

**VILLAGE OF EAST HAMPTON BOARD OF TRUSTEES
VIDEO CONFERENCE MEETING HELD ON NOVEMBER 4, 2021, 11:00 A.M.
WORK SESSION – SPECIAL MEETING**

Pursuant to the Laws of the State of New York (COVID19 Pandemic) meeting was held via video conference online and published by Local TV, Inc. (Channel 20/22 LTV – public access) Call in was available.

Present: Jerry Larsen, Mayor
Chris Minardi, Deputy Mayor
Arthur Graham, Trustee
Rosemary Brown, Trustee
Sandra Melendez, Trustee
Marcos Baladrón, Administrator
Vincent Messina, of Messina, Perillo, Hill LLP, Village Attorney
David Collins, Superintendent of Public Works
Michael Bouker, Deputy Superintendent of Public Works
Billy Hajek, Planner
Ken Collum, Code Enforcement Officer
Tom Preiato, Building Inspector
Michael Tracey, Police Chief
Dominique Cummings, Treasurer
Hugh King, Historic Site Manager
Jody Gambino, LTV Moderator
June Lester, Deputy Clerk/Administrative Assistant
Amanda Seekamp, Beach Hut on Main Concession
Duane Medeiros, RayCap Wireless Solutions
Gordon Nelson, Botta Sferrazza Architects
Charles Sferrazza, Botta Sferrazza Architects

Mayor Larsen: Good morning everyone, and welcome to today's East Hampton Village Board meeting, today is November 4, 2021. If we could all stand for the pledge. Kenny?

Pledge of Allegiance

Fire Marshal Collum: I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

Halloween Festival

Mayor Larsen: Thank you very much, Kenny. So before we get going, I just have a couple of announcements. We had a terrific Halloween Festival in Herrick Park, terrific weather, it was on Sunday, and it was a great time and I want to thank everybody who participated and everybody who put that event together.

Veterans Day Parade

Mayor Larsen: I am going to ask Chief Turza from the Fire Department to speak about the upcoming parade that he is putting together for me.

Fire Chief Turza: Good morning Mr. Mayor, Members of the Board. On November 13th we are going to try the first ever parade in East Hampton to honor our Veterans, men and women from the community that served this great country. Veterans groups are from East Hampton and Sag Harbor, all four posts are very enthusiastic about participating, we put the word out to the community, we really want to line the streets for these men and women, a very good, very special guest speaker is going to address the group once it ends at the Hook Mill Green. We hope to have a pretty turnout. It is the first time we have ever attempted anything like this and hopefully it will trend for the future. We would like to invite any veterans that are not affiliated with either the American Legion or the VFW in both communities to participate. We would like to ask everyone to muster down by the Presbyterian Church at about 10:30, 10:40 on Saturday, November 13th as we are going to be stepping off at 11:00 a.m. sharp. It should be a very good day, very interesting day and we will see how things go moving forward.

Mayor Larsen: Terrific, thanks Chief. I just want to invite the public to come out and support our Veterans and show them that we appreciate all their service that they have given us and given our County. We hope everyone can come out that day and help celebrate our Veterans.

East Hampton Town Board

Mayor Larsen: Next I would like to say congratulations to the Town Board, they had their election the other day and congratulations to the winners; that was a fun night and I am glad everything worked out.

Survey: East Hampton Airport/Short-Term Rentals

Mayor Larsen: Just to let the public know, we sent out, at the end of September I believe it was or early October, we sent out a survey to our residents asking for their input about the airport and asking for their input about short-term rentals. We have received quite a few responses and we will announce the results at our next Board meeting on 11/19. I think it is important that we hear from all our Village Residents to see what direction they would like the Village to go with respect to those two issues, they are big issues, and we would like to know what direction the Board should take with reference to those issues representing the Village Residents. We will have those results on 11/19.

Presentations

Mayor Larsen: So now we are going to jump into our presentations. Hugh King could not make it today so we don't have Hugh.

Beach Hut on Main – Amanda and Susan Seekamp

Mayor Larsen: We are going to start off with Amanda and Susan Seekamp who ran the Beach Hut on Main this summer, very successfully I might add. We asked them to come on and give us an end of year report. Good morning.

Ms. Susan Seekamp: Good morning.

Mayor Larsen: Thanks for coming on.

Ms. Susan Seekamp: Thanks for having us.

Mayor Larsen: So feel free, it is all yours.

Ms. Susan Seekamp: We have a great summer. Next year we would like to do more of a breakfast there, not many people knew about our breakfast that we had. The weather wasn't the greatest but it was a very successful year for us. One thing we would like to do next year is maybe offer beer and wine if that would be all right with the Village.

Mayor Larsen: Okay. My only limitation on it would be after lifeguard hours but I don't know what you're thinking, Susan, as far as times.

Ms. Susan Seekamp: I was thinking even earlier, I am not looking to have a bar scene there, I am 60, have it just very small, someone comes up and they want to have a lobster roll and a glass of wine, that is it. I am not looking for someone to sit there and have four glasses of wine or even do it after five and do a little happy hour thing is fine, nothing late, I don't want a late-night scene, just something simple.

Ms. Amanda Seekamp: We would prefer the hours probably from 12 to 5 or 12 to 6, just so that like people can either during the day have their drinks then instead of having a first drink at six and then lingering there and staying at the beach for quite some hours after.

Mayor Larsen: On the beach itself, we already have a law that doesn't allow any alcohol on the beach during lifeguard hours. So would it be something we could confine to the deck?

Ms. Susan Seekamp: I do not how that would, I mean you would have to have someone out there watching to make sure they don't carry it down to the beach.

