

MINUTES

CITY OF BEVERLY

MAY 11, 2004

CALL TO ORDER. The regular meeting of the Common Council of the City of Beverly was called to order at 7:30pm, by Council President Bancroft on Tuesday, May 11, 2004, under the provisions of the Open Public Meeting Act c. 231 P.C. "Sunshine Law". Notice of this meeting was published in the Burlington County Times and posted on the bulletin board in the Municipal Building. All members present saluted the flag of the United States of America.

ROLL CALL.

PRESENT: Mr. Wolbert, Mr. Newsome, Dr. Cook, Mr. Williams, Mr. Krzykalski, Mrs. Richards, Mrs. Setikas, Council President Bancroft, Mayor Robert Lowden, Solicitor William Kearns, Director of Public Safety Mike Morton and Municipal Clerk/Administrator Barbara Sheipe.

ABSENT: Ms. Gillette was absent and excused for vacation.

MINUTES.

Mr. Wolbert requested that the words (switched them back to central) be removed from the minutes under the public safety section. Mr. Williams discussed that he would like a correction to the minutes to reflect that he excused himself from the executive session. Also Mr. Williams requested that the sentence in the last part of the school budget discussion be corrected to read that Mr. Williams discussed that if 75 out 100 students are sent to Palmyra and the high school determines some to be special ed and the city was allowed to send them somewhere else would the percentage be less. Mr. Wolbert requested that the word (each) be added to the \$29,000 under the public session with the discussion with Mr. Borden.

Mr. Wolbert made a motion to approve the minutes of April 27,2004 with the corrections, Mrs. Richards second the motion. All members approve the motion.

PRESENTATION BY NJ WATER COMPANY. Gary Dean, communications manager of the NJ American Water Company presented council with information on the new programs that the water company was doing. Mr. Dean, Mayor Lowden, Council President Bancroft and Senator Allen were present at the school last week, when the water company present the school with a tabletop community-teaching tool. The third grade students were shown the water process and also taught about water pollution and saving water. Mr. Wolbert inquired how the water company was handling the storm water management regulations. Mr. Dean explained that the company is attempting to help the municipalities by contracting services or lending a hand. Resident from the audience inquired as to whom was the owner of the water company. Mr. Dean explained

that the owner is American Water Company and that the company was acquired by Tem's Water Company from the UK Resident discussed with council that perhaps council should investigate as to whom actually owns the water company. Mayor requested that the resident share the information with the council. Resident would like council to do their homework and find out the information their selves. Mayor Lowden explained that it was stated that the major company is owned by Tem's from the UK and RWE is owned by a company in Germany. Dr. Cook inquired if the resident had some information on the background of the water company would she like to share it. The resident would like council to find out on his or her own. Mr. Dean explained that the NJ Water Company is a reputable company and that company is always looking to improve communications between the residents and the company. Mr. Dean thanked council for their time.

PRESENTATION BY HABITAT FOR HUMANITY.

Pete Cerra, Executive Director presented council with a slide presentation outline the goals and objectives of Habitat. Mr. Cerra showed slides of homes and areas before they were acquired by Habitat. Habitat for Humanity is a private non-profit and depends on local and county support. The labor and materials are usually donated and the homes built by volunteers. The hardest challenge for Habitat in the City of Beverly is to convince the residents to make application for the homes. The program is for homeownership with residents of income between \$20,000-\$54,000. Habitat gives priority to city residents who are renting in the city first to qualify for the homes. Resident from audience inquired if Habitat would take a tri-plex and make it into a single family home. Mr. Cerro explained that usually Habitat builds on the same footprints of the homes so that they do not occur any additional expense. Mr. Borden inquired as to how many homes in the city, Habitat owns and how many were previous Beverly resident's? Mr. Cerro estimated about 11 homes and that none of the applicants were from the city. The homes had been offered first to residents, but no one completed a qualified application. Habitat would like to get the word out to the residents that they have homes available. Mr. Borden discussed that since Habitat brings in families there are additional children into the school system. Mr. Cerro explained the flow of neighborhoods. If the homes are rentals the neighborhood is always usually bringing in new children, if the homes are owner occupied the children go to school and then move out, leaving the area with less children. Mrs. Sasso explained that few rentals in the city are previous residents. Dr. Cook discussed thinking outside of the box and that everyone needs to share ideas. Mr. Haaf inquired if it was true that no resident of the city ever returned a completed application. Mr. Haaf would also like Habitat to consider building two or three bedroom homes instead of four. Resident inquired if Habitat would build a rancher for the elderly or seniors. Mr. Cerro explained that the program is for families and that other organizations are available for seniors. Mr. Cerro thanked the city for their cooperation and that they have never had a problem on any of their construction sites.

