

**BOROUGH OF DUMONT
BERGEN COUNTY, N.J.
SPECIAL PUBLIC MEETING MINUTES
SENIOR CENTER
MAY 30, 2017
6:30 PM**

Flag Salute, Moment of Silence

SUNSHINE LAW: This special meeting was called pursuant to the provisions of the Open Public Meetings Law. Notices of this meeting were sent to the *Record* and the *Ridgewood News*. In addition, copies of notices were posted on the bulletin board in the Municipal Building and filed in the office of the Municipal Clerk.

Roll Call:

Council members Correa, Di Paolo (arrived at 6:40pm), Geist, Manna, Morrell, Riquelme-present
Mayor James Kelly-present

Also present: Borough Engineer Gleassey, Borough Auditor Vinci, Bond Counsel Capizzi and Borough Architects Capizzi and Schlect.

Motion to accept agenda as presented: Councilman Riquelme

Second: Councilman Morrell

All in favor.

Police Commissioner Morrell thanked Chief Conner, Captain McKeary and Lt. Tamburro for spending much time during the process of hiring two police officers. The two best candidates were chosen for the job.

Chief Conner spoke of the outstanding qualifications of the two applicants who will be sworn in tonight as Dumont's new police officers.

The Oath of Office was administered by Mayor Kelly to Officer Joseph Villone

The Oath of Office was administered by Mayor Kelly to Officer Lauren Morgan

Mayor Kelly called for a short recess.

Motion to go back into public: Councilman Morrell

Second: Councilman Di Paolo

All in favor.

Public Hearing on the 2017 Municipal Budget Amendment

Councilman Geist maintained that the revenues projected were in line with what was projected the year before instead of what was actually brought in, which was more.

Councilman Manna remarked that had Councilman Geist been present from the beginning of the process, they could have worked through a number of the issues he brought forth. Looking at the five-year financial projection, the fact that we had decided

to convert bond anticipation notes into long term financing of bonds and a \$15,000,000 bond issue, we still have to maintain the Borough's operations. Going through the process and reintroducing the budget, the base cost has been reduced.

Motion to open to the public: Councilman Geist

Second: Councilman Morrell

All in favor.

There were no comments from the public.

Motion to close to the public: Councilman Morrell

Second: Councilman Riquelme

All in favor.

Motion to adopt Resolution #17-135 Approval of Budget Self-Examination: Councilman Morrell

Second: Councilman Riquelme

Roll call vote: Council members Correa, Di Paolo, Manna, Morrell, Riquelme-yes

Councilman Geist-no

Motion to adopt Resolution #17-136 Adoption of the 2017 Municipal Budget:

Councilman Morrell

Second: Councilman Manna

Roll call vote: Council members Correa, Di Paolo, Manna, Morrell, Riquelme-yes

Councilman Geist-no

Review of Consent Agenda Items: All items with an asterisk are considered to be non-controversial by the Council and will be approved by one motion. There may be further discussion prior to the vote upon request of a member of the public or a Council member. Also, any item may be removed for further discussion or for roll call vote in which case the item will be removed and considered in its normal sequence as part of the general order of business.

RESOLUTIONS

#17-137 Authorization of Inclusion in the Bergen County Community Development Program *

#17-138 Authorization of Execution of Agreement with Bergen County to Supersede the Cooperative Agreement of July 1, 2000 * Mr. Herr stated that it was a federal requirement that every town in Bergen County has to pass the resolutions to be part of Bergen County Community Development. Nothing has changed.

#17-139 Authorization for the Municipal Clerk to Advertise for the Position of Administrator *

#17-140 Authorization for the Municipal Clerk to Advertise for the Position of CFO *

#17-141 Authorization for the Municipal Clerk to Advertise for the Position of Construction Code Official/Building Sub-code Official *

Motion to open to the public: Councilman Riquelme

Second: Councilman Di Paolo

All in favor.

1. Lili Binney, 32 Roxbury, asked the process for the hiring of an administrator and

a CFO and who writes the contract. She asked the fees for labor attorney and borough attorney and whether Mr. Paster wrote Mr. Herr's contract. Contracts from other towns might be useful.

2. Bruce deLyon, 67 Beacon Street, asked about the Administrator and CFO positions and budgeting for them and about the exit agreement for Mr. Herr.

3. Tom Gorman, 26 Wilcox Street, asked about Resolution #141. The advertisement would be to fill the vacancy of Ed Rossi, who is retiring.

Motion to close to the public: Councilman Morrell

Second: Councilman Riquelme

All in favor.

Motion to adopt the Consent Agenda: Councilman Morrell

Second: Councilman Riquelme

Roll call vote: Council members Correa, Di Paolo, Geist, Manna, Morrell, Riquelme-yes

ORDINANCE

Second Reading

#1519 Bond Ordinance Providing for Various Capital Improvements by the Borough of Dumont, Appropriating the Aggregate Amount of \$15,400,000 therefor and Authorizing the Issuance of \$15,075,000 Bonds or Notes of the Borough to finance the cost thereof

Motion to waive formal reading: Councilman Morrell

Second: Councilman Riquelme

All in favor.

