

BOROUGH OF HIGH BRIDGE – COUNCIL MEETING MINUTES

Date: July 18, 2019 – 7:30 p.m. – Location: 7 Maryland Ave., High Bridge, NJ 08829

Please note: This meeting may contain discussion of items not mentioned on the agenda and, alternatively, any items specifically listed may be omitted.

CALL TO ORDER: MEETING CALLED TO ORDER BY MAYOR LEE

FLAG SALUTE: LED BY MAYOR

COUNCIL ROLL CALL:

Councilman Columbus	present	Councilwoman Moore	present	Mayor Lee	present
Councilwoman Ferry	absent	Councilman Strange	present		
Councilwoman Hughes	present	Councilman Zappa	present		

Also present were Attorney Barry Goodman, Administrator Mike Pappas, Chief of Police Brett Bartman, Water System Supervisor Alan Brower, Clerk Adam Young, and eight members of the public and press.

READING AND APPROVAL OF MINUTES:

Motion to dispense with the reading of the regular June 27, 2019 minutes: Hughes / Strange
Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 5 yes, 1 absent

Motion to approve June 27, 2019 regular minutes:
Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 5 yes, 1 absent

Mayor Lee stated that Councilwoman Ferry is traveling at this time.

VISITORS:

A. Billy Casper Golf - Ryan Phelps, Greg Sinder, Jay Palmer presented statistics and updates on projects at the High Bridge Hills Golf Course. Rounds are up by 20% and July has had good weather. Council discussed with the presenters the budgeting of the capital projects between 2018 and 2019, the calculation of average price per round, what makes High Bridge Hills a good course; a playable golf course and a good value for the money, if passes are included in the membership numbers, which they are not. Councilman Columbus stated that the presenters are doing well with the current budget. Pablo Delgado asked how the golf membership has fluctuated. Jay Palmer stated that membership has increased. Pablo Delgado asked what percent of overall revenue is generated by members. The presenters stated that about \$100,000 is generated depending on the year, and that membership status is waning in general as interest moves to other methods of paying for play time.

PUBLIC COMMENTS: 5 MINUTES PER PERSON

Nancy Hunt spoke about funding Historical talks and events with the sale of created goods by presenters and if items can be charged for at Community Day and a possible Fall craft fair. Council discussed the antique tools being for sale, what kind of items would be for sale, and discussed that this topic would be discussed further in the meeting.

PUBLIC HEARINGS:

A. Ordinance 2019-025: Golf Committee

Mayor Lee stated that a number of inconsistencies are in the current version of the Golf Committee and asked for a motion to table the Ordinance for a full rewrite, stated that she strongly feels that financial disclosure language should be included for members of the Golf Committee for transparency, that the financial disclosure portion should not be omitted, that there should be strong cross-committee collaboration added, duties of Officers such as

the secretary should be defined, duties of the Committee should be more defined, authorization to review the fees and make recommendations to the governing body and make decisions on marketing, having alternates on the Committee, handling of expired terms, length of terms, meetings being opened or closed to the public, that the Chair of the Committee should not be a Councilmember as there are other, more qualified individuals in the Borough who would be better suited to that position.

Councilman Columbus stated that the Ordinance had been reviewed and sent to the Mayor and Attorney, and that the Attorney verified that the Chair of a Committee can also be a member of the Council legally, and that this may be appropriate as the golf course is one of the largest Borough assets; that extra oversight is appropriate.

Attorney Goodman confirmed that this does take a motion to table the public hearing at this time, spoke about some items of concern brought to him by the Mayor such as a conflict of interest statement being added, after defining between a member of the Council or a member of the Governing Body being the Chair of the Committee, spoke to the amending process of an Ordinance after adoption, outlined the options for handling of the Ordinance at this time, and stated that it is better to have the Ordinance be amended prior to adoption.

Mayor and Council discussed how to act on the Ordinance at this time, the possibility of opening the public hearing on the Ordinance, review processes of the Ordinance, a Councilmember being the Chair of the Committee may or may not need further discussion, the possibility of a version of the Ordinance being introduced which may be different from the item brought to Council for the public hearing.

