

**Meeting Minutes
Hightstown Borough Council
Workshop Meeting
September 8, 2015
7:00 pm**

The meeting was called to order by Mayor Quattrone at 7:04pm and he read the Open Public Meetings Act statement which stated, "Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was sent to the *Trenton Times* and the *Windsor-Hights Herald*, and is posted in the Borough Clerk's office."

The flag salute followed Roll Call.

	PRESENT	ABSENT
<i>Councilmember Bluth</i>	✓	
<i>Councilmember Hansen</i>	✓	
<i>Councilmember Kurs</i>	✓	
<i>Councilmember Misiura</i>	✓	
<i>Councilmember Montferrat</i>	✓	
<i>Councilmember Stults</i>	✓	
<i>Mayor Quattrone</i>	✓	

Also in attendance: Debra Sopronyi, Borough Clerk; Henry Underhill, Borough Administrator; Fred Raffetto, Borough Attorney; and Carmela Roberts, Borough Engineer.

Councilmember Bluth moved the agenda for approval, Council President Hansen seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Agenda approved 6-0.

Councilmember Stults moved the August 10, 2015 special session minutes for approval, Councilmember Kurs seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Minutes approved 6-0.

Council President Hansen moved the August 10, 2015 executive session minutes for approval, Councilmember Kurs seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Minutes approved 6-0.

Councilmember Bluth noted that the date in the footer of the minutes of August 17, 2015 must be corrected and Councilmember Misiura made a spelling correction on page 3 of the minutes.

Councilmember Kurs moved the August 17, 2015 business session minutes as amended for approval; Councilmember Montferrat seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, and Montferrat voted yes; Councilmember Stults abstained.

Minutes approved as amended 5-0, with one abstention.
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Council President Hansen moved the August 17, 2015 executive session minutes for approval; Councilmember Kurs seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, and Montferrat voted yes; Councilmember Stults abstained.

Minutes approved 5-0, with one abstention.

Etra Road Sidewalk & Curb

Mr. Underhill reviewed the previous discussion on this matter and noted that the donor would like to move ahead with the project. Mayor Quattrone noted that he has contacted the County and Meadow Lakes regarding becoming partners in the project; the County did not respond and Meadow Lakes is willing to partner.

There was discussion regarding having the final inspection performed in-house by Construction and/or Public Works, to save the \$7,000.00 inspection fee. The Engineer gave an overview of the process for the project and what is needed. Mr. Underhill noted that he will speak to in-house personnel and if they are comfortable with performing the inspections, they can do them; if they encounter any issues, they can refer to the Engineer. Council then confirmed with the Engineer that there would be nothing special in the final inspection to be performed and there was discussion regarding the total scope of work for the \$7,000.00 fee. There was concern regarding future issues that may arise with the project if the Engineer does not perform the complete project, including inspections.

Councilmember Kurs moved that the proposal be accepted as submitted by the Borough Engineer on August 11, 2015 at an estimated cost of \$4,500.00 for surveying, \$7,500.00 for design, preparation of plans and permits, and \$7,000.00 for construction inspections; Council President Hansen seconded.

There was discussion regarding Meadow Lakes taking part in the project.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Motion approved 6-0. A resolution memorializing the approval will be on the next agenda.

DOT FY2016 State Aid Programs

The Borough Engineer reviewed the recommendations made at the last meeting, noting that the Borough should apply for municipal aid for Sunset and Maple to finish that area; or First Avenue, which would complete that area and is in worst condition, and with water/sewer would be a more complicated project. The Borough Clerk noted, and the Engineer confirmed, that the Borough can submit two applications, but must prioritize the projects for consideration.

The Borough Engineer advised that the Safe Routes to Transit application is also available, and she recommends applying for the grant to do Board Street.

There was discussion regarding the Borough's infrastructure and the Borough cost that could be associated with the projects. The Council agreed that an application would be submitted for First Avenue at this time and a resolution will be on the next agenda authorizing the Engineer to apply for the grant.

Resolution 212 Authorizing the Borough Engineer to Field Survey East Ward Street as Part of the East Ward Street Rehabilitation Project

Mayor Quattrone reviewed the previous discussion on this matter. There was discussion regarding waiting until 2016 to perform the survey, and soliciting proposals from various Engineers to get competitive rates for this project. The Borough Engineer noted that if the survey is not performed this year, prior to the winter weather, the project could be delayed until next fall, noting that her firm has given Hightstown a very fair cost for the project.

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Councilmember Kurs moved resolution 2015-212, Councilmember Bluth seconded.

Councilmember Misiura confirmed that this resolution only authorizes that the survey for this project is performed and no other work.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Resolution adopted 6-0.

