

MINUTES – REGULAR MEETING

May 8, 2019

The Regular Meeting of the Borough of Sea Girt Council was called to order by Mayor F. Ken Farrell at 7:00 PM on Wednesday, May 8, 2019 at the Sea Girt Elementary School, Bell Place, Sea Girt. Mayor Farrell asked for a moment of silence; he then led those in attendance in the Pledge of Allegiance.

The Municipal Clerk read the Compliance Statement: This meeting is called pursuant to the provisions of the Open Public Meetings Act, C.231, P.L.1975: adequate notice of this meeting has been given by posting a notice on the Borough's official bulletin board and by transmitting a copy of the Notice to the Borough's two official newspapers, *The Asbury Park Press* and *The Coast Star* as required by law.

1. ROLL CALL:

	Present	Absent
Mayor Farrell	X	
Councilman Meixsell	X	
Councilwoman Morris	X	
Council President Fetzer	X	
Councilman Mulroy	X	
Councilwoman Anthony	X	

2. PRESENTATION –

Mayor Farrell introduced Library Committee Chairperson Anne Morris. Councilwoman Morris thanked the Mayor and the council for allowing her to present on the future of the Library expansion and new Municipal Building. Councilwoman Morris then read the following biographical information about the Architect and his firm, The Goldstein Partnership:

THE GOLDSTEIN PARTNERSHIP

The Goldstein Partnership is one of the oldest and most highly respected architectural & planning firms in the New York metropolitan area. Founded in 1953 by James Goldstein, the firm is in its second generation under the leadership of Eli Goldstein AIA, PP, LEED (leadership in energy & environmental design). Mr. Goldstein is a graduate of Massachusetts Institute of Technology, where he received his B.S. in Art & Design as well as his Master of Architecture.

The Goldstein Partnership's project list includes hundreds of repeat projects from scores of clients who seek innovative, cost-effective and well-considered design solutions to problems that are often unusual, complex and/or without precedent.

Libraries constitute a large percentage of the firm's work and they are well-known as specialists in this field. Projects have included new buildings, additions and renovations to many different libraries – university libraries, public libraries, as well as medical and technical libraries to name a few. Additionally, Mr. Goldstein and his firm have completed 29 police facility projects, many of which include renovations to existing buildings.

From our initial consultation with Mr. Goldstein, which included meetings with the Mayor, Councilwoman Morris, Ms. Carafa along with site visits and subsequent meetings with our librarian, Lisa Luke, and assistant, JoAnn Johnson at Sea Girt library, and with our Chief of Police at the Borough Hall, Mr. Goldstein quickly understood what we were trying to accomplish – create an expanded library and new municipal office space within the scope that would enhance the current character of the existing library as well as compliment the character of the town.

At the conclusion of the statement, Councilwoman Morris introduced Eli Goldstein of The Goldstein Partnership and his assistant Margaret DeSanctis for their presentation.

Mr. Goldstein thanked the Council for the opportunity to present his presentation to the public. Margaret DeSanctis presented a PowerPoint of the conceptual plan developed after numerous meetings with Borough officials as identified above. The renderings show an addition to the existing library to the north of the structure, with the proposed addition for municipal offices attached on an east-west axis i.e., an L-shaped building. The renderings also show site improvements in their preliminary stage as prepared by the Borough Engineer, Peter Avakian. The rendering is attached to these Minutes.

At the conclusion of the presentation, the public was permitted to ask questions and provide comments:

Questions and answers:

Will parking spots replace the green space area? How much remaining grass will remain? Green space will be preserved to the north behind the Municipal addition where the green space currently exists. Additional parking will be located in front of and to the south of the existing library to improve accessibility to the business district.

Will you utilize green energy/sustainable features to the new building and what are they? Mr. Goldstein responded that preliminary design will include high performance windows, HVAC, locally sourced materials, and recycled materials when necessary.

Are any sustainable components included in the proposed financial budget of the project? Mr. Goldstein responded that sustainable building materials are much more common place and in general, the cost premium has disappeared, as more people become interested in sustainable products.

Will this endeavor be put to vote? Mayor Farrell responded that the referendum question to leave the Monmouth County Library System last Fall was on the ballot and he further stated that this project will not raise your taxes.

Will sidewalks in front of the Library be included as part of the site improvements? Councilwoman Morris noted that the site improvements are preliminary tonight and will be updated to add sidewalks in the area. Mayor Farrell noted the Borough received a DOT streetscape grant that will help to offset the cost of any site improvements.

