

CITY COUNCIL WORK SESSION
October 17, 2012

ATTENDANCE:

Councilman Spence
Councilman Surrency
Councilman Zapolski
Pres. Lugardo-Hemple
Mayor Albert Kelly
Business Administrator Goodreau
Municipal Solicitors Baker/Bertram

CALLED TO ORDER: Pres. Lugardo-Hemple

STATEMENT OF MEETING NOTICE: Deputy 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 October 12, 2012 at 4:30 p.m.
2. By mailing such notice to the News of Cumberland County and the Press on October 12, 2012 at 4:30 pm.

AGENDA REVIEW:

J-5 Questions arose regarding the Resolution with CCUA – city is close to usage in agreement, asked Administrator to inquire about a buffer to the agreement could be made to the agreement to increase the city's flow rate.

J-7 Administrator explained that city did additional paving, they had to remove tree stump and do entrances. There is also an existing electric line that runs to the bathroom and will be run to Splash Park that the company was going to tie new lines into. They then discovered it was a 7,000 volt line. Mr. Zapolski stated that existing utilities and their associated parameters (voltage, available current capacity, etc.) should have been identified during the project engineering analysis in preparation for RFP development. Because the project planned to use existing lines, knowing (rather than assuming) the as-built utility conditions were essential to the project plan. The city spent considerable money for the engineering services for this project and this electrical issue should not come up. Mr. Spence asked how much the city paid for engineering services, and Mr. Zapolski said that so far the city has spent over \$42,000. Mr. Zapolski stated that part of the cost for these changes should be the responsibility of the engineering organization. Mr. Zapolski stated that he did not have a problem with change order #4, but he does with change order #3. He feels that the engineering firm should share the cost of the changes, and asked if change order #3 could be removed from the resolution. Mr. Goodreau stated that 2 new electric utility poles and transformers would also be necessary – estimated cost about \$20,000. The Splash pad will go from the building also. Also, the breaker panel does not have enough current capacity, and will have to have upgraded circuits. Mr. Zapolski stated that is also an engineering oversight issue.

Although everyone makes mistakes, it is time the city demands a higher level of performance from its professionals. Let's see what the engineering firm has to say.

J-8 Recognizing breast cancer awareness was explained by President Lugardo-Hemple, stating that it was for all cancer.

J-9 and J-10 resolutions authorizing applications to NJ DOT for reconstruction of Baltimore Ave and construction of Mayor Aitken Drive sidewalks, were presented as add on resolutions. Mr. Spence questioned J-10, regarding the park. Administrator Goodreau explained that we are just applying for the money. Mr. Spence stated the city needs to have a plan for the park area before spending money for sidewalks that may have to come out or maybe the city will close Mayor Aitken Drive. There is a safety issue with people walking in the park. Mr. Surrency stated that we can plan the area around the sidewalks, like they did with areas in Upper Deerfield.

Solicitor Baker explained a few questions/concerns with the budget. First Councilman Thompson is not present tonight, but adoption can take place with a quorum. Resolution passed for reserve for uncollected taxes used three year average. The budget was introduced first, before resolution using average was adopted. Solicitor talked to Auditor and CFO, regarding issue. It was OK'd by NJ DCA who has oversight over the budget, and we can adopt the budget. Questions arose about starting over with the budget, and adopting another temporary budget. The problem is we cannot go ahead with the Capital Budget projects. Solicitor reached out to Auditor, and he stated it would be ok to adopt the budget; it was just the sequence in which the resolutions were adopted. Third, the budget will have to be gone over more thoroughly, because of a death in the Clerk's family; it was not placed in the library seven days before, but six days before adoption. The Clerk's office has brought copies here, and they are available, and the presentation will be in detail, if anyone in the audience has any questions regarding the budget.

Councilman Spence wanted it stated in the minutes that next year's budget will not have problems, and need DCA approval to correct errors made by the city.

Councilman Zapolski questioned where the budget was located on the city's web site. Asked Administrator to have web site changed to include the department of Finance and place the city's financial information on that page.

Council set date for public hearing on new taxicab business. Public hearing is to be held on November 7, 2012 at 4:00 pm.

COMMITTEE LIAISON REPORTS:

Councilman Zapolski stated that he has been meeting with the Administrator, Tax Assessor, and CFO on the budget since September, and he appreciates their time and effort. He would like a copy of the letter the state sent to the city 30 years ago, and if there are any conditions in the letter if the city the assessment in the values to the operating budget. Budget does not list how much is in surplus in budget. Mr. Zapolski mentioned that the city was unable to provide documentation that authorized them to transfer funds from the sewer, water, and solid waste utility budgets to the operating budget (revenue) under the heading of "Administrative Charges". The BA noted that the

original document had apparently been lost and took an action to have the DCA provide a replacement copy that will be shared with the council.

Mr. Zapolski could not find the budgets on the city's website. Mr. Zapolski was concerned that having been told in 2010 that the city was investigating alternative energy suppliers that no action has been taken to pursue the matter over the past two years. Alternative energy suppliers - just contracting with them and can save two to five cents per kilowatt hour. He stated more firmer action should be taken on this issue. He will be making recommendations to revise the budget by adding line items.

Administrator responded to Mr. Zapolski regarding the budget.

Councilman Spence stated that on Friday, "Paint the Downtown" is going to start. Mr. Spence asked the Administrator if fees could be waived. Administrator stated that the inspectors are not city employees – they are paid an hourly rate from the fees collected.

OTHER BUSINESS/CONCERNS:

Administrator stated that employee unions asked to trade Election Day for the Monday before Christmas.

Administrator explained that a homeowner had an older person who had a leak in the house, and asked Council if they could provide relief for this property owner. Solicitor stated that this type of help has been done before; add that it is a one-time forgiveness. Administrator asked about a property owner wishes to refinance their mortgage and asked if the city would allow a subordination of mortgage. Solicitor to draw up a resolution for the next meeting.

PUBLIC PORTION: None

EXECUTIVE SESSION:

Upon motion by Mr. Spence second by Mr. Surrency

RESOLUTION NO. 102-12 to enter into an executive close session to discuss the following:

Litigation - Tax Foreclosure, Laurel Theater,

Personnel – Reinhart, was adopted by 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 Mr. Zapolski and second by Mr. Surrency that the Work Session be adjourned which motion was carried.

Pres. Lugardo-Hemple adjourned the Work Session.

Respectfully submitted,

Approved:

Mary L. Kimble
Deputy Clerk

Gladys Lugardo-Hemple
Council President