

**CITY OF SALEM
COMMON COUNCIL CAUCUS MEETING MINUTES
MARCH 14, 2022
6:30 PM**

OPENING 6:30 PM

PLEDGE OF ALLEGIANCE: Council President Earl Gage

INVOCATION: Council President Earl Gage

STATEMENT OF ADVERTISEMENT:

The City Clerk read the following: 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.

ROLL CALL:

Present: Cline, Davis, Groce, Gage, Gregory, Kellum, Smith, Slaughter
Also Present: Mayor Veler, Solicitor Rhea, CFO Nunez and Admin/Clerk Angeli

APPROVAL OF MINUTES:

5-17-21 Regular Meeting
5-10-21 Executive Session
5-10-21 Caucus Meeting
6-14-21 Caucus Meeting
6-21-21 Regular Meeting
7-12-21 Caucus Meeting
7-12-21 Executive Session

Motion: Gregory Second Kellum

Council Members abstained from voting on minutes from meetings that they did not attend and all voted in favor of meetings they attended.

APPROVAL OF BILLS:

Motion: Gregory Second: Kellum Voice Vote: 8-0

PRESENTATION BY SALEM COUNTY PROSECUTOR KRISTIN TELSEY

PUBLIC PORTION FOR AGENDA ITEMS ONLY:

Motion to open: Gregory and Second: Kellum
All Council Members present voted in favor in a voice vote.

Mr. Angeli stated the following: The public is instructed that this portion of the meeting is provided for comments and questions on Agenda items only. There will be a public portion later in the meeting for general comments and questions. Please state your name and address, street name only for the record.

Ms. Roots, Craven Ave., Asked about the Prosecutor's presentation and why the public was not included in asking questions.

Motion to close the public portion on agenda items: Gregory and Second: Kellum
All Council Members present voted in favor in a voice vote.

INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:

RES. 2022-85 A RESOLUTION APPROVING PROPOSAL FROM THE CITY ARCHITECT TO PREPARE NEEDS ASSESSMENT AND RELATED SERVICES FOR THE CITY OF SALEM FIRE AND POLICE DEPARTMENTS

Motion: Gregory and Second Kellum with all Council Members present voted in favor in a Voice Vote.

RES. 2022-86 A RESOLUTION AUTHORIZING SALEM CITY COMMERCE DEPARTMENT TO ACCEPT THE ENVIRONMENTAL PROTECTION AGENCY MULTIPURPOSE BROWNFIELD GRANT

Motion: Gregory and Second Kellum with all Council Members present voted in favor in a Voice Vote.

RES. 2022-87 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
(7) *Matters relating to litigation, negotiations and attorney-client privilege*

Motion: Gregory and Second Kellum with all Council Members present voted in favor in a Voice Vote.

COMMITTEE REPORTS AND DISCUSSION:

ADMINISTRATION (Gage, Gregory, Groce, Smith)

Mr. Gage spoke about he and the Mayor attending a SCIA meeting and talked to them about them acting about being involved in a bond process with the City.

PUBLIC SAFETY (Davis, Gage, Smith, Groce)

No report

PUBLIC WORKS (Groce, Gregory, Gage, Slaughter)

No report

ORDINANCE/BUILDINGS AND GROUNDS (Cline, Slaughter, Smith, Kellum)

Ms. Cline said they were reviewing the landlord Ordinance. Mr. Angeli gave update on bleachers and pool projects.

NEIGHBORHOOD INITIATIVES/PARKS AND RECS (Slaughter, Kellum, Cline, Davis)

Ms. Slaughter spoke about cleanup projects for March and the mini grants.

ECONOMIC AND COMMUNITY DEVELOPMENT (ECDC) (Smith, Davis, Kellum, Gregory)

Mr. Bailey gave updates of various matters.

MAYOR'S COMMENTS:

The Mayor asked about when the City could determine how much we would have available for various programs. Ms. Nunez stated that it would be part of the budget process.

ADMINISTRATOR REPORT:

Mr. Angeli spoke about the redistricting and rewarding process for the voting wards and districts.

CFO REPORT:

Ms. Nunez spoke about the budget workshop that was held and the budget process moving forward.

