



CITY OF ABSECON
Municipal Complex
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CITY COUNCIL

FEBRUARY 7TH, 2019

CLOSED SESSION 6:00 pm - #35-2019
Contract Negotiations – Redevelopment Area

REGULAR MEETING
7:00 pm

The meeting was called to order by Council President Bennett at 7:00 p.m.

FLAG SALUTE

INVOCATION – Rev. H. James Hutchins (Retired) St. Nicholas Parish, Egg Harbor City

ROLL CALL

Present: Cain; Howell; Light; Phillips; Seher; Bennett

Also present: Mayor Horton, Fred Scerni, Jessica Thompson, Carie Crone, Eddie Dennis

STATEMENT OF THE SUNSHINE LAW

NOTIFICATION THAT THIS MEETING IS ELECTRONICALLY RECORDED – Keith Bennett

Fred Scerni – Council met in closed session before this meeting where they discussed contract negotiations relating to Block 203, Lot 1 and the implication for a redevelopment area in that location. Additional information will be made public later this evening when they consider Ordinances 1 and 2 of 2019 and Resolutions 39 and 40.

NOMINATION TO FILL THE VACANCY OF COUNCILPERSON WARD 2

Nomination for Caleb Cavileer was made by Councilwoman Cain – second – Council President Bennett No other nominations were made.

ROLL CALL: Cain, yes; Howell, yes; Light, yes; Phillips, yes; Seher, yes; Bennett, yes

OATH OF OFFICE

Caleb was sworn in by Mayor Horton

2019 RESOLUTIONS

Fred – explained how the auction would work and the money that was needed tonight.

- 36** Land offer Resolution to sell property known as Block 232, Lot 16.02, Delancy Place at a Public Auction.

Motion was made by Councilman Phillips – second – Councilwoman Howell
Jeff Roswell at 611 Ohio Avenue bid \$5,000.00 and there were no other bidders, so it went to Mr. Roswell.

ROLL CALL: Cain, yes; Howell, yes; Light, yes; Phillips, yes; Seher, yes; Bennett, yes; Cavileer, yes

- 37** Land offer Resolution to sell property known as Block 142, Lot 4.01, 711 Chelsea Road at a Public Auction.

No bidders

- 38** Land offer Resolution to sell property known as Block 142, Lot 4.02, 690 Blenheim Avenue at a Public Auction.

No bidders

REDEVELOPMENT PLAN DISCUSSION AND POSSIBLE ACTION

2019 ORDINANCES

- 01** An Ordinance authorizing the execution of a financial agreement for certain properties identified on the City's tax maps as Block 203, Lots 1.01 and 1.02 located within the Block 203 Redevelopment Area.

Motion was made by Councilman Seher – second – Councilman Light

Joe Bauman – explained the land sale agreement with the City and the money to be collected by the sale and the taxes

ROLL CALL: Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes; Seher, yes; Bennett, yes

- 02** An Ordinance providing for the acquisition of Block 200, Lots 12 and 13 on the City tax map and the construction of a new Firehouse Building thereon in and by the City, appropriating \$3,000,000.00 therefor and authorizing the issuance of \$3,000,000.00 Bonds or Notes of the City to finance the cost thereof.

Motion was made by Councilman Seher – second – Councilwoman Cain

ROLL CALL: Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes; Seher, yes; Bennett, yes

- 03** Authorizing the acquisition of Block 200, Lots 12 and 13 A/K/A 544 New Jersey Avenue in the City of Absecon for the amount of \$203,300.00 pursuant to N.J.S.A. 40A:12-5.

Motion was made by Councilman Light – second – Councilman Seher

ROLL CALL: Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes; Seher, yes; Bennett, yes

2019 RESOLUTIONS

- 39 Designating the redeveloper of Block 203, Lots 1.01 and 1.02 on the Tax Map, authorizing the execution of a Redevelopment Agreement and lease agreement with respect thereto, and authorizing execution of a Real Estate Purchase and Sale Agreement with respect to Block 203, Lot 1.02.
- 40 Authorizing Remington & Vernick, City Engineers, to provide a pre-design survey and geotechnical investigation related to the construction of a new Fire Department facility.

