

CITY OF SALEM
COMMON COUNCIL SPECIAL MEETING MINUTES
AUGUST 1, 2022
6:30 PM

OPENING 6:30 PM

PLEDGE OF ALLEGIANCE: Council President Earl Gage

INVOCATION: Councilman Groce

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, Gregory, Groce, Kellum, Gage, Slaughter

Also Present: Mayor Veler, Solicitor Rhea, CFO Nunez, Commerce Director Bailey and Admin/Clerk Angeli

APPROVAL OF BILLS:

Motion: Gregory and Second Kellum

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

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.

Janice Roots, Craven Ave., asked how much the truck that was being purchased for the water/sewer utilities department cos. Mr. Angeli replied that the cost was \$19,996.00.

Motion to close the public portion on agenda items: Gregory and Second: Kellum

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

COMMUNICATIONS/APPLICATIONS/REPORTS:

Approval of an Entertainment license for Southern Jersey Family Medical Centers National Health Center Week on 8-10-22 at 5PM to 8PM.

Motion to approve: Gregory and Second: Kellum

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

Correspondence from the State Monitor, Ed Sasdelli was read into the record.

INTRODUCTION OF RESOLUTIONS FOR CONSIDERATION:

RES. 2022-193 A RESOLUTION AUTHORIZING SIGNING THE MEMORANDUM OF UNDERSTANDING ADENDUM FOR CY2021 SUPPLEMENTAL TRANSITIONAL AID IN THE AMOUNT OF \$9,391,000.00 BETWEEN THE CITY OF SALEM AND THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES

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

RES. 2022-194 A RESOLUTION TO ACCEPT THE CITY ENGINEER COST PROPOSAL FOR PROFESSIONAL SERVICES FOR THE DEMOLITION OF SEVEN STRUCTURES AND AUTHORIZE THE CITY ENGINEER TO BEGIN AND COMPLETE THE DEMOLITION PROCESS

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

RES. 2022-195 CITY OF SALEM TO PURCHASE A USED PICKUP TRUCK UNDER THE DEPARTMENT OF WATER AND SEWER

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

RES. 2022-196 A RESOLUTION AUTHORIZING SALEM CITY TO ENTER INTO A MEMORENDUM OF UNDERSTAND (MOU) WITH THE SALEM HOUSING AUTHORITY AS REQUIRED FOR SUBMISSION OF THE CHOICE NEIGHBORHOOD PLANNING GRANT

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

MAYOR'S COMMENTS:

The Mayor invited everyone to National Night Out and said that she would be speaking at 5PM

OLD BUSINESS: None

NEW BUSINESS:

Discussion ensued about filling the vacant Council seat. Mr. Angeli explained the process.

A motion was made by Gregory to leave the seat open and the second was made by Groce.

Gregory voted yes, Slaughter abstained and all other members present voted nay.

Discussion continued. Solicitor Rhea confirmed the process was verified by another authority.

A motion was made by Kellum and seconded by Groce to appoint Ceil Smith to fill the vacancy.

This motion was amended to allow each councilperson to vote for an individual. Councilman Gregory voted to leave the seat vacant and all other members present voted to fill the vacancy with Ceil Smith.

RES. 2022-197 A RESOLUTION APPOINTING CEIL SMITH TO TEMPORARILY FILL THE OPEN WEST WARD COUNCIL SEAT PREVIOUSLY HELD BY JAMES SMITH

Motion to Introduce: Kellum Second: Groce, Gregory voted to leave the seat open and all other Council Members present voted in favor in a voice vote.

Discussion continued under New Business concerning a letter of support for Salem Senior Village and their staff to apply for financial support. Council voted to approve sending the letter of support.

Councilman Davis spoke about Jonathon Taylor and the football camp he participated in. He wanted to thank Tim Gregory for his work putting the camp together.

Mr. Angeli spoke about awarding the contract for painting the bleachers at the football field and the timeline for getting it done in time for the season. He recommended that there be a motion to designate the CFO and Administrator to review and award the contract for the work.

RES. 2022-198 RESOLUTION DESIGNATING THE CITY CFO AND ADMINISTRATOR AS APPROVED TO REVIEW AND AWARD THE CONTRACT FOR PAINTING THE BLEACHERS AT THE FOOTBALL FIELD

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

PUBLIC PORTION:

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 any matter. Please state your name and address, street name only for the record.

