

**CITY OF ESTELL MANOR
CITY COUNCIL
SPECIAL MEETING MINUTES
MAY 5, 2014**

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Pursuant to the Open Public Meetings Act adequate notice of this meeting was sent to the Official Newspaper and was posted on the City Bulletin Board in accordance with Public Law 75, Chapter 231.

Meeting was called to order by Mayor Teasenfitz at approximately 5:00 pm. The flag salute and a moment of silence were observed.

Roll call: Present: Barbetto-yes; Haeser-yes; Cunningham-yes; Givens-yes; Teasenfitz-yes

RESOLUTIONS

**51-2014 Resolution Authorizing Executive/Closed Session Meeting of the
City Council of the City of Estell Manor, Pursuant to N.J.S.A. 10:4-12
to Discuss Matters Relating to Contract Negotiations and Potential Litigation**

Motions: Haeser / Givens to authorize Resolution #51-2014 to discuss matters relating to contract negotiations and any potential legal implications due to hazardous materials found in City Hall which need removal services. Voice vote taken with all in favor.

Motions: Givens / Haeser to close executive session and enter back into open public meeting, voice vote taken with all in favor.

Teasenfitz stated discussions during closed session included matters relating to contract negotiations to hire a vendor for asbestos removal found in City Hall after an inspection was made by a State of New Jersey Asbestos Control Officer. He stated a decision would be made this evening during open public meeting.

NEW BUSINESS

Change orders for ADA Upgrades Project:

A list of change orders were submitted by the contractor, MJJ Construction working on the ADA Upgrade Construction Project which need to be reviewed by Council for consideration and approval which were not in the original bid specifications. The proposed change orders need to be approved or rejected prior to any further work can be continued on the project.

Change order #2 is for a bullet proof panel below the tax/clerk's new service counter.

Change order #4 is for a fin tube radiant heater to be installed in the new hallway storage area where the old radiators were located. Only one heat source will be installed in this new constructed area.

Change order #5 is for CMU wall and floor repairs.

Change order #3 is pending a carpet tile selection by the City Clerk's office. The City has a credit to the original specifications for flooring and the contractor will be providing additional floor carpet tiles for consideration.

Motions: Haeser / Barbetto to approve change orders #2, 4 and 5 listed in the total amount of \$2,415.86.

Discussion ensued regarding the similar amount of change order#4 with that of change order #1 which was previously approved for plumbing work.

RESOLUTIONS

52-2014 A Resolution to Approve Change Orders as Listed to the ADA Upgrade Project

Roll Call: Barbetto-yes; Haeser-yes; Cunningham-yes; Givens-yes; Teasenfitz-yes

Teasenfitz reviewed with Council the emergency asbestos removal proposal to perform an asbestos abatement for hazardous materials found within City Hall which has stopped the ADA upgrade construction project until abatement has been completed.

Synatech Inc. had submitted a quote to perform the required services for the amount of \$2,700.00

Motions: Haeser / Barbetto to approve the quote from Synatech Inc. to perform the asbestos abatement.

Roll Call: Barbetto-yes; Haeser-yes; Cunningham-yes; Givens-yes; Teasenfitz-yes

Motions: Haeser / Barbetto to approve air sampling services not to exceed \$1,000.00, not included in the abatement services. Contractor unknown at this time, Synatech Inc., will subcontract the service provider.

Roll Call: Barbetto-yes; Haeser-yes; Cunningham-yes; Givens-yes; Teasenfitz-yes

Heater issues were discussed concerning a leaking pipe in the ceiling of the courtroom and a new thermostat with automatic shutoff capabilities for the different zones be added. A proposal was submitted for the necessary services to be performed for a total amount of \$3,125.00. This includes the leaking pipe repair for \$2,100.00, and the new thermostat for \$1,025.00

Motions: Haeser / Givens to approve the proposal as submitted from Laury Heating for the total amount of \$3,125.00, certification of funds have been made by the City's CFO.

Roll Call: Barbetto-yes; Haeser-yes; Cunningham-yes; Givens-yes; Teasenfitz-yes

PUBLIC COMMENT

Motions: Haeser / Cunningham to allow public comment at this time, voice vote with all in favor.

It was suggested the topic of a community yard sale and senior social date be placed on the next meeting agenda.

Motions: Haeser / Cunningham to close public comment, voice vote with all in favor.

Barbetto stated he liked the time scheduled for this meeting, which was 5:00 pm and would like Council to consider this time for future meetings.

Motions: Haeser / Cunningham to adjourn meeting at approximately 5:45 pm.

Voice vote, with all in favor.

Respectfully submitted: Fern A. Brown
Acting Clerk

Attest: Mayor Stephen Teasenfitz