

MINUTES
November 14, 2011
7:30 p.m.

President Sloane opened the meeting with the Pledge of Allegiance.

The Invocation was delivered by Reverend Joseph Cole - Bethlehem Baptist Church.

The Open Public Meeting Statement was read by the Deputy City Clerk, Gail R. Scheffler.

7:31:40 PM

Roll Call

Present: Pottillo, Carter, Brown, Fleming, Louis, Tierney, Trout, Connor, President Sloane and Mayor Riskie

Absent: No One

Minutes

On motion of Councilman Fleming, seconded by Councilman Trout, the minutes of October 24, 2011 were approved as submitted.

Public

On motion of Councilman Trout, seconded by Councilwoman Tierney, the Regular Order of Business was suspended and the floor was opened to the Public for Agenda Items Only.

Seeing no one, on motion of Councilwoman Tierney, seconded by Councilman Trout, the Public Portion was closed and the Regular Order of Business was resumed.

PUBLIC SESSION ON ORDINANCES AND RESOLUTIONS

Resolutions and Ordinances

Finance & Administration

Resolution # 11-175 - Resolution of the City of Woodbury Authorizing Release of the Maintenance Bond Posted by Wachovia Bank

Councilman Fleming presented the above-entitled resolution.

The Deputy City Clerk read the title of the resolution.

On motion of Councilman Fleming, seconded by Councilman Trout, the resolution was adopted by a voice motion.

Resolution # 11-176 - Resolution of the City of Woodbury Waiving Permit Fees for Boy Scouts of America Troop # 7 for Christmas Sales

Councilman Fleming presented the above-entitled resolution.

The Deputy City Clerk read the title of the resolution.

On motion of Councilman Fleming, seconded by Councilman Louis, the resolution was adopted by a voice motion. Councilmen Trout and Connor abstained from the vote.

Vouchers

On motion of Councilman Fleming, seconded by Councilman Louis, the vouchers as presented, listed and certified were approved as submitted.

7:34:09 PM

Public Safety

Raffle License

On motion of Councilman Louis, seconded by Councilman Fleming, a raffle application for the American Legion Post #133 was approved as submitted to operate a Pull Tab Machine at their location, 108 Washington Avenue for the year 2012.

Ordinance # 2150-11 - Ordinance of the City of Woodbury Amending §20-10 Qualifications for Membership; Classification Subsection A of the Code of the City of Woodbury

Councilman Louis presented the above-entitled ordinance for final adoption.

The Deputy City Clerk read the title of the ordinance.

On motion of Councilman Louis, seconded by Councilwoman Tierney, the ordinance was ordered opened for Public Hearing.

As no one approached Council, on motion of Councilman Louis, seconded by Councilwoman Tierney, Public Hearing was ordered closed.

On motion of Councilman Louis, seconded by Councilwoman Tierney, the ordinance was adopted by a roll call vote.

Ayes	9	Pottillo, Carter, Brown, Fleming, Louis, Tierney, Trout, Connor, President Sloane and Mayor Riskie
Nays	0	
Absent	0	

Councilman Louis inquired what the status was on the Chief's recommendation on the vacancy within the Fire Department. A recommendation was made to have the position filled within, did a meeting occur to discuss this with the Finance Committee.

President Sloane stated that before making a decision the Finance Committee will look very closely at all their options before making a final recommendation.

Councilman Fleming stated that the only way he can stay within our budget and cut our tax levy is to reduce our staff. However, the Finance Committee has to look very closely regarding if that decision would be not only beneficial financially but also not jeopardy public safety but not hiring another individual.

Councilman Louis advised that he totally understands the finance aspects of this decision but he also believes the safety of the community should be on the top of the list.

President Sloane indicated that we have to look at the situation we are in "with our eyes wide open" before making any hasty decisions.

7:43:17 PM

Public Works

Ordinance # 2151-11 - Ordinance of the City of Woodbury Amending Water Rates

Councilwoman Tierney presented the above-entitled ordinance.

The Deputy City Clerk read the title of the ordinance.

On motion of Councilwoman Tierney, seconded by Councilman Trout, the ordinance was passed on first reading, ordered to be advertised according to law, come up for final reading at the next Regularly Scheduled Meeting of Mayor and Council on November 28, 2011.