Scott, Market Street, stated that he was happy to be here in Salem City. He said that he can see signs of improvement. He stated that the City is very diverse and that he wanted to help with the properties that are in disrepair. Mayor Veler spoke about the City hiring two new code enforcement officials and the ten AmeriCorps workers that would be helping with code enforcement. She also spoke about the City Housing Plan.

Ginny Jared, Market Street, spoke about the Yuletide Tour and the sidewalks that were buckling due to the trees. Council President Gage said hat there were issues with trees all over the City and that Council should look to put some funds into the Shade Tree Committee to address these issues.

Janice roots, Craven Ave., spoke about the City tax rates.

Jennifer Jones, Salem, asked about the water issues and Mr. Angeli gave an update on where the City was with the process moving forward.

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

After the Public portion, a motion was made to move into Executive session

RES. 2022-199 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 to Introduce: Gregory Second: Kellum 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.

The Governing Body, City Solicitor, CFO, Commerce Director and City Admin/Clerk moved into a closed 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.

RES. 2022-200 RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE
CITY OF SALEM AND THE PUBIC LIBRARY FOR 116 EAST BROADWAY
(BLOCK 12, LOT 16)

Motion to Introduce: Gregory Second: Kellum

It was decided to table the Resolution and open the floor for public comment.

Motion was made to open a second Public Portion.

PUBLIC PORTION:

Motion to open: Cline and Second: Groce
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 any matter. Please state your name and address, street name only for the record.

AnnaLisa Moritz, Van Meter Terrace, asked why Council was changing the 116 East Broadway building to a lease agreement. This was like a tax on the building. Mr. gage said that when the original arrangement was made to give this building to the library, there was a lot of division on Council. Mr. Groce said that he was on Council when this was done and he explained his position. Ms. Moritz said that she was frustrated and asked how the library could be expected to pay. Mr. Gage said that the payment could come out of what the City gives to the library. The Solicitor said that the library was represented by separate legal counsel. Mr. Gage said that 33% of the buildings in the City were non-taxed and we needed to be fair.

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

The motion was taken from the table and the motion would be to approve the lease with amendments.

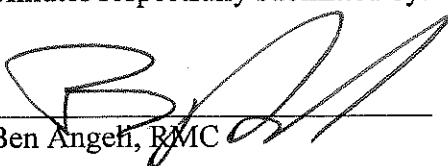
RES. 2022-200 RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE
CITY OF SALEM AND THE PUBIC LIBRARY FOR 116 EAST BROADWAY
(BLOCK 12, LOT 16)

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

ADJOURNMENT:

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

Minutes respectfully submitted by:


Ben Angeli, BMC

NEXT COUNCIL MEETING: AUGUST 15, 2022 AT 6:30 PM



**Department of Community Affairs
Division of Local Government Services**

New Jersey Department of Community Affairs
101 South Broad Street
P.O. Box 803
Trenton, New Jersey 08625-0800

Jacquelyn Suarez
Director

TO: Ben Angeli, City Administrator\RMC
DATE: July 28, 2022
FROM: Ed Sasdelli, State Monitor
SUBJECT: 2022 Supp TA & Priorities
CC: Mayor Veler
All Councilmembers
Solicitor

The purpose of this memo is to congratulate the City on its two recent supplemental transitional aid (TA) awards totaling more than \$10M (attached) and to implement an action plan that will get these projects completed. The State awarded this money for specific projects and they now have to become a priority for the Administration. If you haven't already done so, you should review the powerpoint presentation I made to Mayor, Council President, Councilwoman Cline and your staff as to what this money was awarded for, how it is to be used and quarterly tracking reports due to DCA. It is imperative the Governing Body utilize this money and finish these projects in a time sensitive manner.

There is a clause in the MOU (page 14) see below that specifically prohibits establishing new programs without DCA approval. I have been liberal with that in the past, however I will have to take a more stringent position on this moving forward; at least until these Supp TA projects are completed. I'm letting you know now that our primary focus has to be spending this award money and completed these special projects (that the City requested). I will not be able to approve new programs, entities, projects, etc. that distract from these priorities unless they are directly related to the project list and the powerpoint presentation.

