

CITY OF PORT REPUBLIC
6:30 P.M. NOVEMBER 21, 2023
CITY COUNCIL MEETING

Adequate notice of this meeting was given as required by the Open Public Meetings Act. On the motion of Council President Giberson, seconded by Councilmember Allgeyer and carried to close the workshop portion of the meeting.

COUNCILMEMBERS PRESENT: Steven Allgeyer, Roger Giberson, Eugene Hawn, Donna Riegel, Jeffrey Ropiecki, Michael Turner

COUNCILMEMBERS ABSENT: Doris Bugdon

MAYOR: Monica Giberson

DEPUTY CITY CLERK: Brandy M. Blevin, RMC

ATTORNEY: William Kaufmann, Esq.

Council President Giberson called the meeting to order and lead the flag salute. This is to advise the general public and to instruct that it be recorded in the minutes, in compliance with Chapter 231 of the Public Laws of 1975, entitled the "Open Public Meetings Act". The Municipal Clerk of the City of Port Republic posted at City Hall, 143 Main Street, Port Republic and mailed and/or faxed to the Atlantic City Press and the Current Newspaper, a meeting notice setting for the time, date, and location of this meeting.

MOTION TO APPROVE OCTOBER 10, 2023, CITY COUNCIL MEETING MINUTES:

On the motion of Councilmember Allgeyer, seconded of Councilmember Turner and carried.

YES: Allgeyer, Giberson, Hawn, Riegel, Ropiecki, Turner

NO:

ABSENT: Bugdon

ABSTAIN:

MOTION TO APPROVE NOVEMBER 2023 BILL LIST:

On the motion of Councilmember Riegel, seconded of Councilmember Allgeyer and carried.

YES: Allgeyer, Giberson, Hawn, Riegel, Ropiecki

NO: Turner

ABSENT: Bugdon

ABSTAIN:

MOTION TO PAY ALL SIGNED BILLS:

On the motion of Councilmember Ropiecki, seconded of Councilmember Allgeyer and carried.

YES: Allgeyer, Giberson, Hawn, Riegel, Ropiecki, Turner

NO:

ABSENT: Bugdon

ABSTAIN:

COMMITTEE REPORTS

Police/Emergency Management:

Council President Giberson reported that Council received a report from OEM Coordinator/Public Safety Director Scott Winneberger. The report read as follows:

Emergency Management

- Currently working on rewriting our Emergency Operation Plan for the town. Our current one expired 8/24, however due to a change in the New Jersey statute governing EOP's, EOP's now need to be submitted every two years instead of every 4 years. They have changed our expiration date to 8/22 and deemed us expired. The last finishing touches are being done to the EOP and should be submitted in the next few weeks.
- We participated in the mandatory statewide EMMIT Drill for Emergency Management which occurred between 11/6 through 11/9.
- Attended the Atlantic County Emergency Management Meeting on 11/16

Public Safety

- Speeding Complaints on Clarks Landing Road – Speed Sign was moved to Clark's Landing Road in area of complaints.
- We continue to experience problems with drivers damaging the Park Ave and Beach parking lots by doing donuts in the dirt lots. These have been reported to the State Police.
- Current security cameras around city hall are not working properly. Attempts to have the camera's serviced by Atlantic Coast have gone unanswered. I met with Atlantic Coast about the issues and also expanding coverage, however they never provided a quote as promised and appear uninterested in assisting the City correct and expand our camera systems.
- I met with Jersey Shore CCTV and have received quotes to correct our camera system and expand our camera system to cover Fireman's Pond, the Mill Pond Dam, Transfer Station and Township Garage. We are reviewing the quotes to see what can be done now and what should wait till future budgets.

Councilmember Riegel shared that at the Heritage Society Meeting a trooper was in attendance and she helped them. She appreciates the work they do in this community.

Administrative/Personnel:

Council President Giberson reported that Council received monthly reports from the CFO, Tax Collector, and Municipal Clerk.

The CFO report showed a total general appropriation amount of \$784,667.10 through September 30, 2023.

The Tax Collector's October 2023 report showed a total amount received of \$180,905.54.

The Municipal Clerk's October 2023 report showed a total amount received of \$5,933.60.

Council President Giberson added that the Administrative/Personnel Committee held a meeting, and they discussed policy changes to the employee handbook that are required by our insurance company. Councilmember Turner added that it was a great meeting.