BUDGET WORKSHOP:

Various budget issues were discussed. It was presented that it looked like a \$13.00 per quarter tax increase at this time. Ms. Nunez said that the plan was to introduce the budget on the 21st.

PUBLIC PORTION:

Motion to open the public portion of the meeting.

Motion: Gregory and Second Kellum with all Council Members present voted in favor in a Voice Vote.

The public is instructed that this portion of the meeting is provided for comments and questions on any matter. Please state your name and address, street name only for the record.

Mr. Corbin, Salem, stated that after two years of being cooped up, there could be some mental health issues. Ms. Roots, Craven Ave, commented on the Prosecutor's presentation. She took exception to the lack of qualified people working for the City. She said that the Mayor needed to look at the hiring process. She said the City needed to make a concerted effort to hire African American and Latin Americans. She also commented on a personal matter involving a letter she received from the City.

Motion to close the public portion of the meeting.

Motion: Gregory and Second Kellum with all Council Members present voted in favor in a Voice Vote.

EXECUTIVE SESSION:

Motion to go into executive session: Gregory and Second: Kellum

All Council Members present voted in favor in a voice vote.

Mr. Angeli stated that Executive Session would last about one hour and that no action can be taken in a closed session. He said that action can be taken after the executive Session.

Motion to leave executive session: Gregory and Second: Kellum

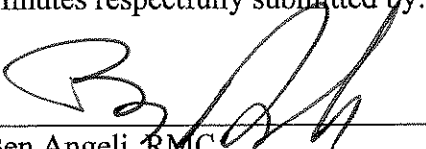
Mr. Angeli stated that no action was taken in Executive Session and that all members that entered the session are still present.

ADJOURNMENT:

Motion to adjourn the meeting.

Motion: Gregory and Second Kellum with all Council Members present voted in favor in a Voice Vote.

Minutes respectfully submitted by:



Ben Angeli, RMC

NEXT COUNCIL MEETING:

THE REGULAR COMMON COUNCIL MEETING ON MARCH 21, 2022 AT 6:30 PM

**CITY OF SALEM
RESOLUTION 2022-85**

**A RESOLUTION APPROVING PROPOSAL FROM THE CITY ARCHITECT TO
PREPARE NEEDS ASSESSMENT AND RELATED SERVICES FOR THE CITY OF
SALEM FIRE AND POLICE DEPARTMENTS**

WHEREAS, the City of Salem applied for and was awarded \$250,000.00 from the State of New Jersey through the Local Efficiency Achievement Program (LEAP); and

WHEREAS, on January 1, 2022, the City of Salem appointed Bach Associates, PC as City Architect; and

WHEREAS, the City Architect has submitted a proposal (Attachment "A") to provide As-Built Consultation Services and preparation of Needs Assessment; and

WHEREAS, the proposal to complete the stated services is \$25,000.00; and

WHEREAS, it is in the best interests of the City to have these services provided as part of the LEAP Grant process; and

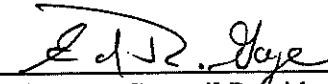
WHEREAS, the CFO has determined that this is a necessary service and that the funds are available.

NOW THEREFORE BE IT HEREBY RESOLVED by the Common Council of the City of Salem, County of Salem and State of New Jersey, that it accepts the attached proposal from Bach Associates, PC.

ATTEST:


Ben Angeli, RMC

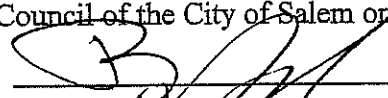
CITY OF SALEM


Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline			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, 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 March 14, 2022.

3-14-22
Date


Ben Angeli, RMC



BACH ASSOCIATES, P C
ENGINEERS • ARCHITECTS • PLANNERS

March 8, 2022

City of Salem
17 New Market Street
Salem, New Jersey 08079

Attn: Earl Gage, Council President

Re: Proposal for Architectural Services
Preparation of Architectural Needs Assessment
City of Salem Fire and Police Departments
Bach Associates File No.: SC2022-01

Dear Mr. Gage:

On behalf of Bach Associates, I am pleased to provide this proposal for professional architectural services for a Needs Assessment for the City of Salem Fire and Police Departments.

The City of Salem is currently served by three (3) fire company locations within the City of Salem: Union Fire Company No. 1 on Walnut Street, Liberty Fire Company No. 2 on Fifth Street, and Washington Fire Company No. 3 on East Broadway. The existing Police Department is located at 129 W Broadway.