L. Restrictions on the Creation or Expansion of Services

A "Creation/Extension of Services Form" (Attachment E) shall be submitted to and approved by the Director before the Municipality creates or expands municipal services for which no fully offsetting revenue is generated. This condition extends to the creation of new programs and increases in funding or expansion of eligibility of existing programs. By way of example only, the following actions would need pre-approval from the Director: creating a new recreational program; expanding the total number of enrollees in a particular service; establishing a new regulatory program in the area of code enforcement; establishing or increasing funding for a grant or loan program. This requirement exists to avoid expansion of a structural deficit.

Our priorities for the next 6-12 months (as outlined in the conditions of the Supp TA award) are as follows:

1. Improve operational capacity (staffing plan & org chart)
2. Tax Collection
3. Water & Sewer deficit (sale)
4. All the projects listed in the Supp TA award grant

Unless we have an emergency or unanticipated event, the City must stay focused on these issues and it will be my responsibility to make sure that happens. Don't get hurt feelings if I have to say no to a new idea or program or delay it. If I don't show the State that Salem can accept this grant money and complete these projects in a timely fashion, we won't be able to get similar grant funds in the future.

	Amount
Category	Awarded
Road Upgrades	\$ 3,215,000
Recreation:	\$ 1,500,000
- Pool Complex	
- Bleachers	
Fire Consolidation Project	\$ 1,000,000
SHBP Arrears Repayment	\$ 887,183
PFNA Filtration System Proj	\$ 750,000
Fire Apparatus Replacement	\$ 650,000
Sewer Jetter/Vac Truck	\$ 400,000

Public Safety Technology	\$ 400,000
-cameras in city hot spots	
-gunshot detection	
-automated plate readers	
-other PD tech	
Strategic Plan to Support WindPort	\$ 300,000
Lost Revenue from Finlaw	\$ 135,000
Elimination of Trash Sticker System	\$ 100,000
DEP Fine	\$ 30,000
WIPA Financial Eval Cost	\$ 23,817

Yr 2021	
(total allocation \$1.5M)	
	Amount
Category	Awarded
QIZ Acquisition of Prop (60)	\$ 100,000
Rehab of Owner Occupied	\$ 90,000
Prof Services (Rehab Prog)	\$ 40,000
Prof Services (Engineer)	\$ 30,000
Property Cleanup	\$ 50,000
QIZ Demolition	\$ 190,000
Demolition (incl Jack's)	\$ 300,000
Rehab of Owner Occupied	\$ 220,000
Prof Services	\$ 50,000
Acquisition of Property	\$ 430,000
Total	\$ 1,500,000

**CITY OF SALEM
RESOLUTION 2021-193**

A RESOLUTION AUTHORIZING SIGNING THE MEMORANDUM OF UNDERSTANDING ADENDUM FOR CY2021 SUPPLEMENTAL TRANSITIONAL AID IN THE AMOUNT OF \$9,391,000.00 BETWEEN THE CITY OF SALEM AND THE DIRECTOR OF THE DIVISION OF LOCAL GOVERNMENT SERVICES

WHEREAS, the Division of Local Government Services has determined that the City of Salem should receive funds in the amount of \$9,391,000.00 to supplement the Transitional Aid for the calendar year 2021; and

WHEREAS, the additional terms are outlined on the addendum (Attachment "A"); and

WHEREAS, the City of Salem shall collaborate with the assigned Municipal Technical Advisor (Edward Sasdelli) to allocate the \$9,391,000.00 supplemental (one-time) Transitional Aid funding.

BE IT HEREBY RESOLVED by the Common Council of the City of Salem, in the County of Salem and the State of New Jersey that the Mayor, the Governing Body President and the City Clerk are hereby authorized, empowered and directed to sign the Memorandum of Understanding for Transitional Aid Addendum, in the amount of \$9,391,000.00, between the City of Salem and the Director of the Division of Local Government Services. The City of Salem hereby acknowledges the terms contained in the Memorandum of Understanding.

ATTEST:

CITY OF SALEM

Ben Angeli, RMC

Earl Gage, Council President

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

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 1, 2022.

