

APRIL 21, 2015

PAULSBORO. N.J.

7:00 P.M.

WORK SESSION MEETING

Council Chamber:

Mayor Hamilton presided at a Work Session Meeting of Council held on the above date and place.

Members present were: Council President Kidd, Councilman Giovannitti, Councilman Haynes, Councilman Holloway, Councilman Stevenson, Councilwoman Turner.

Mayor Hamilton called the meeting to order.

Borough Clerk VanScoy read the opening statement regarding the Open Public Meetings Act.

Councilman Giovannitti moved and Councilman Stevenson seconded to open the floor to the public at 7:12 p.m. All were in favor of the motion.

Mayor Hamilton opened the floor to the public, asked anyone speaking to give their name and address, reminded everyone there was a five (5) minute time limit and to silence all electronic devices.

Linda Weber, 600 King Street, suggested raising the absentee Landlord Licensing fee higher than a landlord who lives in town.

There wasn't any further public participation.

Councilman Stevenson moved and Council President Kidd seconded to close the floor to the public at 7:15 p.m. All were in favor of the motion.

R. #88.15: RESOLUTION PROVIDING FOR THE PAYMENT OF BILLS OUT OF THE 2015 TEMPORARY BUDGET. Council President Kidd moved and Councilman Giovannitti seconded to pay all bills properly signed and adopt R. #88.15. Roll call: Ayes: Council President Kidd, Councilman Giovannitti, Councilman Haynes, Councilman Holloway, Councilman Stevenson, Councilwoman Turner. Nays: None. Motion carried.

R. #89.15: EMERGENCY TEMPORARY RESOLUTION PRIOR TO ADOPTION OF THE BUDGET. Council President Kidd moved and Councilman Giovannitti

seconded to adopt R. #89.15. Roll call: Ayes: Council President Kidd, Councilman Giovannitti, Councilman Haynes, Councilman Holloway, Councilman Stevenson, Councilwoman Turner. Nays: None. Motion carried.

R. #90.15: RESOLUTION CANCELING UNEXPENDED BALANCE OF 2014 BUDGET APPROPRIATIONS PURSUANT TO NJSA 40A:4-60. Council President Kidd moved and Councilman Giovannitti seconded to adopt R. #90.15. Roll call: Ayes: Council President Kidd, Councilman Giovannitti, Councilman Haynes, Councilman Holloway, Councilman Stevenson, Councilwoman Turner. Nays: None. Motion carried.

R. #91.15: RESOLUTION OF THE BOROUGH OF PAULSBORO AUTHORIZING THE FILING OF AN APPLICATION WITH THE COUNTY OF GLOUCESTER FOR A 2015 COMMUNITY DEVELOPMENT BLOCK GRANT. Council President Kidd moved and Councilman Giovannitti seconded to adopt R. #91.15. Roll call: Ayes: Council President Kidd, Councilman Giovannitti, Councilman Haynes, Councilman Holloway, Councilman Stevenson, Councilwoman Turner. Nays: None. Motion carried.

Administrator Ruggeri explained there were four (4) projects under consideration. The above Resolution is to apply for grant funds for the Water Main Replacement and Road Reconstruction of Hoffman Avenue between Adams and McCorkell Streets. She would also like to apply for grant funds for another project to continue the reconstruction of Spruce Street from Jefferson and Monroe Streets.

R. #92.15: RESOLUTION OF THE BOROUGH OF PAULSBORO AUTHORIZING THE FILING OF AN APPLICATION WITH THE COUNTY OF GLOUCESTER FOR A 2015 COMMUNITY DEVELOPMENT BLOCK GRANT. Council President Kidd moved and Councilman Giovannitti seconded to adopt R. #92.15. Roll call: Ayes: Council President Kidd, Councilman Giovannitti, Councilman Haynes, Councilman Holloway, Councilman Stevenson, Councilwoman Turner. Nays: None. Motion carried.

R. #93.15: RESOLUTION APPOINTING DESTINY JILES-DEBERRY AS MUNICIPAL COURT ADMINISTRATOR FOR THE BOROUGH OF PAULSBORO, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY. Council President Kidd moved and Councilman Stevenson seconded to adopt R. #93.15. Roll call: Ayes: Council President Kidd, Councilman Giovannitti, Councilman Haynes, Councilman Holloway, Councilman Stevenson, Councilwoman Turner. Nays: None. Motion carried.