Councilwoman Tierney stated that this is the first of hopefully many more decisions concerning shared services with the Board of Education and the City of Woodbury.

Resolution # 11-174 - Resolution to Adjust Water and Sewer Charges for the Period of July 1, 2011 through September 30, 2011 for County Accounts

Councilwoman Tierney presented the above-entitled resolution.

The Deputy City Clerk read the title of the resolution.

On motion of Councilwoman Tierney, seconded by Councilman Louis, the resolution was adopted by a voice motion.

Councilwoman Tierney advised that the Public Works Committee met this morning and they had a very productive meeting where recommendations were discussed to help reduce the budget for the upcoming year.

Economic Development

Councilman Trout advised that the Economic Development Committee has been very busy working with Mrs. Abbruzzese and have met with several businesses who are considering coming into town at locations previously where; Sickles Shopping Center, the old Barlow Building and Café Neena's were once located.

Personnel

Councilman Pottillo advised that he is requesting that Council go into Executive Session to discuss three (3) positions in the Public Works Department.

The City Solicitor stated that he had prepared Resolution #11-177 to accommodate this request.

Resolution #11-177 - Resolution Authorizing Closed Session to Discuss Personnel Matters

Councilman Pottillo presented the above-entitled resolution.

The Deputy City Clerk read the title of the resolution.

On motion of Councilman Pottillo, seconded by Councilwoman Tierney, the resolution was adopted by a voice motion.

Environmental

Councilman Connor had nothing to report.

Community Development

Councilwoman Brown requested that the Parking Lot near Railroad Avenue be cut due to the high grass. Mr. Leidy stated he would attend to this matter.

Councilwoman Brown inquired where the Santa's Workshop will be held this year?

Mayor Riskie stated that due to the poor condition of the building the Workshop cannot be held there; and no new area has been designated.

Councilwoman Brown thanked the City Administrator for his assistance pertaining to a matter she had today.

Green Acres Program

Councilwoman Carter had nothing to report.

Reports:

Mayor

Mayor Riskie stated that the Annual Santa Parade will be held in the next couple of weeks by the Merchants Association.

The Mayor advised that he would be meeting with the School Board along with Karl Kinkler, the Administrator and the Economic Development Director, Mrs. Abbruzzese to continue our discussions regarding shared services. One of the items particularly of interest would be the use of the school stadium. The meeting will be Thursday, November 17, 2011 at 3:00 pm.

Also, Mayor Riskie stated that at the next Planning Board Meeting being held on Monday, November 21, 2011, the subject of the Redevelopment Plan will be up for discussion.

Mayor Riskie advised that he was a guest speaker at the First Underwood Memorial Veterans Day Event, along with the American Legion Post #133 and the Boy Scouts. Mayor Riskie stated that Mrs. Cardile and her staff did an excellent job; and the event was very well attended and he hopes it becomes an annual event.

President Sloane referenced the upcoming Planning Board Meeting stating that one parcel of land in particular will be discussed, which is very significant to the Redevelopment Plan. He also reminded everyone that this will be the first of many more amendments to be

discussed in the future over a 50 year plan. Keeping in mind it took 91 amendments for Glassboro before their plan became a reality.

Clerk

The Deputy Clerk had nothing to report.

Public

On motion of Councilman Trout, seconded by Councilwoman Tierney, the Regular Order of Business was suspended and the floor was opened to the Public for Non-Agenda Items.

Lee Weatherby, 303 W. Centre Street, President of the Merchants Association extended an invitation to Mayor, Council and all City Officials to join in the Santa Parade on Friday, December 2nd, at 6:00 pm.

Mr. Weatherby directly addressed Councilman Fleming asking that it become public knowledge what the figures were involving the decision to fill the vacancy in the police department or not.

Nora Leary, 219 Holroyd Place, came forward to discuss several properties: the G. G. Greene Building, 85 Cooper Street, 45 N. Broad Street, and the Woodbury Country Club. Mrs. Leary stated that her concerns were, the buildings that are historic structures are very much a concern to her. As a member of the Historic Preservation Commission she is deeply concerned for the preservation of these and future buildings within the City. Mrs. Leary did some research on her own and she would like to request that Council take the time to review it and hopefully stop the potential deterioration of future buildings.

