

CITY COUNCIL WORK SESSION
JULY 18, 2017
4:30PM

ATTENDANCE:

Councilman Edwards
Councilman Spence
Councilman Surrency
Councilman Zapolski
Council President Lugardo-Hemple
Mayor Kelly
Administrator Dr. Stephanie Bush-Baskette
Municipal Solicitor Rebecca Bertram

CALLED TO ORDER: President Lugardo-Hemple called the meeting to order.

STATEMENT OF MEETING NOTICE: The Deputy Clerk read the statement of meeting notice, "Adequate notice of this meeting pursuant to N.J.S.A.10:4-6 giving the time, date, location and agenda to the extent known has been given in the following manner:

1. By posting notice of said meeting on the bulletin board at City Hall Annex, 181 East Commerce Street, Bridgeton, New Jersey on July 12, 2017 at 4:30 p.m.
2. By mailing such notice to the Daily Journal, South Jersey Times and the Press of Atlantic City on July 12, 2017 at 4:30 p.m.

AGENDA REVIEW:

C. Invocation/Flag: Councilman Zapolski

G-1 Ordinance – Authorizing the Vacation of Church Lane. Councilman Zapolski questioned why the ordinance was being introduced again. Solicitor Bertram explained the property owners were not noticed. Councilman Zapolski then spoke of resolutions J-6 and J-7 with relation to the CCIA downtown project. He referred to the city master plan and the need to have a redevelopment plan adopted by ordinance. Solicitor Bertram noted a resolution was adopted at the previous council meeting hiring Barbara Fegley to prepare a redevelopment plan. After much discussion it was moved by Councilman Spence to table indefinitely ordinance G-1 and resolutions J-6 and J-7. Councilman Zapolski second the motion. A voice vote was as follows: Zapolski-table indefinitely, Councilman Spence-table indefinitely, Councilman Surrency-move forward, Councilman Edwards-move forward, President Lugardo-Hemple-table indefinitely.

G-2 Ordinance – Amending Bond Ordinance 13-9. Councilman Zapolski questioned the necessity of another bond ordinance and the expense of doing so. The Administrator explained bond counsel advised the CFO of the need to amend the original bond ordinance due to the differences in the two trucks. Councilman Spence asked why the city bought a truck three years ago and now it's not needed. Fire Chief Bowen explained the rescue truck was purchased due to the opening of the NJ Ethanol plant, and is no longer needed. Councilman Spence mentioned he spoke to the Mayor recently regarding council and administration meeting soon to discuss bonds to satisfy some of the other issues the city has.

H-1 Ordinance – Establishing an Identification Program. Councilman Zapolski moved to table the ordinance indefinitely for a special committee to be appointed to work with administration in resolving some issues with the ordinance. Councilman Spence second the motion. President Lugardo-Hemple spoke of meeting previously with the Mayor, Administrator, and others regarding the ordinance process. It was agreed the committee would meet within the next week. Councilman Surrency suggested the council president be a part of the committee. A voice vote was taken to table the ordinance indefinitely. Councilman Zapolski-Yes, Councilman Spence-Yes, Councilman Surrency-No, Councilman Edwards-No, President Lugardo-Hemple-Yes.

J-5 Resolution – Approving the FY2017 CDBG Grant Plan. Councilman Zapolski spoke of extra money available from last year that can be reallocated for other projects.

J-8 Resolution – Award contract for demolition of 16-18 Parker Street. The Administrator explained the need to “sure up” the property in order to keep tenants in the other half of the property.

Add on J-9 Appointing the Bridgeton City Clerk. President Lugardo-Hemple read a resolution appointing Kathleen Keen as City Clerk effective July 1, 2017. Councilman Surrency questioned his previous recommendation to post the position externally. President Lugardo-Hemple referred to the job being posted internally only, although interviews were held with applicants from outside also. Councilman Surrency motioned to advertise the position, Councilman Edwards second the motion. The roll call vote was as follows: Edwards-Y, Spence-N, Surrency-Y, Zapolski-N, Lugardo-Hemple-N. Motion failed. Councilman Edwards asked for the resolution to be voted on separately in the meeting.