Clerk Adam Young stated that a non-substantial numbering change has been done at the request of Councilwoman Ferry and that any omission of the financial disclosure statement would be an error and unintended.

Motion to table the public hearing for Ordinance 2019-025, Golf Committee: Columbus / Hughes
Roll call vote: Columbus, no ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, no ; Zappa, no ;
Motion does not pass: 3 no, 2 yes , 1 absent

Motion to open the public hearing for Ordinance 2019-025: Columbus / Strange
Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 5 yes, 1 absent

Mayor Lee reiterated her points for inclusion or amendment of the Golf Committee Ordinance and asked why the Golf Ordinance varies as compared to other Committees. Discussion of these points ensued. Council further discussed the differences in having a Liaison as a Chair or not as a Chair of a Committee and if it is a conflict of interest or not to have the Ordinance set this way. Attorney Goodman stated that it is the prerogative of the Council to set this policy.

Attorney Goodman recommended having the language available prior to a vote on the Ordinance, stated that there is a difference in some Statutes between the term Council and Governing Body, advised that a Committee who is not advisory only and can spend funds is subject to OPRA and other regulations, and outlined the options that Council can take at this time.

Pablo Delgado stated that he is glad to hear about the Ordinance, that some feedback from the town will probably happen, stated tht he is neutral on the point of having a Liaison be a Chair and that it makes sense having a Liaison be a Chair to support the business of the Committee, suggested to Council to table the Ordinance for feedback.

Dennis Ferrera stated that the discussion is a wonderful demonstration of Democracy, that feedback from other people in the Borough would be good, discussion is good about this community asset, that the Ordinance should be tabled, and he is enjoying the meeting.

Nicole Poko spoke about the Ordinance not having the financial disclosure portion, that serving as a Chair on a Committee should be done like other Committees run in town if it is working this way and that individuals running for the Chair of a Committee have personal interests when they run as a Chair. Mayor and Council discussed how positions may or may not be self serving and how Committees may be operated differently, and

how groups may be named differently. Attorney Goodman stated that either would be the same because the Ordinance will set the powers, that a Resolution can not make a substantial change to amend an Ordinance.

Clerk Adam Young clarified that the document sent to Council for introduction of the Ordinance did not contain the financial disclosure information in the body of the document and that prior draft versions of the Ordinance show the financial disclosure information being removed in the body of the document.

The Mayor spoke about being adamant about having a motion to table the Ordinance for inconsistencies. Council discussed previous processes with Ordinances and getting the Ordinance amended.

Motion to carry the public hearing to the next Council meeting for Ordinance 2019-025: Strange / Zappa
Roll call vote: Columbus, no ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 4 yes, 1 no, 1 absent

DISCUSSION ITEMS:

A. Dog park - Mayor Lee spoke about the dog park fence being placed on the NJ Transit property, the process of having NJ Transit approve the fence on the shared property, having a six-foot fence be required which is about \$3000 to the taxpayer. Mayor and Council discussed some points of the NJ Transit letter such as a cease and desist of building on the property, NJ Transit being non-negotiable about the six-foot fence, having the letter be agreed to prior to the agreement. Mayor Lee spoke about being able to find the extra funds for the six-foot fence as it is something people would like in the community. Attorney Goodman stated that a motion to add a Resolution is appropriate.

Motion to add Resolution 240-2019 to the consent agenda for approving six-foot fence around the dog park and agreeing to the terms of the June 27th, 2019 NJ Transit letter: Strange / Moore
Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;
Motion passes: 5 yes, 1 absent

B. Water meters and meter equipment - Councilman Zappa spoke about the Ordinance which handles funding for upgraded radio read meters to save money by saving DPW time, brings better data to the Borough to assist users with understanding water flow, how the system can be transitioned easily rather than abruptly, having DPW change out the meters as the meters go bad or are updated, and how the process is done in other Municipalities. Water System Operator Alan Brower spoke about the process of scheduling meter changes. Councilman Zappa also discussed how rates are calculated. Councilman Strange spoke about the questions of making sure the rates are applied equially across the system. Councilman Zappa spoke about the way rates are currently calculated, that a "residential unit" or user needs to be defined within the Ordinances, and that some other changes seem necessary. Attorney Goodman spoke about having the NJ League of Municipalities website provide information as well as the Borough Engineer. Council discussed the plans for moving forward with the Ordinance.

