

**REGULAR MEETING
MAYOR AND CITY COUNCIL
October 13, 2022**

Meeting called to order at 7:00 p.m. by President Johnston with a salute to the flag. Roll call was recorded as follows:

Present: Bruno, Dill, DePamphilis McCarrie, McGuigan, Owen, Johnston

Also Present: Mayor Glasser, City Administrator Frost, City Clerk Samuelson, Attorney James E. Franklin, II, and City Engineer Greg Schneider

Open Public Meetings Act:

Pursuant to the Open Public Meetings Act, adequate notice of this meeting has been provided to two local newspapers. The agenda has been posted at City Hall and on the City's website, somerspointgov.org.

Presentation: Michael Lario, Esq., presented a request regarding vacation of a street, namely a portion of Maryland Avenue, Block 914, Lot 1 to allow a more uniform development of the subject site.

Presentation: Lisa Bender, Chair, Environmental Commission/Green Team reported the City has been certified sustainable through Sustainable Jersey at a bronze level since 2015. She mentioned some of the accomplishments of the Boards and goals for the future.

Communications:

Council President Johnston reported she received several communications in reference to short term rentals. She mentioned they were distributed to City Council.

Mayor's Report:

Mayor Glasser announced that a ceremony at Patriots' Park for Veteran's Day will be held on 11/11 at 11:00 a.m., and another ceremony will be held at William Morrow Beach on 12/4 recognizing Pearl Harbor Day. Mayor Glasser encouraged everyone to attend Horsepower by the Bay on 10/15/22.

Administrator's Report:

Administrator Frost reported a bond sale held on October 6 pursuant to Resolution Number 180 and that closing will occur October 19.

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Solicitors Report:

None

Engineers Report:

Engineer Schneider reported the 2022 Stormwater Repair Phase I project has been completed. He mentioned that since this project is complete, work can begin on the 2022 Road Program Phase I project.

Committee Reports:

Council Member Dill reported the Short-Term Rental Sub-Committee had a meeting and discussed potential changes to minimum stays as well as enforcement and registration requirements. He mentioned a final report will be forwarded to City Council.

Council Member Bruno reported the Garden Club has planted 70 daffodils and 16 mums at the four corners. She mentioned the Club has presented to the children in the schools. She also mentioned the upcoming trip to Longwood Gardens.

Council Member DePamphilis reported the Parking Committee met and discussed several options regarding paid parking. He mentioned the Committee decided to wait until the October deadline to get a full report from the season. He mentioned there will be another meeting in the future.

Council Member Owen reported the Recreation Commission heard two applications for use of the field. He also reported the citizens are happy the courts have been lined for pickleball.

Council Member Dill reported the Planning Board meeting scheduled for the 3rd Wednesday of this month has been cancelled.

Approval of Minutes:

On the motion of Council Member Owen, seconded of Council Member Dill and carried to approve the Regular Meeting Minutes of 9/22/2022.

Ordinances:

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Ordinance No. 23 of 2022

M/S- McCarrie/Dill

The ordinance was adopted by a unanimous roll call vote of those present.

(Second Reading/Public Hearing/Adoption)

Council President Johnston duly opened the meeting to the public. Hearing nothing from the public, the public portion was duly closed.

No. 23 of 2022

An Ordinance Enacted Under Authority of N.J.S.A. 39:4-197 Regulating the Parking of Vehicles on Certain Streets and Portions Thereof; Amending and Supplementing the Somers Point Municipal Code Chapter 250 Vehicles and Traffic, Article I Section 250-24.1 Schedule 1A and Repealing All Ordinances Heretofore Adopted, The Provisions of Which Are Inconsistent Herewith.

WHEREAS, N.J.S.A. 39:4-197 authorizes a Municipality, by Ordinance, to regulate the parking of vehicles on municipal streets and portions thereof; and

WHEREAS, a determination has been made by the Somers Point City Engineer that due to the potential of an obstruction to access to a Municipal Pump Station on Bay Avenue which has been identified by the Sewer Operator and in the interest of public safety and for the proper access by Municipal vehicles a recommendation to eliminate vehicle stopping, standing and parking adjacent to the Pumping Station area has been made; and;

WHEREAS, the recommendations made by the City Engineer have been reviewed by the Somers Point Police Department and have been deemed appropriate and reasonable; and

WHEREAS, it is necessary to amend and supplement Chapter 250 of the Code of the City of Somers Point in order to implement the recommended change in parking regulations

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Somers Point, County of Atlantic, and State of New Jersey as follows:

SECTION 1: The Somers Point Municipal Code Chapter 250 Vehicles and Traffic, Article I Section 250-24.1 Schedule 1A “No Parking, Stopping, Standing” at any time is hereby amended and supplemented to add the following described streets or parts of streets:

Name of Street	Side	Location
Bay Ave	East	From the south curb line of Gibbs Avenue to 52 feet south

SECTION 2: “No Parking, Stopping or Standing This Side” signage shall be installed and placed according to New Jersey Department of Transportation standards with standard spacing as

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required by Regulation and in conformance with the Manual on Uniform Traffic Control Devices for Streets and Highways.