PUBLIC SAFETY. Karen Van Hoy discussed that on Monday evening around 8:48pm she was near the intersection of five points and that an officer was across near the liquor

store. Mrs. Van Hoy could her loud noises from Bridge Street and immediately the officer was going down Bridge Street to investigate. Mrs. Van Hoy inquired about the lights on the vehicles that shine on the side. Director Morton explained that they are called alley lights and that the officers use them after dark.

COORESPONDENCE.

Mayor Lowden discussed a request that he had from Resources for Independent Living, Inc. they are attempting to get a grant that is for Recreational Opportunities For Individuals With Disabilities (ROID). The Mayor would like council to approve a resolution of support for this project.

Mrs. Richards made a motion to approve **Resolution No. 2004-48, Resolution Supporting Resources For Independent Living Grant Application.** Dr. Cook second the motion. All members present voted in favor of the resolution.

OLD BUSINESS.

- A. Continuation of Public Hearing on 2004 Budget. The hearing will be continued until the City hears about aid from the state.

ORDINANCE ON SECOND READING.

- A. **Ordinance No. 2004-6,** An Ordinance Of The City Of Beverly For Salaries And Wages Pertaining To The Beverly City Police Department. The ordinance was read by title.

Mr. Wolbert made a motion to adopt Ordinance No. 2004-6 on second reading. Mr. Williams second the motion.

Council President Bancroft opened the ordinance to the public.

Karen Van Hoy inquired about the \$1400. bonus for the officer. Mr. Kearns explained that this bonus is in addition to their annual salary and that it was not built into the base so it would not compound yearly. The bonus will remain at \$1400. per year for the length of the contract.

John Borden discussed that it averages out to approximately 4% a year, Mr. Kearns explained that it is actually 3.75% and that it is below the average increase, police departments are getting county wide. Mrs. Richards inquired as to how it went back to 80 hours a workweek. The Sunday hours for the police dept are for 8 hours instead of the 12. Mayor Lowden inquired about the increase between the steps and if the amounts were correct. Mr. Kearns explained that the increases were 3.75% from the amount of last year base salary and that if an employee was granted a step increase, the percentage would be

greater due to the step increase. The contract was agreed upon with a 3.75% increase across the board for a four-year contract. Mr. Williams inquired if everyone gets a step increase automatically or is it based on performance evaluation. Director Morton explained that the step procedure is contractual.

At the call of the roll, the vote was:

AYES: Mr. Wolbert, Mr. Newsome, Dr. Cook, Mr. Williams, Mr. Krzykalski, Mrs. Setikas and Council President Bancroft.

NAYES: None.

ABSTAIN: Mrs. Richards. The ordinance was adopted on second and final reading and will become effective 20 days after publication.

NEW BUSINESS.

- A. **Resolution No. 2004-45**, Resolution of Receipt of Audit. The resolution was read by title.

Mrs. Richards made a motion to approve Resolution No. 2004-45, Mrs. Setikas second the motion. At the call of the roll, the vote was:

AYES: Mr. Wolbert, Mr. Newsome, Dr. Cook, Mr. Williams, Mr. Krzykalski, Mrs. Richards, Mrs. Setikas and Council President Bancroft.

NAYES: None.

- B. **Corrective Action Plan-2003 Audit**. Mrs. Richards made a motion to approve the corrective action plan for the 2003 audit, Mrs. Setikas second the motion. At the call of the roll, the vote was:

AYES: Mr. Wolbert, Mr. Newsome, Dr. Cook, Mr. Williams, Mr. Krzykalski, Mrs. Setikas and Council President Bancroft.

