



INCORPORATED VILLAGE OF OCEAN BEACH

Minutes of the Meeting of the Board of Trustees of the Incorporated Village of Ocean Beach, Suffolk County, New York held on December 8, 2018 at Windswept, Bay Walk & Ocean Road, Ocean Beach, New York.

EXECUTIVE SESSION: Mayor Mallott moved to go into Executive Session at 9:30AM for the purpose of discussing personnel, contracts and pending litigation.

The motion was seconded by Trustee Blake, upon call the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

No motions or resolutions were acted upon in Executive Session. Executive Session was closed at 11:16AM by Mayor Mallott.

The motion was seconded by Trustee Norris, upon call the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

GENERAL SESSION: At 11:22AM, Mayor Mallott moved to open General Session. Trustee Power seconded this motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

Following the pledge to the Flag and Roll Call at 11:23 AM:

There were present:	Mayor:	James S. Mallott
	Trustees:	Matthew M. Blake
		Dawn L. Hargraves - Absent
		Christopher F. Norris
		Brian J. Power
	Village Counsel:	Kenneth A. Gray
	Village Clerk/Treasurer:	Steven W. Brautigam

APPROVAL OF MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON NOVEMBER 17, 2018: Resolution No. 2018-147: Mayor Mallott moved as follows:

BE IT RESOLVED that the Minutes of the Board of Trustees Meeting held on November 17, 2018 are accepted as presented

Trustee Norris seconded the motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

MAYOR'S REPORT

1. Business as usual - there will be \$400,000 worth of dock work starting next week, being done by Ocean Road through Cottage Walk.
2. Sewer plant is a thing to behold it's a work in progress, it's amazing what's being done. We will have new fencing & landscaping and eventually lifting the sidewalks.
3. Ferry Terminal will have full power by the end of the week, we had a little issue there so we needed to build a staircase to accommodate electric meter. After it's finished it will save time and energy for construction. We keep moving completion date back but it will be ready for the Spring. The police will be in their new station and the wagon park will come together.
4. We met with new Fire Island National Seashore Superintendent Alex Romero, everything seems to be good. We will be in touch with them at a later date.

5. Ferry tickets sales are available now and the application is on website. You can purchase up to 6 books per household. They sell out quick and they will remain the same price \$230 per book. The amount of books we purchase is tied to the contract. We will ask for more in the upcoming contract. Right now we get approx. 1,700. Clerk/Treasurer commented we will ask for more and we may open up to buy more but last year we were sold out. There's 80-90 % chance we will offer more books. Mayor stated we will have new contract in 2020 and we will reconvene that committee and we will start getting committee together to review contract.

SUPERINTENDENT'S REPORT:

- Water: Wells #2, #3 and #4 are operational.
Generator Systems operational.
Water leaks occurred during freezing temperatures and we shut down four (4) houses.
- Wastewater: Plant is fully operational.
Generator Systems are fully operational.
Plant Renovation:
- Piping & Tanks removed.
 - Internal doors replaced and they are painting walls.
 - Village personnel cleaned & removed internal parts of Chlorine tank.
 - Internal piping, chip & painting being done.
 - Replaced gratings on Chlorine tank.
- Buildings: All Village buildings are winterized.
Installation of new decking around Community House is continuing.
Public restrooms are open behind police station.
- Streets: Trimming back of brush on streets is complete.
Snow removal equipment & sand spreader ready.
Two (2) lights repaired.
Flooding is being dealt with as needed.
- Events: Dec. 15th Tree Lighting and Pot Luck dinner next Saturday.
This week Village decorations will be put out.

OCEAN BEACH VOLUNTEER FIRE DEPARTMENT REPORT:

Matt Blake spoke on behalf of the Fire Department. There were 253 calls and it's been relatively quiet. A resident questioned how we deal with false alarms. We've been issuing tickets if the situation is not fixed. It seems to spike when the weather changes. Is it due to weather? Mayor said there are a lot of variables when people have false alarms but ultimately they end up in court and it gets handled there, sometimes with a fine. There is some leeway but not a lot. It's left up to the judge but situation seems to be getting better. We'll find out in the very near future if its weather related. We want to limit false alarm issues so we are addressing it.

OCEAN BEACH POLICE REPORT:

Chief Hesse spoke. There's not much change since last Board Meeting as it's been quiet.

PUBLIC HEARING #1:

OPENING TIME: 11:31 AM

CLOSING TIME: 11:35 AM

Public Hearing Notes: Application was to replace large bay window at the premises. The recommendation was to approve. There was some talk about putting a light, however the applicant has advised that he's not doing it at this time. Applicant, Scott Hirsch spoke and said 80% of this window is the same, however it's the last window on the building to be replaced and could not be replaced with something equivalent to 50 years ago, so he decided to replace it with a window with an arch. Otherwise it's the same dimension and only the design changed slightly. Planning Board was unanimously in favor of it. Joe Speranza, ARB Chairman, stated it was straight forward and they made sure the replacement matched the remainder of the building. It was simple. There was nothing to it. Opened for Public comment - no comments were made.

