

Minutes of the Regular Meeting of the
Board of Trustees held in the Board Room of
the Community Building, 318 Lakeville Road,
Monday, September 9, 2019 at 7:30 P.M.

PRESENT: Mayor Adam Hoffman
Deputy Mayor Stephen Lam
Trustee Lawrence Farkas
Trustee David Milner
Trustee Peter Chang
Trustee Gene Kaplan (VIA TELECONFERENCE)
Trustee Robert Gal

ALSO PRESENT: Patrick E. Farrell, Village Administrator
Angelique Melnyk, Deputy Clerk
Andrea Curto, Village Attorney

ABSENT: Margaret Deane, Deputy Treasurer

Mayor Hoffman called the regular meeting of the Board of Trustees to order at 7:30 p.m.

On behalf of the Golf Course, Jonathan Price requested approval of a lease agreement with Ecotronics North America, LLC for a Fertigation System and Control Board. Fertigation is the process in which fertilizers are added and applied through irrigation water. Fertilizer solutions can be custom blended to meet the specific needs of any course. Currently, soil tests show that our course is lacking in magnesium and calcium. Fertilizer solutions are prepared in advance in the tanks and that solution is then injected into the irrigation water. Fertigation has various advantages over other fertilization methods including a more accurate and uniform application as well as the ability to apply fertilizer to specific areas if and when needed. Fertigation allows for immediate application of nutrients to plants and grass which increases the uptake of nutrients through their roots. Application of these solutions are nontoxic to humans and will be applied at night. Implementation of this system will also reduce labor and water usage costs. The fertigation system would come at no cost to the village as it would be part of the "points reward program" through Syntek, suchlike the mix tank which was approved earlier this year. Points are earned through purchasing chemicals/fertilizers similar to a credit card rewards program. After five years of accumulating a certain number of points the fertigation system would become the property of the Village. Fertigation is already being implemented at other courses such as Huntington Crescent, Glen Head and Liberty National. Fresh Meadows and Deepdale also currently use fertigation. In regards to pricing, Jonathan Price states that Ecotronics is very competitive.

Mayor Hoffman seconded by Trustee Chang moved to approve the lease agreements between the Village of Lake Success and Ecotronics North America, LLC for a fertigation system and control board. The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

Mayor Hoffman reminded the Board that at the August 13, 2019 Board of Trustees meeting it was discussed that Jonathan Price was interested in purchasing a shed with cement pad, excavator and trencher for the Golf Course by means of a BAN in October. Mr. Price stated that when looking into purchasing any used equipment, it must have less than 1,000 hours of use and be approved by our mechanic, Harry. The current excavator being looked at comes at a cost of \$58,000. The shed and cement pad being considered should not exceed \$50,000. The trencher will run approximately \$35,000. Administrator Farrell suggested the Board make a RESOLUTION to authorize the borrowing for next month's BAN. Mayor Hoffman tabled authorization of the BAN to the October meeting so that Jonathan could submit the proper estimates/documentation for review by the Board.

On behalf of the Department of Public Works Patrick McDermott reported much work being done within the Department. In regards to the burst water pipe in the men's locker room, DPW staff have been spackling and fixing the wall and once completed will begin wallpapering. After a ceiling vent unexpectedly opened during a Culinary party, Mr. McDermott inspected and installed additional security latches to each ceiling vent to ensure added safety going forward. Bi-weekly inspection of these latches have been added to the preventative maintenance calendar in QWARE. Tavella plumbing was on site today replacing the RPZ (reduce pressure zone valve) in the ProShop. In regards to the DPW fleet, trucks are being sent out one by one for inspection. Having each truck inspected individually will help determine the lifespan of each vehicle, therefore determining the necessity of replacement. Currently it seems with proper maintenance most of the vehicles have a decent amount of life left in them. The trucks are being sent to Nassau Auto Springs for inspection. Nassau Auto Springs has been in service for 62 years and has worked with the Town of Hempstead, the Town of North Hempstead, Garden City, MTA and Nassau County. Mr. McDermott noted that the street sweeper, due to age, will be needing replacement. The demo sweeper used a few months ago worked quite well. Administrator Farrell mentioned that Stewart Manor has a sweeper that comes highly recommended and he will schedule a time where he and Mr. McDermott can look at it. Looking to the winter months, Mr. McDermott suggested that rather than using salt and brine to treat the roads that the preferred method would be to use a mixture of salt and sand as the sand will add traction to the roads. Mayor Hoffman and the Board were in agreement with the recommendation. Mr. McDermott praised DPW staff member Anthony Ferrara for his efforts during the recent transitional period. He recommended Mr. Ferrara for a promotion and requested that another full time laborer/maintainer be hired to fill Mr. Ferrara's vacancy. Mr. McDermott then thanked the Board for the opportunity to be back at the Village.

