

July 8, 2020

A Work Session of the Borough Council of the Borough of Avalon was held on Wednesday, July 8, 2020 at 4:05 p.m. in the Meeting Room, 3100 Dune Drive, Avalon, New Jersey.

Attendance: Public ----- 6

Reporters ----- 1

The Meeting was called to order by Council President McCorristin.

Pledge of allegiance.

<u>Roll call:</u>	Council President McCorristin	Present
	Councilman Deever	Present
	Councilwoman Hudanich	Present
	Councilwoman Juzaitis	Present
	Councilman Wierman	Present

Also present:

James Waldron, Assistant Business Administrator

Nicole Curio, Esquire, Borough Solicitor

Jeffrey R. Christopher, Police Chief

Thomas R. Thornton, P.E., Borough Engineer, Mott Macdonald

Council President McCorristin read the Open Public Meetings Act Announcement.

Notice of this Work Session was included the Annual Schedule of Meetings dated June 24, 2020. It was given to the news media and posted on the Official Bulletin Board as required by law.

Discussion regarding Ordinance amending parking on Ocean Drive near 36th Street.

James Waldron explained Administration has submitted an Ordinance which eliminates parking on the East Side of Ocean Drive between 36-39th Street for Council's consideration. By way of background, the area between 36th and 37th Streets was subject to a seasonal no-parking restriction between May 1st and October 1st. Said restriction was initially put into place for public safety reasons due to the popularity of Jack's Place, which operated from that location. As Council is aware, Jack's Place has been demolished, and the use of that property has changed from commercial to residential. Residential use has been approved by site plan and is in the process of being constructed, therefore there is no further need for the parking restriction. The County has been notified and to date no objection has been received from County Officials. The second part of this Ordinance is to change the name of a street to conform to the tax maps and the 911 maps.

Councilwoman Hudanich asked Mr. Waldron to specify the street name being changed.

James Waldron stated the tax map and the 911 map identify a certain street within Avalon as Bayberry Road. A request was received from a concerned citizen who has taken issue with a discrepancy as to the name of the street, as signage states the name as Bayberry Drive, and has requested the name officially be changed to Bayberry Road.

After brief discussion, Council agreed with making the Ordinance amendment in the essence of consistency.

James Waldron indicated the Traffic Ordinance includes the erroneous name. When the Ordinance was sent to the Police Department for comments, an issue was identified with any potential summons being issued on that street due to the error. By making this amendment, all references to the erroneous name of Bayberry Drive would be eliminated.

After further discussion, Council agreed to proceed with an Ordinance to be considered on first reading at today's Regular Meeting.

Discussion regarding Resolution approving a change to the Municipal Court Local Violations Bureau Schedule to increase all fines for parking violations by the sum of one dollar.

James Waldron reported the State of New Jersey recently issued an increase in the amount to be remitted to the State on all parking violations by \$1.00, effective May 1, 2020. The Municipal Court has requested that the violations schedule be amended to reflect those changes. The Borough of Avalon has joint personnel with the Municipal Court in Stone Harbor, who has adopted the procedure. Avalon's Judge has requested that this procedure be adopted in Avalon to promote consistency.

After a brief discussion, Council agreed to proceed with a Resolution to be prepared for the July 22, 2020 Regular Meeting.

Discussion regarding Resolution authorizing certain services to be provided by Mott MacDonald in connection with the project known as North End Sewer System Improvements.