Date

Ben Angeli, RMC

ATTACHMENT "A"
CY2021 SUPPLEMENTAL TRANSITIONAL AID
CITY OF SALEM
ADDENDUM

The following terms and conditions shall supplement the City of Salem's (the "Municipality") 2021 Memorandum of Understanding ("MOU") for the receipt of Transitional Aid.

As with all other terms of the MOU, failure to comply with the MOU to the satisfaction of the Director of the Division of Local Government Services can result in the Division of Local Government Services ("Division") withholding, either temporarily or permanently, the supplemental Transitional Aid payment to the Municipality.

The Municipality shall collaborate with the assigned Municipal Technical Advisor to allocate up to \$9,391,000 in supplemental (one-time) Transitional Aid to fund the following projects:

- Purchase and installation of public safety technology to include, 15 pan/tilt/zoom cameras in various city hot spots, gunshot detection system and an automated license plate reader - \$400,000
- Improvements to the public pool complex - \$1,000,000
- Replacement of football program bleachers and press box - \$500,000
- Payment of FinLaw Building lease payment related to former Senator Sweeney's legislative offices - \$135,000
- Financial evaluation of Water & Sewer Utility - \$23,817
- Repayment of arrears related to the State Health Benefits Plan - \$887,183
- Consolidation of three fire stations into one bigger fire station, relocation of police headquarters and consolidation of municipal offices - \$1,000,000
- Purchase of a sewer jetter/vac truck to assist with blocked sewer lines - \$400,000
- Payment of a DEP fine to be paid no later than December 31, 2022 - \$30,000
- Replacement of trash collection stickers with a more efficient and effective system - \$100,000
- Purchase of a new fire engine to replace a 21-year-old fire engine - \$650,000
- Develop a strategic plan to address the ongoing growth of the Wind Port to increase the city's capacity across a broad range of services and infrastructure, including housing, transit, economic development, and other city services - \$300,000
- The renovation and improvement of many city roads and bridges \$3,215,000
- Water Utility upgrades to address PFNA filtration system - \$750,000

**CY2021 SUPPLEMENTAL TRANSITIONAL AID
CITY OF SALEM
ADDENDUM**

The Municipality agrees to provide an explanation and justification to the assigned Municipal Technical Advisor prior to dispersing or awarding the funds to ensure compliance with the purpose of the awards.

The Municipality agrees to maintain a status log, in the form provided by the Division, of each project funded by the supplemental Transitional Aid and provide regular updates as requested by the assigned Municipal Technical Advisor.

DATED: July __, 2022

ATTEST

Municipal Clerk

Mayor

Jacquelyn A. Suárez, Director
Division of Local Government Services

**CITY OF SALEM
RESOLUTION 2022-194**

A RESOLUTION TO ACCEPT THE CITY ENGINEER'S COST PROPOSAL FOR PROFESSIONAL SERVICES FOR THE DEMOLITION OF SEVEN STRUCTURES AND AUTHORIZE THE CITY ENGINEER TO BEGIN AND COMPLETE THE DEMOLITION PROCESS

WHEREAS, the City of Salem intends to conduct the demolition of various structures in the City;
and

WHEREAS, the City of Salem has compiled the list of seven structures that are to be demolished;
and

WHEREAS, the City Engineer has presented option #1 with a not to exceed amount of \$21,000.00 that excludes Construction Management; and

WHEREAS, the City Engineer has presented option #2 with a not to exceed amount of \$33,000.00,000 that includes Construction Management; and

NOW, THEREFORE BE IT HEREBY RESOLVED by the Common Council of the City of Salem, County of Salem and State of New Jersey, to accept Option #1 of the City Engineer's (Remington and Vernick's) proposal for professional services (Attachment "A") for the demolition of various structures within the City of Salem.

THEREFORE, BE IT HEREBY FURTHER RESOLVED by the Common Council of the City of Salem, County of Salem and State of New Jersey, that the City Engineer, Remington and Vernick is authorized to begin and complete the demolition process of seven structures within the City of Salem.

ATTEST:

CITY OF SALEM

Ben Angeli, RMC

Earl Gage, Council President

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

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 August 1, 2022.