Resolution 2015-212

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

**AUTHORIZING THE BOROUGH ENGINEER TO FIELD SURVEY EAST WARD STREET AS
PART OF THE EAST WARD STREET REHABILITATION PROJECT**

WHEREAS, Hightstown Borough has been awarded a Municipal Aid Grant in the amount of \$300,000.00 for the rehabilitation of East Ward Street which project has been estimated at a cost of \$498,275.00; and

WHEREAS, the Borough finds it beneficial to postpone the bidding of this project until 2016; and

WHEREAS, the Borough Engineer has estimated that the design and permitting cost for the project shall not exceed \$36,500.00; and

WHEREAS, the Borough Engineer has estimated the field surveying required to prepare for the engineering design and permitting at a cost not to exceed \$10,500.00; and

WHEREAS, the Borough Engineer has requested permission to complete the field survey prior to winter weather in preparation of the design and permit work necessary in 2016 for the bid process; and

WHEREAS, the Borough finds it beneficial to permit the Borough Engineer to complete the field survey for this project in 2015, prior to the winter weather; and

WHEREAS, the Treasurer has certified that funds are available for the field surveying for this project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Borough Engineer is hereby authorized to perform the field survey for the East Ward Street Rehabilitation project in 2015, prior to the winter weather.

Resolution 2015-226 Awarding Alternate A-1 Landscaping for the Enchantment at Hightstown Road Improvement Program

Councilmember Kurs moved resolution 2015-226, Councilmember Stults seconded.

The Borough Engineer noted that the Landscaper from Enchantment opted not to give a price for this project, and she recommends that the alternate be awarded to the original low bidder.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Resolution adopted 6-0.

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*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

**AWARDING ALTERNATE A-1 FOR LANDSCAPING FOR THE ENCHANTMENT AT
HIGHTSTOWN ROAD IMPROVEMENT PROGRAM**

WHEREAS, Pursuant to resolution 2015-182 adopted on July 20, 2015, Hightstown Borough Council awarded a contract for the Enchantment at Hightstown Road Improvement Program to Pioneer General Contracting in the amount of \$344,083.00; and

WHEREAS, at that time the Borough reserved the right to award alternate A-1 for landscaping to permit for an evaluation of the bid and a possible award to the landscaper presently working for the Homeowner Association of Enchantment at Hightstown; and

WHEREAS, an evaluation has been performed and the Borough Engineer recommends that alternate A-1 for landscaping for the Enchantment at Hightstown Road Improvement Program also be awarded to Pioneer General Contracting in the amount of \$29,050.00 bringing the total awarded contract for the project to \$363,133.00; and

WHEREAS, the Treasurer has certified that funds are available for this project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that alternate A-1 landscaping for the project known as the Enchantment at Hightstown Road Improvement Program is hereby awarded to Pioneer General Contracting in the amount of \$29,050.00.

BE IT FURTHER RESOLVED that the award of alternate A-1 landscaping brings the total contract awarded to Pioneer General Contracting for the Enchantment at Hightstown Road Improvement Program to \$363,133.00.

Mayor Quattrone asked for an update on the Enchantment project. The Borough Engineer noted that a pre-construction meeting was held and representatives from Enchantment were present. It appears they would like additional work to be performed because the bid came in lower than expected, and the work they are requesting was not part of the punch list that the bond covered from the original project. The Borough Attorney noted that the funds left over from the project should only be used for public improvements. The Borough Engineer noted that she has instructed Enchantment to submit any requests for additional work to be directed to the Mr. Underhill, who can then bring it to Council for consideration.

Mayor Quattrone opened the public comment period and the following individuals spoke:

Lynne Woods, 315 Park Avenue – commented that Council did not respond to her e-mail on Friday, nor did they amend the agenda to add the resolution that she wrote. She then noted that the vehicle ordinance that is going to be discussed cannot be enforced because police cannot go on private property without cause.

Phyllis Deal, 302 Stockton Street – noted that the sign regarding the Triathlon is not operating properly.

Doug Mair, 536 S. Main Street – commented that Council has had a good discussion regarding the roads; he then read an article from the newspaper regarding the Etra Road sidewalks and curb. He noted that he wants to know who the donor is for the Etra Road curbs and sidewalks. Mayor Quattrone noted that the donor has requested to remain anonymous. The Borough Attorney noted that if the donor requests to remain anonymous, Council can honor the request.

Mr. Mair continued that it is a funding issue and the public has a right to know to assure that the donor can financially cover the construction cost so the taxpayer does not get stuck with the bill. Mr. Underhill noted that the CFO will certify that funds are available for the project when the resolution is adopted. Mr. Mair noted that he wants to know how much money is in the Borough's bank account and he wants the CFO to provide the answer.
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Tamar Lee, Borough Planner, arrived at this time.

Eugene Sarafin, 628 S. Main Street – commented that the Council is doing a great job, but they have an obligation to lobby for their citizens for gun control.

George Lang, CFO, arrived at this time. Carmela Roberts, Borough Engineer, departed the meeting at this time.

Scott Caster, 12 Clover Lane – requested that Council adopt a resolution similar to the one Lynn Woods wrote and send it to the various websites so the Borough can be taken off of the Sanctuary City list. Mayor Quattrone noted he did send a letter to the websites, and Mr. Caster thanked him.

There being no further comments, Mayor Quattrone closed the public comment period.

Ordinance 2015-17 Final Reading and Public Hearing – An Ordinance Amending and Supplementing Chapter 2, Entitled “Administration” Section 55, Entitled “Fees for Municipal Services” to the “Revised General Ordinances of the Borough of Hightstown, New Jersey”

Mayor Quattrone opened the public hearing on ordinance 2015-17; there being no comments the public hearing was closed.