Mayor Larsen: Yes, I get that. What I am trying to get at is I know several years back East Hampton Town had a big issue at Indian Wells where groups and groups of people were bringing alcohol onto the beach so I would like to avoid any type of situation like that. So, if we could have a rule that if we did allow it from 12 to your closing, then maybe we can confine it to the deck. If you wanted to have a glass of wine with their food, they would have to sit on the deck. That is the only way I think it can work. Anybody else have any input?

Deputy Mayor Minardi: I just have a question. Susan, when one serves alcohol, is there a requirement where you need the server to be a certain age?

Ms. Susan Seekamp: Yes.

Deputy Mayor Minardi: Or do they have to take any, I have heard that maybe they have to take some type of on-line course to recognize any problems. Can you explain to me the precautions and the procedure that you intend to have in place for pulling this off?

Ms. Susan Seekamp: Well I am not positive of everything but I think you just need to be 18 years old to serve and I would have a designated person that would be the server because I do have a lot of younger kids that work there, they would not be allowed to serve anyone alcohol, so there would be a designated area that an 18 year old or older would be there to serve.

Trustee Melendez: I also had a question. Would it be glass bottles or just plastic?

Ms. Susan Seekamp: Plastic or cans.

Trustee Melendez: That is my only worry, we do not want glass.

Ms. Susan Seekamp: I know they make nice wines in cans now and beer in cans.

Trustee Graham: I think that, as someone who loves to have a beer with lunch, it would be a hit with me but I think Jerry's point about keeping it on the deck is very important. You know people are going to say, oh yes, I will stay on the deck and then walk right down to the beach. So how we can enforce that or help you enforce that or whatever, that I do not know but I think in general I am supportive.

Deputy Mayor Minardi: I would also like to make a, let everyone know that at Cooper's Beach in Southampton Village they do serve beer and wine, and I, correct me if I am wrong, I don't believe they have any type of restrictions. But Susan, do you know exactly what they do at Cooper's? I know that they serve beer and wine, I do not know if they have restrictions because I don't go there.

Ms. Susan Seekamp: I am told that they do sell beer and wine, all day long, and they have never really had a problem with it whatsoever. I know up at Main Beach the clientele there is a mature clientele, they are not young kids coming up and getting smashed on the beach, you don't see any of that.

Mayor Larsen: Yes, that is true, that is very true.

Ms. Susan Seekamp: It is an older clientele.

Trustee Brown: I just wanted to add, I want to thank the Seekamps, I think it was a great summer and I heard a lot of positive feedback about the food and so forth so thank you. As you know I am a fan of the Acai bowls and I agree with what has been said that the only hurdle for us will be if we are restricting it on the beach to then have it open or allowed on the deck you know just to make sure that it stays up on the pavilion. I think that that could be something that we could figure out but I see that as the issue here. We might want to start it, you know, as Jerry said just during business hours or after business hours as far as lifeguarding hours, only after five in the beginning and then see if that is successful and then go from there but I am open to it either way.

Mayor Larsen: Chief Tracey, are you on?

Police Chief Tracey: Yes sir.

Mayor Larsen: What do you think?

Police Chief Tracey: Originally, I was going to suggest that you do off premise consumption license and restrict it to after lifeguard hours. I do not think you are going to be able to keep it in any one area once you let the cat out of the bag. Right now we don't enforce alcohol on the beach after hours with the events that take place up there, which are getting very populated, and I thought maybe there would be an application to go this route but I think it would be very, I do not think it would go well during the day and I do not think you would be able to keep it on the deck but I think if you go with small steps and you allow the off-premise license to go through, that would be in keeping with kind of what we have done over the past summer, and considering that

the beach itself would be off-premise. Because once you go with the deck, you are going to get into the parking lot, you are going to get repeat attempts to license on premise. I just don't think it would go right now, I think the easier way to do it would be to go with baby steps, off-premise consumption, after lifeguard hours and see how that goes. I think that is the safer way to go. From enforcement purposes, keeping it on the deck would just be, I don't know if we could do it. I don't know if we could do it correctly.

Mayor Larsen: Okay, thanks. I was thinking that too but going back to Susan's statement about the clientele is what it is, I don't know, I am not opposed to it. I think if we confined it to the deck, even if Susan had to police it with one of her people, there are only a couple of ways to get back onto the beach. You could just remind people that they couldn't take the alcohol onto the beach.

Deputy Mayor Minardi: I have a question, I don't know who can answer this but in theory the Village owns the deck, they own the parking lot, they don't own the beach. Wouldn't it be easier to let people drink on the beach and not on the deck? Get them off Village property. The other question that I had would be, and I agree with Trustee Graham, having a drink at 12 or 1 or 2, I don't know if that is the worst, the Chowder Bowl over the past summer really wasn't all that busy past five o'clock and I hope it gets busier, Susan, I love your food for dinner, the concerts were a great hit and that would definitely work, however, when you go to the beach now just like any resort community, there are plenty of people with coolers on the beach and I don't believe it is a problem. I also don't believe it is policed very much. Again, that might be a question for Chief Tracey because, again, he is at the beach a lot and he knows what I am talking about where there is a very large amount of people that go to the beach with a cooler every day and that is part of some people's tradition of going to the beach on the weekends. My thoughts are I could go a lot of different ways on this but I am not opposed to it at all and I am not opposed to starting earlier than six o'clock because I just do not know how much that would help the Seekamps.

Ms. Susan Seekamp: Is it possible you could maybe try the earlier and if it doesn't work out, then we will just say okay it is after five, just give it a try?