- #1. DECISION SPA#288, SCOTT HIRSCH – MERMAID MARKET, 780 BAY WALK LAND USE CORP., 778-780 OCEAN BREEZE & BAY WALK, OCEAN BEACH, NY: Resolution No. 2018-149: Mayor Mallott moved as follows:

WHEREAS, applicant submitted a Special Permit Application to consider an alteration/construction to change a window and site plan review for Architectural Review Board; and,

WHEREAS, the Village Planning Board has reviewed said application and has received testimony from the applicant at a published public hearing held on November 10, 2018; and,

WHEREAS, the Planning Board/ARB recommends to the Board of Trustees Approval of Special Permit #288 with certain conditions, as more fully set forth in their recommendation; and,

WHEREAS, the Board of Trustees reviewed the application and took comment from the public at a duly noticed Public Hearing, held and closed on December 8, 2018; and,

WHEREAS, the applicant has advised that the Village that he is no longer considering adding as light above the new window, Now, therefore, it is hereby

RESOLVED that the Board of Trustees approves said application with the following conditions:

1. All fees shall be paid before the issuance of SPA#288, if not already paid.
2. This special permit shall merge with all prior special permits issued for this property.

The Board of Trustees approval of the Site Plan should in no way be construed as an opinion that the subject premises and/or proposed plans are in compliance with any section of the Village Code, nor with any other applicable law.

The Board of Trustees finds that the application as proposed will not be visually offensive or inappropriate, nor impair the use, enjoyment or desirability of the area; nor be detrimental to the character of the neighborhood.

PLEASE TAKE NOTICE: This Approval does not cure existing violations of law (if any). It does not mean that the subject premises is now in compliance with the Building Code of the Village of Ocean Beach, nor with any other law.

Trustee Norris seconded the motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

ADDITIONS AND/OR DELETIONS TO THE AGENDA: Resolution No. 2018-149: Mayor Mallott moved as follows:

1. Delete Item #11 – Authorization and Approval to Attend NY State Conference of Mayors (NYCOM) Village Elections Workshop. Deleted due to scheduling conflict.

Trustee Power seconded the motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

RATIFICATION & APPROVAL OF PERSONNEL – TO HIRE JAMES ESPOSITO AS A PART-TIME, NY STATE CERTIFIED CODE ENFORCEMENT OFFICIAL: Resolution No. 2018-150: Mayor Mallott moved as follows:

WHEREAS, the Inc. Village of Ocean Beach wishes to hire a part-time NY State Certified Code Enforcement Official; and

WHEREAS, the Inc. Village of Ocean Beach Board of Trustees wishes to hire James Esposito to this position, part-time to perform the duties of Building Inspector, Code Enforcement Officer, Fire Marshal and Floodplain Manager;

Now, therefore, it is hereby

RESOLVED that the Village of Ocean Beach approves the hiring of James Esposito, to the position of NY State Certified Code Enforcement Official on a part-time basis, effective November 26, 2018, with the following terms of employment: Mr. Esposito is hired on an, as needed basis, not to exceed 20 hours per week, with ½ hr. unpaid lunch when working more than six (6) hours, as required, to be paid \$60.00 per hour, from Line Item A3620.101.

Trustee Blake seconded the motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

AUTHORIZATION TO SET & ADVERTISE FOR LOCAL LAW ADOPTION – TAX CAP OVERRIDE FOR 2019: Resolution No. 2018-151: Mayor Mallott moved as follows:

WHEREAS, New York State has imposed a Tax Cap on municipalities which limits the Village's ability to increase taxes from year to year; and

WHEREAS, the Incorporated Village of Ocean Beach wishes to set a public hearing and to explore the ability to amend the Real Property Tax Levy Limit Override (Chapter 6) of the Village Code for the purpose of allowing the Village of Ocean Beach to adopt a budget for the fiscal year commencing June 1, 2019 which may have a real property tax levy in excess of the "tax levy limit" as defined by General Municipal Law §3-c.; and,

Now, therefore, it is hereby

RESOLVED that the Board of Trustees sets a Public Hearing for January 12, 2019 at 11:30 AM for consideration of the amendment of Local Law No. 01 of 2019, of the Code of the Village of Ocean Beach to surpass and override the Tax Cap Limit; and,

Trustee Power seconded the motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

AUTHORIZATION AND APPROVAL TO ATTEND U.S. PUBLIC FINANCE STATE & LOCAL GOVERNMENT CREDIT FORUM: Resolution No. 2018-152: Mayor Mallott moved as follows:

WHEREAS, the Village, in an effort for employees to gain knowledge and improve proficiency in their municipal duties, encourages and extends the opportunity to Steven W. Brautigam, Clerk/Treasurer to attend the U.S. Public Finance State & Local Government Credit Forum; and

Now, therefore, it is hereby

RESOLVED that Steven W. Brautigam, Clerk/Treasurer is authorized and approved to attend the U.S. Public Finance State & Local Government Credit Forum, in New York, NY on January 10, 2019, costs to include class registration, travel and miscellaneous expenses, to be paid from the following line item A1230.472.