Council President Hansen moved ordinance 2015-17 for adoption, Councilmember Stults seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Ordinance adopted 6-0.

Ordinance 2015-17
*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 2, ENTITLED “ADMINISTRATION,”
SECTION 55, ENTITLED “FEES FOR MUNICIPAL SERVICES” TO THE “REVISED GENERAL ORDINANCES OF
THE BOROUGH OF HIGHTSTOWN, NEW JERSEY.”**

WHEREAS, the Borough Officials have determined that amendments are needed to Chapter 2, Section 55, of the Revised General Ordinances of the Borough of Hightstown.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Hightstown, in the County of Mercer and State of New Jersey, as follows:

Section 1. That Chapter 2, entitled “Administration,” Section 55, entitled “Fees for Municipal Services,” of the Revised General Ordinances of the Borough of Hightstown, is hereby amended to read (additions are shown with underline):

Subsection 2-55.10 Fingerprinting Fee.

The Police Department shall provide fingerprinting services to residents who require them for various legal and employment matters. The fee for said services shall be \$20.00 per service and all services shall be provided by appointment only. These services shall be provided to Hightstown Borough residents only.

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Section 2. Severability. If any sentence, paragraph or section of this Ordinance, or the application thereof to any persons or circumstances shall be adjudged by a court of competent jurisdiction to be invalid, or if by legislative action any sentence, paragraph or section of this Ordinance shall lose its force and effect, such judgment or action shall not affect, impair or void the remainder of this Ordinance.

Section 3. Effective Date. This Ordinance shall become effective immediately upon final passage and publication in accordance with the law.

Section 4. Repealer. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

The Borough Engineer left the meeting at this time.

Ordinance 2015-18 Final Reading and Public Hearing – An Ordinance Amending and Supplementing Chapter 12, Entitled “Building and Construction,” Section 2, Entitled “Fees” to the “Revised General Ordinances of the Borough of Hightstown, New Jersey”

Mayor Quattrone opened the public hearing on ordinance 2015-18; there being no public comments the public hearing was closed.

Councilmember Stults moved ordinance 2015-18 for adoption, Councilmember Bluth seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Ordinance adopted 6-0.

Ordinance 2015-18
BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 12, ENTITLED “BUILDING AND CONSTRUCTION,” SECTION 2, ENTITLED “FEES” TO THE “REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN, NEW JERSEY.”

WHEREAS, Borough Officials have determined that amendments are needed to Chapter 12, Section 2, of the Revised General Ordinances of the Borough of Hightstown.

NOW, THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of Hightstown, in the County of Mercer and State of New Jersey, as follows:

Section 1. That Chapter 12, entitled “Building and Construction,” Section 2, entitled “Fees,” of the Revised General Ordinances of the Borough of Hightstown, is hereby amended to read (deletions are shown by ~~cross-out~~ and additions are shown with underline):

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Section 12-2

FEES

Subsections:

12-2-1	Construction Permit Fees.
12-2-2	Plan Review Fees.
12-2-3	Demolition Fees.
12-2-4	Building Removal; Structural Inspection of Existing Dwelling Fees.
12-2-5	Sign Construction Fees.
12-2-6	Certificates of Occupancy Fees.
12-2-7	Biannual Report to Borough Council Recommending Fee Schedule.
12-2-8	Surcharge.
12-2-9	Report of Fees Collected.
12-2-10	Temporary Waiver of Construction Permit Fees
12-2-11	Application for a Variation

Subsection 12-2-1 Construction Permit Fees.

The fee for a construction permit shall be the sum of the subcode fees listed in paragraphs a. through e. and shall be paid before the permit is issued.

- a. Building Subcode Fee. The building subcode fee shall be:
 1. For new construction, the permit fees shall be computed at the rate of \$0.034 per cubic foot of volume. However, structures falling into S-1 or S-2 categories shall be charged at the rate of \$0.020 cents per cubic foot; except that the minimum fee in all cases shall be sixty-five (\$65.00) dollars.
 2. For alterations, renovations and repairs, the permit fees shall be based upon the estimated cost of the work and shall be in the amount of thirty (\$30.00) dollars per one thousand (\$1,000.00) dollars of estimated cost, up to and including fifty thousand (\$50,000.00) dollars; from fifty thousand one (\$50,001.00) dollars to and including one hundred thousand (\$100,000.00) dollars, the additional fee shall be in the amount of twenty-three (\$23.00) dollars per one thousand (\$1,000.00) dollars of estimated cost; above one hundred thousand (\$100,000.00) dollars, the additional fee shall be in the amount of nineteen (\$19.00) dollars per one thousand (\$1,000.00) dollars of estimated cost. For the purpose of determining estimated cost, the applicant shall submit to the enforcing agency, if available, cost data produced by the architect or engineer of record or by a recognized estimate firm or by the contractor. A bona fide contractor's bid, if available, shall be submitted. The enforcing agency shall make the final decision regarding estimated cost. There shall be a minimum of sixty-five (\$65.00) dollars for any permit under this subsection.
 3. For additions, permit fees shall be computed the same as for new construction, \$0.034 per cubic foot of volume, except that the minimum fee shall be sixty-five (\$65.00) dollars.