Will there be improvements to the existing Municipal Building? Councilwoman Morris noted that there is \$200,000.00 included in the total budget for the project that will fund renovations to bring the (current) municipal building up to code; as the Police Department needs upgrading to comply with regulations, upgrades to include the Police Chief's office, female officer facilities, a muster room for all officers, a secure evidence room, a victim interview room, a juvenile interview room and a secure area for transporting those arrested into headquarters along with a training room for all officers. The Fire Chief will also receive an office.

Councilwoman Morris further commented on future library operations and budget, noting that the existing Library will be renovated to be ADA compliant while maintaining the character and quaintness of the existing space. The expansion will allow for more children and adult programs in a multipurpose space that will have moveable dividers that will allow for great flexibility in scheduling events.

A very realistic budget was prepared in two segments for when we exit the Monmouth County Library; one is based on the current 20 hours of operations per week and one for the future, increasing future operating hours to 30 hours per week. These budgets include our current Library Director and Assistant, all services including enhanced public computer access, e-book downloads, DVD's, office supplies, utilities and any other expenses that may arise. The estimated annual budget is approximately \$300,000.

Mayor Farrell further explained the budget in detail. He noted grants were received to offset costs, as well as the proceeds from the sale of two borough lots which will be available for auction. Mayor Farrell met with the Kurr Foundation (Sara Zook's foundation) requesting an additional donation towards the renovation. Mayor Farrell is hopeful to stay within budget and the end goal is to reduce taxes.

Mrs. Schobel noted she was under the impression the building was going to be designed as a "U" shape as opposed to the newly proposed "L" shape; she said it was prettier than imagined. Mayor Farrell explained that after meeting with Mr. Goldstein it was determined to be cost effective to change the shape and it is aesthetically more pleasing. Mr. Goldstein added that changing to an "L" shape design allows the building to face the town versus the "U" shape which would isolate the building from the business district and that the new design is more cost effective. The plan is to stage the construction so that the can remain Library open during construction.

Mayor Farrell noted that a Resolution will be introduced at the May 22nd council meeting providing the authorization to proceed with the Project Known as Improvements to the Sea Girt Library-new Municipal Administrative Offices and to award the contract for the preparation of plans, specifications and other related services to The Goldstein Partnership, Maplewood, NJ at the cost of \$249,000 less the cost of preliminary design studies (\$8,850.00).

3. PUBLIC PARTICIPATION – There were no further comments from the public at this time.

There being no further comments, and by consensus, the public hearing was closed. Mayor Farrell advised that Council has matters to discuss in Executive Session, and requested a motion to adjourn for purposes of the discussion; he further noted that action may be taken by Council upon return to public session and that the public is invited to remain outside and may return to the meeting room when the Council returns to public session. **UPON MOTION** of Council President Fetzer, seconded by Councilman Mulroy, carried, that the following **Resolution No. 81-2019** be and the same is hereby adopted:

WHEREAS, Section 8 of the Open Public Meeting Act, N.J.S.A. 10:4-12 permits the exclusion of the public from a meeting in certain circumstances; and,

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sea Girt, County of Monmouth, State of New Jersey, as follows:

1. Ira Walker v. the Borough of Sea Girt, F. Ken Farrell, Individually and in his official capacity as Mayor; James Quigley, Individually and in his official capacity as Zoning and Code Enforcement Official;

2. Kenneth Hagel v. Kevin Davenport, Individually and in his official capacity as Chief of the Borough of Sea Girt Police Department; the Borough of Sea Girt Police Department and the Borough of Sea Girt;
3. Pending litigation, Manley et al. vs. Sea Girt Borough

Recorded Vote:

	AYES	NAYS	ABSENT	ABSTAIN
Councilman Meixsell	X			
Councilwoman Morris	X			
Council President Fetzer	X			
Councilman Mulroy	X			
Councilwoman Anthony	X			

The Council returned to public session at 9:15 PM; the Clerk advised that all members of Council were present and that the Council had agreed to take the following action:

Resolution No. 82-2019: UPON MOTION of Councilman Meixsell, seconded by Councilwoman Morris, that the Borough Attorney be authorized to proceed with the defense of the Borough and its employees in the matter of Brian and Tess Manley, Denis Lauzon and Candace Kadimik v. the Borough of Sea Girt, Sandy Ratz, Construction Official and Christopher Willms, Zoning Official in their official capacities.