Public Works:

Councilmember Allgeyer reported that they received the new lawn mower. He has spoken with the guys and things are going well.

Recreation:

Council President Giberson relayed the message from Councilmember Bugdon that she needs cookies from all councilmembers for the upcoming tree lighting event.

Fire and Ambulance:

Councilmember Hawn reported that they had a slow month. Their dinner in October went well. The Fire Department will be going around town with Santa on Sunday, December 3rd starting at 1 pm.

Planning Board:

No report

Construction/Code Enforcement:

Construction Official Kevin Cain submitted a report for the month of October. During the month, a total of 17 inspections were done, and the following permits were issued:

- 6 Alterations
- 0 Demos
- 0 New
- 0 Additions
- 1 Zoning Permit
- 1 CO Inspection for Resale
- *Total of 8*

There are currently no code enforcement issues.

Senior Services:

No report

Heritage Society:

Councilmember Riegel reported that their November meeting will be held on Wednesday, November 29th. They are getting ready for their Holiday on Main event on Saturday, December 2nd. She thanked Councilmember Hawn for giving her a contact to help the Society with fundraising and more.

Land Use:

Council President Giberson reported that the City went out for bids for the leasing of 400 English Creek Road. One bid was received from Scarborough Marine Group, LLC. The Land Use Committee met with Scarborough Marine Group, LLC on Tuesday, November 20th regarding the possibility of adding value. Council President Giberson thinks this is something that needs to be looked into and discussed with Attorney Kaufmann.

Scarborough Marine Group, LLC seems to think the City can enter into shared services agreements with other municipalities. This would allow us to receive more for the tipping fees.

Attorney Kaufmann suggested that Council invite Scarborough Marine Group, LLC to present to all of Council their concept. He believes that they have contracts to do dredging work for several municipalities. The concept would entail the City entering into shared services agreements with the municipalities that may contract with Scarborough Marine Group, LLC to place their dredging material on our land. The municipalities would then be paying the City. The scope of what can be received would be far greater. This could potentially mean more money and over a longer period of time.

If Council chose to go this route, it would mean not awarding the bid as submitted and moving forward with the tabled Redevelopment Plan and then naming Scarborough Marine Group, LLC as the Developer.

Lengthy discussion ensued amongst Council. It was decided that we will reach out to Scarborough Marine Group, LLC and see if they can attend the next City Council Meeting. We would like to get this moving along as quickly as possible.

OPEN TO PUBLIC PORTION:

On the motion of Councilmember Allgeyer, seconded of Councilmember Turner and carried to open public portion.

Rami Nassar, 355 Riverside Drive, explained some of the concerns he has with the leasing of 400 English Creek Road. He feels that if the City negotiates the new concept presented by Scarborough Marine Group, LLC property, we could make more money. He also expressed that he feels the City should go out to bid again if the route of the Redevelopment Plan. Council thanked him for his input and stated they would take it into consideration.

CLOSE TO PUBLIC PORTION

Hearing nothing more from the public, on the motion of Councilmember Allgeyer, seconded of Councilmember Riegel and carried to close the public portion.

CORRESPONDENCE:

Letter from Deborah Wahl of Doran Engineering Regarding FY2022 & FY2023 MA Reconstruction of Mill Street (recommending Notice to Proceed be issued March 1, 2024)
Council agreed to the recommendation of issuing the Notice to Proceed on March 1, 2024

RESOLUTIONS:

84-2023 Resolution Authorizing the Disposition of Surplus Assets and Granting Authority to Hold an Online Auction

On the motion of Councilmember Allgeyer, seconded of Councilmember Riegel and carried.

YES: Allgeyer, Giberson, Hawn, Riegel, Ropiecki, Turner

NO:

ABSENT: Bugdon

ABSTAIN:

85-2023 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget of the City of Port Republic Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Regarding Mill Street (2022)

On the motion of Councilmember Allgeyer, seconded of Councilmember Hawn and carried.

YES: Allgeyer, Giberson, Hawn, Riegel, Ropiecki, Turner

NO:

ABSENT: Bugdon

ABSTAIN:

86-2023 Resolution Providing for the Insertion of a Special Item of Revenue in the Budget of the City of Port Republic Pursuant to N.J.S.A. 40A:4-87 (Chapter 159, P.L. 1948) Regarding Mill Street (2023)

On the motion of Councilmember Allgeyer, seconded of Councilmember Hawn and carried.

