

MINUTES

CITY OF BEVERLY

June 23, 2009

CALL TO ORDER

OPEN PUBLIC MEETINGS ACT [N.J.S.A. 10:4-6] *In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner: On June 18, 2009 advance written notice of this meeting was posted on the public bulletin board in the City Hall; was mailed to THE BURLINGTON COUNTY TIMES and to the CAMDEN COURIER POST; was filed with the City Clerk and was mailed to all persons who requested and paid for such notice. The proceedings of this meeting are being electronically recorded and the tape will be on file in the office of the City Clerk.*

ROLL CALL.

PRESENT: Mr. Newsome, Mr. Bass, Mr. Williams, Mr. Arter, Mr. Hitchner, Mr. Robertson, Mr. Perkins, Mr. Desjardins (arrived late), Council President Crespo and Mayor Cook (arrived late).

ABESENT: None.

EXECUTIVE SESSION. Resolution No. 2009-67, Resolution Setting The Time, Date and Place of An Executive Session From Which The Public Shall Be Excluded For The Discussion of Personnel Matters, Contracts, and Litigation. Mr. Newsome made a motion to approve the resolution, Mr. Bass second the motion. At the call of the roll, the vote was:

AYES: Mr. Newsome, Mr. Bass, Mr. Williams, Mr. Arter, Mr. Hitchner, Mr. Robertson, Mr. Perkins, Council President Crespo.

NAYES: None.

CALL TO ORDER.

Verification of Notice- OPEN PUBLIC MEETINGS ACT. (N.J.S.A. 10:4-6) *In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner. On January 7, 2009 and June 18, 2009 advance written notice of this meeting was posted on the public bulletin board in the City Hall; was mailed to the THE BURLINGTON COUNTY TIMES AND TO THE CAMDEN COURIER POST; was filed with the City Clerk and was mailed to all persons who requested and paid for such notice. The proceedings of this meeting are being electronically recorded and the tape will be on file in the office of the City Clerk.*

FLAG SALUTE.

ROLL CALL:

PRESENT: Mr. Newsome, Mr. Bass, Mr. Williams, Mr. Arter, Mr. Hitchner, Mr. Robertson, Mr. Perkins, Mr. Desjardins, Council President Crespo, Mayor Cook, Barbara Sheipe, Administrator/Clerk and Skip Reale, Solicitor

ABSENT: None.

MINUTES. Mr. Newsome made a motion to approve the minutes of June 9, 2009. Mr. Bass second the motion. At the call of the roll, the vote was:

AYES: Mr. Newsome, Mr. Williams, Mr. Arter, Mr. Hitchner, Mr. Robertson, Mr. Perkins, Mr. Desjardins, Council President Crespo.

NAYES: None.

ABSTAIN: Mr. Bass

COORESPONDENCE.

a. Mayor Cook announced that she had received a Certificate of Certification for the City's Third Round of COAH. Mayor Cook also announced that the City was awarded a \$3,000 grant from the Municipal Drug Alliance. Mayor Cook received letters of thank you from the students receiving the graduation gifts.

OLD BUSINESS.

Mr. Reale discussed council had agreed to sell the property of 306 Warren Street to Vicki Heung Lam Chan and that the parties purchasing the property wish to add the mothers name to the deed as an assignment. Mr. Williams made a motion to adopt Resolution No. 2009-71, Resolution to Allow the Assignment of the Property to Vicki Heung Lam Chan mother (Maria Y. Chan) for 306 Warren Street, Mr. Perkins second the motion. At the call of the roll, the vote was:

AYES: Mr. Newsome, Mr. Bass, Mr. Williams, Mr. Arter, Mr. Hitchner, Mr. Robertson, Mr. Perkins, Mr. Desjardins, Council President Crespo.

NAYES: None.

Mr. Reale recommends that Mr. Asselta be consulted also about the assignment.

NEW BUSINESS.

A. Update from CGPH-RCA Program. Randy Gottesman And Corinne Markulin of CGP & H discussed the RCA program with City Council. Ms. Markulin explained two cases have been completed, two cases are under contract and 8 cases have been terminated for various reasons. CGP & H will hold a marketing information meeting at the Beverly Housing Authority Building on July 22nd. Flyers are being posted around the city. Mr. Arter inquired as to many units are left in the program? Ms. Markulin explained that at the current time there are still 24 units left to complete. Council President Crespo discussed that a bill from CGP & H was held from the last meeting. Mayor Cook explained that she had spoken with Mr. Gottesman about the bill. Mr. Gottesman explained that the Mayor had discussed with him that the bill was not clear and that the charges are by production not hourly. Council President Crespo discussed that the unit at Beverly Commons using the New Hanover funds was already pre-qualified, but that there was a lot of coordination with Mr. Raia after 2004 for COAH regulations. Mayor Cook discussed that 1 unit was not completed until after CGP & H came on board. Mayo Cook discussed that the public needs a better telephone number to reach the RCA program. There have been numerous complaints about phone calls not being returned.

Council President Crespo recommended that the Economic Development Committee meet with CGP & H every 6 weeks to review the status of the program. Council President Crespo inquired about the reports that are due to the state for the RCA program. Mr. Gottesman explained that the reports will be completed in the next 2 weeks.

B. Resolution No. 2009-68-Resolution Authorizing A Change Order For The Wheatley Avenue Improvement Project. The resolution was read by title. Mr. Kirchner explained that Resolution No. 2009-68 was a changed order to decrease the amount of funds paid to the contract for Wheatley Avenue. Mr. Williams made a motion to approve the resolution, Mr. Bass the second the motion. At the call of the roll, the vote was:

AYES: Mr. Newsome, Mr. Bass, Mr. Williams, Mr. Arter, Mr. Hitchner, Mr. Robertson, Mr. Perkins, Mr. Desjardins, Council President Crespo.

