

CITY COUNCIL WORK SESSION

August 7, 2012

ATTENDANCE:

Councilman Spence
Councilman Surrency
Councilman Thompson
Councilman Zapolski
Mayor Kelly
Business Administrator Goodreau
Municipal Solicitor Baker

CALLED TO ORDER: Acting Pres. Spence

STATEMENT OF MEETING NOTICE: Clerk read 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 August 3, 2012 at 4:30 p.m.
2. By mailing such notice to the News of Cumberland County and the Press on August 3, 2012 at 4:30 pm.

PRESENTATIONS/ANNOUNCEMENTS: None

AGENDA REVIEW:

G-2 Solicitor Baker explained the vacating portion of the alley on north side of 520 North Pearl Street concerning the title work which would be involved.

J-1 and 2 Councilman Zapolski made recommendation an indoctrination course that gives them some basic understanding of what their roles and responsibilities are so they can get a better feel of what goes on in those Boards.

J-3 Kevin Rabago explained pre-qualification regulations for the project of restoration of Cumberland National Bank. Municipal Clerk does have Exhibit A that is mentioned in the Resolution so it is available.

J-4 Administrator explained the maintenance service bid for Fire Department Apparatus so we do not exceed our bid maximum we will be going out for formal bid.

J-5 Police Chief Ott explained that this would be held the last week in August and first week in September is when the Statewide crackdown would be held for drive sober or get pulled over.

J-7 Administrator Goodreau distributed handout explaining the establishing of the preliminary tax rate.

J-9 Councilman Zapolski pointed out that the list of properties should be referenced and attached, the resolution would be amended to reference that list being attached and as the Clerk has the list it would be available of the properties small balances being canceled. Administrator pointing out total being \$127.00

J-10 Administrator explained this being the next step toward assisting with the CNG project.

J-12 Administrator explained bids received and this being lowest responsible bidder, discussion concerning possible different concepts that could have been done regarding the bleachers, lengthy discussion at conclusion resolution was agreed to be left on for action.

J-13 Councilman Zapolski suggested that the amount should be reduced to the actual cost of the bleachers and the second whereas in the resolution is not needed. It was agreed to amend the resolution to his suggestions.

J-14 Councilman Spence questioned the phrase contemplating purchase of property, Administrator explained this is the BEN building and was placed on the agenda in this way because we had not informed them at the time of agenda distribution and the Clerk and he felt this would be best to place on the agenda in this matter.

J-16 Solicitor explained this process regarding release of the bond to Anthony's Hot Dog World, Inc.

J-17 modification contract Hampton Street Phase I, Administrator explained that the project called for some additional sidewalk needed to be replaced.

J-18 modification contract re-roofing Water Works building found additional work that needed to be corrected which Administrator elaborated upon.

J-19 Administrator requested to be added to agenda, award bid for uniforms for Fire Department which were taken July 10.

K Administrator pointed out the large bill is due to our sewerage disposal bill.

L Application noise exemption discussed result no problem.

COMMITTEE LIAISON REPORTS:

Councilman Surrency reported he was asked to sit on the Library Board to represent Council and he attended their first meeting two weeks ago. Today they had Ronald McDonald from the Ronald McDonald Foundation and presented the Library with \$1,000 check, the grand opening for Bridgeton is set for August 31, 2012.

Councilman Zapolski thanked the Administrator for providing him with the answers to the questions he asked during the presentation of the UEZ financial report and gave a short synopsis of the letter that Council received regarding the answers.

Councilman Zapolski next reported on a resolution to a conflict between Council's authority as specified by the requirements of the State Statute listed on city budget sheet 28 (item 29-405) and the requirements for those monies as reported by the Business Administrator. The State Division of Local Government Services confirmed that the budget sheet statute was inaccurate and should be corrected. Mr. Zapolski thanked the Solicitor for his assistance in resolving the matter.

Mr. Zapolski also pointed out that a review of the July 17, 2012 Schedule of Bills revealed an expenditure of UEZ funds in the amount of \$49,200 for demolition of a property that was not within the UEZ boundary. The property was demolished in November 2011, but the invoice came in June and was paid in July 2012. In May, Council passed a Resolution that any use of UEZ project funds above the bid threshold would be first approved by Council and this expenditure was in that category yet Council knew nothing about this payment until the recent discovery.

Kevin Rabago asked to respond since that initiated from his Department which he elaborated upon was used due to public safety issue due to the fire which took place and the need to demolish the property.

Although the administration cited public safety as the need, Mr. Zapolski did not agree that the administration had the authority to make a gray area out of a State Statute which is very clear on how and where UEZ funds may be used especially as alternative funding methods were available and should have been used.

At the conclusion of this discussion, the Mayor committed to have the money received as result of this property put back in the UEZ account so that the funds will be replenished and that the use of UEZ funds in areas not actually in the UEZ will not happen again.

Councilman Spence questioned the surplus if it can be used. Administrator responded we generate surplus each year for the budget.

OTHER BUSINESS/CONCERNS:

Administrator reported a change order will be coming for the next meeting regarding the flat roof on the water works building leaking and recommended by the engineer to a modification of contract to add this.

Administrator informed Council we are having problems with Barbeque pits being set up. A letter of citation was sent by zoning officer to the property owners that it has to be done legally. If you see it, send the information to the Administrator.

Cops Grant - Administrator recommends not accept as it will be a cost to the City and Chief also agreed with Administrator's recommendation as we have no one to fill it.

October 17, 2012 Administrator announced 10 am to 1:30 pm for our semi annual Harassment seminar training.

Request to Planning Board for consistency review of Zoning, the process was explained Councilman Zapolski pointed out we will need the Resolution or Minutes for approval.

Administrator announced that South Jersey Gas will be conducting a major project from the bridge to the other side of Pearl Street in upgrading a line it will take about three months.

EXECUTIVE SESSION

It was moved by Mr. Thompson second by Mr. Surrency RESOLUTION NO. 29-12 to enter into an executive close session to discuss the following: Real Estate/Contract RNJ update and subordination Mortgage 563 N. Laurel Street. The original Resolution may be found in the Resolution Book.

PUBLIC PORTION: None

ADJOURNMENT:

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

Acting Pres. Spence adjourned the Work Session.

Respectfully submitted,

Approved:

Darlene J. Richmond
Municipal Clerk

William D. Spence
Acting Council President