

**CITY COUNCIL WORK SESSION  
NOVEMBER 1, 2016**

**ATTENDANCE:**

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

**CALLED TO ORDER:** Acting President Surrency

**STATEMENT OF MEETING NOTICE:** Deputy City 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 October 26, 2016 at 4:30 p.m.
2. By mailing such notice to the Daily Journal, South Jersey Times and the Press of Atlantic City on October 26, 2016 at 4:30 p.m.

**PRESENTATION:** Winn Development Company potential new owners of Bridgeton Villas Apartments made a presentation regarding the Tax PILOT Program they are proposing to the city. David Ginsberg project director discussed funding awarded from NJHMFA and a recent award from CITI Bank specifically for the project renovations, they are expecting a closing and ownership by December. Mr. Ginsberg spoke of an MOU for an additional piece of property to build a management office and security facilities. Mr. Zapolski questioned the amount of tax revenue the city would receive with regard to the number of rented units and vacant units. It was explained the numbers are based on 97% occupancy.

Police Chief Gaimari discussed the Police Department radio communications system; the need to upgrade and the advantages, reminding everyone of the July 2016 lightening event which rendered the departments’ communication system inoperable. He spoke of the antenna locations and the repairs needed, the 100 MHz system vs 700 MHz system and the advantages. Lastly Chief Gaimari explained the financial cost and savings the city would incur. Fire Chief Bowen explained how radio communication between the fire and police departments work, and the amount of radios the fire department would need. He stated the fire department would fund their radios through grants. Chief Bowen also reiterated the need and advantages of the upgraded system.

**AGENDA REVIEW**

C. Invocation/Flag: Spence

J-1 RESOLUTION, authorizing award for electrical lighting supplies to Bulb World Electrical Supply.

J-2 RESOLUTION, authorizing execution to discharge mortgage, Joann R. Tumelavich.

J-3 RESOLUTION, authorizing Tax Office changes on Utility Accounts.

J-4 RESOLUTION, authorizing shared services with Cumberland County regarding Cohanzick Zoo. Mr. Zapolski questioned the distribution of the money, the Administrator explained the city changed from fiscal year to calendar year.

J-5 RESOLUTION, authorizing agreement with Sunrise Catering Mobile Food Vending, Block 124 Lot 1 and 2, Boat Ramp Area. Mrs. Lugardo-Hemple questioned allowing a company from North Jersey to come into the city when the city has residents with food trucks as well as food merchants in the downtown area who pay taxes. Mr. Spence agreed and questioned the location of the truck and stating he does not think it is conducive to the area. He also spoke of the city ordinance which states vendors must move every 15 minutes if not vending. Mr. Zapolski also spoke of the business owners in the downtown who pay taxes and utilities to be there, he also questioned the time of year this was starting and the location of the food truck, noting it was originally discussed to have a truck in the zoo/splash park area in the summer months. There was a discussion regarding the details of the original request for proposals. It was agreed upon by all to remove resolution J-5 from the agenda.

J-6 RESOLUTION, authorizing accelerated tax sale, December, 2016.

J-7 RESOLUTION, authorizing release of Maintenance Bond and Engineering Inspection Escrow, with respect to BV Real Estate, LLC (Buona Vita, Inc.)

#### RESOLUTIONS ADDED:

J-8 RESOLUTION, authorizing execution of discharge of mortgage for Ilga U. Elwell.

J-9 RESOLUTION, temporarily suspend code enforcement of street sweeper during the month of November between Mayor Aitken Drive and Franklin Street. It was questioned if one month was enough time for the library to return to their original location and should it be extended. The resolution was changed to read: the Months of November 2016 thru January 2017.

#### ADDED:

Report from Public Works for October

#### COMMITTEE LIASION REPORTS:

Mrs. Lugardo-Hemple gave an update on the Library. She then questioned the citizen participation form and where it can be obtained, stating Mr. James Cowles was interested in joining the housing authority and reminded council she distributed his resume at the last meeting. Mr. Zapolski referred to the Citizen Service Act which has a form required by law to be filled out for any board position. It was agreed the form needs to be filled out by Mr. Cowles and turned into the city clerk's office for the council to review. Mrs. Lugardo-Hemple said "Boo in the Zoo" was successful and announced the upcoming festival of lights on December 5<sup>th</sup>. Councilman Spence reminded everyone the annual House Tour is December 5<sup>th</sup> also.

#### OTHER BUSINESS:

Mr. Zapolski reminded everyone of the Council Procedures draft they received to review, he also spoke of the council meetings possibly being recorded/televised. A discussion then ensued regarding a public access channel for the city. The Deputy Clerk reminded everyone the date of the next City Council meeting will be Monday, November 14, 2016.

**EXECUTIVE SESSION:**

Upon a motion by Mrs. Lugardo-Hemple and second by Mr. Spence.

RESOLUTION NO. 266-16, that Council enter into an executive discussion for Litigation: Angies Diner was adopted by unanimous roll call vote. 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 Mrs. Lugardo-Hemple and second by Mr. Spence the Work Session be adjourned which motion was carried.

Acting President Surrency adjourned the Work Session.

Respectfully submitted,

Approved:

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Kathleen L. Keen, RMC  
Deputy Municipal Clerk

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Jack Surrency  
Acting Council President

Date: \_\_\_\_\_