NAYES: None.

- C. **Resolution No. 2004-46**, Resolution Authorizing A Change Order For Third Street Improvement Project. The resolution was read by title.

Mr. Williams inquired if this was an increase or decrease to the contract. The change order will increase the amount of the contract, but it is still in the budgeted amount range.

Mrs. Richards made a motion to approve Resolution No. 2004-46, Mrs. Setikas second the motion. At the call of the roll, the vote was:

AYES: Mr. Wolbert, Mr. Newsome, Dr. Cook, Mr. Williams, Mr. Krzykalski, Mrs. Setikas and Council President Bancroft.

NAYES: None.

D. **Resolution No. 2004-47**, Resolution Authorizing Tax Abatement Agreement. The resolution was read by title.

Mrs. Richards request this resolution be held until the next council meeting. Mrs. Richards would like to have review of the agreement. Mayor Lowden discussed that the committee met with Frank Raia several times and that the NJFHMA was in agreement to the loan from the state. Mayor Lowden discussed that the percent age rate was the same used all over the state for abatements. Dr. Cook discussed that she still had some other concerns about the project and the impact on the city. Mrs. Richards discussed that the project has been about three years and that she would like to wait until the next meeting for a decision. The Mayor explained that the state guarantees the money and that if the developer walks away the state will find someone to run the project. Mrs. Richards would like to review the financial situation a little more before making an agreement. City Council held a discussion on what would be in the best interest of the city.

Mrs. Richards made a motion to hold the resolution until the next meeting of May 25, 2004, Mrs. Setikas second the motion. At the call of the roll, the vote was:

AYES: Mr. Wolbert, Mr. Newsome, Dr. Cook, Mr. Williams, Mr. Krzykalski, Mrs. Setikas and Council President Bancroft.

NAYES: None.

ABSTAIN: Mr. Williams, due to a conflict.

PAYMENT OF BILLS. Mrs. Richards made a motion to approve the payment of bills, Mr. Wolbert second the motion with the following additions.

Add-Neal Rosenberg from the courts in the amount of \$400.00 at the call of the roll, the vote was:

AYES: Mr. Wolbert, Mr. Newsome, Dr. Cook, Mr. Williams, Mr. Krzykalski, Mrs. Setikas and Council President Bancroft.

NAYES: None.

Mr. Newsome inquired as to the bill for the post prom party. Mayor Lowden explained that the funds are from the Municipal Alliance and that it is given every year.

SOLICITOR'S. None.

MAYOR'S REPORT. Mayor Lowden discussed that the pilot program with the state for Beverly Commons is a new program from the state and that the units will be market rate. The program is a standard one used for senior housing across the state. Mayor Lowden requested that the donation of \$1200. be sent to the American Legion for the Memorial Day parade.

Mrs. Richards made a motion to approve payment of \$1200. to the American Legion for the Memorial Day parade out of the Public Celebration funds, Mr. Wolbert second the motion. All members were in favor.

COUNCIL'S REPORT.

Mr. Wolbert reviewed the storm water grant and that he had received the CD from the state for the storm water. The city will need to amend some ordinances to comply with the regulations. The state is requiring an ordinance regarding the feeding of wildlife and fowl in the waterways and also an update on the yard waste ordinance.

Mr. Newsome discussed that there was a meeting of the police committee today, to review a pending grievance.

Dr. Cook discussed the shared services meeting and that the city is in a positive situation. On June 14 there will be a dedication at City Hall of a quilt with the city logo. Dr. Cook will handle the dedication. The economic committee has been meeting with several developers that are interest in the properties in the city. There is a lot of positive energy with the developers. The city needs to think about the larger picture and have higher standards, property values are going up. Clean Communities banquet is on May 20.

Mr. Williams discussed that a friend of his is looking for a place and that he took him around Beverly. There are a lot of possibilities for new people to invest in the city.

Mr. Krzykalski discussed that redevelopment takes a while and that the city has a lot of potential.