Date

Ben Angeli, RMC

ATTACHMENT "A"



**REMINGTON
& VERNICK
ENGINEERS**

RVE HQ:
2059 Springdale Road
Cherry Hill, NJ 08003
O: (856) 795-9595
F: (856) 795-1882

July 21, 2022

Ben Angeli, RMC, City Administrator/Clerk
City of Salem
17 New Market Street
Salem, NJ 08079

**RE: Scope of Services & Cost Proposal for Professional Services for the Demolition of Seven
(7) Structures
M2022-49**

Dear Mr. Angeli:

REMINGTON & VERNICK ENGINEERS is pleased to provide this proposal for professional engineering / design, and advertisement / bidding support services for the demolition of seven (7) structures in the City. Generally, the scope of our services includes, but are not necessarily limited to, preparation of bidding documents for demolition of the following seven (7) structures and restoration of the sites:

- 51 Linden Street
- 53 Linden Street
- 33 Ward Street
- 31 Ward Street
- 4 Ward Street
- 23 Elm Street
- 200 Sinnickson Street

Our office will provide the following services for the demolition project:

Phase 1 – Design Services

1. Perform a site visit to evaluate the existing conditions. The site inspection will include a visual inspection of the building exterior. An interior inspection can be completed only if or when the building is determined safe for entry.
2. Obtain samples of various materials and submit for lab analysis to determine the presence of any hazardous materials that need to be addressed during the demolition. Interior sampling of materials will be limited to properties that are determined safe for entry.
3. Review any existing plans, reports, or other available information related to the existing structures.
4. Prepare general description of each structure being demolished.
5. Prepare specifications and bid documents for the structures being demolished.
6. Prepare an engineer's estimate of probable costs for the demolition.
7. Submit bid documents to the City for the purposes of review and coordination.

Phase 2 – Bidding Services

1. Coordinate the bid / advertisement dates, pre-bid meeting, and bid opening.
2. Attend bid opening, review bids, and provide a recommendation to award to the City.

Phase 3 – Construction Administration

1. Provide review of Contractor’s project submittals and requests for information during the demolition.
2. Coordinate a pre-construction meeting with the Contractor and the City.
3. Provide part-time onsite inspection of the demolition work to ensure compliance with the project documents.
4. Prepare daily inspection report for each day the inspector is onsite.
5. Prepare and issue a final punch-list for each property included in the scope of work.
6. Provide construction administration services including review and recommendation of payment requests.

SPECIFIC EXCLUSIONS

The following work items are specifically excluded:

- Preparation of applications for review / regulatory agencies not specifically indicated.
- Application fees for review and/or permits from regulatory agencies, as these will be paid directly by the Municipality.
- Identification and /or removal of any underground storage tanks that may be found during demolition of the buildings.

If unforeseen and/or unanticipated work items arise, our office can provide a separate scope of services and cost proposal for consideration and approval by the City.

COST OF SERVICES

Our fee for these efforts will be billed on a time & materials basis, on a not to exceed fee detailed as follows:

Option 1: Design and Bidding Services

• Phase 1: Engineering / Design & Bid Documents:	\$18,400.00
• Phase 2: Advertisement / Bidding Support:	\$ 2,000.00
• Outside Services, Estimated Costs for Laboratory Testing:	<u>\$ 600.00</u>
Total Professional Services Costs:	\$21,000.00

Option 2: Design, Bidding, and Construction Administration

• Phase 1: Engineering / Design & Bid Documents:	\$18,400.00
• Phase 2: Advertisement / Bidding Support:	\$ 2,000.00
• Phase 3: Construction Administration:	\$12,000.00
• Outside Services, Estimated Costs for Laboratory Testing:	<u>\$ 600.00</u>
Total Professional Services Costs:	\$33,000.00

Demolition of Various Structures
City of Salem
Page 3 of 3

SCHEDULE

We are prepared to begin work immediately on this project and anticipate completion of the design(s) for advertisement for bids in August 2022. Thereafter, we anticipate substantial completion of the project in October 2022.

We trust the information provided meets your requirements for this project. Should you have any questions, please do not hesitate to contact Mitchell Butler of our Cherry Hill office at (856)795-9595.