C. Sale of goods at Community Day - Councilman Strange spoke about the question of having goods to be sold at Community Day or having an event with goods for sale after Community Day, spoke about the perspectives of having items for sale at Community Day and that it may change the tone of the event, and asked Council to consider how they feel about the sales of items as Community Day such as beer and pretzels, and spoke about the issue of deciding if anything should be sold at Community Day. Councilwoman Hughes stated that she is concerned about alcohol consumption during a family event. Discussion of roping off the area ensued. Mayor Lee stated that she is all for having the sale of goods at Community Day to encourage more people to come, mentioned past events which were successful with vendors, and that Ordinances regarding vendors may need to be reviewed. Councilwoman Moore stated that Community Day is somewhat locked down for this year, but that next year may be a better time, that she is personally for the sale as it is for High Bridge and a non-profit. Councilman Zappa stated that he has always been in favor of not having things be sold at Community Day, that there maybe should be a distinction for a non-profit for High Bridge.

Motion to approve Resolution 226-2019, social affair permit for "For High Bridge" at location, Union Forge Park from 5 p.m. to 7 p.m.: Columbus / Moore
Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, abstain ; Zappa, abstain ;
Motion passes: 3 yes, 2 abstain, 1 absent

D. Open space / camp site - Councilman Zappa spoke about being approached by a Cub/Boy Scout Leader about setting aside a camp site at Springeside Farm, having the maintenance and creation of the camp be done by the Scouts, and making it into a destination camp site. Councilman Strange spoke about what the process is for having a fire ring. Mayor Lee spoke about the utilization of the area.

INTRODUCTION OF ORDINANCES:

A. Ordinance 2019-026: Water capital - water meters and meter equipment

Motion to introduce **Ordinance 2019-026:** Strange / Columbus

Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 abstain

Mayor Lee states that the **Ordinance 2019-026** shall be published in its entirety in the Express Times and/or the Hunterdon County Democrat along with the public hearing date of August 15, 2019.

CONSENT AGENDA:

Motion to remove **Resolution 227-2019**, **Resolution 228-2019**, from the consent agenda and to remove **Resolution 234-2019** from the consent agenda for further discussion and consideration: Hughes / Moore

Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 abstain

RESOLUTION #	TITLE
Resolution – 229 – 2019	Updated Boards and Committees
Resolution – 230 – 2019	Amend the Capital Budget
Resolution – 231 – 2019	Award of contract - excavation services
Resolution – 232 – 2019	Award of contract - vehicle maintenance
Resolution – 233 – 2019	Reject bid - McDonald St.
Resolution – 235 – 2019	Authorization of Social Affair Permit - For High Bridge
Resolution – 236 – 2019	Award of contract - leaf vacuum
Resolution – 237 – 2019	Award of contract - sewer pump
Resolution – 238 – 2019	Summer recreation refund - medical
Resolution – 239 – 2019	Summer recreation refund - family emergency
Resolution – 240 – 2019	Approving six-foot fence around the dog park and agreeing to the terms of the June 27 th , 2019 NJ Transit letter

Motion to approve the consent agenda items as amended: Hughes / Moore

Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 absent

Resolution 227-2019, Appointment of Crossing Guard - Bonnie Pyke: No Motion / No Second

Resolution 228-2019, Appointment of Crossing Guard - Mark Mandelberg: No Motion / No Second

Resolution 234-2019, Appointment of Summer Recreation Counselors: Hughes / Zappa

Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 absent

Councilman Strange abstains from any items regarding family members.

Councilman Zappa abstains from any items regarding family members.

