

October 27, 2021

A Work Session of the Borough Council of the Borough of Avalon was held on Wednesday, October 27, 2021 at 4:00 p.m. in the Meeting Room, 3100 Dune Drive, Avalon, New Jersey.

Attendance: Public ----- 1

Reporters ----- 0

The Meeting was called to order by Council President Juzaitis.

Pledge of allegiance.

<u>Roll call:</u>	Council President Juzaitis	Present
	Councilwoman Coskey	Present
	Councilman McCorristin	Present
	Councilman McDermott	Present
	Councilman Wierman	Present

Also present:

Scott Wahl, Business Administrator
James Waldron, Assistant Business Administrator
Nicole Curio, Esquire, Borough Solicitor
James Craft, Chief Financial Officer
Paul Short, Code Enforcement Official
William McCormick, Director of Public Works/Utilities
Jeffrey Christopher, Police Chief
Thomas R. Thornton, P.E., Borough Engineer, Mott MacDonald

Council President Juzaitis read the Open Public Meetings Act Announcement.

Notice of this Regular Meeting was included the annual Schedule of Meetings dated June 23, 2021. It was given to the news media and posted on the Official Bulletin Board as required by law.

Danielle Nollett informed Council that Ordinance No. 829-2021, amending Chapter 27 (Zoning) of the Avalon Borough Code pertaining to Floor Area Ratio (FAR) will not be brought on for consideration by Council at today's Regular Meeting, as that consideration has been deferred to Monday, November 15, 2021.

James Waldron explained a non-conversion agreement must also be approved by Council as part of the Ordinance, which will be before Council for review and consideration at the November 15, 2021 meeting.

Discussion regarding Resolution authorizing transfers within the 2021 budget.

James Craft requested Council look favorably upon this Resolution to be approved today, with an effective date of November 1, 2021. The Resolution transfers money into Legal Operating Expenses to pay outstanding legal fees.

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

Discussion regarding 2021 Best Practices Inventory.

James Craft reported the Borough of Avalon has completed the annual Best Practices Inventory, consisting of 48 questions, 21 of which were unscored. The 27 remaining questions covered topics including personnel, budgeting, financial administration, purchasing, and tax collection. Of 23 possible points, Avalon achieved a score of 20. Any score over 15 guarantees qualified state aid will not be withheld; however, Avalon does not receive state aid.

Discussion regarding Resolution authorizing a refund for the purchase of four (4) seasonal beach tags.

James Craft explained an active military personnel purchased four (4) seasonal tags at the beach tag booth during the summer season without being aware of the fee exemption for active military personnel; therefore, a refund is being requested.

After a brief discussion, Council agreed to proceed with a Resolution to be prepared for the November 15, 2021 Regular Meeting.

Discussion regarding Resolution authorizing participation in the National Purchasing Partners Government (NPPGov) National Organization.

Scott Wahl announced participation in this organization is an opportunity to receive favorable pricing for necessary breathing apparatus equipment for the Fire Department. Participation is at no cost to the Borough.

Council agreed to proceed with a Resolution to be prepared for the November 15, 2021 Regular Meeting.

Discussion regarding Resolution accepting proposal of Atlantic Engineering Laboratories, Inc. in connection with the Renovations to the Fire Station of the Avalon Volunteer Fire Department.

Scott Wahl indicated proposals were solicited by the architects for this project, Garrison Architects, for Independent Testing services associated with the renovations of the Fire Department building. Five quotes were received with Atlantic Engineering Laboratories, Inc. submitting the lowest proposal. The proposal and contract were reviewed and approved by Mr. Gould and Qualified Purchasing Agent Joe Clark. It is recommended to award the contract accordingly.

Councilman McCorristin inquired about lines that were hit by the contractor completing the project.

Paul Short explained a 2-inch water line to the generator was hit. After the line was hit, the line was capped, as it is unnecessary. To clarify, no gas, force main or sewer lines were hit. Several test pits were dug to verify all pertinent underground piping locations.

Councilman McCorristin questioned if the chiller lines were appropriately located.

Paul Short responded yes and mentioned discussions are taking place to determine how to best handle the chiller lines, as they currently run through the foundation of the addition where pilings are slated for installation.

Thomas Thornton added the location of the chiller lines were not on the original plans; however, they were successfully located due to the test pits, as well as plans prepared by the mechanical engineer of the public safety building. Representatives from Mott MacDonald are working with Garrison Architects to determine the best plan of action for re-routing the chiller lines, which is not something the utility contractor is qualified to do. A change order to address this issue is anticipated.

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

Discussion regarding Resolution authorizing the Borough to make payment to the New Jersey Department of Environmental Protection for the 2019 beach fill on terms.

