

CITY OF SALEM
COMMON COUNCIL SPECIAL MEETING MINUTES
JUNE 1, 2020
6:30 PM

A 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. Rev. Sally Maurer 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, Sharon Kellum, James Smith, Gail Slaughter and Council President Earl Gage. Also in attendance was Mayor Charles Washington Jr., Andrea Rhea-City Solicitor, Dave Crescenzi-CFO, Deputy Treasurer Kenia Nunez, Director of Commerce Charles Bailey, City Engineer Anthony Chadwell and City Administrator/Clerk Ben Angeli.

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.

APPROVAL OF BILLS:

A motion was made by Councilman Gregory and seconded by Councilwoman Kellum 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. Councilwoman Kellum 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. Councilwoman Kellum seconded the motion. All present voted in favor on a voice vote.

COMMUNICATIONS/APPLICATIONS/REPORTS: None

MAYORAL APPOINTMENT:

The Mayor appointed William Corbin, Brianna Pitts and Robert Davis to the Environmental Commission.

INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:

CITY OF SALEM
RESOLUTION 2020-124

**A RESOLUTION APPROVING SUBMISSION OF GRANT APPLICATION
AND EXECUTING CONTRACT WITH THE NJ DEPARTMENT
OF TRANSPORTATION FOR THE RECONSTRUCTION OF 8TH STREET
PROJECT PHASE 2**

NOW THEREFORE BE IT HEREBY RESOLVED by the Common Council of the City of Salem, County of Salem and State of New Jersey, that it formally approves the grant application to be submitted for the City of Salem for the Reconstruction of 8th Street Project Phase 2;

BE IT FURTHER RESOLVED that the Mayor, Council and Clerk are authorized to submit an electronic grant application identified as MA-2021 Reconstruction of 8th St. Project Phase 2 to the NJ DOT; and

BE IT FURTHER RESOLVED that the Mayor, Council and Clerk are authorized to execute the grant agreement on behalf of the City and their signatures shall constitute acceptance of the terms and conditions of the grant agreement.

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	X			
G. Slaughter			X			
J. Smith			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 June 1, 2020.

Date

Ben Angeli, RMC

**CITY OF SALEM
RESOLUTION 2020-125**

**A RESOLUTION AUTHORIZING SALEM CITY COMMERCE DEPARTMENT
TO PREPARE AND SUBMIT APPLICATION FOR THE USDA 533 HOUSING
PRESERVATION GRANT**

WHEREAS, the United States Department of Agriculture has announced the 533 Housing Preservation Grant (HPG); and

WHEREAS, guidelines were recently published and deadlines set for grant applications, and

WHEREAS, the “HPG” grant program will award a total of \$15,340,826.78 in HPG funding and the funds will be used over a three-year period with no “Match” required.

WHEREAS, the purpose of the grant would be to provide grant money for the repair or rehabilitation of housing occupied by low and very low income rural citizens over three-year period, and

WHEREAS, the City of Salem desires to submit a proposal requesting the “HPG” program cover 80% of the cost of rehabilitation for 10-12 owner occupied properties over a three-year period; and

WHEREAS, the city of Salem will submit a proposal requesting \$350,000.00 to cover 80% of the cost of rehabilitation, Stand Up for Salem will cover an additional 20%. The request includes 16% reimbursement towards administration over a three-year period; and

WHEREAS, the City of Salem has identified a need for the rehabilitation of owner occupied housing to help low income homeowners maintain their home and to sustain residential retention for the City of Salem; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Salem, in the County of Salem, New Jersey hereby authorizes the Salem City Commerce Department to prepare and submit the application for the HPG Grant.

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	X			
G. Slaughter					X	
J. Smith					X	
E. Gage					X	

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Date

Ben Angeli, RMC

**CITY OF SALEM
RESOLUTION 2020-126**

A RESOLUTION AUTHORIZING SALEM CITY TO PROCEED WITH A FREE ENERGY AUDIT OF PUBLIC BUILDINGS AND LIGHTING

WHEREAS, New Jersey's Clean Energy Program is a statewide program that offers financial incentives, programs and services for New Jersey residents, business owners and local governments to help them save energy, money and the environment; and

WHEREAS, it will be necessary to conduct an energy audit of all City buildings and lighting, and

WHEREAS, TRC is authorized under state contract to conduct a free energy audit of the City facilities and lighting; and.