Sincerely,

REMINGTON & VERNICK ENGINEERS

Leonard A. Faiola, P.E., C.M.E.
President

RESOLUTION 2022-195

**CITY OF SALEM TO PURCHASE A USED PICKUP TRUCK
UNDER THE DEPARTMENT OF WATER AND SEWER**

WHEREAS, there is a need to replace a vehicle within the Department of Water and Sewer that has exceeded its useful life and is unsafe to drive **Vehicle description, see vehicle title attached**; and

WHEREAS, the City of Salem Qualified Purchasing Agent and City Mechanic obtained three informal quotes from:

- BOBBIT Auto 595, Rte 49, Salem 2018 FORD F150 Super, White, 108,170 miles \$25,875, 8-cyl, AWD
- Hyway Auto Sales, 1807 Rte 38, Lumberton, NJ 08048, 2012 FORD,F250 XL, White, 92,794 miles, 8-cyl, 4WD \$16,895.00
- Haldeman Auto Group, 607 NJ-33, Trenton, NJ 08619, 2012 FROD F250XL w/Plow installation \$19,996.00, 8-cyl, 4WD

WHEREAS, solicitation of bids or purchase a new 2025 FORD F150, or F250 pickup via state contract would exceed the available amount budgeted, therefore the purchase of a used pickup truck was the only alternative;

WHEREAS, the City Purchasing Agent has certified that she considers said proposal to be fair and reasonable given to the price, year, make, model and mileage when selecting the pickup truck;

NOW THEREFORE BE IT RESOLVED, that the City of Salem does hereby authorize the purchase of 2018 FORD F150 Super, White, 108,170 miles \$25,875, 8-cyl, AWD from BOBBIT Auto 595, Rte 49, Salem, NJ for \$25,875;

AND, BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its passage.

CERTIFICATION

I, Kenia Nunez-Acuna, Chief Financial Officer of the City of Salem, certify that funds in the amount of \$25,875.00 are available in FY2022 Utility Fund Budget Account 2-01-55-508-299.

ATTEST:

CITY OF SALEM

Ben Angeli, RMC

Earl Gage, Council President

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

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 August 1, 2022.

Date

Ben Angeli, RMC

**CITY OF SALEM
RESOLUTION 2022-196**

**A RESOLUTION AUTHORIZING SALEM CITY TO ENTER INTO A
MEMORENDUM OF UNDERSTAND (MOU) WITH THE SALEM HOUSING
AUTHORITY AS REQUIRED FOR SUBMISSION OF THE CHOICE
NEIGHBORHOOD PLANNING GRANT**

WHEREAS, the United States Housing and Urban Development (HUD) has announced a grant opportunity as Choice Neighborhood Planning Grant; and

WHEREAS, the purpose of the Choice Program is to provide affordable and safe housing options, and

WHEREAS, The City of Salem desires to provide more affordable and descent housing for low and moderate income residents; and

WHEREAS, the grant application requires a MOU between the City of Salem and the Salem Housing Authority; 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 City of Salem execute the MOU for the application for the HUD CHOICE Planning Grant Program.

ATTEST:

CITY OF SALEM

Ben Angeli, RMC

Earl Gage, Council President

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

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 August 1, 2022.

Date

Ben Angeli, RMC



**Department of Community Affairs
Division of Local Government Services**

New Jersey Department of Community Affairs
101 South Broad Street
P.O. Box 803
Trenton, New Jersey 08625-0800

Jacqueline Suarez
Director

July 27, 2022

Mayor Jody Veler
17 New Market Street
Salem NJ 08079

RE: Support for Salem City application to US HUD Choice Neighborhood Planning Grant

Mayor Veler,

As the State Monitor assigned to oversee Salem City finances, I am writing to express my support for the application being submitted by Salem City and the Salem Housing Authority for the FY22 HUD Choice Neighborhoods Planning Grant. This grant is an excellent opportunity for Salem to not only engage the community in a neighborhood transformation plan but to provide funding for short-term interventions that can be implemented immediately to benefit Salem's children, families, and businesses.

Improving housing, workforce development, addressing food insecurity, access to healthcare and lowering rates of crime are all necessary to reach and sustain our goals for revitalization for the City. This grant is an essential building block toward achieving those goals.

Please let me know if there is anything I can do to further this application and continue our efforts to improve the quality of life for the citizens of Salem and continue our joint Federal, State and Municipal revitalization efforts.