COUNCIL COMMITTEE ASSIGNMENTS/GOALS:

Councilman Zappa - Engineering, Department of Public Works - For the Department of Works, spoke about sixteen catch basins being repaired, 9 ton of blacktop applied, maintenance mowing, weed whacking, golf course debris clearance, summer recreation participation, maintenance equipment, sweeping Lebanon Borough streets, brush pile has been tub ground, doing current water readings and other duties. Spoke about engineering for Washington Ave. moving along nicely and starting phase two shortly, the rejection of bid for McDonald St. and

moving forward with the request for more money from the Department of Transportation, and StreetScape receiving DoT approval and awaiting Federal approval.

Councilwoman Hughes - Environmental, Solid Waste / Recycling, Public Health & Open Space - spoke about the document shredding being this weekend due to circumstances beyond Borough control with the vendor, Wildlife Habitat Community recertification being completed, Main Street planters are being watered, and parks weeded.

Councilwoman Moore - Special Events / Finance - spoke about including two new guests on the Special Events Committee which are going to help with summer concerts, Friday Night Flicks concluding, Sommerset Patriots event with Mayor Lee throwing out the first pitch, Community Day on September 7th with Beer garden after, Salsa Night Sizzle in the Commons, and the coming Trunk or Treat and PaintOut events in October.

Councilman Strange - Emergency Services / Recreation - spoke about the Fireman's Picnic concluding and being a success, a History of the Fire Department talk which went well, a successful golf outing, and read the Fire Department statistics. A repair list for the Police Department was read including review for additional cameras on Borough property, upgrading sidearms, replacing vests, P.D. child education programs being put on, the possibility of having metered parking in the Borough, and that a burning pile of garbage on the street was contained. He reported that Summer Recreation is going well at the park and the Director is doing well.

Councilwoman Ferry - Historical / Education - No report at this time.

Councilman Columbus - Golf / Economic Development - spoke about the Economic Development Committee waiting for the response for the tourism grant, exploring opportunities with a future grant with the County, the SBA seminar on Sept. 25th at High Rail Brewing, and EDC is looking for more members. Pablo Delgado spoke to having a limit of participants for the seminar and putting this on social media to track this. Mayor Lee spoke about being willing to put the event on her Facebook page and asked for the flyer to place.

Administrator Michael Pappas - Administrator Pappas spoke about communications with Joe Trilone about the potential need for having cooling centers in the Borough and a field meeting with the County about the Mine Road construction project.

Mayor Michele Lee - Mayor Lee spoke about the success of Foodstock and that we missed the win for this contest by only 200 lbs and to start planning for next year with a big thank you to all those who participated including Bonnie Fleming, the updates with the dog park and NJ Transit project, the tax bills going out and the communication about the bills from the Borough, changing the location for Coffee With the Mayor to the document shredding event, events coming up in the Borough, and a thank you to Chief Bartman and DPW for getting volunteers to help with the parks.

PUBLIC COMMENTS: 5 MINUTES PER PERSON

Karen Gove spoke about not having discussion within the Events Committee about having the Beer garden in Community Day, stated that she feels strongly that sales at Community Day shouldn't happen and asked to keep Community Day free.

LEGAL ISSUES: NONE AT THIS TIME

BILL LIST:

Approval of Bills as signed and listed on the Bill Payment List. **Total Amount: \$2,420,381.50**

Motion to approve bill list: Strange / Moore

Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 absent

Councilwoman Hughes abstains from voting on any personal reimbursements.

Councilman Strange abstains from voting on any family related reimbursements.

ADJOURNMENT: PRESIDING OFFICER ASKS IF THERE IS ANY FURTHER BUSINESS

Motion to adjourn: Columbus / Moore

Roll call vote: Columbus, yes ; Ferry, absent ; Hughes, yes ; Moore, yes ; Strange, yes ; Zappa, yes ;

Motion passes: 5 yes, 1 absent

Next Council Meeting: August 15, 2019 - 7:30 pm – Fire House, 7 Maryland Ave., High Bridge, NJ

ATTEST:



Adam Young
Municipal Clerk



Michele Lee
Mayor