

# Lansing Sewer Committee

## Meeting Minutes 4-17-13

Chair: Tom Jones

Present: Andy Sciarabba, CJ DelVecchio, Dale Baker, Kathy Miller, Ed LaVigne

Excused: Noel Desch

Public Present: Dave Herrick, Dan Veaner, Jonathan Kanter, Ruth Hopkins, Katrina Binkewicz

Chair Tom Jones called the meeting to order at 2:08pm. Minutes from the April 10, 2013 meeting were distributed for review. Motion to approve the minutes, seconded, with amendments: Chair was Dale Baker, 5<sup>th</sup> paragraph change the word loss to cost, 7<sup>th</sup> paragraph add a sentence that the Empire Zone is no longer in existence. Minutes approved as amended.

In preparation for the upcoming public presentation on the 23<sup>rd</sup>, the committee did a dry run-through of the Power Point slides. Changes to the Power Point were made as follows:

- Kathy's historical slide: add the target date for the vote (late August/September) and add Sharon Bowman, Deputy Supervisor as a presenter
- Move the Town-wide map before the Design of Sewer slide
- Design of Sewer slide: typo on 5<sup>th</sup> bullet
- Paying for Sewer – Method of Financing: spell out EFC (Environmental Facilities Corporation)
- Paying for Sewer – under Typical Costs: reference MPR page 14; add "once connected" to the 2<sup>nd</sup> bullet item
- Connection Costs – under Timeframe: 1<sup>st</sup> bullet should read "Once sewer is available, you must connect within 8 years unless Tompkins County Health Department requires it sooner or the Town Board grants a time extension;" remove Hardship bullet
- School Tax Analysis slide: add Tom Jones' name as presenter; new numbers will be provided by Tom Jones; Year 1 should be 2015-16 and the Year 3, 5 10 changes accordingly; remove Cost Comparison under chart and add statement "By Year 3 (2017-18), you'll be paying \$.23 per \$1000 for sewer and saving \$.37 per \$1000 in school tax because of additional sewer-related growth"
- Benefits of Sewer: change order of slides – Stabilizing Our Tax Base first, Quality of Life second and Environmental Protection third. Under Quality of Life, add a bullet saying "\$ spent stays in Lansing," under Stabilizing our Tax Base add 'loss of \$100million in assessed value' after last bullet, after AES parentheses
- Timeliness of Sewer: under 2<sup>nd</sup> bullet on low interest rates, add 'through EFC (\$3m savings over 30 years),' under 3<sup>rd</sup> bullet on loss of tax revenue from COC add 'unknown after 2015' and under 5<sup>th</sup> bullet remove 'of' between through and Lansing Incentive Zone
- Next Steps for Town: change Construction bullet item to read "Infrastructure (Build Plant, construction of lines)" and under Hookup bullet, add "Target Fall 2015"

Dave will have 2 large copies of each Map for Tuesday's presentation and large copies of the property owner listed for people to review. Tom Jones is meeting with Mary June King once more this Friday at 1pm to go over her final presentation plans, including addressing increased enrollment. Tom will get CJ the final numbers on Friday for the Power Point School Tax Analysis slide.

The Town Board has to develop a hardship policy as well as a policy on extensions to sewer. This can be started with an Infrastructure Committee, or Advisory Board. The policy should include a statement that no extensions will be added if it adds cost to Tier 1. Reserves are being built from Tier 2. Andy will work on reserve financial models and bring to next week's meeting for discussion.

Ruth Hopkins provided a summary from a discussion with David Kay at Cornell about Cost of Services. The biggest driver for cost is education, which is being addressed with the sewer plan. Ruth remembered that for the past 6 years, 17 new housing units have been built in Lansing. Before that time, 30 houses on average were added. Jonathan Kanter told the committee that the population growth of Lansing has been 5% over the past 10 years and that it's one of the largest growing areas in the County.

Kathy Miller reported that they received an estimate for a videographer, Photo Radius, to videotape the presentation so we can use it for posting on the town website and other places.

Katrina asked about the IDA on the Town-owned land in the Sewer plan. Andy stated that the assessment of the land will stay the same, unless something happens with it (development begins, i.e.). Ruth wanted to know what the potential expense to the Town may be? There are a total of 246 units which is \$54,000 per year cost to the Town. 204 of those are 'shovel-ready' – included in the first 2 developments.

Members of the committee should be at the Lansing middle school on Tuesday 1/2 hour early for the presentation (6:30pm).

Next meeting will be on Wednesday April 24<sup>th</sup> 2013. CJ DeVecchio will be Chair. Meeting adjourned at 3:41pm.