

January 9, 2013

A Work Session of the Borough Council of the Borough of Avalon was held on Wednesday, January 9, 2013 at 7:00 p.m. in the Meeting Room, 3100 Dune Drive, Avalon, New Jersey.

Attendance: Public ----- 25 Reporters ----- 1

The Meeting was called to order by Council Vice President Ellenberg.

Pledge of allegiance.

<u>Roll call:</u>	Council President Tipping	Absent
	Councilman Covington	Present
	Councilman Dean	Present
	Council Vice President Ellenberg	Present
	Councilwoman Hudanich	Present

Also present:

Andrew J. Bednarek Business Administrator
Stephen D. Barse, Esquire, Borough Solicitor
Police Chief William McCormick
William Macomber, Director of Public Works/Utilities
Paul E. Short Sr., Code Enforcement Officer
Scott Wahl, Public Information Officer
Ed Dean, Chief, Avalon Volunteer Fire Department
Dr. Brian Reynolds, Chairman, Avalon Environmental Commission
Thomas R. Thornton, P.E., Borough Engineer, Hatch Mott Macdonald
Vincent L. Lamanna, Jr., Esquire
Robert Fineberg, Esquire
Nick Reynolds, Commercial Utility Consultants, Inc.
John Fish, CUC, Commercial Utility Consultants, Inc.

Notice of this Work Session was included in the Annual Schedule of Meetings dated June 27, 2012. It was given to the news media and posted on the Official Bulletin Board as required by law.

Council Vice President Ellenberg read the Open Public Meetings Act Announcement.

Discussion regarding potential Commercial Utility Consultants, Inc. (CUC, Inc.) Energy Cooperative.

Scott Wahl, Public Information Officer reported that he attended two meetings regarding potential savings to the Borough through this program and that representatives from Commercial Utility Consultants, Inc. (CUC, Inc.) were invited to speak concerning this subject to Council this evening. He distributed information about this program, a copy of which is attached to these minutes.

John Fish, Commercial Utility Consultants, Inc. reviewed the program with Council.

Discussion followed.

Councilwoman Hudanich suggested gathering data with residential line items.

Andrew J. Bednarek, Business Administrator asked if the Borough can hire CUC, Inc. without going out to bid.

Stephen D. Barse, Esquire, Borough Solicitor responded that this may or may not be professional services. There are exemptions in the Local Public Contracts law for energy. It will require research, but it might fall into an exception.

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Discussion continued.

Councilman Covington expressed concern with regard to the municipality deciding this for residents.

Andrew J. Bednarek suggested referring this to the Green Team. He also suggested having Nick Asselta come down to speak on this matter.

Councilwoman Hudanich suggested getting the Avalon Home and Land Owners Association involved.

Council Vice President Ellenberg recommended Council have an opportunity to digest this information and get input as suggested.

Discussion continued.

John Fisher commented that CUC, Inc. is here to do outreach to explain.

Dr. Brian Reynolds, Chairman, Avalon Environmental Commission commented in favor of this program, that it's important for Avalon and Cape May County.

Council thanked Mr. Fish and Mr. Reynolds and agreed to look into this matter further.

Discussion regarding Resolution approving a membership in the New Jersey State Firemen's Relief Association.

Council reviewed the application and agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening.

Discussion regarding Resolution expressing support for the establishment of a long-term, dedicated source of state funding for preservation and stewardship of open space, parks, farmland and historic sites.

Council discussed this item briefly and agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening.

Discussion regarding Resolution amending Resolution No. 199-2012, adopted November 28, 2012 entitled "a Resolution adopting the Cash Management Plan of the Borough of Avalon for the year 2013".

Council discussed this item briefly agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening.

Discussion regarding Resolutions affirming the recommendations of the hearing officer with respect to a Rental Hearing held for the following Rental Complaints:

Harry B. French, Jr. for premises situate at 259 24th Street, East Unit - \$500.00 bond to be posted and two (2) years probation.

Thomas and Debbie McMahon for premises situate at 449 22nd Street, Rear Unit – \$500.00 bond to be posted and two (2) years probation.

Council accepted the recommendations of the Administrative Hearing Office and agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening.

Discussion regarding Resolution authorizing the Tax Assessor to file cross appeals and/or municipal appeals on behalf of the Borough of Avalon for the tax year 2013.

Council had no problem with this annual application and agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening.

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Discussion regarding Resolution authorizing a professional services contract with Michael D. Jones, MAI, CTA, Legore & Jones Appraisal Services of Cape May, NJ as Real Estate Appraiser to prepare an appraisal of Block 83, Lot 8 (4112 Fourth Avenue).

Council discussed this item briefly and agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening.

Discussion regarding Resolution approving the certified list of individuals qualifying for 2012 Length of Service Program Credits.

Council reviewed this item and agreed to proceed with a Resolution to be voted upon at the Regular Meeting this evening.

Public comments:

A verbatim transcript of public comments regarding 274 48th Street is attached to these minutes.

Motion made by Councilman Dean, seconded by Councilman Covington to adjourn the Work Session.

<u>ROLL CALL VOTE:</u>	Councilman Covington	Aye
	Councilman Dean	Aye
	Council Vice President Ellenberg	Aye
	Councilwoman Hudanich	Aye
	Council President Tipping	Absent

Work Session adjourned at 7:40 p.m.

Respectfully submitted,

Amy W. Kleuskens, Borough Clerk

David B. Ellenberg, Council Vice President