Sincerely,

Edward M. Sasdelli

Edward M. Sasdelli
NJ DCADLGS Monitor & Technical Advisor

**CITY OF SALEM
RESOLUTION 2022-197**

A RESOLUTION APPOINTING CEIL SMITH TO TEMPORARILY FILL THE OPEN WEST WARD COUNCIL SEAT PREVIOUSLY HELD BY JAMES SMITH

WHEREAS, James Smith served honorably as a council member representing the West Ward; and

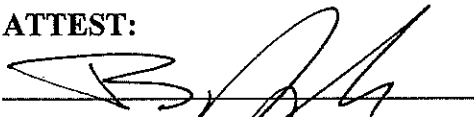
WHEREAS, Jim’s passing has created an open Council seat with a term expiring December 31, 2025; and

WHEREAS, the Salem County Democratic Committee has duly submitted to the City Council “the list of three” (Attachment “A”) nominees in accordance with N.J.S.A. 40A:16-11; and

WHEREAS, the City Council has reviewed the list of three nominees and selected CEIL SMITH as the successor to temporarily fill the vacancy.

NOW, THEREFORE BE IT HEREBY RESOLVED, by the Common Council of the City of Salem, County of Salem and State of New Jersey, that CEIL SMITH is hereby appointed to temporarily fill the vacancy of the West Ward seat on City Council until Certification of the Results of the General Election of November 2022, said seat being previously held by James Smith.

ATTEST:


Ben Angeli, RMC

CITY OF SALEM


Earl Gage, Council President

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

*Mr. Gregory voted to leave the seat open until the fall election.

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 August 1, 2022.

8-1-22

Date


Ben Angeli, RMC

RESOLUTION 2022-198

RESOLUTION DESIGNATING THE CITY CFO AND ADMINISTRATOR AS APPROVED TO REVIEW AND AWARD THE CONTRACT FOR PAINTING THE BLEACHERS AT THE FOOTBALL FIELD

WHEREAS, there is a need to paint the bleachers at the City football field in time for the beginning of the season; and

WHEREAS, the City of Salem has advertised for the painting of the bleachers; and

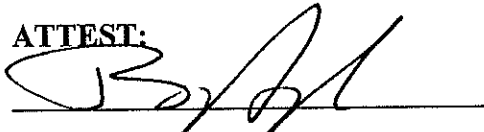
WHEREAS, the City of Salem Qualified Purchasing Agent and the City Administrator will receive the quotes for the painting project; and

WHEREAS, the Governing Body wishes to give authority to the CFO and City Administrator to evaluate the quotes and award the contract.

NOW THEREFORE BE IT RESOLVED, that the Common Council of the City of Salem in the County of Salem authorize the City CFO and Administrator to evaluate and award a contract for the painting of the bleachers at the City football fields.

AND, BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its passage.

ATTEST:



Ben Angeli, RMC

CITY OF SALEM



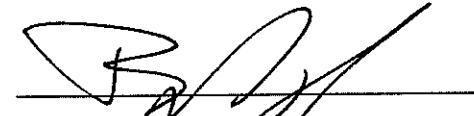
Earl Gage, Council President

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 August 1, 2022.

8-1-22

Date



Ben Angeli, RMC

**CITY OF SALEM
RESOLUTION 2022-199**

**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

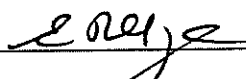
BE IT FURTHER RESOLVED that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

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			

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 August 1, 2022.

8-1-22

 Date



 Ben Angeli, RMC

RESOLUTION 2022-200

RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF SALEM AND THE PUBIC LIBRARY FOR 116 EAST BROADWAY (BLOCK 12, LOT 16)

WHEREAS, the City Public Library desires to lease the property at 116 East Broadway (Block 12, Lot 16) in the City of Salem in order to run additional programs for the residents of Salem; and

WHEREAS, the Governing Body of the City of Salem agrees that this will be a beneficial service to the City of Salem residents; and; and

WHEREAS, the Governing Body agrees to leasing the building at 116 East Broadway (Block12, Lot 16) in form and content that is reviewed and approved by the City Solicitor.

NOW THEREFORE BE IT RESOLVED, that the Common Council of the City of Salem in the County of Salem authorize the the mayor to sign a lease agreement with the City Public Library for the property at 116 East Broadway in the City of Salem in a form and content approved by the City Solicitor.

AND, BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its passage.

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 August 1, 2022.

8-1-22
Date


Ben Angeli, RMC