Thomas Thornton thanked Council for the opportunity to present the design services for the North End Drainage Improvements Project. As Council may recall, Mott MacDonald submitted a proposal for the design services for this project in 2018, at which point Council requested that the preliminary tasks be broken down, which included surveys, base mapping, preliminary permitting, and design services. Mott MacDonald completed this scope of work. In September of 2019, findings were presented to Council concerning alternative projects that had originally been considered to replace the 22nd Street and the 11th Street pump stations. It was recommended to eliminate the 22nd Street pump station all together and extend a trunk line below the dunes to convey the flows from the 22nd Street drainage area to the 11th Street pump station and replace the 11th Street pump station with a larger pump station. The proposal being reviewed today is to provide the final design permitting and bidding for the project. As an overview of the proposal, there is additional surveying included in the Base Map One phase of the project. Base Map Two is related to the required preparation to extend the gravity system of Avalon Avenue, which would reduce some of the flows to the 11th Street pump station to reduce the size of those pumps. A hydraulic analysis of the system would be required, as well as the design and collection of the conveyance system. The pump station itself, which is the largest and most expensive part of this project, would pump 120 cubic feet per second in the same location as the existing 11th Street pump station. The new pump station would take up a larger footprint, and would contain a larger pump, while being a wet well in that area. The pipes from that structure would be extended through the dunes to the north and then out through the jetty, therefore the project would require removing part of the stone around the jetty and rebuilding around a larger outfall structure. The new pump station would be equipped with a screen station, which would reduce maintenance costs and keep the area clean from larger debris that could damage the pumps. The controls for the pump station would be contained in the pump station building, which would control variable frequency drives, allowing for a slow start for the pumps to convey the flows in the most energy efficient manner. The same building that houses the controls would also house the emergency generator. The pump station would be located in the B Zone at a base flood elevation, so the floor of the pump station would be 6-7 feet above the existing grades. The first task of this proposal would be to develop precise renderings and visualizations of the pump station using a sophisticated method to present a realistic image of what the pump station would look like from various perspectives to provide a clear understanding of the appearance of the building. The scope of work also includes the site improvements at that location, technical investigations, design of the structure, and through the jetty. As for the permitting services, a portion of this work is within the Army Corps Federal project, and a Section 408 determination would be necessary in addition to the CAFRA and the Waterfront Development permits. Also to be included in the permitting phase is obtaining a water allocation permit from the DEP. It is proposed to handle the construction and design phases simultaneously to streamline the process. The final step in this process would be the bidding services. The proposal includes a recommended plan for the project, which includes multiple phases. The first phase would be for the construction of the pump station itself, the outfall, and tying in the streets between the pump station and the drainage area to the south. Phase two would be the demolition of the 22nd Street pump station and the drainage system to the 11th Street pump station. Phase three would be the Avalon Avenue gravity system. The bidding services would be for the first phase of the project. Construction drawings would be prepared for all of the phases. The total cost of the project is

Thomas Thornton (continued) approximately \$9.6 million, which covers all of the phases. If Council chooses to move forward, the schedule being proposed for phase one would be to proceed with the renderings in August, present the renderings to Council in September, receive bids in October 2021 after submitting the permit applications in February 2021. The contractor would be asked to complete the project by April 2023 to complete the project. The cost for Mott MacDonald services in connection with this proposal is approximately \$506,000.00.

Council President McCorristin addressed the two newest members of Council and explained in 2018, two individuals addressed Council about a natural bowl at the north end and expressed concerns flood water accumulating on their properties after certain storms. By way of background, 2018 was the wettest year on record with almost 60" of rainfall. In comparison, Avalon's normal rainfall amount is about 36" per year. Because of the increased rainfall, the water table increased. Since 2018, there have been no rain-related flooding issues in that area. The existing pump stations and the current conditions have been more than successful emptying that area since then. Recently, a press release was received from the DEP with regards to the dramatic increase of the sea level. He noted the downtown district tends to be more prone to flooding, whether that be by rainfall or tidal events, and affects many more people than the sporadic flooding events in the bowl at the north end. He also mentioned the larger size of the proposed pump station at 11th Street would obstruct the view of homeowners in that area. He expressed the opinion that tax dollars would be better spent in other locations of Avalon, such as Bay Park Marina and the ramps to be installed.

Councilman Wierman asked for clarification that the flooding being referenced in Mr. Thornton's proposal is not related to tidal flooding, but rainfall.

Council President McCorristin confirmed and added approximately 20 years ago, Avalon had a low bulkhead and jetty, which caused a large infiltration of tidal waters which would breach onto the roadways during severe storms. When the jetty was replaced at the north end, the elevation was raised to a point where it is rarely breached. The proposal and information discussed today was not related to ocean flow in any way.