Trustee Graham: I think we can try anything. The only thing is that if we start talking about doing anything on the beach, I think we need to involve the Town Trustees because it is their beach even though we manage it for them.

Mayor Larsen: I feel strongly that we should not, it should be confined to the deck. So, if we went earlier, it would just have to be confined to the deck and if it became an enforcement issue, we would have to deal with it as we go. How long does it take you get a license, Susan, is it something that you can...

Ms. Susan Seekamp: I have been told different stories. I have been told it takes several months and then I have been told it could take two weeks.

Mayor Larsen: Okay. I think the Board is all in agreement that we would allow it in some fashion. So why don't you just move forward with getting the license and then we will come up with a final answer as far as the times and the locations would be the easiest. Everybody think about it a little bit and then we can circle back on this but I think everybody in concept is okay so I would just move forward with the license and then we will figure it out from there. Does that make sense?

Trustee Graham: It makes sense, Mayor. I think we also need to get a little input from the public about this which I frankly assume would be quite positive.

Deputy Mayor Minardi: Could we also maybe, Marcos, could you check in with Southampton Village and maybe Chief Tracey with their Police Chief and maybe pick their brain about what they are doing at Cooper's Beach and maybe we can learn something from them.

Village Administrator Baladrón: Sure.

Trustee Graham: If we were to ask them if you were starting this again, what would you do differently than you are doing now. That might be helpful.

Village Administrator Baladrón: If they would do anything at all, absolutely.

Deputy Mayor Minardi: Find out what they do, I mean do they have restrictions, what do they serve, just get a good idea of how that works in Southampton Village.

Mayor Larsen: Okay, that's perfect and then to Tiger's point, this would be a change in our law so it would have to go to a Public Hearing anyway.

Trustee Graham: And I want you to know that I am particularly partial to the Montauk Wave Chaser IPA.

Ms. Amanda Seekamp: Noted, we will have it in stock for you.

Mayor Larsen: All right, well thanks for coming on. Marcos, why don't we put this back on when we do a Work Session in January. This way it will give everybody a little time to think about and then in January we can come back on, finalize what we want to do, and then send it to a Public Hearing so we would be all set by opening day. Is that good?

Village Administrator Baladrón: Yes, that sounds great. I have one edit if we could just move up Mr. Duane Medeiros of Raycap because I think he has a call.

Mayor Larsen: Oh that is fine. Thank you, Susan and Amanda.

Ms. Susan Seekamp: Oh, thank you and thank you for all the support.

Mayor Larsen: You guys do a great job and we are really happy to help you in any way we can.

Ms. Susan Seekamp: Thank you.

Ms. Amanda Seekamp: Thank you everyone, have a great day.

Duane Medeiros – Raycap Wireless Solutions

Mayor Larsen: Marcos, could you do the introduction.

Village Administrator Baladrón: Sure, this is Duane Medeiros of Raycap and I think we are here to talk about the, Duane, why don't you get right into it because I don't want to cut your time off.

Mr. Medeiros: Sure, so Raycap is a telecommunications company and one of my longtime friends Lucas...[inaudible]...lives in your Town and he connected me with Marcos and Sandra and kind of worked on a few designs for small cell poles as I have heard that the cell coverage is not very good in the town that you are in. So basically, what Raycap does we are a privately held company that is based out of Greece but we have headquarters in Post Falls, Idaho, Kearny, New Jersey, and in Charleston, South Carolina. So we basically build small cell poles, we also provide surge protection, light protection for cell towers. We are doing a ton of work with the City of New York providing small cell poles throughout the City, working with the Do It Organization and DOT. So basically, what Marcos and Sandra and I have worked on is just there is a parking lot and we eventually come up with a couple of concepts that could be proposed to AT&T and Verizon or T-Mobile to house their 4G and 5G radios if the Board and the town so desired to go that route. So basically, I just wanted to jump on and Marcos and I spoke yesterday and I had a short presentation just with some concept drawings of what the poles would look like and then I had some photo simulations of what the poles would actually look like in the parking lot that was proposed. So, I will share my screen and then if you guys have any questions at any time, feel free to ask and I will try to answer and I also have our local sales rep Gordon Nelson who is on the line as well.

Mr. Nelson: Hello.

Mr. Medeiros: Can you all see the presentation?

Mayor Larsen: Yes.

Mr. Medeiros: The benefits of a small cell pole, unlike a macro cell phone tower, it is basically placed in a parking lot or on the side of a street and you can have a 4G antenna on there and it is much better propagation because it is closer to your town and to your patrons of the town. Here you can see, this is a proposed pole that, it is really just a concept design that we came up with for the parking lot as discussed and you can see this is, up top would be the 4G cannister antenna and then there would be three 5G radios here and they would be enclosed in this radome. And this radome is made out of a material where 5G can actually propagate through it with no issues. And then in the base the 4G radio would be in the base along with the meter if that was required and then the power and fiber and coax jumpers would go all the way up to the radios in the 4G

antenna at the top. This is basically the...[inaudible]...pole just with the 4G only design. Some towns aren't exactly excited about 5G so we do both designs and there is really no issue with 4G only, it is just some towns also want 5G and 4G in the same topper as well. So basically, the same thing, just with the radios in the base and then the antenna at the top. And then this is a 5G only pole as you can do it in one of three ways, 4G, 5G, 4G only, and 5G only. And then if this is a parking lot, Marcos, I don't know where this parking lot is but you can see on the left-hand side, it would be the original pole that is there now and then on the right-hand side you can see our pole design with the base and the 4G 5G solution at the top of the pole. Actually, I am sorry, that was the 4G only, that is the 4G, 5G and then that would be the 5G only. Then this is a different location in the parking lot, same thing, 4G, 4G 5G, and then 5G only. So I know when Marcos and I spoke, it is really,

trying to see if there is any desire to go this route, we can assist in trying to get, if you guys decide, we can assist in trying to get you guys in touch with the Verizon folks or there are also neutral hosts like Comcast...[inaudible]...which they would typically put two carriers there so it could be Verizon and AT&T or Verizon and T-Mobile. Any questions?