There being no further business, and **UPON MOTION** of Council President Fetzer, seconded by Councilwoman Morris, carried, that the meeting be finally adjourned at 9:15 PM.

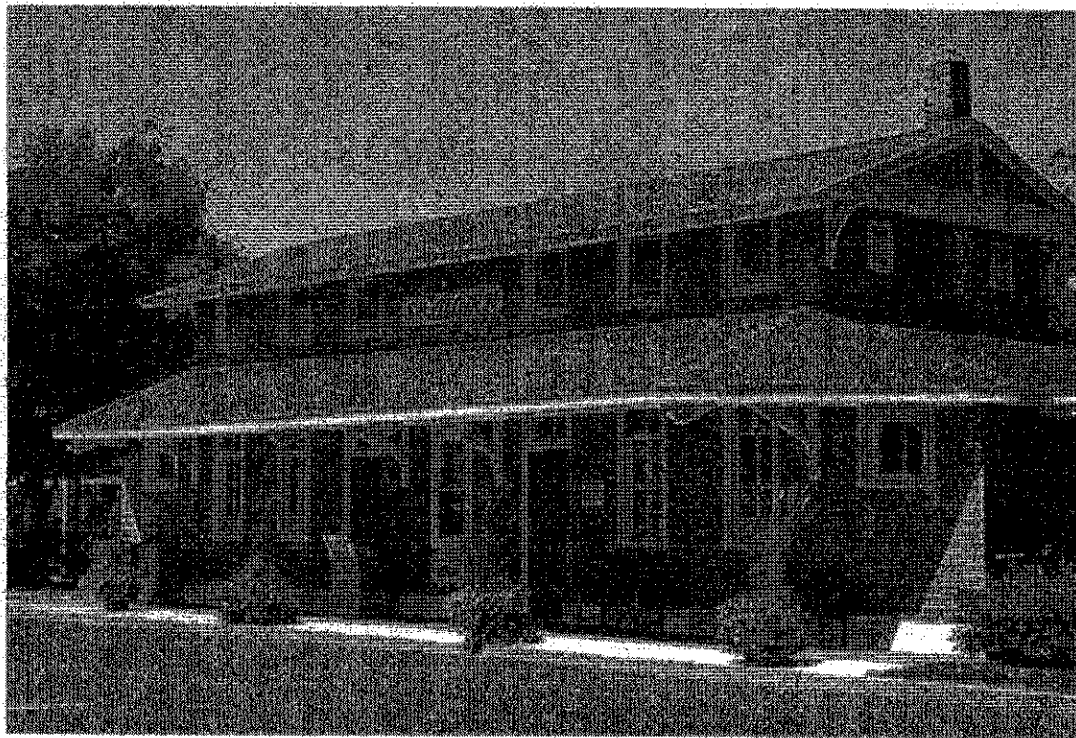
Lorraine P. Carafa

LORRAINE P. CARAFA, RMC
Municipal Clerk



SEA GIRT LIBRARY

The heart of our
community since 1992



A place for all ages

Sea Girt Library is a bustling, charming library located in the former train station. It is our pleasure to serve the needs of patrons of all ages. Our holdings include the latest **fiction and nonfiction books** which the avid adult readers in our community crave, as well as the newest releases in **DVDs and audio books**. Books and audio books are also available electronically for patrons who prefer **downloadable versions**.

Children of all ages also enjoy the selection available on our shelves. Pre-schoolers love our selection of **board books** and **picture books**, and they also enjoy reading those books to the **library stuffed animals** who are always available as reading buddies.

Grade school students can easily find the types of books they like thanks to our new organization, where **chapter book series**, **graphic novels**, and the popular **Who Is/Was, What Is/Was** and **I Survived** series of books are all shelved in dedicated locations. Students also appreciate our **nonfiction** section, where they can find books from penguins to presidents when they are working on school projects.

More than the items we lend

21st century libraries are much more than the items on their shelves. Programs and events play a key role in serving today's communities. Sea Girt Library has increased the number of programs for adults and children, and thus continued to redefine the library as a center of our town.

Programs for adults include the monthly Book Club, quarterly Cookbook Club (held on an evening when the library is closed so can be the sole focus of the evening), Book Recommendation programs with the librarians, trips to NYC to see Broadway shows, and custom planned trips such as tours of the Philadelphia Museum of Art. Author presentations and programs on organization, health & wellness and music have also been popular and sometimes stretch the room we have available.

