

CITY OF SALEM
COMMON COUNCIL SPECIAL MEETING MINUTES
August 31, 2020
6:30 PM

A Special meeting of the Common Council of the City of Salem was called to order by the City Clerk. The meeting took place at 17 New Market Street at 6:30 p.m. The meeting was opened with the Pledge of Allegiance. Councilman Groce did the Invocation. Roll Call was done by Mr. Angeli. **Present either in person or via Zoom meeting or free conference call:** Councilpersons Ruth Carter, Robert Davis, Vaughn Groce, Timothy Gregory, James Smith, Gail Slaughter and Council President Earl Gage. Absent: Sharon Kellum Also in attendance was Mayor Charles Washington Jr., Andrea Rhea-City Solicitor, Dave Crescenzi-CFO, Deputy Treasurer Kenia Nunez, Director of Commerce Charles Bailey and City Administrator/Clerk Ben Angeli.

STATEMENT OF ADVERTISEMENT:

Mr. Angeli read the statement of advertisement as follows:

Notice of this meeting has been provided to the South Jersey Times and the Elmer Times and is posted on the City Hall Bulletin Board stating the time and the place of the meeting. Notice has also been posted that the meeting can be accessed through Zoom.

APPROVAL OF BILLS:

A motion was made by Councilman Gregory and seconded by Councilman Smith to approve the payment of bills. All members present voted in favor and the motion carried.

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Councilman Gregory made a motion to open the meeting to the public for Agenda items only. Councilman Smith seconded the motion. All present voted in favor on a voice vote.

There were no questions or comments from the public.

Councilman Gregory made a motion to close the meeting to the public for Agenda items only. Councilman Smith seconded the motion. All present voted in favor on a voice vote.

COMMUNICATIONS/APPLICATIONS/REPORTS: None

INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:

Commerce Director Charles Bailey was asked to explain the reason for hiring the grant writer.

RESOLUTION 2020-155

**A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO AN AGREEMENT
WITH BROWNFIELD REDEVELOPMENT SOLUTIONS (BRS) FOR GRANT
WRITING SERVICES**

WHEREAS, the City desires to apply for a grant offered by the US Environmental Protection Agency that would provide funding for assessment and cleanup activities at Brownfield sites; and

WHEREAS, Brownfield Redevelopment Solutions (BRS) has proposed to provide such services related to the Brownfield multi-purpose grant for a sum not to exceed \$4500.00 and as more fully described in the proposal attached hereto; and

WHEREAS, the CFO has certified that funds are available;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Common Council of the City of Salem, County of Salem and State of New Jersey, that a contract with BRS for grant consulting/writing in accordance with the attached proposal for a sum not to exceed \$4500.00 is approved.

BE IT FURTHER RESOLVED that the Mayor is authorized to execute an agreement with BRS in a form approved by the Solicitor.

ATTEST:

CITY OF SALEM

Ben Angeli, RMC

Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
R. Davis			X			
T. Gregory	X		X			
V. Groce			X			
S. Kellum			X			
G. Slaughter						X
J. Smith		X	X			
E. Gage			X			

I, Ben Angeli, City Clerk of the City of Salem, in the County of Salem, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council of the City of Salem on August 31, 2020.

Date

Ben Angeli, RMC

**CITY OF SALEM
RESOLUTION 2020-156**

**A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC
IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY
OPEN PUBLIC MEETINGS ACT, NJSA 10:4-12 These items are for**

- (4) *Matters pertaining to a collective bargaining agreement*
- (5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*
- (7) *Matters relating to litigation, negotiations and attorney-client privilege*

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12b permits a public body to go into a closed session during a public meeting to discuss certain matters as follows:

(1) *Matters Required by law to be confidential*: Any matter which by express provision of the Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

(2) Any matter in which the release of information would impair the right to receive federal funding.

(3) *Matters involving individual privacy*: Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as records, data, reports, recommendations or other personal material of any education, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned .

(4) *Matters pertaining to a collective bargaining agreement*: Any matter involving a collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

(5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*: Any matter involving the lease, purchase or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

(6) *Matters of public protection*: Any tactic and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection.

(7) *Matters relating to litigation, negotiations and attorney-client privilege*: Any matter of pending or anticipated litigation or contract negotiation other than in (4) above in which the Board is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise ethical duties as a lawyer.

(8) *Matters relating to the employment relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of , promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all of the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed in public.

(9) *Deliberations after public hearing*. Deliberations by the Board occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party; and

WHEREAS, the City Council has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Salem that the Council will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

- (4) *Matters pertaining to a collective bargaining agreement*
- (5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*
- (7) *Matters relating to litigation, negotiations and attorney-client privilege*

BE IT FURTHER RESOLVED that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

ATTEST:

CITY OF SALEM

Ben Angeli, RMC

Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
R. Carter			X			
R. Davis			X			
T. Gregory	X		X			
V. Groce			X			
S. Kellum						X
G. Slaughter			X			
J. Smith		X	X			
E. Gage			X			

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Date

Ben Angeli, RMC

MAYORAL COMMENTS:

Mayor Washington spoke about the COVID testing being done in the City.

ADMINISTRATOR REPORT:

Mr. Angeli spoke about the free COVID testing being done. Je also spoke about the concerns of the city residents about the condition of the City. The City put together a Q and A paper to answer those concerns and it has been posted on the City website and Eblast to the key Communicators list.

COMMERCE DIRECTOR REPORT: None

OLD BUSINESS: None

NEW BUSINESS:

Council President Gage spoke about the issue in front of Mr. Perry's home and that we were looking into options to solve the problem.

Councilman Davis made a motion to go forward with the basketball court resurfacing. All present voted in favor. Mr. Davis asked for a motion to move forward with auctioning off 2 properties at 213-215 and 43 Chestnut street. Mr. Gregory seconded the motion and all present voted in favor in a voice vote. Mr. Davis made a motion to move forward with drawing up specs and getting bids to clear the Sunoco property of growth and junk. Councilman Gage seconded the motion and present voted in favor in a voice vote.

PUBLIC PORTION

Motion to open public portion made by Councilman Gregory.

Seconded by Councilman Smith.

All members present voted in favor.

Motion carried.

Judy Velor asked what he qualifications were for the people buying the properties at the auction. Mr. Bailey and the Solicitor both explained what the qualifications and restrictions would be on the bidders. They include a time frame for doing something with the property and that the buyer be free of any obligations to the City. The Auction advertisement will fully explain all things that are required in order to purchase the property.

Motion to close public portion made by Councilman Gregory.

Seconded by Councilman Smith.

All members present voted in favor.

Motion carried.

EXECUTIVE SESSION

Motion to go into Executive Session made by Councilman Gregory.

Seconded by Councilman Smith. All members present voted in favor.

Motion to leave Executive Session made by Councilman Gregory.

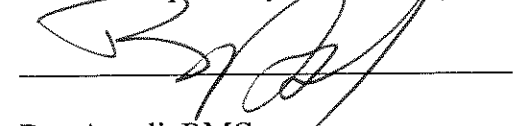
Seconded by Councilman Smith.. All members present voted in favor.

Clerk stated that no action was taken in Executive Session. All members that were present before Executive Session were present when Open Session continued.

ADJOURNMENT:

Councilman Gregory motioned to adjourn the meeting and Councilman Smith seconded the motion. All members present voted in favor in a voice vote.

Minutes respectfully submitted by:



Ben Angeli, RMC

NEXT COUNCIL MEETING: September 14, 2020 AT 6:30 PM