Mayor Larsen: Yes, I have a question. So the cell service, at least in the Village, seems to work pretty good in the off season like now but when we get the crowds in the summertime, it is almost impossible to use your cell phone. Sometimes you will dial a number and it will just sit there and then finally it will connect, like take 30 seconds sometimes to connect. So, my question is, is this a capacity issue of the big tower or is it just a, what causes that problem...

Mr. Medeiros: It could very well be a capacity issue with the towers.

Mayor Larsen: So if it is a capacity issue, your poles, do they connect to the big tower?

Mr. Medeiros: It would be a totally separate network, same network but different radios so it would add capacity to the town.

Mayor Larsen: That is interesting because, so it is not just another antenna that gives you better service to get to the big antenna, the big tower.

Mr. Medeiros: No, it is separate.

Mayor Larsen: Then that is a homerun.

Trustee Graham: How many connections can you support at one time, Duane?

Mr. Medeiros: What do you mean? Connected by cell phone connections?

Trustee Graham: Yes.

Mr. Medeiros: I don't know that off the top of my head, we would have to ask AT&T or Verizon. We only supply the pole but we know the contacts at AT&T and Verizon or T-Mobile that we can get them working with the town to actually start doing studies to figure out where the best place, that parking lot that Marcos and Sandra proposed if that would be ideal for the town.

Trustee Graham: I know that there was a study done by the town, that the Village was part of, I never got a report on it, about cell service reception and where the holes were and where the holes weren't, and I asked them to do, not only coverage, but capacity. I don't know if that study was even ever completed but I think that having that information would make it much easier. I think there are places in the Village where we probably would need to add capacity, whether it may be no capacity now and I think that frankly rather than just looking at the parking lot to cover the commercial core, I think there are probably other spots in the Village that would be better candidates because they have no coverage. I know there was a guy that had a fire at his house and was not able to call it in.

Trustee Brown: What are the proposed locations of this?

Mr. Medeiros: Honestly, we were just working to try to propose just a design and then show it somewhere in the town. We had, got a few photos since, I would have to dig them up and I can send them over to Marcos, where we did some on the sides of streets. Now Raycap, we don't just use regular poles, we use a highly decorative pole that would have a decorative base on it. There are many different options.

Trustee Brown: And how big is the enclosure at the top of the pole, the dimensions of that?

Mr. Medeiros: If you put 4G and 5G in there, it is that q-tip looking thing, it would be 22 inches in diameter and then it is probably about four feet tall.

Trustee Melendez: Rose, what we were thinking...

Trustee Graham: Is there any place nearby where they are installed where we can actually view them?

Mr. Medeiros: On Long Island?

Trustee Graham: Yes.

Mr. Medeiros: We may have a couple there but I will try to dig into that and get back to Marcos.

Mayor Larsen: Sandra, did you have something?

Trustee Melendez: Yes, what we were trying to look at is trying to get, not the Main Street side of the big poles, that is why we were saying side streets but we can always go to Raycap and they can give us a design. That was our first thought, we don't want big, ugly poles in the middle of Main Street or Newtown so maybe in the parking lot. That was the idea behind doing the parking lot but we can get the study of what is needed and then we can go from there.

Trustee Graham: I think we are all sensitive to what things look like when it comes to poles in the Village.

Trustee Melendez: Exactly.

Mayor Larsen: Duane, I have another question. If we put that pole in our parking lot and then there are buildings in front of that pole, is this line of sight only?

Mr. Medeiros: So 5G is line of sight. 5G won't go through buildings but it will have very little impact on the 4G, it is the 5G that has an impact on it.

Mayor Larsen: Okay, so the 4G, what is the purpose of having both. Do they make phones that are only 5G now?

Mr. Medeiros: No, it is just 5G is just faster, much faster.

Mayor Larsen: Our application, if we had the building, it would be better to have the 4G and the 5G.

Mr. Medeiros: It would be depending on the location though. That is really the main problem. Verizon, whoever the carrier would be, would want to look at the location to see if 5G would be an actual, viable candidate in that location.

Mayor Larsen: I think it is a great idea. I am really happy to hear that it has its own capacity, it is not just an antenna just to get you to the big tower which in my opinion wouldn't really help anything. So this is a terrific solution and Sandra and I talked about this. And Sandra, I have to thank you for thinking outside the box. This is a great idea. You don't do it anywhere on Long Island so this would be one of the first places on Long Island to do it.

Mr. Medeiros: It would definitely be one of the smaller towns that we work with. I think we may have done a couple closer to the city, but nothing out that far.

Mayor Larsen: So one of the biggest complaints we have out here is cell service obviously so and then no one really wants, every time a location for a cell tower is proposed, then nobody wants it near their home which I understand but the only way you are going to solve this problem is either put up more towers or maybe this is a solution that can go a long way and not be so intrusive. Starting with the parking lots I think is a great idea because the poles that you showed us aren't much different from the poles that are currently there. It looks good. I am really excited about it. I would like to move forward with this to the next step.

