

CITY COUNCIL WORK SESSION
FEBRUARY 6, 2018
4:00pm

ATTENDANCE:

Councilwoman DeQuinzio
Councilman Feinstein
Councilwoman Lugardo-Hemple
Council President J. Curtis Edwards

Councilman Zapolski - Absent

Municipal Solicitor Rebecca Bertram
Mayor Albert Kelly
Municipal Clerk Kathleen Keen

CALLED TO ORDER: Council President Edwards called the meeting to order.

STATEMENT OF MEETING NOTICE: Read by the Municipal Clerk

Notice of this meeting of the City Council of the City of Bridgeton, as required by N.J.S.A. 10:4-6 et seq., the “Open Public Meetings Act”, has been provided by public advertisement in the South Jersey Times and the Daily Journal on January 5th and 6th, 2018 of a schedule adopted by resolution setting forth the time, date and place of all the meetings of the City Council of the City of Bridgeton.

Council President Edwards announced Councilman Feinstein had been officially sworn in, thus why he is sitting at the dais. The ceremonial swearing in of Councilman Feinstein will take place during the Council Meeting.

PRESENTATIONS:

1. City Landfill - Mr. Robert Mulford City Engineer of Fralinger Engineering stated the city is required by the NJDEP to close the Landfill. This has been a 10 year process and is finally coming to fruition. The City will have to provide money toward the project and will be responsible for annual maintenance of the landfill.

2. Vacant and Abandoned Property – Kris Taylor of Borger’s, Saunders, Taylor & Associates discussed their Vacant and Abandoned Property Program. He also discussed revenues, safety, property values and code enforcement. Councilwoman DeQuinzio asked if single property owners and big banks will be address the same way, and what the length of time is for the registrations. Councilman Feinstein asked if the code enforcement officers would be under the authority of the City. Mr. Kevin Rabago of Development and Planning stated they would be current city employees who would be fully trained to implement the program. Councilwoman Lugardo-Hemple spoke of the amount of work current employees already have to do. It was noted approximately 200-250 properties have been identified to date. Mr. Mike Abbott voiced his concerns regarding the ordinance, noting he already pays a yearly fee for his rental property which he maintains. Councilwoman Lugardo-Hemple motioned to table the ordinance to get more information. Mayor Kelly noted it was only the first reading of the ordinance, therefore any changes could be done.

The Solicitor stated minor clerical changes can be made in the interim only. There was no second to Councilwoman Lugardo-Hemple's motion, council agreed to keep the ordinance on the agenda

AGENDA REVIEW:

G-2 Ordinance fixing the salaries and rates of certain officers and employees. President Edwards noted the title of the Municipal Clerk needs to be corrected. Councilwoman Lugardo-Hemple asked if all employees of the city are included in the ordinance. Comptroller Lake said yes, except for the Department Heads and Supervisors. Councilwoman Lugardo-Hemple asked if employees of the Library are included in the ordinance, and will they receive the corrected pay rates.

J-1 Amending Resolution No. 01-18 setting forth the dates, times, and place of the meeting of the City Council for the year 2018. Comptroller Lake said she would need a resolution to allow her to pay bills during the months having only one meeting; she will draft it the resolution in May for council approval.

J-4 canceling unexpended balance of improvement authorization for the preparation and execution of a complete revaluation of real property. Councilwoman Lugardo-Hemple questioned what the resolution was for. Comptroller Lake stated it is the balance left from the original ordinance of \$525,000 that was not used, and needs to be canceled.

J-6 establishing 2018 temporary capital budget for the City of Bridgeton. Councilwoman Lugardo-Hemple questioned the line item referencing "City Hall Annex Building Renovations" Comptroller Lake stated in 2015 an architect looked at the City Hall Annex and submitted a proposal for necessary renovations of approximately \$750,000, she noted today estimated cost could be close to \$1million. Comptroller Lake stressed this is just a plan to allow the city and move forward and look into the building. President Edwards questioned investing money in a building that is in need of many repairs/updates, has asbestos issues and is not ADA compliant. A discussion ensued regarding issues with the current city annex, and the possibility of looking for a new building.

J-8 the City appropriating funding for the annual landfill post closure expenses. Comptroller Lake explained the post closure expenses and the need for the resolution to be done yearly. Councilman Feinstein asked if there were any revenue generating ideas for the area post closure. Mr. Kevin Rabago and Mayor Kelly spoke of various ideas, though the NJDEP and capping is the first priority.

COMMITTEE LIAISON REPORTS:

President Edwards explained the differences of the city council standing committees vs. being a liaison to a specific board or committee as a councilperson.

BUSINESS ADMINISTRATOR/MAYORAL REPORTS:

Mayor Kelly announced the UEZ bill is back in the Senate for discussion. He said the interest arbitration 2% cap has expired and Governor Murphy has been asked to renew. Mayor Kelly noted the legalization of marijuana in New Jersey has become a big topic and needs to be looked into and discussed. He spoke of paid sick leave and increasing minimum wage, and meeting soon with the assembly and senate leaders to discuss all of these topics.

OTHER BUSINESS/CONCERNS:

Taxi Cab Ordinance – Solicitor Bertram explained the different types of licenses issued; owners, drivers, and cars. She spoke of the taxi license auction and the amount of cars allowed in the city. Solicitor Bertram noted she spoke at length with the Municipal Clerk regarding updates needed to the current ordinance, and wanted to inform council of the forthcoming additions.

EXECUTIVE SESSION:

Upon a motion by Councilwoman Lugardo-Hemple and second by Councilwoman DeQuinzio:

RESOLUTION NO. 35-18 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 was adopted by a unanimous roll call vote. The original resolution may be found in the Resolution Book.

1. Contracts – 40 Preston Ave.
2. Litigation – RCT Realty v. City of Bridgeton

ADJOURNMENT:

There being no further items of discussion, it was moved by Councilwoman Lugardo-Hemple and second by Councilwoman DeQuinzio the Work Session be adjourned which motion was carried.

Council President Edwards adjourned the Work Session.

Respectfully submitted,

Approved:

Kathleen L. Keen, RMC
Municipal Clerk

J. Curtis Edwards
Council President

Date Approved: March 6, 2018