

**MINUTES
BOROUGH OF MAGNOLIA
438 W. EVESHAM AVENUE
MAGNOLIA, NJ 08049
WORK SESSION MEETING
MAY 19, 2022**

MEETING CALLED TO ORDER

Mayor Cowling-Carson called the meeting to order at 7:00 p.m.

“OPEN PUBLIC MEETINGS LAW” ANNOUNCEMENT

This meeting is being conducted in full compliance with the “Open Public Meetings Law” and notices were sent to the Courier-Post and The Central Record. In addition, the notice was posted on the bulletin board located at Borough Hall.

FLAG SALUTE

ROLL CALL

Councilwoman Paula Bonamassa, Councilman Anthony DePrince, Councilwoman Mary Martz, Councilwoman Shawn Parker, Councilman Steven Whalen, Councilwoman Shelley Wilson, and Mayor BettyAnn Cowling-Carson

OTHER OFFICIALS PRESENT

Dan Long, Solicitor; Nick Bishop, Engineer; Sergeant Parker; Colleen Dawson, CTC; Harry Wozunk, CPWM, CRP; and Krystal Arana, Deputy Municipal Clerk

Absent: Mark Basehore, Engineer; Police Chief Paris; Fire Chief Wolf; Linda Neff, Finance Clerk, Payroll Administrator; Leah Fowler, Finance Assistant; and Paul Sexton, DPW

APPROVAL OF PREVIOUS MEETING MINUTES – None

PROCLAMATIONS

May 23, 2022 through June 5, 2022

- Click It or Ticket

Councilman DePrince read proclamation and elaborated on program.

ORDINANCES ON SECOND READING – None

ORDINANCES ON FIRST READING

5-2022 Authorizing Miscellaneous Road Improvements and Acquisition of Various Equipment in the Sum of \$400,000.00 through the Issuance of General Obligation Bonds or Bond Anticipation Notes

Motion to Adopt Ordinance 5-2022 on First Reading:

Motion: Councilwoman Wilson Second: Councilman Whalen

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

BE IT ORDAINED, by the Mayor and Council of the Borough of Magnolia, County of Camden, State of New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

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Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Borough of Magnolia, County of Camden, New Jersey ("Borough").

Section 2. It is hereby found, determined, and declared as follows:

- (a) the estimated amount to be raised by the Borough from all sources for the purposes stated in Section 7 hereof is \$400,000.00; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$380,000.00; and
- (c) a down payment in the amount of \$20,000.00 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, N.J.S.A. 40A:2-11.

Section 3. The sum of \$380,000.00, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$20,000.00, which amount represents the required down payment, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Borough in an amount not to exceed \$380,000.00 to finance the costs of the purposes described in Section 7 hereof is hereby authorized; said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Borough in an amount not to exceed \$380,000.00 is hereby authorized. Pursuant to 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 the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby 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 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance, which may be used for the payment of interest on such obligations, accounting, engineering, legal fees, and other items as provided in Section 20 of the Local Bond Law, N.J.S.A. 40A:2- 20, shall not exceed the sum of \$60,000.00.

Section 7. The improvements hereby authorized, and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount of obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

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<u>Purpose / Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligation</u>	<u>Period of Usefulness</u>
Various Road Improvements	\$ 175,000.00	\$ 8,750.00	\$ 166,250.00	10 Years
Site Remediation	100,000.00	5,000.00	95,000.00	10 Years
Various Public Safety Emergency Equipment	50,000.00	2,500.00	47,500.00	10 Years
Various Public Buildings and Grounds Improvements	50,000.00	2,500.00	47,500.00	10 Years
Various Parks and Recreation Equipment	<u>25,000.00</u>	<u>1,250.00</u>	<u>23,750.00</u>	10 Years
	<u>\$ 400,000.00</u>	<u>\$ 20,000.00</u>	<u>\$ 380,000.00</u>	

Section 8. The average period of useful life of the purposes for the financing of which the Bond Ordinance authorizes the issuance of bonds or bond anticipation notes authorized for such purposes, is not less than 5 years.

Section 9. The supplemental debt statement provided for in Section 10 of the Local Bond Law, N.J.S.A. 40A:2-10, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original 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. The supplemental debt statement shows that the gross debt of the Borough, as defined in Section 43 of the Local Bond Law, N.J.S.A. 40A:2-43, is increased by this Bond Ordinance by \$380,000.00 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. The full faith and credit of the Borough are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance, and to the extent payment is not otherwise provided, the Borough shall levy ad valorem taxes on all taxable real property without limitations as to rate or amount for the payment thereof.

Section 11. The Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 12. The Borough hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Borough prior to the issuance of such bonds or bond anticipation notes.

Section 13. The Borough hereby covenants as follows:

- (a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code; and

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- (b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder; and
- (c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes; and
- (d) it shall timely file with the Philadelphia, Pennsylvania Service Center of the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and
- (e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 14. The improvements authorized hereby are not current expenses and are improvements that the Borough may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 15. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of any such inconsistency.