SECTION 3: All other provisions of Chapter 250 shall remain in full force and effect and shall apply to this amendment upon the effective date of this Ordinance

SECTION 4: All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies

SECTION 5: Should any section, clause, sentence, phrase or provision or any item in any schedule of this ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance.

SECTION 6: This Ordinance shall take effect upon its final passage, publication and adoption in the manner prescribed by law.

Ordinance No. 24 of 2022

M/S- McCarrie/Owen

The ordinance was adopted by a unanimous roll call vote of those present.

(Second Reading/Public Hearing/Adoption)

Council President Johnston mentioned City Council has worked on this project for several months and appreciates everyone’s efforts. She looks forward to seeing the improvements.

Council President Johnston duly opened the meeting to the public. Hearing nothing from the public, the public portion was duly closed.

No. 24 of 2022

**AN ORDINANCE GRANTING A LONG-TERM TAX EXEMPTION
FOR PROPERTY IDENTIFIED ON THE OFFICIAL TAX MAP OF
THE CITY OF SOMERS POINT AS BLOCK 2032, LOTS 12.02 AND
12.03, AND AUTHORIZING THE EXECUTION OF A FINANCIAL
AGREEMENT WITH SOMERS POINT PRESERVATION, LP FOR
THE PROPERTY**

WHEREAS SOMERS POINT PRESERVATION, LP is a Limited Liability Company organized in accordance with New Jersey law; and

WHEREAS SOMERS POINT PRESERVATION, LP (“Sponsor”) has applied to the New Jersey Housing and Mortgage Finance Agency pursuant to the New Jersey Housing

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and Mortgage Finance Agency Law of 1983, as amended and supplemented, N.J.S.A. 55:14K-1 *et seq.* (the “HMFA Law”) to finance a project to preserve and significantly rehabilitate a two hundred and twenty-five (225) unit HUD Section 8 housing complex (224 restricted rental units and 1 manager unit) located at 50 Somers Point – Mays Landing Road, and designated as Block 2032, Lots 12.02 and 12.03 on the official Tax Map of the City of Somers Point (the "SPP Property") in furtherance of its affordable housing project on the SPP Property; and

WHEREAS the HMFA Law authorizes Payment in Lieu of Tax ("PILOT) Agreements between the Municipality where the property is located and the Sponsor seeking funding in accordance with N.J.S.A. 55:14k-1 *et seq.*; and

WHEREAS, the City of Somers Point (“Somers Point”) City Council passed the requisite Resolution of Need on June 11, 2020, with respect to the proposed project in accordance with N.J.S.A. 55:14k-1 *et seq.*; and

WHEREAS SOMERS POINT PRESERVATION, LP and the City are authorized to enter into a Payment in Lieu of Tax Agreement ("PILOT") pursuant to Section 37 of the HMFA Law" and N.J.S.A. 40A:20-1 *et seq.*; and

WHEREAS SOMERS POINT PRESERVATION, LP has applied to the City for a long-term tax exemption in furtherance of its affordable housing project on the SPP Property; and

WHEREAS The City Council finds and determines that the Financial Agreement is to the direct benefit of the health, welfare and financial well-being of the City and its citizens because it allows for the preservation and substantial renovation of two hundred and twenty-five (225) HUD Section 8 affordable housing units essential for the provision affordable housing within the City; and the City Council has further determined that: (a) the benefits of the Project, including (i) the construction of the Improvements, (ii) the creation of construction jobs, and (iii) the preservation of full- and part-time permanent jobs at the Project, outweigh any costs associated with the tax exemption; and (b) without the tax exemption granted herein, the Project would not otherwise be undertaken; and

WHEREAS, the City Council has determined that it is appropriate to grant a long-term tax exemption to the SPP Property and to enter into a Financial Agreement with SOMERS POINT PRESERVATION, LP to memorialize the terms and conditions of this long-term tax exemption; and

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED, by the City Council of the City of Somers Point, County of Atlantic, and State of New Jersey that the Mayor is hereby authorized to execute a Financial Agreement with SOMERS POINT PRESERVATION, LP for the SPP Property in a form substantially similar to that attached

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hereto as **Exhibit A**; and

BE IT FURTHER ORDAINED, that as of the date the Sponsor executes a First Mortgage upon the Project in favor of the Agency (hereinafter referred to as the "Agency Mortgage") and Substantial Completion of the Project as defined in the Financial Agreement, the land and improvements comprising the Project shall be exempt from real property taxes; and

BE IT FURTHER ORDAINED, that all documents prepared and executed in furtherance of the transaction are subject to the review and approval of the City Solicitor and City Business Administrator; and

BE IT FURTHER ORDAINED, in compliance with N.J.S.A. 40A:20-12 within 10 calendar days following the later of the effective date of an ordinance following its final adoption by the governing body approving the tax exemption and the execution of the Financial Agreement the City Clerk shall transmit a certified copy of this ordinance and Financial Agreement to the Chief Financial Officer of the County and to the County Counsel for informational purposes; and

BE IT FURTHER ORDAINED, the executed copy of the final executed Financial Agreement shall be certified by and filed with the Office of the City Clerk. Further, the City Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the City..

BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

The ordinance published herewith was introduced and passed on first reading by the City Council of the City of Somers Point on September 22, 2022, and will be further considered for final passage and adoption at the Somers Point City Council Chambers, 1 West New Jersey Avenue, Somers Point, New Jersey on October 13, 2022, at 7:00 p.m. or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard. During normal business hours copies of said Ordinance, including Exhibit A, will be available at the Clerk's Office in the Somers Point City Hall to the members of the general public who shall request the same.

Resolutions:

Council President Johnston pulled Resolution Number 196 from the agenda.

City Clerk Samuelsen read by title only the list of resolutions.

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Public Portion Resolutions:

Council President Johnston duly opened the meeting to the public.

Patricia Pierson of Marks Road had a question regarding Resolution Numbers 200, 204 and 206.

John Helbig of East Dawes Avenue conveyed his support to Resolution Number 210. He also mentioned his appreciation of the bike racks that have been recently installed.

Hearing nothing further from the public, the public portion was duly closed.

Resolution No. 198 of 2022

M/S-Dill/McCarrie

This resolution was adopted by unanimous vote of those present.

Council Member Dill mentioned this resolution as well as Resolution Numbers 202 and 203 are all through cooperative programs which means items are purchased through a conglomerate of municipalities bidding for the best prices possible.

No. 198 of 2022

Subject: Acknowledging Terms and Conditions of Participation in the South Jersey Power Co-Operative Natural Gas Purchase

Introduced by: Council President Johnston

Whereas, the City of Somers Point is a member of the South Jersey Power Co-Operative; and

Whereas, on September 13th, 2022, Camden County, as the lead for the South Jersey Power Co-Operative, received bids for the purchase of the commodity Natural Gas for a one (1) year period from December 2022 to November 2023; and

Whereas, the winning bidder was UGI Energy Services, LLC, of Wyomissing, PA, 19610 for a “city gate” rate of \$12.334 per dekatherm (Bid Group A) for a one-year period; and

Whereas, the billing shall be based upon the applicable Local Distribution Company’s meter reading by location, and invoice payment terms will be sixty (60) day; and

Whereas, the City of Somers Point will be enrolled in this contract with UGI Energy Services, LLC.

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Now, Therefore, Be It Resolved that the City Council of the City of Somers Point hereby acknowledges the terms and conditions of the cooperative purchase in accordance with the conditions outlined herein.

Resolution No. 199 of 2022

M/S- Owen/McCarrie

This resolution was adopted by unanimous vote of those present.

No. 199 of 2022

Subject: **Approving Proposals – Goods and Services 2022**

Introduced By: **Council President Johnston & Council Members Mc Guigan & Dill**

WHEREAS, the City of Somers Point received proposals for various goods and services in accordance with the Fair and Open procedure of the New Jersey Pay-to-Play law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point that the following proposals, received on April 21st 2022, May 24th 2022 and October 11th 2022 approved, and that the City Administrator is hereby authorized to issue contracts to the following vendors for goods and services during the period of May 1st, 2022 to April 30th, 2023:

- a) **Alarm, Monitor, Networking and Ancillary Parts, Installation and Service**
Priority Protection Services LLC
- b) **Celling’s, Flooring, Wall Covering and Partition Material, Materials and Installation and Services**
ERCO
- c) **Cellular Communications and Mobile Broadband Services**
Verizon
- d) **Concrete and Masonry Service**
Landberg Construction
- e) **City Hall Custodial Services**
Offshore Carpet Cleaning and Janitorial
- f) **Demolition Services**
American Demolition

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- g) Electrical Contractor Services**
Electric-Tech, Incorporation
Calvi Electric Company
- h) Emergency Sewer Pumps and Equipment**
Municipal Maintenance Company
Godwin
- i) Excavation and Pipe Installation and/or Replacement**
Seashore Associated Mechanical Incorporation
- j) Flags Banners and Miscellaneous Display Items**
Display Sales
Metropolitan
- k) Generator Parts and Service**
Genserve
- l) Hardware Supplies**
Shore True Value
Lawson Products
- m) Heavy Duty Truck Mechanic Services**
Clegg's Garage Incorporation
- n) Influent Grinders for Sewer Pump Stations**
Municipal Maintenance
Watermark Environmental Systems, Inc.
KRS Services
JWC Environmental
- o) Information Technology and networking Services**
INSC
All Covered
Mae Tro
- p) Leaves and Brush Disposal Site**
Atlantic Blueberry Co Inc
- q) Misc. Employee Uniforms**
Action Uniform
- r) Plumbing and HVAC Services**
McCloskey Mechanical Contractors Inc