Trustee Blake seconded the motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

AUTHORIZE LOW BID RECOMMENDATION FROM H2M ARCHITECTS+ENGINEERS, PC FOR REMOVAL, TRANSPORTATION AND DISPOSAL OF LIQUID SLUDGE FROM SEWER TREATMENT PLANT: Resolution No.2018-153: Mayor Mallott moved as follows:

WHEREAS, the Village of Ocean Beach published bid specifications on November 8, 2018 for the Removal, Transportation and Disposal of Liquid Sludge from Sewer Treatment Plant, as more fully detailed in the bid specifications prepared by H2M Architects+Engineers, PC, and

Now, therefore, it is hereby

RESOLVED that the Village wishes to accept the lowest responsible bidder as recommended by H2M Architects+Engineers, on December 4, 2018, PC, as Tully Environmental, Inc.; and

It is further RESOLVED that the Village Clerk/Treasurer and Village Mayor, following review by Village Attorney, are hereby authorized to execute the documents necessary to effectuate the bid award and to make payments consistent with this resolution in the amount of \$62,060.00 per year, a rate of \$0.58 per gallon, for three years beginning November 4, 2018 and ending September 18, 2021 for a total of \$186,180 to be charged to line item G8120.477.

Trustee Power seconded the motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

AUTHORIZE & ACCEPT PROPOSAL RECOMMENDATION FROM H2M ARCHITECTS+ENGINEERS, PC FOR WATER METER SOFTWARE: Resolution No. 2018-154: Mayor Mallott moved as follows:

WHEREAS, the Board of Trustees is in receipt of a proposal from H2M to provide Water Meter Software necessary for the new water meters being installed throughout the Inc. Village of Ocean Beach, a copy of which is on file in the Village Office;

Now, therefore, it is hereby

RESOLVED that the Village wishes to accept the proposal recommended by H2M Architects+Engineers, PC, as Friendly Bytes Software, Inc. for a cost of \$15,000.00 plus implementation fees with 74 hours of related setup, training and support not to exceed the amount of \$6,290.00; and

It is further RESOLVED that the Village Clerk/Treasurer and Village Mayor, are hereby authorized to execute the documents necessary to effectuate the proposal and to make payments consistent with this resolution, to be charged to line item F8340-468.

Trustee Norris seconded the motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye

HEARING OF THE CITIZENS:

During the Mayor's report and resolution approval portion of the meeting:

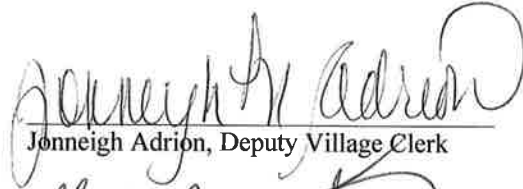
Mayor commented that the hiring of building inspector is only the first and we will be looking to hire a plans reviewer. With regard to the tax cap override, we will do our best to keep taxes down. The sludge removal is the price of doing business and it's going up but it is a necessity. A homeowner inquired about what type of software is being provided for the water meters? Does it have capability of alerting? Who's operating the software? Kevin Schelling responded that there is a warning system and we can get alerted. Meters only transmit if they are being used. Sometimes people have leaks they are not aware of. We are not monitoring usage but we'll know if it's a large amount or excessive amount of water is being used. A resident asked, Can you see the reading? Answered, yes. Can a citizen come in and check the account? Yes and the office will be handling billing and monitoring. We can set amounts that can be flagged and in turn it will notify us. Free flow situations we will know right away with an alert. The software, in the future, will be able to give you flags if usage has increased. These are new to the village but will not freeze. You will receive a letter to have a plumber pick up your meter. The meters are paid for by the village, but if you damage them you will absorb the cost of replacement. They are powered by magnetics with an antenna, so if your water is on it works. If no water is flowing, it doesn't transmit. We are doing village properties first and certain places, like the Albatross which is on year round to be assured they are working well. After that, we will roll them out to the public. It's going to be a shock for some people when they get their bills when there is overage, etc. It's going to be a much fairer system. The Stated has required meters due to the funding of the new wells. The rate is our determination. Trustee Norris stated they will have to be installed by January 2020 when the billing will begin. All meters must be hooked up and to the new front water mains. A homeowner asked if we have used this company before. The Clerk/Treasurer responded, that he has had previous experience with software people before. There are always kinks getting the data base setup in there. The software has the ability to perform "what if's", which is a benefit. Once the minimum charge is established that will be included on your tax bill. The reading, for example will be Sept. and if you go over minimum, you will receive a bill. A resident asked if there's more to the bill. It was answered there will be other factors as well. Kevin Schelling said there will be no bills in 2019 so for the first year, we will only monitor to get an idea. A homeowner asked, Where are we at with rate structure? Maybe a seasonal rate. Trustee Norris replied that's an interesting idea and if you'd like you can draft a letter with your recommendation. We'd be happy to bring to the engineers. Kevin Schelling stated we can program the software to alert us under certain criteria. For example, we had issues Thanksgiving with pipes bursting and we can be alerted. Clerk/Treasurer said the rates will be up to the Board but I believe there will be some sticker shock when people see their actual usage. There are no plans to increase rates. Resident asked will commercial restaurants have meters? Yes.