In regards to Agenda Item #7a, approval of purchasing 36 arborvitae trees for the park and pool area, a discussion on purchasing 36 vs. 40 trees ensued. Mr. McDermott stated he would work with the 36 trees and if needed would move forward with purchasing four more.

Trustee Chang asked Mr. McDermott for clarification on how he oversees the DPW daily operations schedule. Mr. McDermott stated that all QWARE work orders are checked and responded to multiple times a day. Each morning the DPW team meets at 5:50am to evaluate each of the trucks (oil levels, windshield wipers, mileage log books, etc.) and to ensure no changes have been made to the daily task work schedule since the day prior. Every afternoon before the end of the day Mr. McDermott informs each crew member of where they must report and what tasks will be required of them for the following day. Communication throughout the day is constant as emergencies arise and tasks need to be re-prioritized. For example, it was recently discovered that a catch basin on Lake Road needs repair. To keep these basins clean and clear, Mr. McDermott suggested using a clam bucket as it is more effective than jetting. Administrator Farrell suggested researching used clam buckets to purchase.

Deputy Mayor Lam noted that Stasi Brothers intends to begin work in the police parking lot on October 3rd, 2019 and wanted to ensure that any/all work that DPW may need to attend to in that area is completed beforehand. Mr. McDermott ensured all necessary work in that area will be completed before October 3rd, 2019.

In regards to Agenda Item #2B, Introduction of Bill No. 9, Local Law No. 5 entitled "Registry of Leases", Mayor Hoffman stated that this law is the regeneration of our original idea about drafting a law forbidding Air BNB rentals within the Village. Attorney Curto stated the structure of this law is similar to that of the "Residency and Occupancy Dwellings Law", however all language relating to rental permits was removed as it was too onerous. In its place the new law focuses on a register of leases which requires transparency for anyone occupying/renting a home. This law states leases a minimum term rental of one year. A section was added in regard to "Usage of Village Facilities", which includes the pool, park, restaurant, golf course and fitness center. The idea behind this section is to bestow amenity privileges onto only those occupying the home, not simply the home owner themselves. A notarized statement naming each tenant in the dwelling, along with birthdates and proof of identification must be submitted to the Village Office with a copy of the lease agreement. A lengthy discussion on the required minimum term length of leases ensued.

Mayor Hoffman seconded by Trustee Farkas moved to set the Public Hearing for Bill No. 9 "Registry of Leases" for Monday, October 21, 2019. The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

In regards to Agenda Item #2C, Attorney Curto introduced Bill No.10 "ASIE LAW" which is similar to the ASIE LAW enacted by Nassau County. Mayor Hoffman noted this law is used by Nassau County to obtain information on commercial properties to assist with making fair judgements on the value of a property. Attorney Curto presented a memo advising the village on how to structure the law to avoid some of the flaws found within Nassau County Law. Trustee Milner stated that due to Mrs. Curto's involvement with the current Roosevelt Field case, he had concerns over a potential conflict of interest if she were to draft this law on behalf of the Village. Attorney Curto stated she felt it was ethically permissible for her and her firm to provide assistance to the Village and offered to retain Michael Sahn as special counsel to ease any concerns.

Mayor Hoffman seconded by Trustee Farkas moved to approve the Minutes of August 13, 2019. The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

Mayor Hoffman seconded by Deputy Mayor Lam moved to approve the Abstract of Claims as presented for \$239,827.68 and the Pre-Paid Abstract of Claims as presented for \$82,733.13. The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

Treasurer's Report is annexed hereto.

The Board tabled approving the proposal submitted by Northpoint Horvath Construction to covert the storage area to a yoga studio.