Mrs. Richards inquired as to what the council would like to see developed in the areas of the city. The Master Plan shows what should be in each zone but it is not specific to the actual type of business or housing. City Council needs to look around the city and see exactly what they want and where so that the developers can be informed. Mrs. Richards requested that council think about what they want and write down some ideas/

Mrs. Setikas discussed that as a resident she sweeps the street and sidewalks at least once a week and that her yard is always cut. If all of the resident did this the city would be cleaner and more inviting. Mrs. Setikas showed Director Morton pictures of gas meters that had the locks cut and that a landlord had complained that his meters were being stolen. Director Morton requested that the owner file a complaint and contact PSE & G, they have a lock that is not easily cut.

Council President Bancroft discussed that he had spent about two hours showing a developer around the city and that the developer had the same question, what does the city council want in certain areas. Council President Bancroft would like to see the area from Broad and Warren to Cooper and Warren developed entirely. The city needs to have areas linking the railroad to the river. Dr. Cook discussed that the city needs to have gateways into the city.

PUBLIC SESSION.

Ann Row-528 Cramer Avenue presented council with a petition signed by her neighbors to have the street repaved. Council President Bancroft discussed that there are no current grant funds available for that area and that the engineers are going to be looking at a five year plan listing all the streets in need of work. Mayor Lowden discussed that Erhardt, Lee and Putnam also need major work. Ms. Low inquired if the city could not charge additional school tax money to a rental property that has more children, she understand that the landlord pays taxes but could not the renter pay additional school taxes. Mr. Bancroft discussed that he has been working on that issue and attempting to find a why to have landlords responsible for the amount of children that they bring into the system. Mr. Wolbert discussed that Collingswood has create a program that encourages the creation of single-family homes from duplexes. Mrs. Richards inquired about the by-pass funds from the county? Mayor Lowden explained that Manor Road was done with that program, but inter city streets did not qualify. Mrs. Sasso discussed that Environmental Resolutions is working on grants from Small Cities and that they are very good at handling the deadlines to meet the grants.

Mr. Borden inquired about the Financial Disclosure? Mr. Kearns explained that the disclosure form was required by the state and that it required employees and appointed members to list the properties that they own and where there income came from. Mr. Borden inquired if Resolution No. 2004-47 would have a public hearing or input from the public. A resolution does not require input from the public, but that the public can speak in public session on the resolution. Mayor Lowden explained that the public would also be able to speak at the planning board meeting when Beverly Commons comes for final site plan. Mayor Lowden explained that the tax abate would not change a restrictions that the city planning board placed on the project. The restriction will stay with the property.

Mr. Haaf requested an explanation as to the amounts in the abatement. Dr. Cook explained that it was 6.28% of the total rental income after utilities. Dr. Cook discussed that she had other agreements from other communities and that they also do pilot programs. Dr. Cook discussed that the tax abatement for the Burlington Coat Factory was done to help create an anchor for redevelopment in Edgewater Park and that Beverly Commons was not the same anchor for the city. Mr. Haaf discussed that he had confidence in council to keep their eyes open on the project. Mr. Haaf inquired as why Mr. Williams abstain on the vote. Mr. Williams explained that he works for the firm that handled some of the engineering for the project. Mr. Haaf applauds the council for their statements on redevelopment. Mayor Lowden discussed that as a member of the Route 130 corridor committee he had developed some economic changes and ideas.

Mr. Borden inquired about information on the tax abatement. Dr. Cook read a letter from the tax assessor, which is attached as part of the minutes. Mr. Borden inquired about the placing of leaves in the street and the storm drains. Council President Bancroft explained that the leaves should be placed between the sidewalks and curbs, so that they do not block the storm drains.

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

EXECUTIVE SESSION. Dr. Cook made a motion for a closed session for the discussion contracts, Mrs. Richards second the motion. All members were in favor. City Council returned to public session.

MOTION TO HIRE. City Council discussed the hiring of special officers with Director Morton. Mrs. Richards made a motion to allow the Director to hire two part time special officers to be train at the Gloucester County Police Academy, Mrs. Setikas second the motion. All members present voted in favor.

ADJOURNMENT. Mrs. Richards made a motion to adjourn, Ms. Setikas second the motion. All members were in favor.

Submitted by,

Barbara A. Sheipe RMC
Municipal Clerk