

A Work Session of the Borough Council of the Borough of Avalon was held on Wednesday, January 24, 2017 at 4:00 p.m. in the Meeting Room, 3100 Dune Drive, Avalon, New Jersey.

Attendance: Public ----- 5

Reporters ----- 2

The Meeting was called to order by Council President McCorristin.

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

Also present:

Mayor Martin L. Pagliughi
Scott Wahl, Business Administrator
James Waldron, Assistant Business Administrator
Stephen D. Barse, Esquire, Borough Solicitor
William Macomber, Director of Public Works/Utilities
Steven Camp, Assistant Director of Public Works/Utilities
Paul E. Short, Sr., Code Enforcement Officer
Thomas R. Thornton, P.E., Borough Engineer, Mott Macdonald
William McCormick, Police Chief
Charles McDonnell, Recreation Director

Council President McCorristin read the Open Public Meetings Act Announcement.

Notice of this Work Session was included in the Annual Schedule of Meetings dated June 28, 2017. It was given to the news media and posted on the Official Bulletin Board as required by law.

Chief William McCormick to address Mayor and Borough Council.

Chief McCormick announced his retirement from the Avalon Police Department after 31 years of service. This evening, there will be a swearing in of a new Police Chief, Police Captain, two Police Sergeants, and two Patrolmen. He assured Council the individuals being sworn in are ready to assume these positions and expressed complete confidence in each individual. He expressed happiness to have had the opportunity to serve the Borough of Avalon as its seventh Police Chief. He thanked the Mayor, Borough Council and the Administration for their confidence in his ability to lead the Police Department. He further thanked all Borough employees, AHLOA, residents, and visitors for a great working relationship. He thanked Captain Christopher for his exemplary service and dedication to the Police Department, and expressed Captain Christopher has proven readiness to take on the position of Chief of Police. He also thanked all men and women of the Avalon Police Department, whose hard work and dedication make it a great department. He also thanked his friends and family for their love and support. He addressed the individuals being sworn in, and offered words of advice to ensure enjoyable and rewarding careers.

Council President McCorristin spoke on behalf of the Borough of Avalon and thanked Chief McCormick for his many years of service, and wished him well in retirement.

Councilwoman Hudanich recognized past Police Chiefs in attendance and thanked them for carrying on Avalon's legacy.

Jack Kennan, President, AHLOA thanked Police Chief McCormick for his dedication to the Borough and announced AHLOA has made a donation in his name to Avalon Friends in Need in recognition of his retirement. He offered Chief McCormick best wishes for a long, healthy, and happy retirement.

Swearing in by Mayor Martin L. Pagliughi of new Police Chief.

Chief Christopher thanked all in attendance for showing support to the Police Department and retired Chief McCormick. He recognized retired Chief McCormick for his many accomplishments within Avalon Police Department, and presented Chief McCormick with his retirement badge. He thanked the Mayor, Borough Council, and the Administration for this opportunity to serve the Avalon Police Department as Police Chief.

Swearing in by Mayor Martin L. Pagliughi of new Police Captain, Sergeants and Patrolmen.

Mayor Pagliughi expressed appreciation to all individuals who have chosen the life of law enforcement. He advocated Avalon's complete support of Police, Fire, and EMS personnel.

Discussion regarding 2018 Sports Camps.

Chuck McDonnell reported 2017 was a successful year for summer camps. The season began with 18 camps, however due to unforeseen circumstances, two summer camps were cancelled. For the 2018 season, there are many camps being invited to return. Once soccer camp will not be returning, however will be replaced with a similar soccer camp. A fitness class titled "Athlete Training on the Beach". There was a slight decrease of approximately \$6,000.00 in revenue from the 2016 to the 2017 season. There are hopes to raise the revenue with the 2018 season. So far, there has been successful communication with camp directors in anticipation of the summer season.

Councilman Covington referenced the Lego Camp new to the 2017 season and asked if the camp was successful.

Chuck McDonnell noted while there were some communication difficulties with that camp, both weeks the camp operated were filled to capacity with registrations. That specific camp will not be returning for the 2018 season, however there are hopes to find a similar camp to replace it. In addition, the Marine Sciences Camp new to the 2017 season was the most successful camp of the summer with a lot of positive feedback from parents. That camp will be offered in 2018 as well.

Council Vice President Deever inquired about the enrollment in lacrosse camp.