Programs for children include weekly Story Times with crafts, monthly music and dance programs, and monthly visits with trained therapy dogs. Special events include magic shows, Books & Bites (story time followed by creation of a food mentioned in the book), and People in Our Neighborhood series for pre-school age children where members of the rescue, police and fire companies visit with their vehicles and talk about their services. In July and August there is an additional weekly Story Time held on the boardwalk at the beach.

School students and summer campers make field trips to the library each year, and we are told this is a much-loved destination. It fills our hearts with joy when before and after special programs (and occasionally during) the children pull a book from our shelves and sit down to read.



Library Staff and Volunteers

Sea Girt Library operates under the direction of two paid employees (a director and an assistant director) plus 25 dedicated volunteers. The library started in 1992 with Librarian Anne Ryan and about 10 volunteers, some of whom still work with us. We have been fortunate to experience great stability in staffing, with only 3 librarians and 1 interim librarian since the library opened in 1992:

Anne Ryan

Rita McGrath (interim)

Lynn Kroll

Lisa Luke (current librarian); JoAnn Johnson (current assistant)

Everyone involved with the library cares deeply for it, which is evident in the warm, welcoming atmosphere.

Programs for children include weekly Story Times with crafts, monthly music and dance programs, and monthly visits with trained therapy dogs. Special events include magic shows (photo below), Books & Bites (story time followed by creation of a food mentioned in the book), and People in Our Neighborhood series for pre-school age children where members of the rescue, police and fire companies visit with their vehicles and talk about their services. In July and August there is an additional weekly Story Time held on the boardwalk at the beach. Many special programs are Standing Room Only.

School students and summer campers make field trips to the library each year, and we are told this is a much-loved destination. It fills our hearts with joy when before and after special programs (and occasionally during) the children pull a book from our shelves and sit down to read.

The library has active Facebook and Instagram pages which we use to promote our programs. We are pleased to have over 300 followers on Facebook more than 315 followers on Instagram. Additionally, we send bi-monthly electronic newsletters to 600+ subscribers.





Visit from the Fire Chief

Monthly Music program



Visit with our Therapy Dog friends

Sea Girt Library hosts Stuffed Animal Sleepover

BY ERIN BRAUTIGAN
THE COAST STAR

SEA GIRL — The Sea Girt Library played host to another Stuffed Animal Sleepover, the popular event where children get to leave their stuffed animals in the library for a night of fun.

"The sleepover was great," librarian Lisa Luke said. "We had 17 stuffed animals spending the night with us and they had a great time — as did we."

According to Ms. Luke, this event started in the Sea Girt Library during the summer of 2016.

"We had found an article about another library that has been having these for several years, and they noted it doubled as a childhood literacy program because once the kids picked up their animals they took them home and started reading to them," she said.

Although the program began just in the summer — with this summer's being in its fourth year — the children asked for a sleepover during the school year as well. Due to popular demand, the library now hosts two sleepovers a year for patrons' cuddly friends.

"This time," Ms. Luke said, "the activities included reading, playing an Easter game, having an Easter Egg Hunt, snack time with a bowl of popcorn, playing with fire



Librarian Lisa Luke tucked in all of the stuffed animal visitors who were lucky enough to learn what happens in a library at night.

trucks as the Sea Girt Fire Company will be visiting the library in a few weeks, a bedtime story after everyone was tucked in and a pancake breakfast.

According to Ms. Luke, when the children came to pick up their stuffed animals, they got to wake their friends up, each child was also presented an envelope.

Inside the envelope was a letter from their animal telling about their activities plus pictures of each activity. "We had a lot of fun setting up the photos, making sure they showed the animals having fun," she said.

However, this event is not only fun for the stuffed animals but for the library staff as well, who enjoy setting up the games and photo ops for all the animals, Ms. Luke said.

"So while this is a fun activity for the kids and the library staff, it is also promoting children's literacy. We try to vary the activities the animals do for each sleepover, although they always find time to read, and especially enjoy reading about themselves," she said.

When a child checks in their stuffed animal, a name tag is attached and a photo is taken with the stuffed animal and its owner. After that, the

librarians search the library shelves for a book that coincides with the furry friends.

"My favorite match-up from this recent sleepover was a brown moose reading a book called 'Chocolate Mousse,' and a pair of foxes reading 'Outfoxing the Fox,'" she said.