WHEREAS, the purpose of the audit would be to determine money saving opportunities for the City; and

WHEREAS, the City of Salem would also become eligible for various energy saving programs and grants.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Salem, in the County of Salem, New Jersey hereby authorizes the City Clerk and CFO to provide information to TRC for the purposes of conducting the free energy audit; and.

BE IT FURTHER RESOLVED, that the Common Council of the City of Salem, in the County of Salem, New Jersey hereby authorizes TRC to conduct a free energy audit of the City of Salem buildings and lighting

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	X			
G. Slaughter			X			
J. Smith			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 June 1, 2020.

Date

Ben Angeli, RMC

**CITY OF SALEM
RESOLUTION 2020-127**

**A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE PUBLIC
IN ACCORDANCE WITH THE PROVISIONS OF THE NEW JERSEY**

**OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12 These items are for #4
Matters pertaining to a collective bargaining agreement and #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:

- A. #4 Matters pertaining to a collective bargaining agreement
- B. #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	X			
G. Slaughter			X			
J. Smith			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 June 1, 2020.

Date

Ben Angeli, RMC

**CITY OF SALEM
RESOLUTION 2020-128**

Resolution of Support from Local Governing Body Authorizing Participation in the Sustainable Jersey Certification Program, the Creation of a Green Team, and the Submission of a Sustainable Jersey Grant Application

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, The City of Salem strives to save tax dollars, assure clean land, air and water, improve working and living environments as steps to building a sustainable community that will thrive well into the new century; and

WHEREAS, The City of Salem hereby acknowledges that the residents of City of Salem

WHEREAS, The City of Salem wishes to support a model of government which benefits our residents now and far into the future by exploring and adopting sustainable, economically-sound, local government practices; and

WHEREAS, by endorsing a sustainable path The City of Salem is pledging to educate itself and community members further about sustainable activities and to develop initiatives supporting sustainable local government practices; and

WHEREAS, as elected representatives of The City of Salem, we have a significant responsibility to provide leadership which will seek community-based sustainable solutions to strengthen our community; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants Program; and

WHEREAS, the Common Council of The City of Salem wishes to build a model of government which benefits our residents now and far into the future with green community initiatives which are easy to replicate and affordable to implement; and

WHEREAS, in an attempt to focus attention on “Green” issues, the City Council wishes to establish a Green Team Advisory Committee (GTA); and

THEREFORE, BE IT RESOLVED, that to focus attention and effort within The City of Salem on matters of sustainability, the Governing Body wishes to pursue local initiatives and actions that will lead to Sustainable Jersey Municipal Certification.

BE IT FURTHER RESOLVED, by the Common Council of The City of Salem that we do hereby authorize the City Administrator ben Angeli to serve as The City of Salem agent for the Sustainable Jersey Municipal Certification process and authorize the him to complete the Municipal Registration on behalf The City of Salem.

BE IT FURTHER RESOLVED, that Common Council of The City of Salem, State of New Jersey, authorize the submission of the Sustainable Communities Grant funded by Atlantic City Electric application in the amount of \$5,000 for its Rebuild Our Parks Project

BE IT FURTHER RESOLVED, by the Common Council of The City of Salem does hereby establish a Green Team Advisory Committee consisting of [# of Members] members who shall be residents or employees of The City of Salem, appointed annually, but whose initial term of appointment shall be through December 31, 2020.

BE IT FURTHER RESOLVED, by the Common Council of the City of Salem that the Mission, Goals and Objectives for the GTA through December 31, 2020 are established as follows:

Mission: The City of Salem strives to save tax dollars, assure clean land, air and water, improve working and living environments as steps to building a sustainable community.

Goals: Making residents of The City of Salem more aware of opportunities to build a sustainable community.

Objectives: Balancing the environmental, economic and social aspects of a sustainable community in a way that helps us live up to our Mission statement. **Doing this by working with community leaders, government officials, educational leaders and City residents in a “all hands in” strategy.**

NOW THEREFORE BE IT FINALLY RESOLVED, by the Common Council of The City of Salem that the following persons are hereby appointed to the GTA until December 31, 2020 and are eligible to serve until replaced though an updated resolution or ordinance:

Ruth Carter, Earl Gage, Robert Davis, William Corbin, Brianna Pitts, Robert Lanard and Sharon Kellum

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	X			
G. Slaughter			X			
J. Smith			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 June 1, 2020.