Deputy Mayor Minardi: I have a couple of questions, and first of all, I really support this idea, we really do need to increase the cell coverage in the Village. It is horrible and I think it is a great move forward especially

on the side streets too. Anywhere there is an area to do this, I would like to go forward with that. Question number one, most of the coverage is AT&T, Verizon, T-Mobile; I think those are the top three. AT&T and Verizon probably being our two biggest carriers around here. You are saying that basically your company builds the shell and then AT&T and Verizon and whoever the carrier might be, they actually supply the guts or the terminal inside the shell, is that correct?

Mr. Medeiros: Yes, they would supply the radios, and everything inside, the radio and antennas.

Deputy Mayor Minardi: And the next question is that from my understanding they pay for this. Is this something we would have to pay for because if you own a building somewhere and you want to put a cell tower on it, they pay you. Does AT&T and Verizon, do they fund this to have their towers up?

Mr. Medeiros: So it all depends. It is one of those things, a lot of times they will pay for it, a lot of times the town will pay for it and then lease the space, sometimes you get a neutral host like Comcast or...[inaudible]...and they will build and then install Verizon and AT&T's equipment in there and then they basically charge, they buy everything and they charge AT&T and Verizon a lease charge.

Deputy Mayor Minardi: Another question is that, do they all have to be vertical? For example, your encasements are very interesting. Could they be horizontal and tucked away in places where they might not be seen, for example, on eaves of store roofs or alternate options that I don't even know about yet but do they have to be vertical?

Mr. Medeiros: No, that is a great question and we do make concealments for the side of buildings and Gordon and I can send you some snapshots of that as well and we have a full, in our Charleston facility, we have a full artist division where they hand paint brick and stucco and everything else so if you were to put a box on the side of a building, it could basically fully enclosure, all the antennas would be enclosed and then they would look like the building. So those are options as well. I just don't know what buildings and what locations, again, that is something that where we would need an RF study done on.

Deputy Mayor Minardi: Well I think that is really interesting because many of us know that our Presbyterian Church has cell receptacles in the Church and you cannot even see it because it is basically built in and that is not brand new where now our services are at, I say it is at a critical point, we cannot use our phones in the summer. Finding alternate options where they can be built in, they look like the building, they look like this, maybe those buildings could get some type of rent or I don't know how they make money but it seems like a very, it seems like a great way to go. What are the range of these? So as the Mayor mentioned 5G or 4G needs to be direct in line contact but the other one doesn't but how far away, for example, if we had it planned to go down streets and try to get the coverage better everywhere, how far away do these have to be to work correctly?

Mr. Medeiros: 5G radios, it is typically about a quarter mile max on the 5G's.

Mr. Nelson: Yes, I would say no more than a quarter mile for effective coverage on 5G.

Mr. Medeiros: So, if you were going down their main street, I don't know how long it is there, but you would need a few poles down there for 5G radios to actually work well. But as far as 4G, it is a lot different. Obviously, you know there is cell towers and it is propagating into your neighborhood so that just goes on and on without line of sight.

Deputy Mayor Minardi: Excuse me for my ignorance but is there 6G? If we go forward with this, is there room in your capsule for more or for new technology? I would not want to install 4G and then the next year 6G comes out. You know what I am trying to say.

Mr. Medeiros: I can pretty much guarantee, and Gordon can attest to this, 6G is not coming out any time soon. There was just an FCC...[inaudible]...back in February and it is called C band frequencies and that is something that could be added. It is really the sweet spot in between 4G and 5G so it propagates a lot better than 5G but it is a lot stronger than 4G. And those radios, depending on what AT&T, Verizon, and T-Mobile want to do, we can configure it so those radios would be able to fit inside.

Deputy Mayor Minardi: I love this idea, especially with the technology of making them look like they don't exist, a quarter mile, you can go down Main Street, Newtown Lane, up through a lot of these areas as long as you couldn't see them. I think it is an amazing idea and it doesn't seem like it costs much money at the same time. I love this idea.

Trustee Graham: I do too.

Mr. Medeiros: I have to run, I have another meeting, it was supposed to be at 12, it got bumped up but what I would like to propose to do, it would be at some point at least Gordon and I can get out to the town and take a look and talk to some of our Verizon and AT&T contacts and T-Mobile. I am actually meeting with a T-Mobile guy as soon as I get out of here and just kind of see what exactly the town looks like and where we could look at some of the buildings if we were going to do some side mounted boxes on some of the buildings as well.

Mayor Larsen: Duane, I have one quick question before you go. Is there any availability to put Wi-Fi into these? To distribute Wi-Fi?

Mr. Medeiros: You could, yes. Raycap is a fully custom shop so we have the ability in our factory at Charleston to produce about 1,000 poles a month if needed. We are not nearly there yet but we do fully custom designs whether it is a...[inaudible]...we can make mounts on the side of the pole for Wi-Fi and enclose that in a little box. It all depends on exactly what you guys are looking for.

Mayor Larsen: Okay, terrific.

Mr. Medeiros: I will be in touch with Marcos and then we will provide some other photo sims on some of the other poles that we have done, and I will try to get you some addresses of some of the other poles on Long Island and maybe some concealments.

Trustee Brown: Would you be able to give us like a model of what one would actually look like, would you be able to put one up so that we would be able to see it in one of the parking lots perhaps because to everyone's point we all know we need better cell service, I think we are 110 percent behind that, but finding it so that it is not aesthetically obtrusive in any way is a concern of ours as well. I don't know how high the pole has to be in order for you to have the most effective service but I know that the enclosure now is roughly two by four feet which is substantial, and I liked the idea of concealing it in some way if we could run it horizontally instead of vertically somewhere. I thought that was a good idea. So, I think I would be interested to know exactly where you think best would be to put them and how many we would need.