Both were rolled into the consent agenda.

CONSENT AGENDA FOR DISCUSSION

- 39 Designating the redeveloper of Block 203, Lots 1.01 and 1.02 on the Tax Map, authorizing the execution of a Redevelopment Agreement and lease agreement with respect thereto, and authorizing execution of a Real Estate Purchase and Sale Agreement with respect to Block 203, Lot 1.02.
- 40 Authorizing Remington & Vernick, City Engineers, to provide a pre-design survey and geotechnical investigation related to the construction of a new Fire Department facility.
- 41 Appointing and Re-assigning members to the Zoning Board.
- 42 Permitting a Charitable Organization to solicit funds, namely the Absecon VFW Post 9462 Auxiliary.
- 43 Permitting a Charitable Organization to solicit funds, namely the Lions Club of Absecon.
- 44 Authorizing the Mayor and other City Officials to execute a 2019 Safety Contract with the Atlantic County Municipal Joint Insurance Fund.
- 45 Authorizing Change Order No. 1 for the New Jersey Department of Transportation Municipal Aid Project Resurfacing of New Jersey Avenue for the City of Absecon.
- 46 Authorizing 2019 salaries for Non-Union employees.
- 47 Authorizing Remington & Vernick, City Engineers, to administer the engineering of improvements for the FY 2017 New Jersey Department of Transportation Safe Streets to Transit Program.
- 48 Authorizing the Mayor to enter into an agreement with the Government Workers Union White Collar Unit for a three-year Labor Agreement

Jessica – there's the salary ordinance on the agenda tonight, which we do every year, updating the salaries. Explained Res. #44, 45, 46 and 48.

Eddie explained Res. #47 and 40

2019 ORDINANCES

04 Establishing salary ranges for the City of Absecon.

Motion for introduction – Councilman Seher – second – Councilwoman Cain

ROLL CALL: Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes; Seher, yes; Bennett, yes

PUBLIC PORTION (Agenda items only)

Motion to open to the public – Councilwoman Howell – second – Councilwoman Cain

All were in favor.

Jeff Ciccone – 901 New York Avenue – had questions about the firehouse as a taxpayer and firefighter dealing with the ratables the city would get and what the school would get. Feels it's a risk to do this. The firefighters would like a little more in the new house if possible and the preliminary layout they saw wasn't really it. Ed Vincent had a good one and would like to see his recommendations heard.

Ed Dennis – there is nothing set in stone at this point. It's a proof of concept that we could fit a firehouse on that property. It can be moved around or changes done if needed.

Ed Vincent – 905 Navajo Avenue - past chief of department. He doesn't feel it should be moved. He's disappointed that the City hired a consultant without coming to the fire department. We have all kinds of expertise.

Keith – we did meet with the fire department. It was no insult at all

Chris - the consultants were to get another opinion on a new one and it wasn't meant to be an insult to anyone. It was meant to monitor the money needed to be spent on the new one.

Charles Sabatini – 100 Highland Blvd. – wanted to know where the new firehouse would go and wanted confirmation of the costs of the project in whole

Roy Talley 100 Howlett Lane – fire chief – clarified he first found out about the consultants the day after the ex-Mayor resigned. He was in his office and he told me and actually asked him not to mention it to anyone yet, but sooner or later it leaked out. Once they knocked on our door to look around, we knew for sure.

Steve - do you see any positives by the consultants?

Roy – actually they're finding things in our firehouse that we live with but could be better. It's our home down there and built by the members and there are ties to that house. We want to be included in the process.

Butch Stewart – Stewart Lane – feels the firehouse should be considered a historical site and not be torn down. Three generations went into building it. It serves its purpose and the revenue you claim the city will get will never happen. So if we have to wait another twenty years, oh well. We'll be dead, but as long as he's alive, he's going to fight to keep it where it's at. The location is perfect.

