

**CITY OF ESTELL MANOR
CITY COUNCIL MEETING MINUTES
AUGUST 13, 2014**

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 7:00 pm. The flag salute and a moment of silence were observed.

Roll call: Present: Barbetto-yes; Haeser-yes; Cunningham-yes; Givens-yes; Teasenfitz-yes
City Solicitor, Fred Scerni and his Associate, Van McPherson were also present.

PUBLIC COMMENT

Motions: Haeser / Givens to open meeting to public comment, voice vote with all in favor.

Lieutenant Babincheck of the Buena State Police Barracks was present to give an update on police activity in the area since his last visit in April 2014. He reviewed accidents which occurred in the area as well as any other calls made which the State Police responded to. He also addressed the idea of the State Police utilizing some office space within City Hall as a sub-station to complete paperwork. He informed Council that it has been determined by his authorities that this would be a breach in security because the office was used by employees of the City and not an isolated office strictly used by State Police personnel. He stated he would be returning the keys and alarm code previously issued to State Police.

Teasenfitz asked if the office was to be made strictly for State Police access would this idea be reconsidered.

Lt. Babincheck stated it would be a possibility for reconsideration.

Frank Kreutzer commented on his continued problem with illegal ATV use in his neighborhood which he has dealt with for the past two and a half years.

The Lt. spoke with Mr. Kreutzer and asked him some questions in reference to this matter.

Councilman Cunningham asked if all State Police officers' cars were equipped with Narcam packets.

Lt. Babincheck stated the officers were equipped with this item.

Warren Royal of Third Ave., commented on several problems with the road he resides on. He stated his is dissatisfied with the road improvements the City has made to this road because it has caused excessive dust when vehicles use it. He had concerns of potential health problems being created and that he is unable to walk with his grandchildren down the road due to the dust.

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Teasenfitz explained due to the absence of the City Engineer he couldn't give him a professional explanation. He was aware of the road improvements made to this road and there were limitations due to DEP and Pinelands regulations.

Barbetto stated he had previously spoken to Mr. Royal about this road and explained Council could not authorize any further work to be done for five years from the project date.

Discussion ensued regarding Third Ave. and options available to rectify any problems there may be with the road.

Joe Vander of Third Ave. expressed his dissatisfaction with the present condition of Third Ave. and made suggestions of how the City should fix the problems with the road.

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

RESOLUTIONS

**69-2014 A Resolution Authorizing Executive/Closed Session Meeting of
City Council of the City of Estell Manor, Pursuant to N.J.S.A.
10:4-12 to Discuss Matters Relating to Contract Negotiations/
Real Estate**

*Motions: Haeser / Cunningham to approve Resolution#69-2014, voice vote taken with all
In favor.*

Motions: Givens / Haeser to close executive session, voice vote taken with all in favor.

In executive session Council discussed a matter of a potential land sale to the State of New Jersey through the Open Space Preservation acquisition program. Tax Assessor, Jim Mancini reviewed with Council the list of City owned parcels being considered for sale to the State. Mancini stated there were some discrepancies in the list and he corrected them and will resubmit to the State for reconsideration and a new proposal. Letter from the State required certain procedures be completed before any final agreement.

Mancini will follow-up with the State on this matter and Council will revisit this in the near future when updated information becomes available.

ORDINANCES/PUBLIC HEARING

**09-2014 An Ordinance Granting Consent and Permission to SJ Gas Co.
To Use the Public Streets to Furnish Gas for Light, Heat and Power**

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RESOLUTIONS

**70-2014 A Resolution Authorizing an Extension of Grace Period for
3rd. Quarter 2014 Taxes**

Motions: Haeser / Givens to approve Resolution#70-2014, voice vote taken with all in favor.

**71-2014 A Resolution Requesting That the State Not Permit the Expansion
Of Casino Gaming Outside the City of Atlantic City and Refrain
From any Executive Legislative or Referendum Action Before
January 31, 2016**

Motions: Haeser / Cunningham to approve Resolution#71-2014

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

Mayor Teasenfitz explained the reasoning for this resolution being presented to Council and the impact it makes on the City of Estell Manor.

72-2014 Chapter 159 Resolution-Atlantic County JIF

Motions: Haeser / Givens to approve Resolution#72-2014

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

73-2014 A Resolution to Create a DEP Landfill Bank Account

Motions: Barbetto / Haeser to approve Resolution#73-2014

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

Barbetto stated he had spoken to the City's CFO in regards to this resolution which is a State requirement. The monies designated for the landfill closure expenses need to be changed from a City account to a State escrow account under new regulations.

**74-2014 Chapter 159 Resolution-Atlantic County Municipal Drug Alliance
Grant Funds**

Motions: Haeser / Barbetto to approve Resolution#74-2014

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

Barbetto explained the source of the grant funding.

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BILL LIST

Motions: Haeser / Givens to approve the bill list in the new amount of \$257,407.80 a new total which includes \$2,807.67 for equipment from Palos Sports.