Chuck McDonnell explained Black Bear Lacrosse Camp is very well-known and averages between 50 and 60 kids per week and is a two week camp. The company was sold and is under new ownership, but there are hopes it will continue to be a successful camp.

After brief discussion, Council agreed to proceed with a Resolution to be prepared for the February 14, 2018 Regular Meeting.

Discussion regarding Resolution for Tennis Courts rules and regulations.

Chuck McDonnell explained the Resolution in effect now governs the rates of play and offers a half-price rate for players using the tennis courts after 12:30 p.m. It has been observed that reservations and playing significantly decreases in the afternoon hours. He proposed amending the Resolution to waive all fees for using tennis courts after 12:30 p.m.

Councilwoman Hudanich asked Chuck McDonnell to provide Council with an analysis of revenues generated for tennis courts after 12:30 p.m. versus the expenses for staffing before Council considers amending the fee schedule within the Resolution.

After brief discussion, Council agreed to discuss this matter further at the February 14, 2018 Work Session.

Discussion regarding the implementation of housing grants for emergency housing repairs for qualified applicants.

Jim Waldron reported the Borough presently has approximately \$44,000.00 in funds that have accumulated through repayments of a prior grant that existed many years ago. These are recaptured funds, and under the HUD regulations, must be used for similar purposes. Recently, there has been some inquiry concerning emergency housing grants because of some extenuating circumstances, which lead to the exploration of this program with the State for reactivation of the current program and the use of the available funds for that purpose. The state has sanctioned and recommended that the Borough implement an emergency assistance program for the maximum loan availability of \$10,000.00 for certain specific purposes. Those specific purposes being that there must be emergent conditions present that affect the livability of the property. Furthermore, this assistance would be restricted to single-family owner-occupied residences on a year-round basis. Eligibility is determined by income, the threshold of which is determined by HUD requirements. As an example, the median income that would qualify for this program would be \$42,000.00 per year from all sources. Any individual applying for such a grant must establish income eligibility by the production of tax returns, disability award letters, and social security award letters. A condition of granting the housing assistance is that the taxes must be paid current. There can be no tax delinquency and no tax lien. In addition, the applicant must establish ownership by marketable title, such that it would enable the Borough to place a mortgage on the property. Flood insurance is also a requirement. Depending upon the circumstances, that mortgage would be repayable in a five, seven, or ten year term. The money realized through this program is maintained in a reserved account and is recirculated for the same purposes as this original concept. There is a condition that should the property owner refinance, the Borough's loan must be paid in full. There is also a HUD requirement that the Borough not subordinate the mortgage through any refinance. If the property is sold or transferred, the mortgage would become immediately due. Research into the possibility of having this program administered externally has found it would be cost prohibitive to do so. Scott Wahl has determined that Jim Craft would be the Project Coordinator.

Councilwoman Hudanich suggested not calling this assistance a "grant", as typically grants are not associated with a payback. By changing the terminology associated with this program, it may help to avoid confusion with individuals wishing to participate and apply.

Jim Waldron explained HUD and the Department of Community Affairs coined that terminology for this program. The Borough's participation in this program is considered a loan, as it is the Borough's responsibility to recapture and reuse these funds.

Councilman Covington asked how the program presented this evening differs from the original program.

Jim Waldron explained the original program was an initial grant from HUD, which, in certain circumstances, there could be a forgiveness of the underlying obligations of individuals receiving this assistance. That forgiveness is no longer permitted in this program. The Borough has these funds segregated from other funds, and this money carries forward from year to year independent of budgetary appropriations.

Council President McCorristin noted "septic system failure" contained within the list of possible circumstances for which this assistance can be used. He requested that terminology be changed to "septic/sewer failure".

Jim Waldron agreed with this amendment, and added the list is not all-inclusive, and that other emergent type of situations would also qualify for this assistance. Applicants need to be aware this assistance cannot be used for routine maintenance, and is only permitted to be used in emergent situations that affect the livability of the house.

Council President McCorristin questioned if an emergent condition with an underlying cause of lack of maintenance could qualify for this assistance.

Jim Waldron explained that situation could qualify for the assistance if the condition affects the livability or access to the house. In addition, if the owner and resident of the house succumbs to an unexpected disability which would require handicap access that was unforeseen, providing that handicap access to the house could qualify for this assistance as well.

Council agreed to proceed with a Resolution to be prepared for a later Regular Meeting, pending approval by the New Jersey Department of Community Affairs and HUD.