Mr. Medeiros: Okay.

Village Administrator Baladrón: Thanks Duane, I appreciate it.

Mayor Larsen: Thanks for coming on, Gordon thanks.

Herrick Park Restroom Renovation Project

Village Administrator Baladrón: Mayor, could I move up Charles Sferrazza for the Herrick Park Bathrooms because I know he has to head out at noon.

Mayor Larsen: Yes, that is fine.

Mr. Sferrazza: Good afternoon everybody, how is it going?

Mayor Larsen: Good, how are you Charles?

Mr. Sferrazza: All right. So, I met with Marcos and Vincent to review the scope of work for the Herrick Park bathrooms. I also visited the site and walked the facility with Fred and got a good understanding what the Village is looking for to try and rehabilitate the structure both for updating it regarding fixtures as well as trying to make this as maintenance-free, I guess you could say, as possible. We were also discussing the types of fixtures as well as ADA compliance to try to bring as much of that up to the newer standards as possible. We discussed schedule of presentation for the schematic design and scope of work which is completely doable as far as our firm is concerned as well as getting the documentation ready and prepared for bidders so that that can go on time to facilitate a start for the contractor in enough time to have the project done hopefully by May. That is basically where we left off and we enjoy working with you guys to accomplish the renovation of the facility especially that we work here locally in the Village it would be a great thing for us to do for you guys as well.

Mayor Larsen: Thanks Charles. I have a couple of questions. The current bathrooms as they are now are not only disgusting but they are very poorly done so the concrete walls, the metal fixtures; with your plan are we getting rid of the prison look and make it more like a...

Mr. Sferrazza: That is what we are hoping to do, yes.

Mayor Larsen: I went and looked at Southampton Village's, have you been over there to see theirs?

Mr. Sferrazza: No, I haven't actually, I will definitely take a ride over there and check that out.

Mayor Larsen: At the end of Jobs Lane, right by their park, they have very nice men's room/ladies' room there and they even use the porcelain fixtures and things like that and it is tiled. It really looks well done. We can certainly, I really want to get away from that, I said it already, the prison look.

Mr. Sferrazza: I understand completely, yes.

Mayor Larsen: Even airport bathrooms look better than that. I don't like the concrete look, I don't like the metal so if you get rid of that it will be great.

Mr. Sferrazza: I am sure we can do a lot better than what is there now, that is for sure.

Mayor Larsen: That was thrown together in like five minutes I think. Does anybody have any comments?

Trustee Graham: Are we contemplating a total reconstruction, a whole new building?

Village Administrator Baladrón: Tiger, no, I think the bid was just for, it is not structural, right Charles?

Mr. Sferrazza: That is correct, this is just for basically cosmetically rehabilitating the building, changing the roof shingles that are worn, modifying any of the exterior, I believe you were going to also change the gable windows that are there, that are constantly getting damaged by balls from the field to more of a timber type structure so that this way we would not have to deal with the broken glass continually but still keep the same aesthetic. So that is what we are looking to do, we are looking to actually refinish the bathrooms, put new fixtures in, redo the flooring, the walls, and like I said I really want to make sure that I work together with the Village and make it as up to date ADA-wise as possible.

Village Administrator Baladrón: And also, in the age of COVID we want contactless sinks and all that.

Trustee Brown: I was just going to say the touchless. I am really excited because they are in desperate need of renovations. So the roofline will stay the same, Charles? It is just cosmetic and you will change the windows?

Mr. Sferrazza: That is correct.

Trustee Brown: It will still be the rounded gambrel-style and you will just use a different glass or is it going to be eliminated?

Mr. Sferrazza: I think we are going to try to eliminate it, that was the discussion but if we can find a glass that can be inserted in there so it can be a window, I am sure we can, it is just as a cost associated with that so we can get options for that as we go through the bid process.

Trustee Brown: Great, thank you.

Mayor Larsen: All right, I guess there are no other questions so thanks, Charles.

Mr. Sferrazza: You are welcome.

Mayor Larsen: Marcos?

Storm Water Report by Mike Bouker

Village Administrator Baladrón: All right, now we get to Mike Bouker, sorry Mike, bumped him twice.

Mr. Bouker: No problem guys, can you hear me?

Mayor Larsen: Yes.

Mr. Bouker: Sorry, I am stealing Dave's computer, I am still having some technical issues with mine. How is everyone today, doing good?

Mayor Larsen: All good, Mike.

Mr. Bouker: Just real quick, this is my annual storm water, I have to go through this with the public and with you folks to keep you updated, it is part of the permit process. Real quick, MS4 is our municipal stormwater and that affects Georgica Cove at the intersection of Cove Hollow and Georgica Road. We are in our 13th year in this program, we started out 14th year, we are in a maintenance phase, the program is completed, we have done our...[inaudible]...approved work and now we are just taking care of the infrastructure that we have had installed. To that point, I want to say thank you, the street sweeper that you got us last year was a big help, pretty key to keeping those structures cleaned and maintained. It makes it a lot easier to change the filters that are in the drains along the way. Speaking with Dave real quick, one of the things we are going to look forward to do the rest of the year with the program is the time for review so we will do that and we will get that information to you folks when it is done. It hasn't been updated in quite some time and pretty much, that is it. Not a lot to talk about, sorry. The only thing we have going on the burner right now is that Billy is working with the Town and Kim over at Natural Resources for a big project for the Cove Hollow pipe. I think we are some ways out for that and that would do a lot to address the pathogen issue we have been dealing with for the past few years. That is all I have. Anyone have any questions?

