical/Lighting Layouts**
- f. **Plumbing Fixtures** – we opted for floor mount toilets (less expensive and easier to replace), and we don't want sensory faucets because they are more expensive, and maintenance is difficult

WORK SESSION

CWD Outside User – Old Orchard Road

A resident asked the Town Board about his property hooking up to municipal water. He presented some documentation but will need additional information before it will be able to be referred to the Water, Sewer and Stormwater Committee (WSSC). Town Clerk Debbie Munson stated per the current process, he needs to file final construction diagrams and plans, together with any supplemental information with the Town Clerk and then his application will go to the WSSC. Highway Superintendent Mike Moseley volunteered to give more details to him as to what information is required.

Town Board charged WSSC with streamlining the CWD Outside User process.

Town Hall HVAC System

The Town Repair Reserve account has about \$100,000 in it. This account is used for repairs for all Town buildings.

Town Board needs to make a decision as to what type of system they want, so it can go to bid. Christopher Skawski and Siobhan Hull, Cornell Cooperative Extension, helped with clarification.

The Town has been awarded a grant for \$10,000. Chris is confident that with the incentives the Town should qualify for and the \$10,000 grant, the total the Town will receive will be about \$65,000. Chris also stated that the Town should be eligible for reimbursement through the Inflation Reduction Act (IRA). Reimbursement should be 30% of the ground source project cost, but the Town files for this after the project is completed.

Ground Source System should be able to be hooked up to the current system, with some modifications.

The Town Board agreed on the following - the costs are very broad estimates (ball park amounts) – no bidding has been done yet:

Replace AC and Boiler with Ground Source \$112,000
Replace/Repair ERV System \$9,000
Install Heat Pump Water Heater \$6,400
Replace Control System \$ unknown

Supervisor Ruth Groff will contact Town Counsel Guy Krogh and Town Engineer Dave Herrick regarding bid documents and resolution.

Pat Tyrrell stated a new system will not be installed before winter, so money will also be needed to repair the current heating system.

BUDGET 2025

Bookkeeper Mary Ellen Albrecht stated:

- Tentative Budget has some random errors because of Williamson software bug - % of change is skewed for some accounts
- 2025 proposed budget column is correct
- 2024 modified budget column is actually 2024 adopted budget
- Tentative Budget and spreadsheet will be emailed to Town Board tomorrow

PROPOSED CHANGES TO NYS 2025 UNIFORM CODE

Code Enforcement Officer Scott Russell's email to the Town Board, regarding proposed fossil fuel requirements for homes, prompted a discussion and resulted in the following motion.