Councilwoman Hudanich further added the flooding was triggered by 100-year rainfall events, which were unprecedented. She advocated the importance of doing a cost analysis of the worth of a project so that Council can review a proposal through a fiduciary lens. It was requested that the Borough Engineer gather information and create a proposal regarding this issue, which has been done. She expressed the opinion that Council not pursue this project any further.

Council President McCorristin agreed.

Councilwoman Hudanich stressed the importance of conducting a comprehensive cost analysis and investing tax payers' money wisely and over a large range. She expressed concerns about investing approximately \$9-11 million for a 50-100-year event, and thanked Mr. Thornton for his different suggestions and ideas.

Thomas Thornton reported the drainage study was triggered by three major storms that impacted the area in 2005, 2009 and 2017. He noted these are infrequent events; however, when they do occur, they cause significant flooding, especially on streets sloping towards the dune.

Councilwoman Juzaitis agreed with Council President McCorristin's thoughts and concerns relating to the cost of this project, and noted Avalon has areas that flood consistently with rain, specifically the business district, which is inaccessible quite often because of flooding. She recommended Council review all flood-prone areas within the Borough prior to investing such a large amount of tax payer dollars.

Councilman Deever stated he resides within the business district, and agreed the business district flooding affects the whole town in terms of inaccessible businesses and residential properties. He noted this situation is a detriment; however, tax dollars may be better spent to benefit a larger portion of Avalon's population, or spread over multiple smaller projects.

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Councilman Wierman also agreed with the direction of Council’s discussion, and further noted this project would greatly impact the landscape of the North End by disrupting the dunes and constructing such a large pump station on 11th Street. He expressed the opinion that while the flooding remediation would be a positive impact, the residents on 11th Street would be negatively affected, and that the tax dollars could be spent more wisely elsewhere.

Council President McCorristin thanked Thomas Thornton for his time and hard work; however noted Council will be tabling this project for the time being.

Discussion regarding Resolution increasing the bid threshold, pursuant to Local Finance Notice 2020-14.

James Waldron explained this Resolution was triggered by a notification from the State that increases the bid threshold for the communities such as Avalon with a Qualified Purchasing Agent. No other procedure is impacted by this change.

After a brief discussion, Council agreed to proceed with a Resolution to be prepared for today’s Regular Meeting.

Public Comments:

James Lutz, 2539 Ocean Drive, expressed concerns regarding thrill seekers jumping from the 25th Street bridge, and noted this activity is very dangerous due to fluctuating water levels, unseen obstructions in the water, and boats traveling through the waterway, which could cause serious injury.

Council President McCorristin reported Police Chief Jeffrey Christopher will be attending a meeting with the Cape May County Bridge Commission regarding this issue and will be discussing the possibility of installing fencing in the area. Additionally, Police Officers have begun patrolling the area.

Council to check over the agenda for the Regular Meeting.


Council proceeded to check over the agenda for the Regular Meeting.

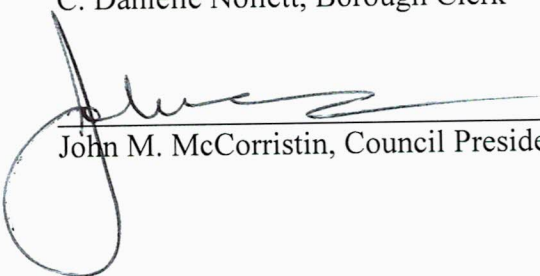
Motion made by Councilman Deever, seconded by Councilwoman Hudanich to adjourn the Work Session.

<u>ROLL CALL VOTE:</u>	Council Deever	Aye
	Councilwoman Hudanich	Aye
	Councilwoman Juzaitis	Aye
	Councilman Wierman	Aye
	Council President McCorristin	Aye

Work Session adjourned at 4:39 p.m.

Respectfully submitted,


C. Danielle Nollett, Borough Clerk


John M. McCorristin, Council President