Date

Ben Angeli, RMC

**CITY OF SALEM
RESOLUTION 2020-129**

**A RESOLUTION AUTHORIZING CHANGING THE OFFICIAL
SIGNERS FOR VARIOUS CITY OF SALEM BANK ACCOUNTS**

WHEREAS, CFO Dave Crescenzi will be leaving his position as CFO for the City of Salem; and

WHEREAS, Kenia Nunez will be replacing Mr. Crescenzi as CFO; and

WHEREAS, Mr. Crescenzi was designated as the signee on various City of Salem bank accounts that are listed on exhibit “A”

BE IT HEREBY RESOLVED by the Common Council of the City of Salem in the State of New Jersey that David Crescenzi, CFO is hereby removed as official signer on any and all of the City of Salem bank accounts including those listed on exhibit "A"

BE IT FURTHER RESOLVED by the Common Council of the City of Salem in the State of New Jersey that Kenia Nunez and Mayor Charles Washington Jr. be authorized to sign any and all documents and checks required by TD for the accounts listed on exhibit "A"

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	X			
G. Slaughter			X			
J. Smith			X			
E. Gage			X			

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Date

Ben Angeli, RMC

COMMITTEE REPORTS:

ADMINISTRATION (Gage, Carter, Kellum, Groce)
Did not meet since last Council meeting.

PUBLIC SAFETY (Gage, Smith, Carter, Davis)
Did not meet since last Council meeting.

PUBLIC WORKS (Groce, Gregory, Smith, Slaughter)
Did not meet since last Council meeting.

CITY PROPERTY/CAPITAL/HUMAN SERVICES (Davis, Kellum, Gage, Slaughter)
Councilman Davis said that he met with Code enforcement official about Grant Street, Market Street and the junk cars around the City. he said that he knew of people that were interested in buying tax liens.

NEIGHBORHOOD INITIATIVES/COMMUNITY SERVICES (Slaughter, Gregory, Carter, Davis)
Did not meet since last Council meeting.

REDEVELOPMENT (Smith, Gregory, Kellum, Groce)
Did not meet since last Council meeting.

MAYORAL COMMENTS:

The Mayor stated that everyone should have received the newsletter. He spoke about crime in the City. he stated that the County would have to have a plan for dealing with protests and that he would institute a curfew if necessary.

Council President Gage stated that everyone had the right to protest.

ADMINISTRATOR REPORT:

None

COMMERCE DIRECTOR REPORT:

None

OLD BUSINESS:

None

NEW BUSINESS:

Council Committee meeting schedule reviewed.

PUBLIC PORTION

Motion to open public portion made by Councilman Gregory.

Seconded by Councilwoman Kellum.

All members present voted in favor.

Motion carried.

Rev Awood Jones, Mt Zion Baptist Church, sked about the reason for changing the signers on the accounts. It was explained that since the CFO, Mr. Cresenzi was leaving, this had to be done.

Mr. Corbin, Davis Ave. said that it looked good for the pool to open and that he was proud of the way the police have handled the recent cases. He said that he has not seen county patrols. He asked about the status of 14 Davis avenue that has been empty for 10-14 years. Council President Gage said that he saw patrols on Saturday.

Motion to close public portion made by Councilman Gregory.

Seconded by Councilwoman Kellum.

All members voted in favor.

Motion carried.

EXECUTIVE SESSION

Motion to go into Executive Session made by Councilman Gregory.

Seconded by Councilwoman Kellum.

Motion to leave Executive Session made by Councilman Gregory.

Seconded by Councilwoman Kellum.

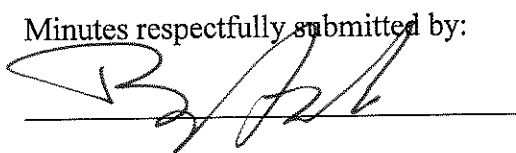
Clerk stated that no action was taken in Executive Session. All members that were present before Executive Session were present when Open Session continued.

After Executive Session, a motion was made by Councilman Gregory and seconded by Councilwoman Kellum to Authorize the Insurance Company handling the former employee legal matter to explore and possibly sign the agreement document in the matter.

ADJOURNMENT:

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

Minutes respectfully submitted by:

A handwritten signature in black ink, appearing to read 'Ben Angeli', is written over a horizontal line.

Ben Angeli, RMC

NEXT COUNCIL MEETING: JUNE 15, 2020 AT 6:30 PM