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4. For additions and alterations, permit fees shall cost the sum of respective fees for alterations and additions computed separately.

5. The fee for an above-ground swimming pool shall be \$126.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$65.00. The fee for an in-ground swimming pool shall be \$189.00 for a pool with a surface area greater than 550 square feet; the fee in all other cases shall be \$95.00.

b. Plumbing Subcode Fees. Fees for the plumbing subcode shall be as follows:

Water closet	\$13.00
Urinal/bidet	\$13.00
Lavatory	\$13.00
Shower	\$13.00
Floor drain.....	\$13.00
Sink	\$13.00
Dishwasher.....	\$13.00
Drinking fountain.....	\$13.00
Washing machine.....	\$13.00
Hose bib	\$13.00
Water heater	\$13.00
Fuel oil piping.....	\$13.00
Gas piping	\$13.00
Steam boiler	\$82.00
Hot water boiler	\$82.00
Sewer pump	\$82.00
Interceptor/separator	\$82.00
Backflow preventer	\$82.00
Sewer connection	\$82.00
Water service connection	\$82.00
Stacks	\$13.00
Furnace.....	\$60.00

There shall be a minimum fee of fifty-five dollars (\$55.00) for this subsection.

c. Electrical Subcode Fees. Fees for the electrical subcode shall be as follows:

Lighting fixtures, receptacles, switches, detectors, light poles, motors (fractional, h.p.), emergency and exit lights, communication points, and alarm devices which are less than 20 amps:

First 50 units	\$45.00
Each 10 units additional.....	\$11.00
Pool permit (lights included)	\$69.00
Storable pool/spa/hot tub	\$69.00
Electrical range	\$13.00
Electrical water heater.....	\$13.00

Electrical dryer.....	\$13.00
Dishwasher.....	\$13.00
Air conditioning unit.....	\$13.00
Space heater	\$13.00
Baseboard heater (each).....	\$13.00
H.P. motors (1+ HP)	
1 – 10 HP	\$13.00
10 – 50 HP	\$58.00
50 – 100 HP	\$116.00
100+ HP	\$576.00
KW Transformers/Generators (under 225 amps)	\$58.00
KW Transformers/Generators (225 - 1000 amps)	\$116.00
KW Transformers/Generators (over 1000 amps)	\$576.00
Service entrance (amp service).....	Same as Transformers/Generators
Smoke and Heat Detectors (one- and two-family dwellings).....	\$29.00
KW Electric signs, outline lights	\$46.00
Photovoltaic Systems	
1 – 5- kilowatts.....	\$58.00
51-100 kilowatts.....	\$116.00
Greater than 100 kilowatts	\$576.00
Minimum permit	\$60.00

d. Fire Subcode Fee. The fee for the fire subcode shall be as follows:

1. For plan review to establish fire safety \$50.00
2. For inspection of new homes \$50.00

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3. For inspection of newly installed wood stoves or
fireplaces or new or rebuilt chimneys \$58.00

4. For inspection of smoke detectors:
 - (a) 1 to 20 \$75.00.00
 - (b) 21 to 100 \$151.00
 - (c) 101 to 200 \$289.00
 - (d) 201 to 400 \$748.00
 - (e) 401 to 1,000 \$1,036.00
 - (f) Over 1,000 \$1,323.00

5. For inspection of storage tanks:
 - (a) Up to one hundred (100) gallons, not to include
drums or gas cans \$58.00
 - (b) For each additional five hundred (500) gallons
or fraction thereof \$40.00

6. For inspection of sprinkler systems:

Number of Heads Fee	
1to 20	\$ 82.00
21to 100	\$151.00
101to 200	\$289.00
201to 400	\$748.00
401to 1000	\$1,036.00
Over 1000	\$1,323.00

7. For inspecting fire hazards, such as boilers, fire-suppression systems,

fire hose cabinets, fire alarms and standpipes, per visit \$60.00

(1991 Code § 81-14; Ord. No. 847 § 1; Ord. No. 1996-6 § 1; Ord. No. 2000-19; Ord. No. 2001-16; Ord. 2000-19, Amended, 08/24/2000; Ord. No. 2004-31 § 1; Ord. No. 2008-09)

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Subsection 12-2-2 Plan Review Fees.

The fee for plan review shall be five (5%) percent of the amount charged for the construction permit. The fee for the plan review of a consultative nature where no immediate construction is planned shall be twenty (20%) percent of the estimated cost of the construction work or fifty-five (\$55.00) dollars, whichever is higher. (1991 Code § 81-15; Ord. No. 847 § 1; Ord. No. 1996-6 § 2)

(Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-3 Demolition Fees.

The fee for a permit for demolition of a building or structure shall be two hundred (\$200.00) dollars for one (1)-family or two (2)-family residences, sixty-five (\$65.00) dollars for garage or storage sheds, and three hundred (\$300.00) dollars for all other buildings or structures.

The fee for a permit for underground storage tank removal shall be \$75.00 for a residential property, \$250.00 for all other uses.