Mayor Larsen: No. Thanks for keeping it short, Mike.

Mr. Bouker: Well I tried to, the exciting world of storm water. Talk to you next year.

Mayor Larsen: All right, next up?

Sea Spray Management

Village Administrator Baladrón: That is it, it is just the resolution, oh no, I am sorry, the Sea Spray Management. I think there was interest mid-summer to see if we want to put an RFP out for the management of the Sea Spray. I think there were a couple of comments being made that whether that is not our business in a sense, the landlord business, I didn't know if the Board wanted to discuss that and see if they wanted to have a RFP put out to have a proper real estate management company take over the Sea Spray.

Mayor Larsen: When Chris brought this idea up a while ago, I just thought it had a lot of good points, I could not find anything negative with it. How does the Board feel?

Trustee Melendez: I agree with it, I think we shouldn't have been in the real estate business being landlords, so I think Chris's idea was great.

Deputy Mayor Minardi: Marcos, when are the leases up? Do you have any information on that because I know the last time I asked you were still looking into it?

Village Administrator Baladrón: Yes, they are kind of staggered, I think a couple of people are re-upping, I think we got notice just yesterday that somebody might be moving out early so it is kind of all over the place, Chris. Maximum of 18 months though.

Deputy Mayor Minardi: Is there is a way, even if we do something or if we don't do something to possibly keep these on a one-year basis just so we have the ability to change gears if we ever wanted to? If, for example, we did decide to entertain some type of real estate management option, I don't think they would want the leases in place because I think they would, again, they would potentially want to fix and update and renovate where if there was a lease in place, that might not be so attractive to them, again, I am not sure but as a quick review, we do spend a lot of time and energy on those cottages and they are really falling down. We have gotten really lucky. I know that there was a tour of these cottage last year that we all went on and honestly, it was worse than I expected to be honest with you. We have an issue here that if we continue to put it off, it is going to be even worse. I am not saying we are putting it off because I know we talked about it, in the summer they are rented out and we had a very successful summer with them with very little problems, but as you know, these small beach cottages get eroded from the weather and wear and tear from being so close to the ocean. I don't want to have, what we are having the problem with the fire trucks, I don't want to

have that problem with the Sea Spray Cottages. I mean a really bad storm or a very light hurricane could really impact them because they are not kept very well, and so I do think that we need some type of plan with these cottages. I don't say we have to address it right now but I would just like us all to remember not to forget about these cottages because it is going to be a problem.

Trustee Graham: Marcos, what are the economics, because we get about a million and a half dollars a year in rent, I don't know what our expenses are for running them. What would be the economics to the Village, obviously we wouldn't be receiving the rentals directly from the tenants, we would be receiving money from the managing agenda. What does that look like?

Village Administrator Baladrón: That's a good question, Tiger, and really, I would rather frame that before we put the RFP together. We get about 1.2 million from them but there is risk associated. If, for example, if the person we think moved out yesterday and we don't book that cottage let us say for next year, that is a \$100,000 bid, again, is at risk and that is not good to budget for so I think it might look like a RFP being put out where the costs that are spread all over the place, in a sense, not all of the costs are put in our budget under the Sea Spray line because it is tough. We put some of them there but not all of them, Tiger, that there are hidden costs. Our handyman, for example, has spent a lot of the summer fixing stuff. That should be really put under there. I think we actually did that this year. We can go through what the costs are but it is going to be 1.2 subtracted by, I don't know, I mean it could be 120.

Trustee Brown: 120?

Village Administrator Baladrón: Yes, in terms of salaries, equipment, I know we replaced about six a/c units there or I know we did work on two and a couple of replacements, but it is just constant work up there.

Deputy Mayor Minardi: I would just like to add, Marcos, that the money that we spend in the past year at Sea Spray whether it be through the handyman, taking resources away from DPW or from Fred or from wherever, the beach, we are taking resources from other places that really cannot be accounted for properly because it is hard to say, all right, send Jamie over there, send Fred over there, and it is a lot of work and it is not really so much being allocated towards the Sea Spray, first of all. And the second of all, we didn't replace anything last year, so again, let us just say, Tiger, to answer your question, let us just say to round the numbers off, we brought in a million one and spent 100,000 so we netted a million, we have to replace roofs and plumbing and major utilities eventually which when we address it now that million turns into a lot lower of a number versus a potential structured idea where a management company could go in there, let us just say, and give us that million one or whatever the number is, it goes out to bid, we increase it, who knows what it is and they have to deal with all of the repairs and we get our million one and walk away. They manage it, they are the super when the tenants have problems, they call them, they don't call us, and not only would we get our million one but we would also not have to put any money into them. And I think the tradeoff would be allowing this management company to have a certain amount of leasing rights, they would want a 20-year lease or who knows what where they could at least recoup their investment by renovating these cottages to the standard of which they feel like they are collect their rents for and us just wiping our hands clean of the potential replacement and constant fixing of these cottages. So that was my overall idea, and, again, it is no more substantial than that. I know there is a lot of questions to be answered but that is really it.

Trustee Graham: I don't really have a problem with this conceptually. I own a rental house that I rent, the company that manages the rentals for me and the cleaning and all that stuff, they take 35 percent off the top. If we were going to be having people do repairs as well as management, I am pretty sure they are going to take a lot more than 35 percent. I am not saying we shouldn't do this, I think in many ways, that is not our business, and other people can manage it better. I think they would undoubtedly want to be raising the prices that they get for rent and to the extent that they can do that and pass along through us, that would be fine, but maybe we should think a little bit more about what the RFP should say. I mean do we want to give them full control and we just get a check or do we want them to manage the operation but we are more financially involved? I mean I do not know what the best way to do this is. One of the advantages to having a company do the repairs, is it would not have to be prevailing wage work.

