

*Pursuant to the Open Public Meetings Act of the State of New Jersey,
adequate notice of this meeting was provided by publication in
The Press, posted on the bulletin board at City Hall and posted on the City's website.*
**The Common Council of the City of Corbin City reserves the right to consider, discuss
and/or take formal action upon Resolutions or Ordinances not appearing on the printed agenda.**

All stood for the Flag Salute.

Mr. Kane opened the meeting at 7:00pm.

Members present: Mr. Kane, Mrs. Kirn, Mr. Surran and Mr. Russell

Employees present: Beverly Totten, Albert Stanley and Bernadette Leonardi

Conference call attendance: Mayor Schulte, Paul Miola from JIF and Carol Foster (at 7:59)

PRESENTATION: Paul Miola from JIF on the contract renewal. (previously approved on 7/13/20)
Paul went over the process of the 2021 renewal for Corbin City according to his handout. He addressed the following; loss finding trend, the ratio trend and the city's assessment. The new normal means new exposures with the COVIDS 19 Virus, Sexual Abuse and Molestation legislation (SAM), Firefighters cancer presumption worker's compensation benefits, Protecting the city against Cyber Crime and the Employment Practices Liability Risk Management Program and the update on the Policies and Procedures compliance date is June 1, 2021.

PRIVILEGES OF THE FLOOR: for agenda items and other issues.

Open: Motion: Mrs. Kirn Seconded: Mr. Surran

Public Comment: Tom Bennis of 417 Aetna Drive asked about the resolution to change the bidding threshold and the Dredge Spoils at Surran's.

Close: Motion: Mrs. Kirn Seconded: Mr. Surran

MINUTES: Minutes of the Council meeting of June 8, 2020.
(tabled from July 13th meeting Mrs. Kirn to review CD)
Motion: Mrs. Kirn Seconded: Mr. Surran RCV: all in favor.

Minutes of the Council Workshop meeting of July 13, 2020.
Motion: Mrs. Kirn Seconded: Mr. Surran RCV: all in favor.

Minutes of the Council meeting of July 13, 2020.
Motion. Mr.Surran Seconded: Mrs. Kirn RCV: all in favor.

Consent Agenda: All matters listed under Consent Agenda, are considered to be routine by City Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

CLERK'S REPORT: Total collected for the month of July 2020.
\$6,805.50- Treasurer \$200.00-Escrow \$0.00-Dog

COLLECTOR'S REPORT: Total collected for the month of July 2020 \$82,602.94.

CHIEF FINANCIAL OFFICER'S REPORT: for the month of July 2020 in the amount of \$910,627.55.

BUDGET ACCOUNT STATUS: as of July 31, 2020.

ZONING OFFICER'S REPORT: for the month of July 2020 as submitted.

TAX ASSESSOR'S REPORT: for the month of July 2020 as submitted.

EMERGENCY MANAGEMENT COORDINATOR: No report for the month of July 2020.

ANIMAL CONTROL REPORT: report for the month of July 2020 as submitted.

A motion was made by Mr. Surran and seconded by Mrs. Kirn to accept the employee's reports as submitted. RCV: all in favor.

PAYROLL REPORT: for the month of August 2020 in the amount of \$12,344.48.

Motion: Mr. Surran Seconded: Mrs. Kirn
RCV: Mr. Kane-yes Mrs. Kirn-yes Mr. Surran-yes

The reports above are on file in the Clerk's Office for review.

APPROVAL OF BILLS: for the month of August 2020 - \$81,910.95.