(1991 Code § 81-16; Ord. No. 847 § 1)

(Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-4 Building Removal; Structural Inspection of Existing Dwelling Fees.

a. The fee for a permit for the removal of a building or structure from one (1) lot to another or to a new location on the same lot shall be ten (\$10.00) dollars per one thousand (\$1,000.00) dollars of the sum of the estimated costs for moving, for new foundations and for placement in a complete condition in the new location, except that the minimum fee shall be fifty (\$50.00) dollars.

b. The fee for structural inspection of an existing dwelling shall be fifty (\$50.00) dollars. (1991 Code § 81-17; Ord. No. 847 § 1)

(Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-5 Sign Construction Fees.

The fee for a permit to construct a sign shall be two (\$2.00) dollars per square foot of the surface area of the sign, except that the minimum fee shall be fifty-five (\$55.00) dollars. (1991 Code § 81-18; Ord. No. 847 § 1; Ord. 2000-19, Amended, 08/24/2000; Ord. No. 2004-31, § 2)

Subsection 12-2-6 Certificates of Occupancy Fees.

The following fees shall be charged for certificates of occupancy:

- | | |
|---|----------|
| a. New home: Ten (10%) percent of the construction permit fee, but not less than \$55.00. | |
| b. Additions, etc. | \$ 55.00 |
| c. Change of use | 100.00 |
| d. Continued occupancy | 50.00 |
| e. Temporary occupancy | None |

(1991 Code § 81-19; Ord. No. 847 § 1; Ord. 2000-19, Amended, 08/24/2000; Ord. No. 2004-31, § 3)

Subsection 12-2-7 Biannual Report to Borough Council Recommending Fee Schedule.

The Construction Official shall, with the advice of the subcode officials, prepare and submit to the Borough Council biannually a report recommending a fee schedule based on the operating expenses of the agency and any other expenses of the municipality fairly attributable to the enforcement of the State Uniform Construction Code Act. (1991 Code § 81-21; Ord. No. September 8, 2015)

847 § 1; Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-8 Surcharge.

As required by the Department of Community Affairs, the enforcing agency shall collect, in addition to the fees specified above, a surcharge fee of \$0.0016 per cubic foot of volume of new construction, and (\$0.80) cents per one thousand (\$1,000.00) dollars of construction costs of all other permits. Such surcharge fee shall be remitted to the Bureau of Housing Inspection, Department of Community Affairs, on a quarterly basis for the fiscal quarters ending March 31, June 30, September 30 and December 3, and not later than one (1) month next succeeding the end of the quarter for which it is due. In the fiscal year in which the regulations first become effective, such fee shall be collected and remitted for the third and fourth quarters only. (1991 Code § 81-22; Ord. No. 847 § 1)

(Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-9 Report of Fees Collected.

The enforcing agency shall report annually, at the end of each fiscal year, to the Bureau of Housing Inspection, and not later than July 31, the total amount of the surcharge fee collected in the fiscal year. In the fiscal year in which the regulations first become effective, such report shall be for the third and fourth quarters only. (1991 Code § 81-23; Ord. No. 847 § 1)

(Ord. 2000-19, Amended, 08/24/2000)

Subsection 12-2-10 Temporary Waiver of Construction Permit Fees

Fees shall be waived for all municipal construction permits issued for alterations on any building in the Borough's designated CC-1 (Central Commercial 1) zone between November 1, 2001 and the date of completion of the downtown revitalization or December 31, 2002, whichever occurs first. New Jersey DCA training fees will not be waived. (New - Ord. No. 2001-21)

Subsection 12-2-11 Application for a Variation

The fee for an application for a variation in accordance with the Uniform Construction Code shall be one hundred and fifty (\$150.00) dollars. (New – Ord. No. 2008-09)

Section 3. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Section 4. If any section, subsection, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

Section 5. This ordinance shall take effect after final passage and upon publication according to law.

Ordinance 2015-19 Final Reading and Adoption – An Ordinance Amending Chapter 29 “Signs” of the “Revised General Ordinances of the Borough of Hightstown, New Jersey”

Mayor Quattrone opened the public hearing on ordinance 2015-19 and the following individuals spoke:

Scott Caster, 12 Clover Lane – commented that he likes the sign ordinance, but there needs to be enforcement.

Councilmember Kurs moved ordinance 2015-19 for adoption, Council President Hansen seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Ordinance adopted 6-0.

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Ordinance 2015-19
BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY

AMENDING CHAPTER 29 “SIGNS” OF THE *REVISED GENERAL ORDINANCES OF THE BOROUGH OF HIGHTSTOWN*

WHEREAS, the Zoning Officer and Planning Board Subcommittee have made certain recommendations for revisions to Chapter 29 of the Borough Revised General Ordinances of the Borough of Hightstown; and

WHEREAS, the Planning Board has reviewed and concurs with these recommendations;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Hightstown as follows:

Section 1. Section 29-6 “Sign Exempt From Permits” is hereby amended as follows (underline for additions, strikethroughs for deletions):

Subsection 29-6F is amended as follows:

F. Yard, tag or garage sales. Such signs shall not exceed four (4) square feet; shall not be erected more than forty-eight 48 hours prior to such sale; shall include the address and date of the sale; and shall be removed immediately after the sale. No premises shall be permitted to erect such signs more than four (4) times in any calendar year. ~~and no off premises signs are permitted.~~ No yard or garage sale shall take place for more than two (2) consecutive days, and sales taking place on consecutive days shall be treated as a single sales event. One (1) off premise sign shall be permitted to be placed in the Borough’s right-of-way. In the event the resident of the property in front of which the sign is placed objects to its placement, the sign shall be removed by the person placing the sign or by property owner.