Section 16. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

RESOLUTIONS

2022-94 Authorizing the Hiring of Police Officers Who Have Not Taken an Open Competitive Examination for the Title of Police Officer as Permitted by Senate Bill S3220, P.L. 2021, C.7

Motion to Adopt Resolution 2022-94:

Motion: Councilman DePrince Second: Councilwoman Parker

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson
DePrince summarized that the passing of this resolution meant that the Police Department would now be able to hire someone already certified without utilizing the certified list provided by the government

2022-95 Acknowledging Resignation – Public Works Department – Raymond Quarles

Motion to Adopt Resolution 2022-95:

Motion: Councilwoman Bonamassa Second: Councilwoman Martz

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

2022-96 through 2022-97 Appointing New Hires

- Police Department – S.L.E.O. Class 1 – Andrew Ballinger

Motion to Adopt Resolution 2022-96:

Motion: Councilman DePrince Second: Councilwoman Parker

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

- Public Works Department – Temporary Part-Time Laborer – Timothy Osman

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Motion to Adopt Resolution 2022-97:

Motion: Councilwoman Bonamassa Second: Councilwoman Martz

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

2022-98 Insertion of a Special Item of Revenue (Chapter 159) – Click It or Ticket Grant
\$5,600.00

Motion to Adopt Resolution 2022-98:

Motion: Councilman Whalen Second: Councilwoman Parker

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

2022-99 Authorizing Award of Non-Fair & Open Contract – Garden State Security Group – Alarm Systems Update and Monitoring Services – \$1,176.74

Motion to Adopt Resolution 2022-99:

Motion: Councilwoman Bonamassa Second: Councilwoman Parker

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

2022-100 Authorizing Service Agreement – Municipal Building Improvement (Attic Catwalk) – William Obert – \$16,500.00

Motion to Adopt Resolution 2022-100:

Motion: Councilwoman Bonamassa Second: Councilwoman Martz

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

2022-101 Authorizing NJ Cooperative Pricing Agreement #T1372 Utilizing State Contract 88695 – Multi-Temp Mechanical, LLC – Donald E. Wilson Community Center – Air Conditioning System – \$51,711.70

Motion to adopt Resolution 2022-101:

Motion: Councilman Whalen Second: Councilwoman Parker

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson
Councilman Whalen stated this agreement is ARP funded

2022-102 Authorizing the Payment of Bills: \$192,821.49

Motion to Adopt Resolution 2022-102:

Motion: Councilman Whalen Second: Councilwoman Martz

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

BUSINESS LICENSE(S)

Sarju Magnolia, LLC

One Stop Shoppe, 103 NE Atlantic Ave (Convenience Store)

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Sunday	7:00am-8:00pm
Monday	6:00am-8:00pm
Tuesday	6:00am-8:00pm
Wednesday	6:00am-8:00pm
Thursday	6:00am-8:00pm
Friday	6:00am-8:00pm
Saturday	6:00am-8:00pm

Property maintenance performed; mercantile license approved.

COMMITTEE REPORTS

PUBLIC SAFETY

Councilman DePrince

Not expecting issue with state approval of resolution concerning an emergency operations plan; to send County approved sample resolution to Krystel Arana, Deputy Municipal Clerk for introduction and adoption at an upcoming meeting. Attended the Mayor's monthly meeting; main topic of concern was emergency medical services. Further elaborated on the topic beforementioned and stated it is not a financially stable system; committee working on finding solution and will report back.

FINANCE, ADMINISTRATION & TECHNOLOGY

Councilman Whalen

Ambulance in capital ordinance. Looking forward to starting Primepoint sometime in November. Announced Linda Alexander's resignation. Spoke to preparations of tax sale; Colleen Dawson, Tax Collector, is considering implementing electronically. Train Station to be included on insurance policy.

PUBLIC WORKS & MUNICIPAL FACILITIES/GROUNDS

Councilwoman Bonamassa

Talked about property maintenance; leaf collection on hold until fall. Harry Wozunk, CPWM, CRP, reported on catwalk being 80% complete; railing still needs to be constructed. To review the work recently completed by Multi-Temp on the air conditioning system at Borough Hall. Pending playground equipment; landscaping work being done over the weekend. Elaborated on next steps in oil tank project. Mayor Cowling-Carson admires the efforts expended reorganizing DPW's facility.

PLANNING/ZONING, CODES, LICENSING & STREET LIGHTING

Councilwoman Martz

Expressed she is sad to see Linda Alexander go. Code Enforcement issued a number of letters to property owners concerning high grass. Gave update on ModWash. Mayor Cowling-Carson announced upcoming meeting with owner of apartment complex to discuss rent control.

PUBLIC EVENTS & RECREATION

Councilwoman Parker

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Gave update on upcoming events such as Memorial Day Parade and Ceremony, Independence Day Fair, Little Miss Magnolia, Medal Ceremony, and National Nite Out.

**COMMUNITY/ECONOMIC DEVELOPMENT, INFRASTRUCTURE & COMPLIANCE,
& COMMUNITY CENTER**

Councilwoman Wilson

Preparing for Camp 99. Did a walkthrough of the community center with the representatives from the Magnolia Night Market. Contemplating changing the security deposit fee based on concerns from recent experiences.

MAYOR

Mayor Cowling-Carson

Spoke about arrangements for Little Miss Magnolia; reminded everyone of deadline for receipt of participant applications. Gave overview of the past week; very busy networking.

ENGINEER REPORT

Mark R. Basehore

Reviewed report submitted for May at last meeting.

SOLICITOR REPORT

Dan Long

None

OLD BUSINESS – None

NEW BUSINESS – None

PUBLIC COMMENT – None

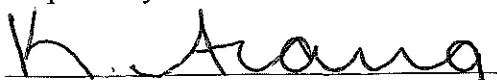
ADJOURNMENT

Motion to Adjourn Meeting: 8:23p.m.

Motion: Councilman Whalen Second: Councilwoman Parker

Roll Call: Councilwoman Bonamassa, Councilman DePrince, Councilwoman Martz, Councilwoman Parker, Councilman Whalen, Councilwoman Wilson, and Mayor Cowling-Carson

Prepared by:



Krystal M. Arana
Deputy Municipal Clerk