Motion: Mrs. Kirn Seconded: Mr. Surran
RCV: Mr. Kane-yes Mrs. Kirn-yes Mr. Surran-yes

RESOLUTIONS:

#78-2020 Tiger, Inc. t/a Corbin Café - renewal for plenary retail consumption license #0106-33-001-004 for licensing year 2020-2021.
Motion: Mr. Surran Seconded: Mrs. Kirn
RCV: Mr. Kane-abstained Mrs. Kirn-yes Mr. Surran-yes

#79-2020 A resolution to approve the refund of an escrow account to Matthew Daher in the amount of \$675.50 as it is no longer needed.
Motion: Mr. Surran Seconded: Mrs. Kirn
RCV: Mr. Kane-yes Mrs. Kirn-yes Mr. Surran-yes

#80-2020 A resolution canceling reserve for Codification Balance in the amount of \$5,612 recommended by the City Auditor.
Motion's. Mrs. Kirn Seconded. Mr. Surran
RCV: Mr. Kane-yes Mrs. Kirn-yes Mr. Surran-yes

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Mr. Scarborough explained going to a lot of different locations is the nature of the what happens in this business in order to generate enough materials. This helps the business model to work. It takes many contracts to generate approximate 20-25,000 yards of material collected on average and coming to the nursery.

Mr. Russell explained Ocean City would like to have a contract to take all of this material under the Inter-Local Services Agreement they would pay Corbin City to receive it and Corbin City would hire a redeveloper using the funds from Ocean City we would pay the redeveloper.

Mr. Scarborough commented it maybe them or a redeveloper with a contract between the redevelopment area and developer or a new company. He stated he has been using the statute since 1992 and the first step is to see if there is interest at this level and there is interest to explore it. Surran's will continue to own the property. He stated the cleanest way to do this is to keep the partnership as Scarborough Marine Group. He continues to say the tri-party in this is Ocean City has identified this issue and it never goes away but needs to be maintained by doing every year to stay ahead of it. They were about 40-50 years behind.

Mr. Russell commented at this time there are no actual numbers and knows it will be worked out within this process; and the process is within the law. The law states we are required to assign a redevelopment project in which we have interest in to the Planning Board. The Planning Board is required to come up with a map of the area, analyze the plan to make sure it complies to the statute and hold a public hearing. The public hearing will decide whether or not it's approved redevelopment project and recommend the scope/details of the project. In order to do that the Planning Board will need the City Planners Heyer & Gruel as they normally grant the redevelopment projects. Assuming they make the recommendation to the City Council they need to adopt an Ordinance under this statute approving the redevelopment project and contracts get signed.

The time frame we are looking at is October so there is enough time in the season to do the work because the season ends in March 31st.

Mr. Russell asked if Ocean City will state a price that is worthwhile for Corbin City? Mr. Scarborough replied absolutely. These agreements are done once and last up to 10 years. Ocean City gets predictability and Corbin City gets consistent revenue for 10 years. If we move forward then Surran's will go into negotiations with Ocean City for pricing.

Mr. Scarborough stated Ocean City has (5) years' experience both good and bad in some situations the bids went bad. All permits are in place and maybe Corbin City would be willing to support this agreement. There is an economic benefit for Corbin City if we pursue this. This year Ocean City will budget 20 million dollars for 2020-2021; which equates to 20-30,000 cubic yards of material. Ocean City will have to give us a minimum of materials per year. There would be a 10-year window of time and would have to build in wage increases and fuel surcharges. Ocean City has a long history on a per yard basis at what they pay and it's been \$95.00 a yard; last year was \$52.71 (which was a total disaster) meaning Ocean City lost millions of dollars which they knew but could not end the bid. It had to get that bad to get to where we are today. All the funding for this comes out of Ocean City's budget. Think of as a lagoon, the middle strip of the road; that volume is what the NJDOT will fund. This is not Federal money that is used for beach replenishment. It's not that complicated as far as the funding goes its mostly out of Ocean City's pocket.

Mr. Russell asked what about Heyer & Gruel Associates? Mr. Scarborough replied he has no problem posting an escrow (\$4,000) for them to do their work. He said this is not and should not be a burden on Corbin City but a benefit. Mrs. Surran added it won't be as in-depth as it would be for a developer because they have already been surveyed and the delineation is done and submitted to NJDEP.

Mr. Scarborough explained the issue with the Pleasantville job and the failure that occurred. That job needed 100,000 yards of material, they had a soil conservation permit for it, the lead dredging reviewer thought it was enough, they passed around the application within the NJDEP (10 different people look at it) and one person said they needed a waterfront development permit; which takes (9) months to get so it ended there.