Section 2. Severability. If any sentence, paragraph or section of this Ordinance, or the application thereof to any persons or circumstances shall be adjudged by a court of competent jurisdiction to be invalid, or if by legislative action any sentence, paragraph or section of this Ordinance shall lose its force and effect, such judgment or action shall not affect, impair or void the remainder of this Ordinance.

Section 3. Effective Date. This Ordinance shall become effective immediately upon final passage and publication in accordance with the law.

Section 4. Repealer. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Ordinance 2015-20 Final Reading and Adoption – a Bond Ordinance Providing for the Acquisition an Automated Garbage Truck in and by the Borough of Hightstown, in the County of Mercer, New Jersey, Appropriating \$325,00 Therefor and Authorizing the Issuance of \$309,500 Bonds or Notes of the Borough to Finance Part of the Cost hereof

Mayor Quattrone opened the public hearing on ordinance 2015-20; there being no public comments, the public hearing was closed.

Councilmember Montferrat moved ordinance 2015-20 for adoption, Council President Hansen seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Ordinance adopted 6-0.

Ordinance 2015-20

September 8, 2015

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

**BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF AN
AUTOMATED GARBAGE TRUCK IN AND BY THE BOROUGH OF
HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY,
APPROPRIATING \$325,000 THEREFOR AND AUTHORIZING THE ISSUANCE
OF \$309,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF
THE COST THEREOF.**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Borough of Hightstown, in the County of Mercer, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$325,000, including the sum of \$15,500 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$309,500 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3.(a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of an automated garbage truck, including all related costs and expenditures incidental thereto.

- (b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.
- (c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

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- (a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.
- (b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 5 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$309,500, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.
- (d) An aggregate amount not exceeding \$9,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the ARule@) for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Mayor Quattrone asked George Lang, CFO, to answer Doug Mair's previous inquiry. Mr. Mair again read the article from the paper that spoke regarding the Etra Road sidewalks and curbs; and then inquired of the CFO as to how much money the Borough has in the bank. Mr. Lang explained that the funds from this project will be coming from trust funds and an old ordinance; noting that the budget for a Municipality is not based on funds in the bank.

Resolution 2015-227 Payment of Bills

Councilmember Kurs moved resolution 2015-227, Councilmember Stults seconded.

Roll Call Vote: Council members Bluth, Kurs, Hansen, Misiura, Montferrat and Stults voted yes.

September 8, 2015

Resolution adopted 6-0.

Resolution 2015-227

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

AUTHORIZING PAYMENT OF BILLS

WHEREAS, certain bills are due and payable as per itemized claims listed on the following schedules, which are made a part of the minutes of this meeting as a supplemental record;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the bills be paid on audit and approval of the Borough Administrator, the appropriate Department Head and the Treasurer in the amount of \$210,203.29 from the following accounts:

Current		\$123,626.38
W/S Operating		62,184.89
General Capital		13,360.29
Water/Sewer Capital		
Grant		152.50
Trust		1,963.75
Housing Trust		4,617.83
Animal Control		23.40
Law Enforcement Trust		0.00
Housing Rehab Loans		
Unemployment Trust		
Escrow		<u>4,274.25</u>
		210,203.29
Total		

Consent Agenda Resolutions 2015-228, 2015-229:

Council President Hansen moved resolutions 2015-228 and 2015-229 as the consent agenda, Councilmember Stults seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Resolutions adopted 6-0.

September 8, 2015

Resolution 2015-228

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

AUTHORIZING USE OF THE MUNICIPAL PARKING LOT FOR THE TRIATHLON

WHEREAS, the Parks & Recreation Commission will require the use of the Memorial Parking Lot as a staging area for Triathlon to be held on September 13, 2015; and

WHEREAS, this event is sponsored by the Hightstown Borough Parks & Recreation Commission and will be held at no cost to the taxpayers; and

WHEREAS, the Borough Council is responsible for issuing permission for use of the municipal parking lot; and

WHEREAS, the Borough Council finds that such an event would benefit the residents of Hightstown Borough.

BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that permission is hereby granted to the Hightstown Borough Parks & Recreation Commission for the use of the Memorial Parking Lot for the Hightstown Triathlon to be held on September 13, 2015.