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Bilmark

- s) **Sewer Pump Station Parts & Supplies**
KRS Services
Municipal Maintenance Company
EVOQUA

- t) **Sewer Pump Station Maintenance**

KRS Services
McMloskey Mechanical Contractors Incorporation
Municipal Maintenance Company
CW Sales Corporation
A.C Schultes
West Bay Construction, Incorporation

- u) **Sewer Pump Stations, Electrical & Electronics**
KRS Services
Municipal Maintenance Group

- v) **Sewer System Coating, Lining & Restoration**
The Precision Group
Sewer and Water Evaluation and Rehabilitation Procedures

- w) **Storm Drain Cleaning and Television Inspection**
Mobile Dredging and Video Pipe

- x) **Recreation Equipment and Installation**
Ben Shaffer Recreation Incorporation
Green Lane Contractors

- y) **Roofing Repair and Maintenance**
Dorothy Gale Roofing
East Coast Contracting Roofing and Siding
KMR Enterprises Inc

- z) **Vactor Parts and Service**
Vacuum Sales Incorporation

- aa) **Video Cleaning and Maintenance**
Mobile Dredging and Video Pipe

- bb) **Outdoor Farmer's Market Operations and Management**
Jersey Shore Tours
Rob Hopkins

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cc) Auto Mechanic

Galloway Auto and Tire

dd) Animal Control Services

Animal Control of Atlantic County

ee) Signage and Misc Repair

Eastern Signs

Copiers Plus

Resolution No. 200 of 2022

M/S- Dill/Owen

This resolution was adopted by unanimous vote of those present.

Council Member Dill stated this promotion is well-deserved.

Mayor Glasser mentioned Stephen has been acting in a supervisor position.

Council Member Owen echoed Council Member Dill and Mayor Glasser and mentioned this is a very critical position.

Council Member McCarrie recognized Mr. Hornig in the audience.

Council Member McGuigan mentioned Stephen is a model employee.

No. 200 of 2022

Subject: Promotion of Stephen Hornig

Introduced By: Council Members Dill, Mc Guigan, & Mc Carrie

WHEREAS, it is the policy of the City of Somers Point to advance employees in according to their individual merits and in accordance with the New Jersey Civil Service Commission Policies and Procedures; and

WHEREAS, Stephen Hornig has been employed by the City of Somers Point since May of 2005, has performed the duties of Laborer in the Public Works Department on a part time basis beginning in 2005 and a full time basis beginning October 1st, 2005; and

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WHEREAS, the City Administrator and Supervisor of Public Works have recommended that Steve Hornig be promoted; and

WHEREAS, adequate funds are available within the Public Works Department operations in the 2022 budget for this promotion.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point as follows:

- 1.) The promotion of Stephen Hornig to the position of Laborer 3, New Jersey Civil Service Local Government Job Specification 06633, within the Public Works Department is hereby approved effective April 1st 2022, on a provisional basis, pending the results of a Departmental Promotional Examination to be issued by the New Jersey Civil Service Commission, if necessary.
- 2.) Effective April 1st, 2022 the salary of Stephen Hornig will be in accordance with the designation of DPW Level 6, Blue Collar Section of the agreement between the City of Somers Point and Teamsters Union Local No. 115 plus an additional amount \$3,810.00, which for 2022 is \$69,226.

Resolution No. 201 of 2022

M/S- Dill/Owen

This resolution was adopted by unanimous vote of those present.

No. 201 of 2022

Subject: Rejecting Bids for FEMA Exton Road Pump Station

Introduced by: Council Member Dill

WHEREAS, on September 22, 2022, the City of Somers Point received bids for the FEMA Exton Road Pump Station; and

WHEREAS, based off an analysis of the bids received, the Engineer's cost estimate, and available funding, the City Engineer has recommended that the City reject all bids and rebid the project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point as follows:

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- 1.) All bids received for the FEMA Exton Road Pump Station are formally rejected.
- 2.) The City Engineer is authorized to rebid the project reducing the project scope.

BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for bids in conformance with N.J.S.A. 40A:11-1 et seq., said bids to be received in the City Clerk's office at a time established thereafter in accordance with the specifications and in conformance with N.J.S.A. 40A:11-1 et seq.

Resolution No. 202 of 2022

M/S- Dill/Owen

This resolution was adopted by unanimous roll call vote of those present.

No. 202 of 2022

Subject: Authorizing Purchase of (1) Houston Freightliner 2024 Dump Truck, with Accessory Items through the HGAC Buy Purchasing Cooperative, Medium and Heavy Trucks and Truck Bodies, for the Somers Point Public Works Department.