K. Schedule of Bills - Councilman Zapolski questioned a cell phone charge on the bill list. The Administrator will get confirmation for him. Councilman Spence questioned an electric supply to food vendors at the park and zoo; where it came from and who pays the electric bill. He then spoke of the need for electrical upgrades in the zoo. Mayor Kelly spoke of meeting with Councilman Spence recently regarding bonds, and scheduling another meeting to discuss the city’s needs.

APPLICATIONS:

L-1 Glory Tabernacle Street Gospel. Councilman Zapolski questioned the lack of information on the application, asking for more clarification as to when, where, and the hours. He asked that all applications be held to the same standard. Councilmen Surrency and Edwards recommended getting clarification of the dates.

COMMITTEE LIAISON REPORTS:

Councilman Edwards – None at this time

Councilman Spence – None at this time

Councilman Surrency – None at this time

Councilman Zapolski – None at this time

Council President Lugardo-Hemple – spoke of the recent fire at the housing authority; the fire department and code office helped greatly. She stated the zoo and splash park are full almost every day and on the weekends.

BUSINESS ADMINISTRATOR / MAYORAL REPORTS:

The Administrator distributed information regarding the use of UEZ funds for billboards not in the designated zone. She explained the information was received from DCA and clarifies the city has the ability to determine this. She then spoke of recycling progress in the city; she explained a spread sheet showing comparison totals of various years in the city and a document containing the amount the city has received in tonnage grants over the last three years. The Administrator thanked the public works, police, and fire departments for their help during the recent heavy rain storm. Lastly she spoke of the futsal/tennis courts proposals informing all a committee will meet on July 26th to go over the proposals.

Mayor Kelly shared a report from the college on STEAMWORKS; he spoke of the various activities going on in and out of the city. He spoke of NJ Ethanol receiving a loan for \$144,000 from the Cumberland County Empowerment Zone for repairs to the railroad spur. Councilman Zapolski asked for a timetable of the revised plan for NJ Ethanol. Mayor Kelly discussed storefront windows in the downtown area that now meet all specifications of the city code.

BUSINESS/CONCERNS:

G-1 CDBG Loan Forgiveness; a discussion ensued regarding the length of a CDBG loan and the sale of the property. It was suggested the loan be prorated as a contingency on the sale of the property.

G-2 Property offer Block 188 Lot 12 & 14. A question arose concerning current property tax status when presenting offers to buy properties, and the actual offer for the two properties.

G-3 Property offer Block 189 Lots 3.04 and 3.05. Councilman Zapolski noted the offer is 100% of the assessed value of the property, he also spoke of the possibility of solar panels being placed on the property and what the buyers intention are for the property. President Lugardo-Hemple questioned the amount of acreage, the lots being contiguous, other facilities in the industrial park, is this a redevelopment area, are there other businesses interested in the property, and will this create a ratable for the city? It was decided council would like more information from the potential buyer as to their intentions for the property.

Councilman Spence then asked if the city still has kayaks and canoes? The Administrator said yes, however there are safety and liability concerns due to their age. Councilman Zapolski asked if the city is charging for canoe and kayak rentals with the ordinance not yet being legal. Councilman Spence suggested offering the rentals at no charge to keep them available to the public.

EXECUTIVE SESSION:

RESOLUTION NO. 138-17 A Resolution Authorizing an Executive Session.

The City Council has determined that it is necessary to go into an executive session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b.

1. Contracts – real estate in the city

Upon a motion by Councilman Surrency and second by Councilman Spence Resolution 138-17 was adopted by a unanimous roll call vote. The original resolution may be found in the Resolution Book.

ADJOURNMENT:

There being no further items of discussion, it was moved by Councilman Zapolski and second by Councilman Spence the Work Session be adjourned which motion was carried.

President Lugardo-Hemple adjourned the Work Session.

Respectfully submitted,

Approved:

Kathleen L. Keen, RMC
Municipal Clerk

Gladys Lugardo-Hemple
Council President

Date: _____