It is our understanding that the City of Salem (Owner) wishes to consolidate equipment and personnel for the Fire Companies into a single new facility, and to relocate the Police Department equipment and personnel into the existing Union Fire Company building on Walnut Street.

Bach Associates proposes to prepare a needs assessment of the Fire and Police Departments for the purposes of 1) determining the best course of action to consolidate the Fire Companies into a new facility, and; 2) to develop a scope of work for the relocation of the Police Department to the existing Union Fire Company building. The purpose of the needs assessment will be to develop an architectural program that addresses the needs and requirements of the Fire and Police departments and will consist of as-built measurements to document existing spaces, equipment, and staffing, and; personnel consultations to document existing and future staffing requirements.

An architectural program will be included in the needs assessment and will be based on as-built measurements documenting existing Police and Fire Department spaces and equipment, and on personnel consultations with City of Salem personnel, as designated by the County, to develop staffing and programming requirements for each new space.

The needs assessment will include an overview of the existing spaces and buildings; the manner of construction of each; existing equipment and infrastructure; and current staffing for both departments. A corresponding overview of requirements for the future locations of both departments will include material and construction requirements;

**Proposal for Architectural Services
Preparation of Architectural Needs Assessment
City of Salem Fire and Police Departments
Bach Associates File No.: SC2022-01
March 8, 2022
Page 2 of 2**

anticipated staff levels, anticipated physical alterations to building structure, layout, and systems at the Union Fire Company, and spatial requirements for a proposed new Fire Company facility.

It is noted that architectural and engineering design services in pursuit of permit level construction documents are not included in this proposal. Design services under this proposal are limited to as-built schematic plans and conceptual schematic plans for programming purposes.

Bach Associates proposes the following lump sum fees for the above services:

As-Built and Consultation Services:	\$ 8,600
Preparation of Needs Assessment:	\$ 16,400
Total:	\$ 25,000

We thank you for your consideration of Bach Associates. If there are any questions, comments, or if any additional information is required, please contact the undersigned at (856) 546-8611.

Very truly yours,
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME
President

cc: Dirk Muits, III, AIA, NCARB – Bach Associates
Rose Burke – Bach Associates
file

**CITY OF SALEM
RESOLUTION 2022-86**

**A RESOLUTION AUTHORIZING SALEM CITY COMMERCE DEPARTMENT
TO ACCEPT THE ENVIRONMENTAL PROTECTION AGENCY
MULTIPURPOSE BROWNFIELD GRANT**

WHEREAS, the United States Environmental Protection Agency (EPA) has announced the Multipurpose Brownfield Grants grant; and

WHEREAS, guidelines were published and the application was submitted October 2020.

WHEREAS, the "Multipurpose" grant program will provide a maximum of \$800,000.00 over a four-year period for brownfield clean up and site remediation with a \$40,000 Match requirement; and

WHEREAS, the Hazardous Discharge Site Remediation Fund (HDSRF) is administered by the New Jersey Economic Development Administration (NJEDA); and

WHEREAS, the "HDSRF" awarded in 2019 with application # P45396 will cover the \$40,000

WHEREAS, the City of Salem desires to accept the award allowing the "Multipurpose" grant program to cover \$800,000.00 for site remediation and cleanup over a four-year period from EPA Agreement BF96243721-0; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Salem, in the County of Salem, New Jersey hereby accept the EPA Multipurpose grant award.

ATTEST:


Ben Angeli, RMC

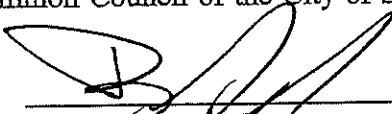
CITY OF SALEM


Earl Gage, Council President

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

I, Ben Angeli, 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 March 14, 2022.

3-14-22
Date


Ben Angeli, RMC

**CITY OF SALEM
RESOLUTION 2022-87**

**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
(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:

(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:



 Ben Angeli, RMC

CITY OF SALEM



 Earl Gage, Council President

COUNCIL	MOVED	SECONDED	Y	N	ABSTAIN	ABSENT
S. Cline			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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3-14-22

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 Ben Angeli, RMC