Introduced By: Council President Johnston

WHEREAS, the City of Somers Point is permitted to participate in national purchasing cooperatives according to N.J.S.A 52:34-6.2; and

WHEREAS, the HGAC Buy Cooperative has acted as lead agency and awarded Contract Number #HT06-20, Medium and Heavy Trucks and Truck Bodies; and

WHEREAS, the City's Public Works Department has a need to acquire a new Dump Truck; and

WHEREAS, Superintendent of Public Works Guy Martin, the City Council Finance Committee, and City Administrator/Purchasing Agent has reviewed the contract from HGAC Buy Cooperative Contract Number #HT06-20, Medium and Heavy Trucks and Truck Bodies, and have determined that the acquisition of one (1) Houston Freightliner 2024 Dump Truck, with Accessory Items is the functional economic solution to replace the City of Somers Point's aging Public Works Equipment; and

WHEREAS, it is recommended that City Council approve the acquisition of one (1) Houston Freightliner 2024 Dump Truck with Accessory Items for the Public Works Department's for use throughout the City.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Somers Point, New Jersey, one (1) Houston Freightliner 2024 Dump Truck Accessory Items purchased from Houston Freightliner Inc, 9550 North Loop East, Houston TX 77029 in accordance with the HGAC Buy Cooperative

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contract term for Contract Number #HT06-20, Medium and Heavy Trucks and Truck Bodies, contract for use by the Public Works Department as follows:

Item:

Houston Freightliner 2024 Dump Truck with Accessory Items as follows:

Description	Qty	List Price	Amount	Contract Price
M2-106, Conventional Cab, SBFA, SRA (PRL-20M)	1	\$69,847.00	\$69,847.00	\$69,847.00
Published Options per Spec		\$88,612.00	\$88,612.00	\$88,612.00
Destination & MY24/CY23 Charge		\$7,368.00	\$7,368.00	\$7,368.00
Processing Charge		\$1,000.00	\$1,000.00	\$1,000.00

Subtotal:..... \$166,827.00

*Total Amount of HGAC Buy Cooperative Contract Number #HT06-20,
Medium and Heavy Trucks and Truck Bodies

BE IT FURTHER RESOLVED that the City Administrator, acting in his capacity as Purchasing Agent, is hereby authorized to issue a purchase order in the total amount of \$166,827.00 for one (1) Houston Freightliner 2024 Dump Truck with Accessory Items Houston Freightliner Inc, 9550 North Loop East, Houston TX 77029 in accordance with the HGAC Buy Cooperative Number #HT06-20, Medium and Heavy Trucks and Truck Bodies, contract for use by the Public Works Department in accordance with the Number #HT06-20, Medium and Heavy Trucks and Truck Bodies.

Resolution No. 203 of 2022

M/S- Dill/Owen

This resolution was adopted by unanimous roll call vote of those present.

No. 203 of 2022

Subject: Authorizing Purchase of One (1) John Deere 3025D Compact Utility Tractor with Accessory Rake through the Educational Services Commission of New Jersey (ESCNJ) National Cooperative Purchasing Program for Contract #65MCESSCCPS, Grounds Maintenance Equipment, for the Somers Point Public Works Department.

Introduced By: Council President Johnston

WHEREAS, the City of Somers Point is permitted to participate in national purchasing cooperatives according to N.J.S.A 52:34-6.2; and

WHEREAS, the Educational Services Commission of New Jersey has acted as lead agency and awarded Contract Number #65MCESSCCPS, Grounds Maintenance Equipment; and

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WHEREAS, the City’s Public Works Department has a multiple Ground Mowers which are becoming increasingly cost prohibitive to maintain; and

WHEREAS, Superintendent of Public Works Guy Martin, the City Council Finance Committee, and City Administrator/Purchasing Agent Jason Frost have reviewed the contract from Educational Services Commission of New Jersey Contract Number #65MCESCCPS, Grounds Maintenance Equipment, and have determined that the acquisition of one (1) John Deere 3025D Compact Utility Tractor with Accessory Items is the functional economic solution to replace the City of Somers Point’s aging Ground Mowers; and

WHEREAS, it is recommended that City Council approve the acquisition of one (1) John Deere 3025D Compact Utility Tractor with Accessory Items for the Public Works Department’s for use throughout the City.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Somers Point, New Jersey, one (1) John Deere 3025D Compact Utility Tractor with Accessory Items purchased from Central Jersey Equipment LLC, 100 Route 206, Hammonton, NJ 08037 in accordance with the Educational Services Commission of New Jersey contract term for Contract Number #65MCESCCPS, Grounds Maintenance Equipment, contract for use by the Public Works Department as follows:

Item:

John Deere 3025D Compact Utility Tractor with Accessory Items as follows:

Code	Description	Qty	List Price	Discount	Amount	Contract Price
1680LV	3025D Compact Utility	1	\$20,055.00	17%	\$3,409.35	\$16,645.65
1661XF	5Ft Standard Duty Landscape Rake	1	\$1,102.00	17%	\$187.34	\$914.66

Subtotal:..... \$17,560.31

*Total Amount of Educational Services Commission of New Jersey Contract Number #65MCESCCPS, Grounds Maintenance Equipment

Resolution No. 204 of 2022

M/S- Dill/McCarrie

This resolution was adopted by unanimous vote of those present.