Discussion regarding Resolution amending Stockton University Coastal Research Center Side-Scan Survey of Townsend's Inlet.

Scott Wahl explained this Resolution would be approving a minor change order. Previously, Council authorized the conduct of side-scan sonar work of the 8th Street Jetty. There was a certain amount of work that Dr. Farrell and his team at Stockton were able to complete. Some additional work is needed to combine the data together to provide a clear delineation of exactly what the damage was caused by Jonas or not. If a comprehensive picture of this damage can be created, it would enable the Borough to have a very clear idea of the options to move forward with this project. A commitment has been received from FEMA for a large grant that would pay for this work. On Friday, January 26, 2018, a site visit will take place with Council President McCorristin, Bill Macomber, Ed Mahaney, and Israel Rivera from NJ OEM to walk along the jetty to evaluate how much of the work could be encumbered under a FEMA grant or other funding sources. It is recommended that Council approve this change.

Councilman Covington asked how it is possible to determine what damage can be attributed to Winter Storm Jonas.

Tom Thornton reported there has been continuous monitoring of the jetty. After Winter Storm Jonas, there was no initial damage observed, however several weeks after Jonas, it was apparent that some stones on the jetty had settled. It was concluded that Jonas contributed to that damage. The Borough was able to make a persuasive argument to FEMA that due to the circumstances of the jetty failing within several weeks after Jonas, and due to the other evidence that was gathered, the affected areas of the jetty that had been damaged by Jonas could be identified. Now it is the Borough's responsibility to evaluate areas below the surface that would also be eligible to be included to amend the original grant to increase the scope and to hopefully obtain funding to mitigate the jetty by improvements that would protect it from future storms, for which FEMA has indicated the Borough's eligibility.

Council agreed to proceed with a Resolution to be considered at tonight's Regular Meeting.

Discussion regarding Resolution authorizing renewal of Borough Contract for Custodial and Cleaning Services.

Bill Macomber reported a letter of recommendation has been submitted to Council to extend Contract 16-01 R-1 for Custodial and Cleaning Services. This recommendation comes as a result of reviewing the performance of the contractor for the past twelve months. This renewal would be for a twelve month period commencing January 1, 2018 through December 31, 2018 in the amount of \$68,446.65 based on a 0.8% increase of the Philadelphia Consumer Price Index.

After brief discussion, Council agreed to proceed with a Resolution to be considered at tonight's Regular Meeting.

Discussion regarding Resolution for the annual Avalon Garden Club Yard Sale to be held on May 12, 2018.

Council agreed to proceed with a Resolution to be prepared for the February 14, 2018 Regular Meeting.

Discussion regarding Resolution establishing change funds for various summer activities.

Scott Wahl explained these change fund amounts have been recommended by the Chief Financial Officer.

January 24, 2018

Council agreed to proceed with a Resolution to be prepared for the February 14, 2018 Regular Meeting.

Public Comments:

Martha Wright, 632 7th Street, referenced the housing grant requirement that applicants must have paid all taxes up to date and noted individuals typically in financial distress are not current on their property taxes. She inquired if this funding could be used to bring the taxes current, or if the taxes must be current using the homeowner's funds.

Jim Waldron responded the taxes must be current using the homeowner's funds as a HUD requirement.

Martha Wright questioned if taxes must remain current throughout the duration of the loan.

Jim Waldron explained qualified individuals will be required to repay the loan amount in monthly or quarterly payments as determined by the committee. There is a hardship provision that could be used in the event an individual is unable to fund the payments due to unexpected health, personal hardship, or catastrophe. The loan committee would have the ability to declare a moratorium for a period of time, with the period of the moratorium being added to the end of the loan, or they would have the option of extending the loan beyond the original term of five, seven, or ten years totally dependent upon the circumstances presenting themselves.

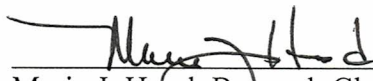
Motion made by Councilman Covington, seconded by Council President McCorristin to adjourn the Work Session.


ROLL CALL VOTE:

Councilman Covington	Aye
Councilman Dean	Absent
Council Vice President Deever	Aye
Councilwoman Hudanich	Aye
Council President McCorristin	Aye

Work Session adjourned at 4:52 p.m.

Respectfully submitted,


Marie J. Hood, Borough Clerk


John M. McCorristin, Council President