Dan Miller – 703 Chelsea Road - what's the rush to do this because he hears the fire dept. has concerns.

He was told what has taken place since 2015 and that the city has been working with a developer to come to an agreement for years. The city has not spent any money so far and they have invested hundreds of thousands of dollars.

Butch Stewart – questioned the parking and the possibility of shared parking with the Legion
Chris – Chief Talley brought up concerns last night and we all agreed we don't want that either

Carl Robinson – 414 Pitney Road – he's confused with tonight's meeting. He mentioned grants that the city receives and money it ends up costing the city at the end. Also questioned the area of five corners and the paving to be done.

Drew Fishman – 210 Woodcrest Ave. – he spoke about the past and many other projects that have been heard. He supports the fire department and appreciates them and realizes the generations in that building. The development that was supposed to happen years ago on that site fell through. You have a developer now and don't know what's going to happen down the road. Can we survive if it's not developed? You have to move along with progress.

Steve Mastro – 806 New York Avenue – he appreciates what the city is trying to do and hopes the fire dept. is happy with the outcome. He asked about the basketball courts and if anything is going to happen. He'd love to see a community center for adults.

Keith – we have a meeting set with the engineer to discuss a plan to solve that problem. We discussed a community center recently and it's a big undertaking.

Motion to close public – Councilman Phillips – second – Councilman Light
All were in favor.

CONSENT AGENDA FOR APPROVAL

Resolutions #39 to 48 were read again for approval.

Motion to approve – Councilman Phillips – second – Councilman Seher
ROLL CALL: Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes; Seher, yes; Bennett, yes

APPROVAL OF BILL LIST - \$1,791,299.21

Motion to approve – Councilman Light – second – Councilwoman Howell
ROLL CALL: Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes; Seher, yes; Bennett, yes

APPROVAL OF MINUTES

Regular Meeting Minutes – 1/17/2019

Closed Session as to form and content only – 1/17/19

Motion to approve – Councilman Phillips – second – Councilman Light

ROLL CALL: Cain, yes; Cavileer, abstain; Howell, yes; Light, yes; Phillips, yes; Seher, yes; Bennett, yes

REPORTS

Steve – Parks & Playground – will be meeting on 2/19 at 7:00 p.m.

Betty – Economic Development – her meeting tonight was cancelled, so her next one is 3/7

Frank – Public Safety – most of his items will be dealing with the budget

Chris – Finance – no meeting since the last one, but we are working on the budget issues

Sandy – Community Affairs – didn't meet tonight either, her next meeting is 3/7 at 6:00 p.m. Announced some events happening in town.

Jessica – the ACUA will be attending our next meeting dealing with the new recycling rules

Eddie – we touched on some things tonight already. The 2019 road program is in the design process and we're working on the city hall generator project and work on the street scape project.

Mayor – she attended the Mayor's Association meeting in January and she mentioned some highlights that were given by the County.

PUBLIC PORTION

Motion to open to public – Councilwoman Howell – second – Councilwoman Cain
All were in favor.

Chief DeRitis – all four cars are in and outfitted. One of the license plate readers wasn't working, so they are fixing it. The detective bureau will be taking the replacement cars. We've sent an officer to crime prevention school, so he can go out into the community to give talks and answer questions. They are still working on their accreditation; it's a long process. Overtime was up in last month's report due to a lot of issues, but the next report should be better.

Charles Sabatino - he wanted to know if we pay for getting our recycling picked up

Roy Talley – wanted everyone to know that there is a phone number dialing residences that says volunteer fire company and it has nothing to do with the Absecon fire department.

Jeff Ciccone – there's a place on the Atlantic Electric website and go to outage center, then click on street light and you can put the pole number in of the light out and they should replace it rather quickly.

Motion to close public – Councilman Seher – second – Councilwoman Cain
All were in favor.

ADJOURNMENT

Motion to adjourn – Councilman Seher – second – Councilwoman Cain
All were in favor.

Respectfully submitted,


Carie A. Crone, City Clerk

Approved: 3-7-19