Resolution 2015-229

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

**CANCELING GENERAL CAPITAL IMPROVEMENT
APPROPRIATION BALANCES**

WHEREAS, certain General Capital Improvement appropriation balances remain dedicated to projects now completed; and

WHEREAS, it is necessary to formally cancel said balances so that the unexpended balances may be credited to General Capital Fund Balance and Capital Improvement Fund;

NOW, THEREFORE, BE IT RESOLVED, by the council of the Borough of Hightstown, County of Mercer, that the following unexpended and dedicated balances of General Capital Appropriations be canceled:

Ord.	Date		Funded	Funded	Unfunded
			Capital	Capital	Deferred
No.	Auth.	Project Description	Fund	Improvement	Charges to
			Balance	Fund	Future Taxation
99-03	3/15/1999	Various Capital Improvements	\$ 7,000.00	\$ -	\$ -
05-32	9/19/2005	Various Equipment Police & Court	2,509.00		
08-18	10/20/2008	Police Radar and Radio Equipment	452.50		

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09-09	4/20/2009	Improvements to Franklin Street	72,021.25		
10-02	2/1/2010	Reconstruction of Leshin Lane			30,000.00
13-04	2/19/2013	Road Improvements Grape Run and Pershing Ave.			100,000.00
TOTAL			\$ 81,530.25	\$ 452.50	\$ 130,000.00

MOVED: Hansen

SECONDED: Stults

ROLL CALL:

AYES: Bluth, Hansen, Kurs, Misiura, Montferrat, Stults

NAYS:

ABSTAIN:

ABSENT:

COAH Fees

Tamara Lee, Borough Planner, reviewed the present ordinance regarding developer fees for the COAH trust fund, noting that the Borough had been using the Growth Share method until the Growth Share was suspended when the method was ruled unconstitutional. The Borough never re-instituted the developer fees, but should. The current ordinance is outdated; the Planning Board would like to clean up the ordinance and repeal the Growth Share. She inquired as to whether the Council would be amicable to this process and explained the Borough's options and recommended fees to be implemented. She noted that the Planning Board would like the fees to apply to all zones and uses.

Ms. Lee continued that the Housing Fund is depleted and there is a need to rebuild the fund to subsidize the rehabilitation requirements. There was discussion regarding hindering development due to the fees; experience with developers; the developer fee percentages being less than growth share; the fees applying to new units only in residential but include added assessments in commercial; encouraging development and possible waivers; and the possibility of sliding scale fees.

It was recommended that the Growth Share ordinance be repealed at the next meeting. The Borough Council decided that they would develop the ordinance and send it to the Planning Board. After further discussion Council members Stults and Montferrat volunteered to work with the Attorney and Planner to develop a development fee ordinance and bring it back to Council.

Tamara Lee, Borough Planner, left the meeting at this time.

Housing Ordinance

Councilmember Stults advised that the Code Enforcement office recommended the changes in the ordinance to assist with enforcement. He reviewed each change and its benefit. After discussion, Council requested that on page 8, f. be changed to read "keyed or combination locks"; the word "license" be removed from the title on page 29; and on page 30 e. be changed to read "Code Enforcement/Housing Inspector". There was discussion regarding the maximum fine; refrigerators September 8, 2015

in bedrooms versus other legitimate locations in the home; and the renewal cycle for landlord registrations.

Council requested that the ordinance be revised as requested and that the revised ordinance be placed on the next agenda for introduction.

Parking of Vehicles Ordinance

Mayor Quattrone advised that he asked that the Housing Inspector be added to this ordinance for enforcement purposes. There was discussion regarding covering unassembled or junk vehicles being parked on personal property and the Borough Attorney was directed to add this type of enforcement to the ordinance and that the ordinance be placed on the next agenda for introduction.

First Aid Purchases

Mark Madonia, Captain of Hightstown First Aid, advised that all the proper documentation has been submitted to Administration for the purchase of the replacement ambulance with the insurance proceeds. He then thanked Administrator Underhill and Municipal Clerk/Purchasing Agent Sopronyi for their assistance. Mr. Underhill noted that the insurance company has advised that the check has been sent out and the only portion that has to be paid by the Borough is the deductible.

Mr. Underhill then advised Council that the First Aid has received notice from the State regarding an accident investigation and it is necessary that an attorney be hired to protect the First Aid's interest in the matter. The Borough Attorney noted that it is appropriate that the Borough provide representation for the First Aid and Municipal Clerk/Purchasing Agent Sopronyi advised that a resolution of appointment would be needed for this professional service.

Councilmember Kurs noted that the First Aid is getting calls regarding the investigation and an attorney should be hired to represent them as soon as possible. There was discussion and it was decided that since this item was not on the agenda, it should be addressed at the next meeting.

Raffle License Fee Waivers

Councilmember Kurs advised that the Fire Department and First Aid are requesting that the required fees for raffles and bingo be waived for them since they are a function of the Borough. Mayor Quattrone noted that a lot of work is performed by the Borough Clerk's office for the issuance of these licenses. Borough Clerk Sopronyi explained the fees and requirements for the licenses, and noted that only non-profits are eligible to hold these fundraisers and obtain the necessary permit from the state to get the licenses.

It was noted that if they are a function of the Borough, they should be providing assistance to the Borough by allowing use of their sign, etc. for Borough events. It was decided that the Borough Clerk would provide fee information and a resolution at the next meeting.