YES: Allgeyer, Giberson, Hawn, Riegel, Ropiecki, Turner

NO:

ABSENT: Bugdon

ABSTAIN:

87-2023 Transfer Resolution 2023

On the motion of Councilmember Allgeyer, seconded of Councilmember Hawn and carried.

YES: Allgeyer, Giberson, Hawn, Riegel, Ropiecki, Turner
NO:
ABSENT: Bugdon
ABSTAIN:

88-2023 Awarding Lease of Municipally Owned Property at 400 English Creek Road
On the motion of Councilmember Allgeyer, seconded of Councilmember Hawn to table Resolution
87-2023.

YES: Allgeyer, Giberson, Hawn, Riegel, Ropiecki, Turner
NO:
ABSENT: Bugdon
ABSTAIN:

ORDINANCES: PUBLIC HEARING / ADOPTION:

08-2023 Authorizing Sale of Real Property Identified on the Tax Map of the City of Port
Republic as Block 20, Lot 22, More Commonly Known as 102 Pomona Avenue,
Pursuant to N.J.S.A. 40A:12-21(f)

On the motion of Councilmember Allgeyer, seconded by Councilmember Ropiecki and carried to
open public portion.

Mayor Giberson asked if the Heritage Society will have to purchase this right away if the Ordinance
passes tonight. Councilmember Riegel added that they would like to wait until June. Attorney
Kaufmann responded that they could add that into the agreement of sale.

Hearing nothing more from the public, Councilmember Allgeyer moved, seconded of Councilmember
Turner and carried to close the public portion.

On the motion of Councilmember Turner, seconded of Councilmember Allgeyer and carried.

YES: Allgeyer, Giberson, Hawn, Ropiecki, Turner
NO:
ABSENT: Bugdon
ABSTAIN: Riegel

UNFINISHED BUSINESS:

- Tennis/Basketball Courts Project
*City Engineer Matt Doran is working on the bid documents and will have them for Council to
review at the next City Council Meeting scheduled for December 12, 2023.*
- Storm Drain Project
This project will be included in the bid packet for the tennis/basketball courts.

NEW BUSINESS:

- Best Practices Discussion 2023
*Deputy City Clerk Blevin explained that the Best Practice is an annual inventory of questions
that Clerk Campellone and CFO Kelly worked on answering together. This year we scored
very well and should be eligible to receive State funding.*
- Tree Lighting December 7th at 6:30 pm
- City Holiday Party December 12th following City Council Meeting

Councilmember Riegel added that she thinks that if the City edits the bid or Redevelopment Plan for leasing of 400 English Creek Road we should go back out to bid. She doesn't feel it would hurt. Council President Giberson responded that we owe it to Scarborough Marine Group, LLC to hear them out. Council agreed.

MAYORS REPORT/PROCLAMTIONS:

Mayor Giberson reported the following:

- Thanked the Fire Department for allowing Port Community Church to utilize their kitchen. It worked out well for Fall Fest.
- She attended an Atlantic County Safe Roads Meeting which the Atlantic County Engineers attended. They shared that they will be resurfacing and resealing the bridge in the Spring. They are still waiting for their permit for the DEP to alleviate the pooling of water near the bridge. Councilmember Riegel added that the County hired a local landscaper to fill in the grass area that was damaged.
- She is considering shutting down Main Street on Halloween next year. She will discuss this with the Public Safety Committee.

OPEN TO PUBLIC PORTION:

On the motion of Councilmember Allgeyer, seconded by Councilmember Riegel and carried.

Rami Nassar, 355 Riverside Drive, asked if a Special Meeting was held, would it be open to the public. Council responded that it absolutely would be. He also wanted Council to know that the search RFP's and they did not see this one. He just wanted to let me know. Council President Giberson reassured him this was advertised correctly and everything has been done by the book.

CLOSE TO PUBLIC PORTION:

Hearing nothing more from the public, Councilmember Allgeyer moved, seconded of Councilmember Turner and carried to close the public portion.

EXECUTIVE SESSION:

ES 11-2023 Authorization to Enter into Executive Session Regarding:

1. N/A

ADJOURNMENT

On the motion of Councilmember Allgeyer, seconded of Councilmember Riegel and carried to adjourn at 7:16 p.m.

Respectfully submitted,

Kimberly A. Campellone, RMC
Municipal Clerk