The next big event for the Sea Girt Library will be a visit from Sea Girt Fire Chief Carl Scipione for the next installment of the People in our Neighborhood event on Thursday, April 18, at 10:30 a.m.

4-11-19



CELEBRATING DR. SEUSS AT THE LIBRARY

Every month, therapy dogs visit the Sea Girl Library to visit with the patrons. In honor of Dr. Seuss' birthday, the furry friends donned Cat in the Hat hats on Thursday, Feb. 28. Children's Librarian Kaitlin Montague (left) and Brielle resident Molly Hillman (right) spent some time with the dogs that afternoon.

COURTESY, LISAL LANE

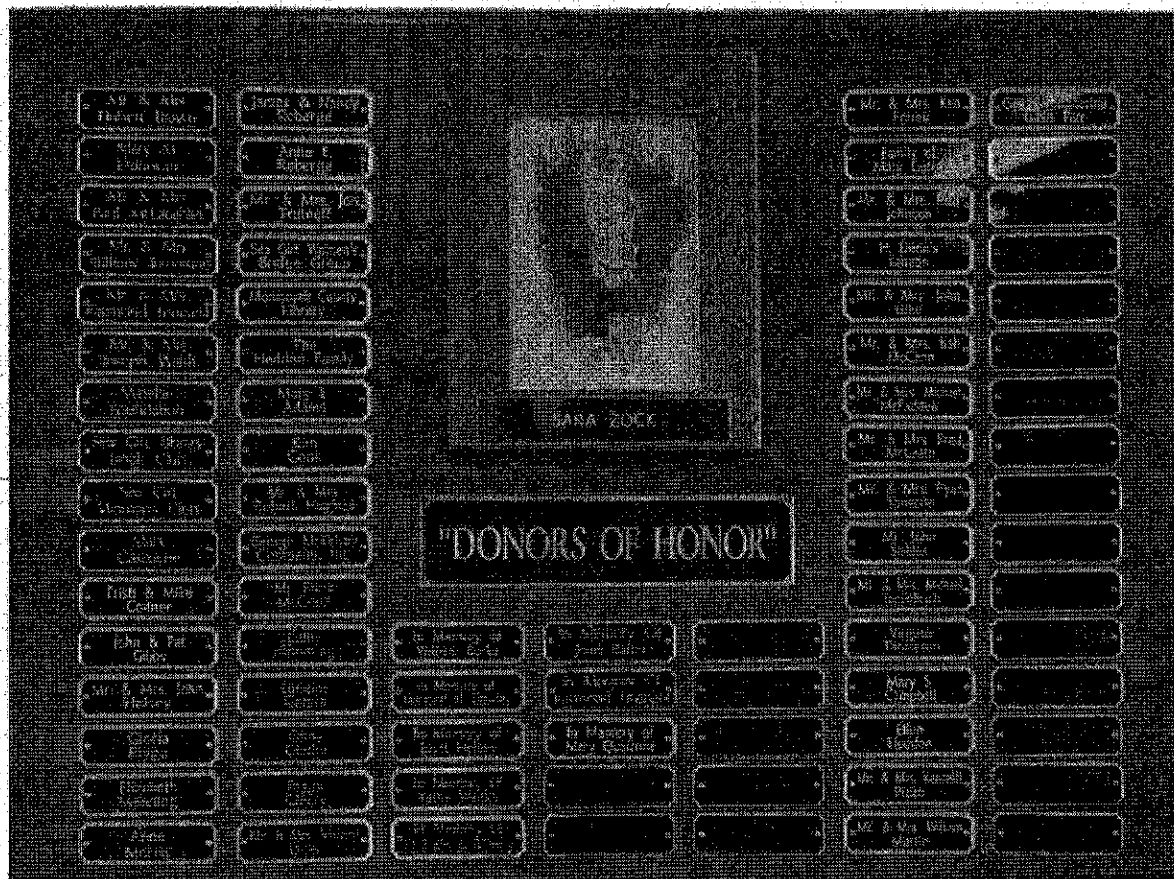
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Philanthropic Support

Sea Girt Library is also supported by our town philanthropically. Friends of the Sea Girt Library was established in 2015 as a 501.c.3 organization so that donations may be tax deductible. Their domain name is seagirtlibrary.org.

The Friends have raised approximately \$65,000 with the intent of financing some of the needs when the library is expanded. The Friends also support the costs of several special programs on an ongoing basis. The annual Wine and Cheese celebration, our main fundraising event, has been consistently well-attended. In addition, annual gifts to the library continue to grow, and are recognized on our Leadership donor board (see following page).