Memo from Dawn Cooper, Nutrition Project Director, Gloucester County Division of Senior Services, requesting use of the Shuttle Bus to transport the Paulsboro Senior Citizens to the annual "Golden Follies Entertainment Show" on May 19,

2015 at Auletto Caterers, Almonesson, NJ from 11:00 a.m. to 3:00 p.m. Council President Kidd moved and Councilman Giovannitti seconded to receive, file the memo, grant permission and notify the proper departments. All were in favor of the motion.

Received Raffle License Application, RA-587, from the Paulsboro Day Committee for an on premise 50/50 on April 25, 2015 at 8:45 p.m. Council President Kidd moved and Councilman Giovannitti seconded to receive, file and approve the license. All were in favor of the motion.

Administrator's Report:

Solicitor Jeff Daniels discussed the cell leases and he has received three (3) separate letters of intent from a company by the name of BlackDot to purchase the Borough's current cell leases. The total amount being offered is \$1,110,828.61 for 50 years. He felt Black Dot's offer is reasonable. The Borough would be monetizing their cell lease rental streams on these leases. This would give the Borough a large infusion of cash now by foregoing future rents. The Borough would still be permitted to obtain additional leases on their towers given space limitations on both the towers and the ground for cabinets. If the Borough is interested in monetizing its current cell leases, he would have to prepare a Request for Proposals for public bid. BlackDot is aware Council would have to go to public bid and they have been aware of this requirement during his discussions with them. He also spoke with American Tower and they are interested in submitting a proposal in response to the RFP which could result in more money than the \$1.1 million offered by BlackDot. American Tower is also interested in managing the Borough's other tower sites. There are three (3) locations at the following:

1. AT&T Lease (Standpipe), purchase price \$528,432.66, Total Rent (50 years at 3% annual rent increases), \$4,426,263.89. BlackDot ROI (return on investment) is 4.34%.
2. American Tower (SpectraSite) (Damminger Complex) Lease, purchase price \$308,638.45, total rent (50 years at 3% annual rent increases), \$2,667,539.34. BlackDot ROI is 4.41%.
3. T-Mobile Lease (Water Tower), purchase price \$273,757.50, total rent (50 years at 3% annual rent increases), \$2,990,708.44. BlackDot ROI is 4.90.

He would also propose that the Borough include in the RFP the right to manage the Lincoln Avenue and Elizabeth Street tower sites to obtain additional providers and leases and to share the rental stream from such leases with the Borough. This could result in the replacement of the rental streams for the current leases that would be monetized or those leases could also be monetized for large upfront cash payments in the future. He is also negotiating another cell lease agreement with Verizon. If he completes the negotiation of the Verizon lease prior to publishing the RFP, he could also include that lease in the RFP to monetize as well. For the

purposes of the RFP, he would need the Borough Engineer to provide specifications with regard to the towers and the lots containing the towers. If the Borough would like to proceed with the RFP, he could have it prepared in one (1) month for publication. The Mayor and Council would have to adopt the Resolution at the next meeting. He will also have the request for proposals for two (2) leases at the next meeting. The request for proposals will have to be published in May and in 30 days receive the bids. The successful bidder would be responsible for the closing fees and to prepare the contracts. He felt this was a wonderful opportunity for the Borough.

Councilman Kidd questioned who is Black Dot.

Solicitor Daniels stated they are kind of like a broker.

Council President Kidd moved and Councilman Stevenson seconded to authorize Solicitor Daniels to proceed with the Request for Proposals. All were in favor of the motion.

Police Chief's Report:

Chief Wachter stated the Department is in full swing for hiring the replacements in the Department. It is moving full speed ahead and they will be ready to hire at the end of June, beginning of July. He thanked everyone for their support. He has been with the Borough of Paulsboro for 31 years and has been the Chief for four (4) years.

Memo from Chief Chris T. Wachter regarding Chief's Retirement. Council President Kidd moved and Councilman Stevenson seconded to receive, file the memo and accept the Chief's retirement effective August 31, 2015. All were in favor of the motion.

Memo from Chief Chris T. Wachter regarding designation for Appointment of Chief of Police. Council President Kidd moved and Councilman Stevenson seconded to receive and file the memo. All were in favor of the motion.

R. #94.15: RESOLUTION OF THE BOROUGH OF PAULSBORO APPROVING AND CONFIRMING THE MAYORAL APPOINTMENT OF VERNON MARINO TO THE OFFICE OF CHIEF OF POLICE OF THE BOROUGH OF PAULSBORO POLICE DEPARTMENT. Council President Kidd moved and Councilman Stevenson seconded to adopt R. #94.15 effective 12:01 a.m. on September 1, 2015. Roll call: Ayes: Council President Kidd, Councilman Giovannitti, Councilman Haynes, Councilman Holloway, Councilman Stevenson, Councilwoman Turner. Nays: None. Motion carried.