Council Member Dill mentioned this was needed as the building is more than 50 years old.

No. 204 of 2022

Subject: Authorizing RFP’s for Municipal Boiler Replacement and Removal and Abatement of Existing Boiler

Introduced By: Councilmembers Dill, McGuigan and Owen

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WHEREAS, the City of Somers Point is in possession of a property known as 1 W New Jersey Ave. Somers Point NJ 08244; Block 1614 Lot 1 on the tax maps of the City of Somers Point and

WHEREAS, this property includes the location of the City Hall Building; and

WHEREAS, there exists a need for the City to explore the replacement of the building's boiler which shall include the removal of the existing boiler as well as asbestos abatement for the plumbing fixtures and piping around the existing boiler; and

WHEREAS, the governing body recognizing this need, seeks to solicit bids from qualified bidders for the replacement of the building's boiler which shall include the removal of the derelict boiler as well as asbestos abatement for the plumbing fixtures and piping around the existing boiler.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point as follows:

1. The City Clerk is hereby directed to advertise the Requests for Proposals for the replacement of the building's boiler which shall include the removal of the existing boiler as well as asbestos abatement for the plumbing fixtures and piping around the existing boiler at Block 1614, Lot 1 within the City of Somers Point.
2. Said advertisement shall be published as soon as possible, but no later than October 5th 2022.
3. All proposals must be received by the City Clerk no later than 10:00 a.m. on October 25th, 2022 at which time they will be publicly opened, announced and recorded in the Office of Administration.

Resolution No. 205 of 2022

M/S- Dill/Owen

This resolution was adopted by unanimous vote of those present.

Council Member Dill mentioned this Agreement is due to his retirement after nearly 25 years. He thanked him for all his work for the City.

Mayor Glasser wished Larry the best of luck in his retirement.

Council Member McGuigan mentioned how important and difficult this job is and commended him on these duties. He wished Larry good luck in retirement.

No. 205 of 2022

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Subject: Authorizing Agreement with Larry Morgenstern

Introduced By: Council President Johnston and Councilmembers McCarrie and Bruno

WHEREAS, after long and dedicated service to the City of Somers Point, Dispatcher Larry Morgenstern retired from the Somers Point Police Department effective September 30th 2022; and

WHEREAS, upon retirement Larry Morgenstern is entitled to certain items, payments, and benefits in accordance with the agreement effective January 1, 2019, between the City of

Somers Point and Mainland PBA Local 77 and which may be modified by an agreement currently being negotiated that will have an effective date of January 1, 2022; and

WHEREAS, the City of Somers Point has determined that Larry Morgenstern will have an accumulated, reimbursable total of 160 days of unused sick leave, 12.25 days of unused holidays and 22.5 days of unused vacation days, 6.5 days of comp time as of the effective date of his retirement; and

WHEREAS, Larry Morgenstern's last regular day of work was September 28th, 2022, and he received his last regular pay on September 23rd 2022 ; and

WHEREAS, pursuant to the agreement between the City of Somers Point and Mainland PBA Local #77, Somers Point Police, the City of Somers Point shall tender to Larry Morgenstern a lump-sum payment for unused sick leave and authorized leave to Larry Morgenstern in his retirement as defined in that agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Somers Point hereby authorizes the City Administrator to provide all rights and entitlements to Larry Morgenstern as enumerated in the agreement effective January 1, 2019 between the City of Somers Point and Mainland PBA Local 77 and which may be modified by an agreement currently being negotiated that will have an effective date of January 1, 2022.

BE IT FURTHER RESOLVED that the City Council of the City of Somers Point congratulates Larry Morgenstern and wishes him the best of luck in his retirement.

Resolution No. 206 of 2022

M/S- Dill/Owen

This resolution was adopted by unanimous vote of those present.

No. 206 of 2022

Subject: Appointment of Municipal Architect for Wayfinding Design Services

Introduced By: Council President Johnston, Councilmembers McGuigan and Dill

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WHEREAS, the City of Somers Point has identified a need for a Municipal Architecture and Wayfinding Design Services (Municipal Architect) for the period commencing upon appointment and for a term not to exceed one year to assist the City in developing and presenting a Wayfinding Plan to the City of Somers Point for approval and acceptance; and

WHEREAS, this contract is being awarded through a fair and open process pursuant to N.J.S. 19:44A-20.4 et. seq.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point as follows:

1. William McLees Architecture be and hereby is appointed as Municipal Architect for the City of Somers Point for the period October 13th, 2022 through a term to end not later than December 31st, 2022, inclusive.
2. This agreement is awarded without competitive bidding as a “Professional Service” under the provisions of the Local Public Contracts Law because public bidding is not required for said service.
3. This appointment is not exclusive during the term of this contract, and that City Council reserves the right to award work of the exact or similar nature as the work described herein to any other qualified professional, at its sole discretion.
4. The Mayor is hereby authorized to execute an agreement with William McLees Architecture in connection with these services, and, upon execution, the contract will be attached to this resolution and become a part hereof.
5. As indicated in the Division of Local Government Services Local Finance Notice 2006-7, because this is awarded through a fair and open process, further public notice per N.J.S.A. 40A:11.5 (6) is not required.