A resident asked if we can provide more information about the Coalition for Fire Island Wastewater Solutions (CFIWWS)? Can we state Ocean Beach's position on this? Mayor when we started prior to formation of Coalition we went to every politician from bottom all the way to Albany. Everyone we went to see received a picture of Ocean Beach. We went everywhere and no one was interested. Then we went to meeting for the County in Sayville and met a woman, Adrian Esposito and this is her baby. She was in charge of bringing it together. It's a joint effort with many participants. Trustee Norris, to answer your question, the money for the report is not coming from us but the efforts to communicate about our upgrades got noticed. We have a need and we are addressing it independently, however, we may have an opportunity because we treat our sewage. We have our solution and we are offering an opportunity to others and it caught traction. Nitrogen is a detriment to the Great South Bay (GSB). Fire Island represents 6% of that load. There are many different groups and funding for this is a regional issue to address GSB. Fire Island Association has secured a firm to look at other options other than Ocean Beach. This reporting is a broad LWRP for region and ours will likely be used to explore some revenue streams and we will source these out. The more information we have, the better. If you have any suggestions, we'd appreciate getting them. A homeowner commented that he is aware of what's going on and there was a request to send letters to Governor Cuomo but it's still not clear what the objective is. If it's a planning study about expanding sewer district, what is the capacity we have? Kevin Schelling stated we likely handle the west end of Fire Island. We don't think we can solve the whole issue of Fire Island, even if we improve our capacity to 25% but it's not the answer for the Pines. The study is comprehensive beyond us and is not focused just on Ocean Beach. Water level is high so there are limited options to the rest of the island. The same homeowner stated he thought we were looking for more funding that could be concentrated to us. It was answered, that they are not going to allot funds solely to Ocean Beach. We are focused on our solution, but can maybe offer help to our neighbors and we will be included as a "part" of the study only. We are looking to replace our own sewer system. The end result is we will have hubs to the east and the west if someone wants to hook up, we can help. We can't control the study objectives. The homeowner responded that he thinks we should be able to control the objectives. The planning objective should be what would be a good sewer district for this area. We will likely double our capacity and the sewer plant is raising our taxes and it's a burden so if you can expand it to offset the cost. He thought we had to offer his to neighboring communities as part of the money we received. Trustee Norris stated our situation is separate and does not include any other communities. It's money and engineering, wastewater treatment is the best alternative. The other option is to run a pipe north across the bay but that doesn't seem feasible. The study will see which alternative fits the region best. Trustee Norris further stated we've made great strides, literally a 180 degree change and we are getting traction and the political will is starting to generate. A resident questioned, who's establishing the scope and how that's being determined? It is a group vote and there is expertise being used there. We are along for the ride. When report is ready we will share it. It will continue to gather more speed and Steve Bellone has the money to use. Trustee Norris requested the homeowner to please write down any suggestions. The homeowner again spoke on how they actually study these levels in the bay to another homeowner at the meeting. Trustee Norris explained that everything will be included. It's not our study and it's happening regardless of our inclusion or not.

A resident asked for future meeting if we can we set room up differently because there's too much light behind the Board of Trustees?

ADJOURNMENT: Mayor Mallott moved to close the meeting at 12:18 PM. Trustee Norris seconded this motion. Upon call, the following voted:

Deputy Mayor Blake	Voted Aye
Trustee Hargraves	Absent
Trustee Norris	Voted Aye
Trustee Power	Voted Aye
Mayor Mallott	Voted Aye



Jonneigh Adrion, Deputy Village Clerk



Steven W. Brautigam, Clerk/Treasurer