Trustee Milner reported that the new doors in the Grill Room have been installed. Aside from a few missing pieces of hardware, which will be installed next week, the doors are working properly.

A discussion on DPW potentially using a portion of the extra space in the Women's Locker Room ensued.

Mayor Hoffman seconded by Trustee Farkas moved to ratify the e-mail vote taken authorizing the purchase of 36 six foot arborvitae trees at a cost of \$90 per tree to be planted around the east side of the pool and basketball courts. The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

The Board tabled Agenda Item #7B, approval of Cyber Security Proposals.

Mayor Hoffman seconded by Trustee Milner moved to approve the purchase of a handicap lift not to exceed \$17,000. The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

The Board tabled Agenda Item #7E, authorize ExteNet payments to until Executive Session.

Mayor Hoffman seconded by Trustee Milner moved to approve the Golf Commission appointees as presented.

<u>GOLF COMMISSION (1 Year Term)</u>	<u>EXPIRES</u>
Trustee Gene Kaplan (Commissioner)	Oct. 2020
Trustee David Milner (Deputy)	Oct. 2020
Lawrence Bailey	Oct. 2020
Meri Berger	Oct. 2020
Barbara Briamonte	Oct. 2020
Sue Goldman	Oct. 2020
Jeffrey Kahn	Oct. 2020
Bradley Rudman	Oct. 2020
Kiwon Shin	Oct. 2020
Jin Song	Oct. 2020
Fred Handsman	Oct. 2020
William Zimmerman	Oct. 2020

<u>ALTERNATE FOR GOLF COMMISSION</u>	
Alexander Ma	Oct. 2020

The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

Mayor Hoffman seconded by Trustee Farkas moved to approve the Park Commission appointees as presented.

<u>PARK COMMISSION (1 or 2 Year Terms)</u>	<u>EXPIRES</u>
Trustee Lawrence Farkas (Commissioner)	Oct. 2020
Trustee Robert Gal (Deputy)	Oct. 2020
Suzanne Brower	Oct. 2020
Dina Burachio	Oct. 2020
Michael Cohen	Oct. 2020
Spyro Dimitratos	Oct. 2020
Stephen Kanfer	Oct. 2020

Marian Lee	Oct. 2020
Mario Ranieri	Oct. 2020
Sharon Perlson	Oct. 2020
Jonathan Witt	Oct. 2020
Kara Mindel	Oct. 2020

<u>ALTERNATE FOR PARK COMMISSION (1 year term)</u>	<u>EXPIRES</u>
Eileen Sarroff	Oct. 2020
Marc Voses	Oct. 2020
Bennett Last	Oct. 2020
Marone Guriel	Oct. 2020

The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

Trustee Farkas seconded by Mayor Hoffman moved to approve the hay ride for the October 27th Movie Night at a cost not to exceed \$1,200. On the call of the roll: Mayor Hoffman voting aye; Deputy Mayor Lam voting aye; Trustee Milner voting nay; Trustee Chang voting aye; Trustee Gal voting aye; Trustee Farkas voting aye; Trustee Kaplan was unable to vote.

The resolution was declared duly adopted.

A discussion on the best route for the hay ride ensued.

The Board tabled Agenda Item #14A, promotion of Anthony Ferrara until Executive Session.

The January 2020 to May 2020 Court Night schedule is information purposes only.

Police Activity Report if for informational purposes only.

Mayor Hoffman seconded by Trustee Milner moved to enter into Executive Session at 9:14 pm.

Mayor Hoffman reconvened the regular meeting of the Board of Trustees at 10:08 AM.

Trustee Milner seconded by Mayor Hoffman moved to approve the recommendation from Supt. Pat McDermott to promote Anthony Ferrara to Asst. Highway Supt. effective as of August 14, 2019. The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

Mayor Hoffman seconded by Trustee Milner moved to authorize payment of professional services that Extenet has denied reimbursement for the Extenet application for the following:

Nelson Pope	\$ 21,656.25
Rosenberg, Calica	\$ 58,049.33
Cityscape	\$ 11,900.00
FDT	\$ 23,437.53

The motion was unanimously approved by those present. Trustee Kaplan was unable to vote.

Mayor Hoffman adjourn the meeting at 11:11 PM

Respectfully submitted,

Patrick E. Farrell
Administrator/Treasurer