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

DEPARTMENT REPORTS

Monthly reports were submitted by the following departments for the month of July 2014; Clerk's Office, Public Works, Tax Collector and Zoning Officer. The Municipal Court report was submitted for the months of June and July. The Engineer's Report for July was also included in this action.

Motions: Haeser / Givens to accept the department reports as listed, voice vote taken with all in favor.

Teasenfitz asked Council to consider allowing the Public Works Department to utilize some temporary seasonal employees to complete some extra work before the end of fall and to allow completing work on the sports fields and around the City. Specifically for completing pot hole repairs and to complete some unfinished work on the fields. He acknowledged using emergency personnel already authorized to operate City equipment and/or machinery.

Motions: Haeser / Cunningham to approve a temporary seasonal employee to assist public works with various work to be completed.

MEETING MINUTES

The Deputy Clerk submitted meeting minutes for the following dates; April 23, 2014, May 5, 2014, May 14, 2014 and May 28, 2014.

Barbetto stated there two minor corrections to be made to the listed minutes of April 23, 2014. The Deputy Clerk noted the corrections to be made. The May 14, 2014 minutes were tabled until corrections to motions made for resolution #52-2014 can be identified and corrected.

Motions: Barbetto / Givens to accept the minute's conditional of the changes made as noted, voice vote with all in favor.

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NEW BUSINESS

Fire Management Ordinance:

A draft ordinance was submitted by the Planning Board to Mayor and Council with recommended changes for review and consideration for adoption. Council will independently review the information and contact the Planning Board with any questions or concerns they have with the recommended changes. Council will revisit this topic at a later date for final decision.

Atlantic City Electric and Pepco Holdings, Inc. Exelon Merger:

Mr. Ken Mosca, Public Affairs Manager from Atlantic City Electric recently met with Mayor Teasenfitz and Deputy Clerk, Fern Brown to distribute a packet outlining the merger of Atlantic City Electric with Pepco Holdings, Inc. The advantages to this merger will provide improved services by utilizing manpower closer to the area due to the size of the company and its joint conglomerate of companies.

OLD BUSINESS

Field Update:

Council President Haeser addressed items which still need to be completed before anyone can be authorized to use the fields due to possible safety hazards they could impose. Sections of fencing need to be repaired and portable toilets will need to be put in place.

Any insurance claims paid for fence repairs did not cover the true costs and the time has elapsed to revisit this issue.

Quotes were received from two vendors and it was determined that Accent Fence provided the lowest quote of \$2,175.00 to repair the two sections of fence around the athletic fields.

Motions: Haeser / Barbetto to authorize the quote from Accent Fence to repair the fences for the amount of \$2,175.00.

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

It was also noted that no trucks were to drive onto the fields to prevent any additional damage to the fields.

Haeser also reviewed quotes for portable toilets from two vendors and determined the total monthly allowance to be \$225.00, the vendor to be determined by Haeser after a certification of funds has been made by the CFO.

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Motions: Cunningham / Givens to approve up to \$225.00 per month for the rental of portable toilets for the athletic fields.

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

City Hall Hours:

The new hours of operation for City Hall which was implemented in March of 2014 were reviewed by Haeser. The Deputy Clerk added some opinion on the hours and how it has been received by the general public and the employees.

The Deputy Clerk will check on the action taken to initially change the hours and report back to Council at the next meeting.

An earlier meeting time and possible change of day for the workshop meetings were discussed.

Recreation Coordinator Position:

Councilman Barbetto distributed to Council information explaining the required responsibilities for the position of a part-time recreation co-coordinator for the City of Estell Manor.

Discussion ensued as to whether it was a salaried position or a stipend position. Applicants would need to comply with the requirements set forth in the City's personnel and procedure policy regarding working with youth.

PUBLIC COMMENT

Motions: Cunningham / Givens to open meeting to public comment, voice vote with all in favor.

No Comment

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

Motions: Haeser / Cunningham to authorize Resolution#69-2014, executive session to discuss matters relating to real estate. Voice vote taken, with all in favor.

Motions: Haeser / Cunningham to close executive session and enter into public portion. Voice vote taken, with all in favor.

City Solicitor, Alfred Scerni summarized executive session discussion for the general public. He stated in executive session Council discussed matters relating to certain contractual issues regarding the cell tower on City property and the cell tower owner which leases the property. A

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proposal from that owner was discussed but no action was taken at this time. In matters relating to certain City owned land considered for possible sale it was determine that this will not take place due to the inability of this action by the Pinelands.

Matters relating to property between the school board and the City were discussed and it was explained by this Counsel that the matter would require special outside representation due to a conflict of attorney/client relationship between the two parties.

Motions: Barbetto / Haeser to adjourn meeting at approximately 10:00 pm. Voice vote taken with all in favor.

Respectfully submitted,

Accepted:

Fern A. Brown, Deputy Clerk

Mayor, Stephen Teasenfitz