NAYES: None.

C. Resolution No. 2009-69, Resolution Authorizing A Change Order For The Pine Street Improvement Project. The resolution was read by title.

D. Resolution No. 2009-70, Resolution Authorizing A Change Order For The Pine Street Improvement Project. The resolution was read by title. Mr. Kirchner explained that Resolution No. 2009-69 and 2009-70 increase the amount of funds paid to the contract for additional work on Pine Street. Mr. Robertson made a motion to approve the resolution, Mr. Perkins second the motion. At the call of the roll, the vote was:

AYES: Mr. Newsome, Mr. Bass, Mr. Williams, Mr. Arter, Mr. Hitchner, Mr. Robertson, Mr. Perkins, Mr. Desjardins, Council President Crespo.

NAYES: None.

E. Treasurer's Report. Mr. Newsome made a motion to accept the treasurer's report. Mr. Robertson second the report. At the call the roll, the vote was:

AYES: Mr. Newsome, Mr. Bass, Mr. Williams, Mr. Arter, Mr. Hitchner, Mr. Robertson, Mr. Perkins, Mr. Desjardins, Council President Crespo.

NAYES: None.

OTHER NEW BUSINESS:

ORDINANCE ON FIRST READING.

a. **Ordinance No. 2009-9, Ordinance Amending Ordinance No. 2008-13, An Ordinance of the Common Council of the City of Beverly for Non-Union Employees for Salary Years 2008 and 2009.** The ordinance was read by title. Mr. Robertson made a motion to adopt the ordinance on first reading, Mr. Newsome second the motion. At the call of the roll, the vote was:

AYES: Mr. Newsome, Mr. Bass, Mr. Williams, Mr. Arter, Mr. Hitchner, Mr. Robertson, Mr. Perkins, Mr. Desjardins, Council President Crespo.

NAYES: None. The ordinance was adopted on first reading and will be heard on second and final reading after a public hearing and publication according to law on July 14th, 2009 at 7pm.

WORK SESSION.

- A. Rental ordinance fees. Mr. Hitchner discussed that he was looking for the number of inspections that were done and not completed. Council President Crespo discussed that last year all renewal of licensing was due by May 31st and now the renewal is due on the anniversary date of the registration. Mr. Arter discussed that when the fees were revisited last year council had discussed waiting a year to see the impact and if they needed to be revisited. Mr. Arter discussed waiting until November before making any further changes to the ordinance. Mr. Williams discussed that is a good idea to do a full year of the same fee schedule and do an analyze for a full year. Council President Crespo requested that the Economic Development Committee do a report in the next 3 months about the changes in the 2nd inspections and the pricing.

SOLICITORS REPORT.

MAYOR'S REMARKS. Mayor Cook discussed that there are pamphlets available at City Hall about the programs run at the school for the summer and sponsored by the Municipal Drug Alliance.

COUNCIL'S REPORT.

Mr. Desjardins thanked Director Morton for his service to the City of Beverly and that it was unfortunate that he was leaving.

PUBLIC SESSION AND PUBLIC SAFETY.

Mr. Schwedes-Wheatley inquired about the status of Lauinger Field? Council President Crespo explained that it had been referred to the Economic Committee for review. Mr. Schwedes inquired if a meeting would take place before the end of summer so that work could be started on the field. Council President Crespo explained that the school has the authority to do work on the field now. Mr. Schwedes discussed that to obtain grant money the school needs to obtain ownership of the land. Mr. Reale explained that there is a 100 year old lease on the land giving the school access to the land and full responsibility of maintaining the land. The Economic Committee will review the ownership request. Mr. Schwedes explained that the school needs the grant money to improve the condition of the field.

Mr. Borden-Riverbank inquired as to what individual was refer to by CGP & H? Council President Crespo explained that they were referring to the owner of Beverly Commons, Frank Raia.

Mr. Pipes- Affordable Homes Group (Mr. Williams excused himself from the discussion due to a conflict). Mr. Pipes explained that there was a property available on Laurel Street that was in possession of HUD that is available to be purchased by the city. Mr. Pipes would like the city to purchase the property and turn it over to Affordable Homes for repairs and resale. The City would be reimbursed for all of their costs. Affordable Homes after the sale of the home would make a donation into the city's home funds. The home would be for homeownership only. This unit would go towards COAH credit. Council President Crespo discussed that the deadline is tonight for HUD. Mr. Pipes explained that HUD would only require a letter of power of attorney and hold the property for a resolution or ordinance from city council at the council meeting. Mr. Arter inquired about the Good Neighbor Program and the purchasing of homes for \$1.00. Mr. Pipes explained that there are various programs available including purchasing homes for \$1.00 for police officers to live in the towns that they work in. Mr. Pipes explained that there are moderate deed restrictions on many of the programs. Mr. Arter explained that the city has its fair share of affordable units.

Mr. Pipes explained that the market for affordable homes is downscaled and that if a home is fixed up in the neighborhood it will actually bring up the property values in the area. Council President Crespo discussed that council does not have enough information tonight to make a decision. Mr. Reale requested that a copy of a contract be forward to him for his review. Mayor Cook thanked Mr. Pipes for his information.

No one else from the public wishing to be heard the public portion was closed.

ADJOURNMENT. Mr. Desjardins made a motion to adjourn, Mr. Hitchner second the motion. All members present voted in favor of the motion.