Resolution No. 207 of 2022

M/S- Owen/Dill

This resolution was adopted by unanimous roll call vote of those present.

No. 207 of 2022

Subject: A Resolution Authorizing the Execution and Delivery of a Financial Agreement between the City of Somers Point and Somers Point Preservation, LP

Sponsored by: Council President Johnston

WHEREAS SOMERS POINT PRESERVATION, L.P. is under contract to purchase certain parcel of real property located at 50 Mays Landing and identified on the City’s tax maps as Block 2032, Lots 12.02 and 12.03 (the “**Property**”); and

WHEREAS SOMERS POINT PRESERVATION, L.P. (“**Sponsor**”) has applied to the New Jersey Housing and Mortgage Finance Agency pursuant to the New Jersey Housing

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and Mortgage Finance Agency Law of 1983, as amended and supplemented, N.J.S.A. 55:14K-1 *et seq.* (the “**HMFA Law**”) to finance a project to preserve and significantly rehabilitate a two hundred and twenty-five (225) unit HUD Section 8 housing complex (224 restricted rental units and 1 manager unit) located on the Property in furtherance of its affordable housing project on the Property; and

WHEREAS SOMERS POINT PRESERVATION, L.P. has applied to the City for a long-term tax exemption in furtherance of its affordable housing project on the Property; and

WHEREAS on July 21, 2022, the Somers Point City Council approved Resolution 163-2022 authorizing the execution and delivery of a memorandum of understanding and an escrow agreement between the City of SOMERS POINT AND SOMERS POINT PRESERVATION, L.P.; and

WHEREAS on September 22, 2022, Ordinance 24-2022 granting a long-term tax exemption for the Property and authorizing the execution of a Financial Agreement between the City and SOMERS POINT PRESERVATION, L.P. was introduced for first reading, was published on September 28, 2022, and was on the City Council Agenda for second reading and public comment on October 13, 2022; and

WHEREAS ordinance 24-2022 was adopted by the Somers Point City Council on October 13, 2022.

Now, therefore, it is hereby **RESOLVED** that the Mayor is authorized to execute and deliver the Financial Agreement between the City of Somers Point and SOMERS POINT PRESERVATION L.P. in the form attached hereto; and

It is further **RESOLVED** that the Financial Agreement shall not be executed and delivered until such time as Ordinance 24-2022 has been published following final passage; and

It is further **RESOLVED** that the Mayor, Administrator, Clerk, Chief Financial Officer, Attorney, and other appropriate officers, employees, and professionals are hereby authorized and directed to prepare and execute any and all other documents regarding the Financial Agreement herein approved and authorized, and to take any and all further acts necessary to accomplish the intended purpose, other than any action or agreement which shall require further action by this governing body.

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Resolution No. 208 of 2022

M/S- McCarrie/Owen

This resolution was adopted by unanimous vote of those present.

No. 208 of 2022

**Subject: Resolution of Support from Local Governing Body Authorizing
An Application for the FY 2022 Flood Mitigation Assistance Program
Administered by the Federal Emergency Management Agency**

Introduced By: Council President Johnston

WHEREAS, the City of Somers Point qualifies for the Flood Mitigation Assistance (FMA) Programs administered by the Federal Emergency Management Agency (FEMA); and

WHEREAS, the Flood Mitigation Assistance (FMA) Program provided funding to assist in efforts to reduce or eliminate the risks of repetitive flood damage to buildings and structures insurable under the National Flood Insurance Program (NFIP); and

WHEREAS, eligible activities for the FMA Programs include: scoping studies, flood walls, property acquisition and structure demolition or relocation and structure elevation; and

WHEREAS, the City of Somers Point strives to save tax dollars; assist homeowners to recover from Superstorm Sandy; assure clean land, air, and water; and improve working and living environments; and

WHEREAS, the City of Somers Point wishes to apply for funding through the FEMA FMA Programs; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Somers Point, State of New Jersey, hereby supports and authorizes the Flood Mitigation Assistance (FMA) Programs application.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit a grant application to the Federal Emergency Management Agency of the U. S. Department of Homeland Security.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the City of Somers Point and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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Resolution No. 209 of 2022

M/S- Owen/McCarrie

This resolution was adopted by unanimous vote of those present with Council Members Dill and McGuigan recusing.

Council President Johnston thanked the Committee and Mr. Frost for their work regarding this Agreement.