Chief Wachter stated Deputy Chief Marino's official swearing in to Chief will be held in September.

Mayor Hamilton stated he will hold the discussion regarding Council Committee Reports until a later date.

Council President Kidd discussed leasing a portable office trailer at a cost of \$4,100 but he is looking into the cost to buy a portable office trailer.

Councilman Haynes stated he thought there was an ordinance regarding portable office trailers.

Solicitor Angelini explained that Council President Kidd approached two (2) entities for leases of portable officer trailers. He suggested Council permit Council President Kidd to move forward to negotiate with the two (2) companies to purchase a portable office trailer.

Councilwoman Turner moved and Councilman Holloway seconded to authorize Council President Kidd to explore options for the purchase of a portable officer trailer and to have the Code reviewed. All were in favor of the motion.

Councilman Haynes discussed posting the Water and Sewer Superintendent's position and posting/advertising for an entry level position in the Water and Sewer Department. Administrator Ruggeri was never given clear direction or formal action was never taken to advertise and/or post the positions.

Council President Kidd moved and Councilman Stevenson seconded to authorize Administrator Ruggeri to post and/or advertise the positions. All were in favor of the motion.

Councilman Giovannitti stated it was a nice event that was held this morning at the new Water Tower. He thanked Chief Wachter for being the Chief of Police and stated Chief Wachter has done more in four years than previous administrations. Chief Wachter has done an excellent job and he wished Deputy Chief Morina good luck when he becomes the Chief.

Councilman Giovannitti discussed the Landlord Licensing Ordinance and he would like the Prosecutor meet with the Solicitor and the Code Enforcement Officer to make sure everyone is using the right tools as the Court system is not the fastest way. He will continue to meet with the Solicitor and the Code Office. He stated Mr. Bender will be attending a seminar on May 12th regarding abandoned/foreclosed homes.

Councilman Giovannitti also discussed raising the Landlord Licensing fees. He felt another inspector was needed in order to manage the Landlord Licensing correctly. The Office needs I-Pads and another vehicle and the taxpayers should not have to pay the burden. The fees came in low and he will look into Ms. Weber's suggestion. There are two (2) properties that may be taken down. He felt there is a need to raise the Landlord Licensing fees and late fees but he would not rush it. He thanked Mr. Bender for all that he does.

Councilman Giovannitti moved and Councilman Stevenson seconded to authorize Code Enforcement Officer Wayne Bender to attend the Seminar on May 12th, 2015. All were in favor of the motion.

Councilwoman Turner discussed two-way radios for the Crossing Guards. There are some radios on a shelf and she felt the radios could be used for the Crossing Guards to communicate. She asked Council to approve the radios.

Chief Wachter stated the use of the radios for the Crossing Guards is a day to day operation of the Police Department and would be his decision not the Governing Body's. He is not in favor of portable radios for the Crossing Guards. This decision doesn't fall under the jurisdiction of the Governing Body. This decision falls under Title 40. He understands the concerns but the Crossing Guards are Police Department employees and it is an unnecessary distraction.

Councilwoman Turner felt some Crossing Guard corners should have some communication and she will talk about this matter after Chief Wachter retires.

Councilman Holloway asked to go into Executive Session to discuss Safety Issues.

R. #95.15: RESOLUTION PROVIDING FOR AN EXECUTIVE SESSION OF THE BOROUGH OF PAULSORO. Council President Kidd moved and Councilman Giovannitti seconded to adopt R. #95.15. Roll call: Ayes: Council President Kidd, Councilman Giovannitti, Councilman Haynes, Councilman Holloway, Councilman Stevenson, Councilwoman Turner. Nays: None. **Motion carried.**

Mayor and Council recessed at 8:10 p.m.

Mayor and Council convened in Executive Session at 8:19 p.m.

Mayor and Council reconvened the Work Session Meeting at 8:40 p.m.

Councilman Holloway moved and Councilman Giovannitti seconded to institute Toolbox Sessions on safety, training videos, ask JIF to hold safety seminars and document all. All were in favor of the motion.

There wasn't any further Borough business.

Councilman Stevenson moved and Councilman Giovannitti seconded to adjourn the meeting at 8:41 p.m. All were in favor of the motion.

This is a brief summary of the Work Session Meeting of the Mayor and Council of the Borough of Paulsboro held on April 21, 2015 and should not be considered a verbatim transcript of the meeting.

Respectfully submitted,

Kathy A. VanScoy, RMC/CMC
Borough Clerk

W. Jeffery Hamilton, Mayor