The next step goes to the Planning Board for their work to be completed then back to Council to either adopt or not adopt the plan by Ordinance. Then the final redevelopment plan will go to the DCA. Mr. Scarborough commented the permits on the other end is to create a dredging project with Ocean City as a Master permit.

Mrs. Surran's stated the spoils are all residential certified spoils, they are tested and there are no toxins in them and if there is, they go to a place in North Jersey. Mr. Scarborough explained the spoils are surveyed the digging is done then the spoils are surveyed again upon completion. He explained the process is mechanically done with barges and hoppers; trucks are load with 15 cubic yards, they count the trucks at the nursery when they arrive and depart. They ultimately end up with a survey before and after to know what was dug each time. Mr. Scarborough estimated that in a 10-year period 20-30,000 yards could be brought to Corbin City.

Mr. Russell asked if the Council is interested in asking the Planning Board to conduct a preliminary investigation to determine whether the redevelopment project on Surran's property could be implemented. Mr. Scarborough (Scarborough Marine Group) will submit \$4,000 be held in escrow to cover the work to be done by Heyer & Gruel Associates.

RESOLUTION:

#86-2020 Resolution to authorize the proposed Surran-Ocean City Redevelopment Project and adopt a resolution sending it to the Planning Board for prompt consideration.

Motion by: Mrs. Kirn Seconded by: Mr. Kane
RCV: Mr. Kane-yes Mrs. Kirn-yes Mr. Surran-abstained

#87-2020 Resolution to authorize Heyer & Gruel Associates to assist the Planning Board in the proposed Surran-Ocean City Redevelopment Project to be implemented by the municipality at a total cost not to exceed \$4,000 escrow from Scarborough Marine Group

Motion by: Mrs. Kirn Seconded by: Mr. Kane
RCV: Mr. Kane-yes Mrs. Kirn-yes Mr. Surran-abstained

NEW BUSINESS:

- The purchase of large trash cans for the beach which the clean communities' funds will cover.
- Get quotes to purchase a pressure washer to do City Hall or hire a vendor.

- Process to donate a bench at the beach in memory of a loved one.

OLD BUSINESS:

- Update: Mrs. Kirn to report on audio of all meetings to be posted on website. It would have to be done by YouTube as there is not enough room on the hosting server. A disclaimer statement would have to be included.
- Newsletter tri-fold format for the Fall Newsletter is in the clerk's computer.
- No follow up was made on the complaint made by Kelly Camp regarding the Route 50 bridge.

PRIVILEGES OF THE FLOOR: for agenda items and other issues.

Open: Motion: Mrs. Kirn Seconded: Mr. Surran

Public Comment:

1. Bill Collins of 413 Aetna Drive spoke about the following: how the meeting room is sanitized and asked for a resolution to sanitize the meeting room (by custodian) for use of the room under the Tulip Program, Scarborough Marine Group asking for retro money from the project, Beach core log stakes, Phragmites on Main Street, Clothing Donations bin fees of \$25, Atlantic Gardens has overgrown streets and sidewalks, Pot holes on Harding & Sunset, Snow removal specs to award in November, Chickens in Atlantic Gardens are gone and requested the reports of the officials be added to the agendas.
2. Carol Foster asked if the Governor has given a date to reopened the Railroad Park? Asked about the JIF inspections at the park and power washing the equipment. Suggested sanitizing the beach picnic table and gazebo once or twice a week.
3. Tom Bennis of 417 Aetna Drive commented about kids jumping off the pier. He suggested installing a fence around it.

Close: Motion: Mrs. Kirn Seconded: Mr. Surran

MEETING SCHEDULE:

Workshop meeting September 14th at 6:00pm

Council immediately follow workshop

MOTION TO ADJOURN:

Motion: Mrs. Kirn and seconded by Mr. Surran at 8:40pm.

RCV: All in favor.

Respectfully submitted,

Joanne Siedlecki, RMC, CMR
City Clerk

Robert Schulte, Mayor

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