This donor board features a photograph of our first and greatest benefactor, Sara Zock, whose dedication to a vibrant town library has never been forgotten.

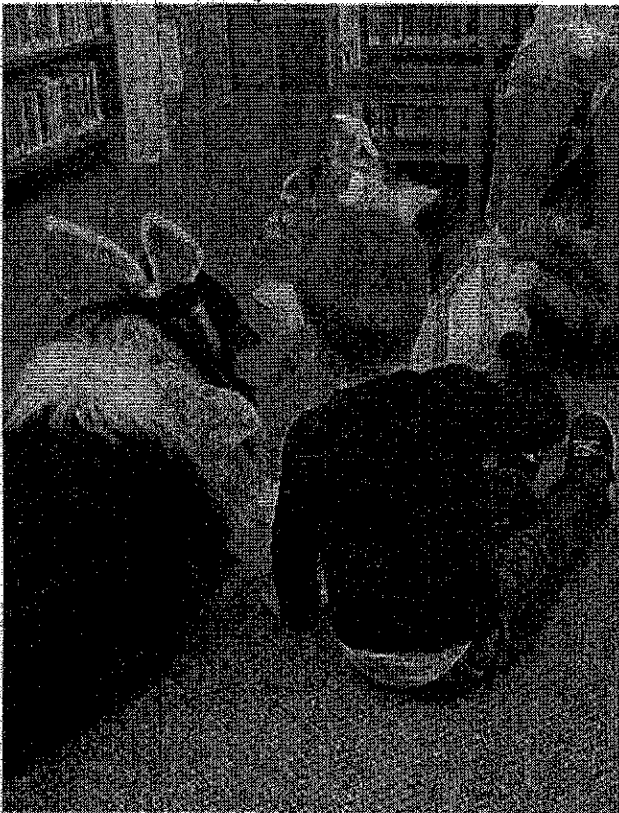
Future of the Library

Libraries are a good example of "third spaces," a relatively new term coined by Sociologist Ray Oldenburg, referring to places where people spend time other than home and work ("first" and "second" places). These are no-cost places where people socialize and share interests. Our patrons tell us that socializing is a key factor to why they visit the library.

We have put an emphasis on providing a variety of programs for adults and children in the past few years, and several have stretched the limits of our gathering room. STEM (Science, Technology, Engineering and Math) projects for school students have proven extremely popular. Our Cookbook Club for adults has reached capacity for certain meetings. We also have a large weekly following for Story Time and crafts. It is our goal to expand the library to increase the gathering room space.

Another growing use at libraries is technology. We have one public desktop computer, and two laptop computers are in the process of being donated to us. In addition to having the computers available for public use, two high school students offer tech support a few days each week. Our elderly patrons particularly appreciate this service.

The library staff has worked tirelessly to create a welcoming environment for patrons to congregate. The shelves not filled with books feature an assortment of historical photographs of the town of Sea Girt and the train station. All residents and guests are invited to visit our much-loved library.



ABOUT THE ARCHITECT

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FINANCIAL INFO ABOUT PROJECT

Renovation of existing Municipal Building	\$200,000	
Renovation of the existing Library Building	\$150,000	
New Construction (total)	\$2,100,000	
Total for Building Construction Work (above)		\$2,450,000
Fees for Building Construction		\$300,000
Site Development (Fees & Construction)		\$450,000
Furniture, Furnishings, and Equipment		\$200,000
Inflation allowance		\$100,000
Overall Project Budget		\$3,500,000

HOW WILL PROJECT BE FINANCED:

DOT GRANT	\$ 325,000
SALE OF TWO LOTS	1,850,000
REMAINING FUNDS IN ZOCK donation	<u>242,000</u>
TOTAL ESTIMATED PROCEEDS FROM ALL SOURCES	\$2,417,000
BALANCE TO BE FUNDED WITH BOND ANTICIPATION NOTES OR ADDITIONAL DONATIONS	<u>\$1,083,000</u>

Library estimated operating budget of \$300,000/year + loan payments over 20 years, principal and interest will equal 397,320/yr. ~

less than the total of the 2019 library appropriation of \$58,980 + the 2018 Library Tax Levy of \$418,000 = \$475,980

Library tax would fund yearly library budget and loan payment with remaining surplus dollars from tax going to Borough's general fund.