Deputy Mayor Minardi: Yes, Tiger, I agree with you 100 percent and I also agree that if let us say some company wants to renovate, they are renovating our buildings and in 20 years, whatever the year payout is, we get them back. If there is a company out there, maybe no one wants to do this because they are in that much disrepair, but if someone is out there that is willing to do that, I mean they charge whatever they want to charge. Again, they are signing a contract with us for the Village saying that they are going to give us the million one or whatever that number is every year, guaranteed, maybe there could be a three to five percent

increase per annual for it to go up but they can charge what they want, they can do what they want, they renovate to their liking and we can wipe our hands clean of having this be a burden.

Trustee Graham: We would never be able to wipe our hands clean because we still own the buildings.

Deputy Mayor Minardi: Well yes but you know what I am trying to say.

Trustee Graham: I understand what you are saying. We wipe our hands clean of the management, and I think we all agree that that would be a good thing for us to do, but, again, somebody comes in, we give them a 20 year contract, they renovate the cottages, they find out that this is not economical for them, and they give them back to us in 20 years, they are going to need to be renovated again so I don't think this is necessarily a panacea but I think we should certainly look at this. Maybe we draft a RFP to see what we think and see what it looks like.

Deputy Mayor Minardi: I agree.

Trustee Graham: Do you want to work on that, Marcos?

Village Administrator Baladrón: Yes, I do, I kind of what to see, to answer your question, Tiger, you are right, there has to be a baseline here for the Village and I want it to be long term. The whole point of this would be so that we budget better and that there is less risk to the Village. I would love to have just a base floor of one, one-two let us say with annual increments for five years maybe just to start with.

Trustee Graham: Let us see what it looks like.

Village Administrator Baladrón: Sounds good.

Trustee Graham: And then we can decide what we want to do. I think it is a great idea. I know when Chris first brought this up, I think we all kind of were supportive of it and I think we all kind of still are so let us see what it looks like.

Mayor Larsen: All right. Is that it? Anybody else? All right, great, so we are going to, we have one resolution that we need to pass but before we do that, June, could you do a roll call for me.

Roll Call

Deputy Clerk Lester: Sure. Mayor Larsen?	Mayor Larsen: Here.
Deputy Clerk Lester: Deputy Mayor Chris Minardi?	Deputy Mayor Minardi: I am here.
Deputy Clerk Lester: Trustee Arthur Graham?	Trustee Graham: I am not here, this is just a picture.
Deputy Clerk Lester: Okay. Trustee Rose Brown?	Trustee Brown: Here.
Deputy Clerk Lester: Trustee Sandra Melendez?	Trustee Melendez: Here.
Deputy Clerk Lester: Administrator Marcos Baladrón?	Village Administrator Baladrón: Here.
Deputy Clerk Lester: Village Attorney Vincent Messina?	Village Attorney Messina: Present.
Deputy Clerk Lester: I know Mike Bouker was in for Dave.	Fire Chief Gerry Turza was here earlier.
Fire Marshal Ken Collum?	Fire Marshal Collum: Present.
Deputy Clerk Lester: Building Inspector Tom Preiato?	Building Inspector Preiato: I am here.
Deputy Clerk Lester: Billy Hajek Planner?	Planner Hajek: Present.
Deputy Clerk Lester: Thank you, and me, that is it.	Mayor Larsen: All right

Superintendent of Public Works Collins: David Collins is here from DPW.

Deputy Clerk Lester: Oh Dave, okay, sorry.

Police Chief Tracey: I am here too, June.

Deputy Clerk Lester: Got you, sorry, Chief Tracey.

Mayor Larsen: Could you read the resolution, June.

Resolution

Deputy Clerk Lester: Accept the \$30,000 bid received from Botta Sferrazza Architects to provide architectural services for the Herrick Park Restroom Renovation Project as per the October 26, 2021 bid specifications, and approve the payment of the \$7,000 retainer as per submitted proposal and authorization for the Mayor to enter into an agreement for same subject to the approval of the Village Attorney.

Trustee Graham: So moved.

Trustee Melendez: Second.

Mayor Larsen: All in favor?

Deputy Mayor Minardi: Aye. Trustee Melendez: Aye. Trustee Graham: Aye. Trustee Brown: Aye.

Mayor Larsen: Passed and carried

Mayor Larsen: think that is all we have for today, we are going to go into Executive Session, we have to talk about some real estate, CPF real estate, and if there is anything to report to the public after that, I will let you know and come back on, but otherwise, can I get a motion to close.

Trustee Melendez: So moved.

Deputy Mayor Minardi: Second.

Mayor Larsen: All in favor?


Deputy Mayor Minardi: Aye. Trustee Melendez: Aye. Trustee Graham: Aye. Trustee Brown: Aye.

Mayor Larsen: All right, our meeting is closed and we will see you in Executive Session.

The meeting was adjourned at 12:03 p.m.

(APPROVED BY BOARD OF TRUSTEES JANUARY 21, 2022)


PAMELA J. BENNETT, VILLAGE CLERK


GERARD LARSEN, MAYOR


CHRISTOPHER MINARDI, DEPUTY MAYOR


ARTHUR S. GRAHAM, TRUSTEE


ROSEMARY G. BROWN, TRUSTEE


SANDRA MELENDEZ, TRUSTEE