Handicapped Parking Request

Mayor Quattrone reviewed the requests for personal handicapped parking spaces at residences. There was discussion and Borough Clerk Sopronyi advised that an amendment to the ordinance is required for these parking places to be approved. After discussion, it was decided that the Borough Clerk shall work with the Police Department to acquire the necessary paperwork from the residents making the requests, and bring the amended ordinance back to Council for review.

Clothing Collection Bin Request

Mayor Quattrone noted that this is regarding the information given at the last meeting. It was suggested that this matter wait until the clothing bin ordinance comes back from the Planning Board before further discussion and a decision is made; Council agreed.

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Mayor Quattrone opened the public comment period II and the following individuals spoke:

Doug Mair, 536 S. Main Street – commented that New Jersey Monthly released a list ranking New Jersey towns and out of 510, Hightstown was rated 486; Council has an obligation to the taxpayers to adopt a resolution or make a statement regarding the sanctuary city designation.

Lynne Woods, 315 Park Avenue – commented that she tried to get the Borough away from the sanctuary city designation with the resolution stating that the Borough supports federal government policy; she recommended that the Council contact the website to get the Borough removed from their list.

Scott Caster, 12 Clover Lane – commended Council on their code enforcement discussion and he will request another code enforcement officer at budget time; people need to shop downtown and maintenance should be addressed; we need a Borough Hall.

There being no further comments, Mayor Quattrone closed the public comment period.

Mayor/Council/Administrative Comments and Committee Reports

Councilmember Stults – commented that there is a lot of work to do to increase the Borough's popularity and it will be addressed at the Vision Meeting to be held on September 30th, at the Firehouse; he encouraged everyone to attend. The Planning Board meeting of August 10th was cancelled and they are still reviewing the sandwich sign ordinance. He then reviewed the code enforcement reports for June and July and noted that they are having a good affect on Hightstown. Residents and Business Owners in town can assist them by reporting infractions of the code.

Councilmember Bluth – advised that the Triathlon is this Sunday with over 300 registrants and volunteers are needed; there is a Triathlon meeting tomorrow night and a Parks & Recreation meeting Thursday night where you can volunteer. She has gone to the website regarding sanctuary cities and it would prove to be beneficial to reach out to them.

Councilmember Kurs – noted that code enforcement is doing a great job, but residential assistance would be helpful; he reviewed the police report for August; the Fire Department Dive Team performed a rescue last week; he is glad the ambulance is moving forward; he looks forward to solidifying the legal representation for the First Aid at the next meeting; the 9-1-1 Ride went through Hightstown two weeks ago; the DEP Wildlife Expo is this weekend in Jackson; school is back in session, please drive safely.

Councilmember Montferrat – noted that we should not be paying attention to lists and we are trying to improve the town; as business leaders, you should be putting forward positive comments about the Borough.

Administrator Underhill – noted that the HPC received the Preserve America sign today; it is larger than expected and being addressed.

Councilmember Misiura – noted that New Jersey Family.com lists Hightstown as 132 out of 250 for places for families to which is very positive; lists are lists and there is a lot of positive in the Borough. The Rug Mill project is moving forward and Borough Hall is playing a part in the project. The Board of Health and Housing Authority meetings are this week; the Housing Authority wants a new crosswalk. He wished the Hightstown students a good school year.

Council President Hansen – commented that she could not attend the Cultural Arts Commission meeting; water/sewer will meet on Friday; noted that the comments regarding the ranking are by one real estate agency; the Borough is improving with two exciting development projects on the cusp and if they move forward, home values will improve. She went to the sanctuary city website and sees no harm in posting something to dispute the designation; the press is having an effect.

Mayor Quattrone – noted that he finds the negative comments a shame, we work so hard on a lot of positive things but the public only notes the negative; he is excited about the downtown prospects; code enforcement has been a huge success; the

September 8, 2015

drivers are catching on to the signs on Morrison Avenue; school is open and the crossing guards are working; he attended Freshman orientation and the event was very nice with businessmen and politicians attending.

Resolution 2015-230 Authorizing a Meeting Which Excludes the Public

Councilmember Monteferrat moved resolution 2015-230, Councilmember Stults seconded.

Roll Call Vote: Council members Bluth, Hansen, Kurs, Misiura, Montferrat and Stults voted yes.

Resolution adopted 6-0.

Resolution 2015-230

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC

BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that this body will hold a meeting on September 8, 2015 following the general meeting in the First Aid Building located at 168 Bank Street, Hightstown that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act.

The general nature of the subject or subjects to be discussed:

Contract Negotiations – Shared Services (Police/Dispatch/Court)
Habitat for Humanity

Stated as precisely as presently possible the following is the time when and the circumstances under which the discussion conducted at said meeting can be disclosed to the public: December 8, 2015 or when the need for confidentiality no longer exists.

The public is excluded from said meeting, and further notice is dispensed with, all in accordance with sections 8 and 4a of the Open Public Meetings Act.

Council adjourned into executive session at 10:05pm.

Council returned to open session at 10:40pm.

Council President Hansen moved to adjourn at 10:40pm, Councilmember Bluth seconded. All ayes.

Respectfully Submitted,

Debra L. Sopronyi, RMC
Borough Clerk

September 8, 2015