

## **Minutes of the Meeting of the Budget Committee – Village of Mamaroneck**

September 16, 2014

In Attendance: Dan Margoshes, Chair; Douglas Dunaway, Dan Karson, Stephanie Lividini.  
Dan Sarnoff – Assistant Village Manager

The meeting was called to order at 7:40 PM. The chair noted the presence of a quorum of members.

### Minutes of the meeting of June 17, 2014

The minutes of the meeting of June 17, 2014 were approved

#### 1. Home Rule - OPEB

The committee discussed the OPEB (Other Post-Employment Benefits) issue first discussed at the June 17, 2014 meeting. (See minutes of that date.) At the June 17 meeting, the committee approved a motion recommending that the trustees ask the state legislature to enable villages to address this issue. The trustees voted 3-2 against making such a request.

Mr. Sarnoff stated that the negative vote cast by Trustee Bermudez was based on Mr. Bermudez's view that the village would have access to the money set aside for the benefits. Mr. Margoshes said that the intent of the committee's vote was to have money set aside for the intended purpose.

Mr. Dunaway said that this was similar to an issue involving parking revenues in 1985. There was money left over from fees which went into the general fund. It was to fund capital costs. Mr. Sarnoff said that in 1985 the money was intended as an "enterprise fund" paid for by user fees that were dedicated to the purpose of a parking program.

Mr. Margoshes said that OPEB obligation was similar to what was designed for the parking program but would not be applicable to pensions. The home rule type of funding would help all municipalities.

Mr. Karson said that the committee should continue to press for adoption of the resolution. Ms. Lividini said that mechanism was that there was a lockup of 20 years for the money and village did not have the capacity for that. She said that, also, the state controller invests the money.

Mr. Karson made a motion to put the question again before the board of trustees and ask for the trustees to hear the committee on the subject. The motion was passed by unanimous vote.

#### 2. Parking.

Mr. Sarnoff said that the village had received 4 responses to the RFP on parking. The lowest came from Cale at \$8500 per meter. He said this a very good bid. Mr. Sarnoff said that he had conducted due diligence on the company. ITS submitted a higher bid. Parkeon did not bid. Tectronic and Digital Payment were the other companies which were sent the RFP.

Mr. Margoshes asked Mr. Sarnoff whether any action had been taken regarding the committee's requests to address reforming the parking code. Mr. Sarnoff replied that the subject was not high on the village's list of priorities. Mr. Margoshes said that this was quality of life issue that affects the merchants and the village. Mr. Sarnoff said that he was working with consultants in discussing additional properties to acquire for parking.

Mr. Sarnoff said that the consultant, Walker, considered the Hunter lot to be the best site. It is the biggest. It would have to be demolished. It would be a standalone facility. Mr. Sarnoff said that the village is finalizing an RFP for way-finding signage. Mr. Margoshes asked when all these actions would take place, and solicited the committee's views.

Ms. Lividini said that she believed that the process was moving and making progress.

Mr. Karson suggested that the village set target dates for achieving each of the tasks.

Mr. Sarnoff said that there will be enabling technology that gives live information to Parking Enforcement Officers while on duty.

Mr. Margoshes said that we must acknowledge that there have to be changes in the code regarding fees and hours of enforcement in order to effectuate the changes required.

### 3. Flood Construction Work

Mr. Sarnoff reported that the village is considering creating a fund managed by the village to provide low interest loans for flood mitigation construction. He said there is a resolution being considered that would call for contribution of 10% of the appraised value of additional space sought in a building's construction.

A builder would get more allowable density if a contribution was made to the fund. The legislation still is being drafted by the village's lawyers. There will be a public hearing at the next board meeting because it would constitute a change in the zoning code.

Mr. Margoshes said the subject would be on the committee's agenda for October.

A question was asked as to the mechanism for managing the fund. Mr. Margoshes asked whether there were funds for this already.

Mr. Sarnoff said that there is state and federal funding for this, for elevating a home. It costs \$350,000 - \$400,000 to elevate a home. It is a statewide program. The pre-disaster market value varies widely across the state. The cost benefit ratios are better where home values are very low.

Mr. Dunaway said that the plan takes parking out of the FAR (Floor Area Ratio). He said that he was opposed to reducing side yards and frontage, etc. to increase density.

Mr. Sarnoff said that the village was still looking into the particulars of implementation.

### 4. Village Building Inspector

Mr. Sarnoff said that the new village building inspector is Dan Gray, who was hired from White plains. Mr. Sarnoff said that Mr. Gray wishes to enhance the technology in use in the village. Muncity is the software intended. It will introduce tablets for real time updating.

Mr. Karson inquired about the village's awareness of whether there was overcrowding in residential housing. Mr. Sarnoff said that there is reluctance to address the issue because of the consequences of actions taken on other issues that impacted the less advantaged in the community. He mentioned that there are indicators used to detect overcrowded conditions, such as an excess of children registered at school from one address; an excess number of electrical outlets in houses, or an excess number of mattresses.

Mr. Dunaway said that every building inspector has had to address this issue.

Mr. Sarnoff said that it is a life safety issue.

### 5. Village Department Meetings.

Mr. Margoshes said that it was time for the committee to start meetings with village departments.

The meeting was adjourned at 8:50 PM.

Dan Karson - Secretary