Councilman Fleming advised that the G. G. Greene Building was an unusual situation. The intention was to develop the building, then over a period of years of being empty, the interior continued to deteriorate. As far as the Woodbury Country Club, they found themselves in a financial windfall and the City thought it had a potential buyer; but that did not happen.

President Sloane gave examples on how certain properties are in the state they are, not because the City did not try to save them, but to everyone's disappointment, the City can only go so far with the enforcement of exterior maintenance. In certain situation, there are many other factors involved, such as, property owners falling so far behind in keeping their taxes current, the debt now exceeds the value of the property. Other reasons properties get to the

point they do, is because the City has guidelines that have to be followed, which can be very time consuming, only contributing to the delay. It is very frustrating for us as a Governing Body and we agree with the point Mrs. Leary is making; but we do not understand exactly what she is suggesting we do more than we have done already.

Mayor Riskie stated he disagrees and does not take kindly to the referenced Mrs. Leary is making that Council just sat back and let this happen with very little effort on their part.

Mrs. Leary stated that she apologized if that is how her comments were taken; but that was certainly not her intent, she is just frustrated to see us lose the historic value of our buildings because some property owners blatantly ignore their responsibilities. We have to come up with some kind of action to stop this from continuing to occur.

Councilwoman Tierney advised Mrs. Leary that she also shares her love of historic buildings and would request that all the information she has gathered be given to the City Administrator so that copies can be distributed to all Council Members for their review.

8:13:06 PM

Mr. Tom Haas, 54 Lake Drive, inquired about the ordinances Mrs. Leary referred to.

President Sloane advised that he totally supports all of the comments Mrs. Leary made; however the City has guidelines that they must follow and the City can only go but so far. Many of the issues discussed this evening involved the City's legal right to enforce property maintenance for the exterior, and not the interior. If the property is a rental property then it is covered under our Landlord/Tenant Ordinance.

Councilman Pottillo thanked Mrs. Leary for taking the time to come up to Council this evening and for her interest in the City and for sharing her passion for preserving Woodbury's history.

Mrs. Heide Louis, 102 N. Girard Street, who was representing the Woodbury Olde City Restoration Committee advised that she too shares the same concerns as Mrs. Leary. Mrs. Louis advised Council that she has given them a letter she would like them to review.

On motion of Councilwoman Tierney, seconded by Councilman Trout, the Public Portion was closed and the Regular Order of Business was resumed.

Mr. Ted Wilkinson, City Engineer, came forward to discuss quotes he received for the G. G. Green Building Project. Mr. Wilkinson then advised Council what certain quotes included and did not include and various ways we could undertake the project.

There was then some conversation regarding bonding the project and referred to Mr. Law for comment. Mr. Law stated we are not in that position at this time, due to ownership, at this point we would have to obtain legal counsel regarding the existing liens on the property.

President Sloane stated that a meeting should be called regarding the financing of such a large project that the City clearly is not in a position to handle at this time. The Finance Committee will have to meet to discuss their options.

Councilman Fleming stated that just last week, the City had been notified that the State is ready to move forward with the Channelization of Broad Street which can also have an impact on the G. G. Green Building Project.

On motion of Councilwoman Tierney, seconded by Councilman Trout, there was a five minute recess before Council went into Executive Session (approximately 8:20 pm).

EXECUTIVE SESSION

8:50:14 PM

On motion of Councilman Trout, seconded by Councilwoman Tierney, the Regular Order of Business was resumed (approximately 8:50 pm).

President Sloane advised that authorization is hereby granted to have the City Administrator advertise for the positions as discussed in Executive Session.

8:50:45 PM

There being no further business, on motion of Councilman Trout, seconded by Councilman Louis, the meeting was adjourned at 8:50 PM.

GAIL R. SCHEFFLER
Acting City Clerk

CITY OFFICIALS PRESENT:

Administrator: Karl Kinkler
CFO/Deputy Administrator: Robert Law
Engineer: Ted Wilkinson, PE
Economic Development Director: Ronda Abbruzzese

Librarian: Jean Wipf (arrived 7:40 pm)

Police: Chief Reed Merinuk and Captain Timothy Sheehan

Solicitor: James Pierson, Esquire