No. 209 of 2022

**Subject: Memorandum of Agreement – Police Benevolent Association
Somers Point Supervising Officers**

Proposed By: Mayor John L. Glasser

**Introduced By: Council President Johnston and Council Members McCarrie
and Owen**

WHEREAS, the City of Somers Point and the Mainland PBA, Local 77, Somers Point Supervising Officers were parties to a Collective Bargaining Agreement (“Agreement”) which term was set from January 1, 2017, through December 31, 2021; and

WHEREAS, the City of Somers Point and the Mainland PBA, Local 77, Somers Supervising Officers Unit entered into negotiations for purposes of entering into a successor agreement; and

WHEREAS, those negotiations have concluded and the terms and conditions have been memorialized in a Memorandum of Agreement which is attached hereto and made a part hereof; and

WHEREAS, the term of the successor agreement shall be from January 1, 2022, through December 31, 2024; and

WHEREAS, that Memorandum of Agreement is hereby agreed to by this governing body.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Somers Point as follows:

1. Mayor John L. Glasser, Jr. is hereby authorized to sign off on the attached Memorandum of Agreement on behalf of the City which will then be incorporated into the full, formal written agreement.

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2. Once the formal written agreement is prepared in conformance with the Memorandum of Agreement, Mayor John L. Glasser, Jr. is hereby authorized to sign the agreement between the City of Somers Point and the Mainland PBA, Local 77, Somers Point SOA on behalf of the City and a copy thereof will be attached hereto.

Resolution No. 210 of 2022

M/S- Owen/Dill

This resolution was adopted by unanimous vote of those present.

No. 210 of 2022

Subject: Submit Submission of a Grant Application TA-2023-Somers Point-00004 and Execute a Grant Agreement with the New Jersey Department of Transportation for the Transportation Alternatives Set-Aside Program

Introduced By: Council President Johnston

WHEREAS, the New Jersey Department of Transportation offers federal Transportation Alternatives Set-Aside (TA Set-Aside) Grants for projects that foster more livable communities and promote alternative modes of transportation such as biking and walking; and

WHEREAS, special consideration is given to communities that are Transit Villages, Urban Aid communities, and municipalities that have adopted Complete Streets policies;

WHEREAS, this program is available to all counties and municipalities in the State of New Jersey; and

WHEREAS, this grant program does not require matching funds; and

WHEREAS, the City of Somers Point carefully considers grant programs that assist the City in achieving projects and programs that are priorities for the community;

WHEREAS, the City of Somers Point wishes to apply for funding through the Transportation Alternatives Program for streetscape improvements on Bay Avenue;

WHEREAS, maintenance of this project, once constructed, will be assumed by the City of Somers Point.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the City of Somers Point formally supports this Transportation Alternatives Program application TA-2023-Somers Point - 00004.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application to the New Jersey Department of Transportation for the Transportation Alternatives Program on behalf of the City of Somers Point.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the City of Somers Point and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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Old Business:

None

New Business:

City Council unanimously approved a request to waive raffle fees for the VFW pull tab Raffle Application.

Discussion of Bills:

Administrator Frost reported a Bill List dated 10/11/2022 in the amount of \$1,721,615.43.

Public Portion:

The meeting was duly opened to the public.

Jud Moore of Bay Avenue mentioned he would like to see a solution to the paid parking issue.

Nancy Moore of Bay Avenue stated her opposition to paid parking.

Kathleen Arleth of Bay Avenue mentioned her opposition to paid parking.

Bill Collins of Bay Avenue stated his support of paid parking.

Theresa Dougherty of Dogwood Drive mentioned her appreciation for the crossing guard at Dawes Avenue. She mentioned the snack bar at the recreation fields is in bad shape and stated an ambulance should be present at the fields during football games. She also requested ZOOM be used at City Council meetings.

Catherine Powers of Crestview Drive conveyed her support for short term rentals.

Joshua Stroker of Dartmouth Road recommended ZOOM be used for City Council meetings.

Ann Carver of Somers Avenue recommended a 7-day minimum rental for short term rentals and recommended residential parking permits on her street.

Hearing nothing further from the public, the public hearing was duly closed.

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Payment of Bills:

M/S: Owen/Bruno

The Bill List was approved by a unanimous vote of those present. A complete list of bills is on file in the Office of the Municipal Clerk.

Comments from the Governing Body:

Council Member Dill mentioned he had a discussion with Administrator Frost regarding improvements needed at the snack stand. He also requested Administrator Frost look into any issues with the ambulance.

Council Member McCarrie requested a committee be formed regarding ZOOM meetings.

Council Member Dill mentioned he does not support the use of ZOOM.

Council Member Owen mentioned the Economic Development Advisory Commission is working toward becoming a bicycle friendly community which will help alleviate parking issues.

Council Member McGuigan gave his congratulations to Larry Morganstern.

Council President Johnston thanked Engineer Schneider for his work on receiving the five bike racks through the NPP grant.

Adjournment:

There being no further business to come before City Council, Council Member Dill moved, Council Member Bruno seconded and carried to adjourn the meeting at 8:32 p.m.

Respectfully submitted,

Lucy R. Samuelson, RMC
Municipal Clerk
Approved: 10/27/2022

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