James Waldron explained the Borough has an outstanding obligation of approximately \$869,000.00 to pay for the 2019 hydraulic beach fill. To date, the State of New Jersey has not pursued payment for the beach fill. This Resolution authorizes the payment of the obligated amount subject to terms, those being that the Borough of Avalon will not sign the state aid agreement as presently drafted. Paragraph 4 must be deleted, or substantially amended to comply with the 2016 State Aid Agreement. A letter from the Mayor will accompany the payment, and that letter will suggest alternative language as to what the Borough would be willing to sign. The letter will also request that the Department of Environmental Protection to coordinate the reinstitution of negotiations between all agencies to make some progress with a Beach Management Plan. The last submission by the Borough was in 2017, with over two years elapsing before response from the federal agencies was received. Rather than allow this to go on into a potential new cycle, the intent is for the Borough to pay its obligations and be willing to negotiate the terms of an acceptable agreement. To confirm, the funding is in place to make this payment.

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

Update concerning upcoming projects known as Water Meter Replacement Program and Ocean Drive Water and Sewer Sanitary Improvements.

Scott Wahl stated two preconstruction meetings were recently held concerning upcoming projects. Complete information for both projects has been placed on the front page of the website.

Thomas Thornton reported both preconstruction meetings went very well. Concerning the Water Meter Replacement Program, it was clear in the meeting that the contractor, Lenagan Plumbing, has expertise and experience with this type of project and are ready to get started. Rio Supply, the supplier of the Neptune Meters for this project, was also present. Initial work to be completed in connection with this project includes antennas on tanks and other ground base equipment. Meters will be installed starting in mid-December, after the quarterly readings are completed. Once the readings are complete, the contractor will install the new meters to operate with the remote system. All meters are expected to be installed before the next readings occur, which are scheduled to take place in the first 10 days of March. The only potential delays for this project would be weather-related; however, the construction period allows for delays through to the summer season.

Scott Wahl added it is estimated that between 500 and 600 meters will be replaced per week, starting in the north end and working south. It is fully expected all meters will be fully installed before the end of April. The impact to the customer is a service interruption of less than five minutes. All information has been posted on the front page of the Borough website. Once activated, property owners will be able to review their water usage year-round from any location by navigating to a specific website.

Councilman Wierman inquired if there will be an overlap where some meters will be read digitally and others read manually.

Thomas Thornton indicated the intent is to replace all meters between readings to avoid any overlap.

Councilman McCorristin asked how the data will be transferred when the new meter is installed, and how the data from the new meter will be combined with the data from the old meter when it is replaced to ensure proper billing.

Thomas Thornton responded he is unable to speak about certain logistics involved in this project; however, he assured Council there is a mechanism in place to ensure proper data collection.

Council President Juzaitis requested that Mr. Thornton get clarification on those logistics.

Scott Wahl noted the meeting also revealed there is a cash market for the old water meters, which could be sold back to the supply company to recuperate revenue.

Thomas Thornton stated the second preconstruction meeting was with Asphalt Paving Systems, the contractor that has done similar Reconstruction of Various Streets projects in recent years. All left the meeting confident in the contractor's abilities. The project has a construction period of 200 days. As Council is aware, the supply chain disruption is affecting many things. In this case, the big challenge is pipe. One of the features of this project is an underdrain installed below the curb. These streets all have high ground water. The installation of an underdrain prevents water from wicking up into the street. For these streets, 2,000 feet of four-inch diameter perforated pipe is required; however, that work is not done up front. The order for the pipe has been placed. The contractor currently has a limited supply of pipe to start stormwater work on 36th Street. It is intended to first complete the concrete work on 50th Street to allow time for the orders to be fulfilled. It is expected to begin the project within the next few weeks. Delays associated with the utility pipe should not significantly impact the project timeline, and the contractor has asserted there is no need to extend the completion date. As a reminder, the project is to reconstruct 50th, 53rd, and 54th Street between Dune Drive and Ocean Drive, including utilities, and drainage improvements on 36th Street.

Scott Wahl mentioned the Borough received grant funding from the New Jersey Department of Transportation for the 53rd Street portion of the project. For the project, the contractor will provide a one-week look ahead for notification of disruptions and disturbances. That information will be posted to the Borough website.

Councilman McCorristin requested an update on the County's Ocean Drive project.

Thomas Thornton indicated the most recent information received concerning the project was that work would be starting soon. There have been attempts to contact the County and the contractor for a definite start date, to no avail. A notice to residents must be issued a minimum of 48 hours prior to starting construction, which has not been done.

Councilman McCorristin inquired if the project timeline will be affected if unexpected pipe work is necessary to complete the projects, due to the pipe shortage.

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Thomas Thornton noted the contractor has not indicated any concerns about delays with the supply in the event of unforeseen, yet necessary work.

Public Comments:

Councilman Wierman commended all involved in Trunk or Treat for a well-received and well-attended event.

Council to check over the agenda for the Regular Meeting.

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


Motion made by Councilwoman Coskey, seconded by Councilman McCorristin to adjourn the Work Session.

ROLL CALL VOTE:

Councilwoman Coskey	Aye
Councilman McCorristin	Aye
Councilman McDermott	Aye
Councilman Wierman	Aye
Council President Juzaitis	Aye

Work Session adjourned at 4:27 p.m.

Respectfully submitted,


C. Danielle Nollett, Borough Clerk


Barbara L. Juzaitis, Council President