Councilman Manna explained that although the Borough does not have to spend the whole amount but it gives us the flexibility to work with a budget we're comfortable with and get the most for the money. This bond will also be used to pay the rent for the trailers and borough hall. It has been reviewed by the State and the rating agencies.

Councilman Geist remarked that he is not in favor of the bond ordinance. Although the Local Finance Board granted the Borough a waiver of the down payment but in reality, we are borrowing more money.

There was discussion about using the PILOT money to pay down the bond.

Mayor Kelly explained we spend \$120,000 a year to rent borough hall and the trailers. The current borough hall does not suffice and the trailers are outliving their usefulness. We have spent several years now and gone over many ways to solve our borough hall issue. Councilman Di Paolo said that \$15,000,000 is a lot of money, especially when it would have been less costly to share with Bergenfield. However, if we don't have the waiver from the Department of Community Affairs, the taxes would triple for taxpayers. We would also have to pay for the police department trailers and borough hall through taxes. He suggested hiring a project manager so that money is not wasted.

Motion to open to the public: Councilman Morrell

Second: Councilman Riquelme

All in favor.

1. Lili Binney, 32 Roxbury, asked the status of the Board of Education lawsuit. Mr. Paster said it is pending appeal. What is being contested is the Borough's right to deem the area in need of redevelopment and whether the proposed use with the affordable

housing component is an appropriate use under the deed. The affordable housing component is no longer an issue. Ms. Binney asked the square footage of the current borough hall. How much would the \$15,000,000 bond ordinance cost the taxpayers? Mr. Herr responded that from 2018 to 2042 taxpayers would be paying approximately \$4,208.

2. Bruce deLyon, 167 Beacon Street, clarified that the trailer and borough hall rents are not in the 2017 budget and that we are paying for them through the ordinance.

Motion to close to the public: Councilman Morrell

Second: Councilman Riquelme

All in favor.

Motion to adopt on second reading: Councilman Morrell

Second: Councilman Riquelme

Roll call vote: Council members Correa, Di Paolo, Manna, Morrell, Riquelme-yes
Councilman Geist-no

Motion to open to the public for general comments or questions: Councilman Morrell

Second: Councilman Riquelme

All in favor.

1. Lili Binney, 32 Roxbury, confirmed that Mr. Paster wrote Mr. Herr's contract. She asked the status of the farm roll back tax and the amount. The Mayor said that we are still negotiating with the D'Angelo family. Mr. Paster responded the amount is \$205,000. Ms. Binney asked if litigation with Landmark is over. Mr. Paster replied that there still has to be a filing of stipulation of dismissal of the builder's remedy action, which is 45 days after the memorialization. There was discussion about Green Acres and applying for an Open Space Grant.

There was discussion between Councilwoman Correa and Councilman Morrell regarding the Councilman requesting donations from the professionals and the process, to buy a trailer for the Recreation Department which cost \$1500. Councilman Morrell remarked that there was no problem giving to the Dumont Community Group

2. Andrew LaBruno, 108 E. Linden Avenue, president of the Dumont Community Group, said he has never received a check from Mr. Paster. He has a 501C3 for this town.

3. Bruce deLyon, 67 Beacon Street, said that following the architect's presentation, he still didn't have very much information. Continue the rentals. The Mayor said that now that the ordinance has been adopted, we will be able to hire the architect to go forward with more detailed plans. Mr. deLyon stated that upkeep on a new building is important.

Councilman Manna said a number of them went to a municipal complex in Wanaque and gleaned some good ideas from them.

4. Tom Gorman, 46 Wilcox, asked where the trailer is going. Councilman Morrell responded behind the swim club. There was discussion about the current storage units. Mr. Gorman asked about the swim club. The response was that the borough owns the land and the swim club has a lease with us. Mr. Gorman stated it doesn't look good to ask professionals for money.

5. Andrew LaBruno, 108 E. Linden Avenue, asked the status of the grant writer.

Motion to close to the public: Councilman Manna

Second: Councilman Morrell

All in favor.

The Municipal Clerk read the resolution to enter Closed Session to discuss:
Fair Share Housing Litigation and Purchase, Lease or Acquisition of Real Property with
Public Funds.

Motion: Councilman Manna

Second: Councilman Riquelme

Roll call vote: Council members Correa, Di Paolo, Geist, Manna, Morrell, Riquelme-yes

Following closed session:

Motion to go back into public: Councilman Morrell

Second: Councilman Riquelme

All in favor.

Motion to adjourn: Councilman Morrell

Second: Councilman Geist

All in favor.

Meeting adjourned at 9:40PM

Minutes respectfully submitted by:

Susan Connelly, RMC
Municipal Clerk