

**MINUTES
COUNCIL WORK SESSION
TOWNSHIP OF MONROE
OCTOBER 10, 2016**

A.) OPENING CEREMONIES & ROLL CALL

The regular scheduled Work Session Meeting of the Monroe Township Council was called to order by **Council President, Cody D. Miller** at **7:03 PM** in the Conference Room on the first floor of the Municipal Complex, located at 125 Virginia Avenue, Williamstown, New Jersey.

This meeting was advertised pursuant to the New Jersey Open Public Meetings Act (*NJSA 10:4-6 thru 10:4-21*). Notices were placed in the official publications for Monroe Township (i.e.: South Jersey Times, Courier Post and the Sentinel of Gloucester County). A copy of that notice has been posted on the bulletin board at the Municipal Complex.

SALUTE TO OUR FLAG – Cncl. McIlvaine led the Assembly in the Salute to Our Flag.

ROLL CALL OF PUBLIC OFFICIALS

Cncl. Walter Bryson	Present	
Cncl. Frank Caligiuri		<i>Excused</i>
Cncl. Marvin Dilks	Present	
Cncl. Rich DiLucia	Present	
Cncl. Bob Heffner	Present	
Cncl. Bart McIlvaine	Present	
Cncl. Pres., Cody D. Miller	Present	
Mayor, Daniel Teefy	Present	
Business Admin., Kevin Heydel		<i>Excused</i>
Solicitor, Charles Fiore	Present	
Engineer, Chris Rehmann, ARH	Present	
Dir. of Public Safety, Jim Smart	Present	
Dir. of Code Enforcement, George Reitz		<i>Excused</i>
Dir. of Public Works, Mike Calvello	Present	
Dir. of Comm. Dev., Rosemary Flaherty		<i>Excused</i>
Deputy Mayor, Andy Potopchuk	Present	
Municipal Clerk, Susan McCormick	Present	

PRESENTATION

- *Grow With Williamstown*

Ernie Carbone – Chairman, Main Street Committee & Member Economic Development Commission was in attendance with regard to a short presentation, which was assembled for this evening as a follow-up to information that was given to council back in May, 2016. This process began in 2015 with the EDC where we contracted to work with a group called Suasion Communications. Mr. Carbone then gave an update noting during the last seven (7) months we have been working with Suasion on initiatives targeting the stimulation of attention and awareness of the Economic Development plans in

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PRESENTATION (cont'd)

Williamstown, Monroe Township. We are putting forth projects that brand Williamstown and its assets with a primary focus on attracting our target audience, developers. The name Williamstown has gained in recognition on its own and while Monroe Township is the practical identity for those of us who govern and have lived here for several years we believe Williamstown is the best possible public persona and identity for our area for marketing, branding and promotional purposes. The design of our program has two parts, Phase I and Phase II

The first phase was recently completed with the go-live of our new website on October 3rd www.GrowWithWilliamstown.com. Leading up to this milestone in our marketing project we had:

- * Defined the brand of Williamstown, Monroe Township—marketing and communication methods that distinguish us from the competition
- * Established brand identity through the use of a new Logo—which allows us to stand-out with a recognizable identity
- * Conducted a photo shoot of our town's assets, established businesses, people and new housing project development.

Mr. Carbone then noted the website incorporates the established brand and logo – and the photos from the shoot are an integral part of showcasing our township to prospective developers, entrepreneurs, and potential new residents. The main navigational sections of the website outline who we are, where we are, and what incentives are offered to ease the new business process here in Williamstown. Highlights also include a three-minute video that showcases the growth and prosperity in Williamstown, as well as the opportunities for new businesses and families to work and live here. The video offers a visual tour by combining video and images from the photo shoot to clearly illustrate why businesses should “Come Grow With Us!” There is also a contact form which allows visitors to ask questions and provide their information – and the form is also being assembled as a database for future e-mail marketing opportunities. Finally, a full list of available properties is provided.

The second phase in this partnership with Suasion Communications Group is underway starting this month. During this phase the EDC will partner with Suasion to develop the following programs to follow through with our initial efforts.

Cncl. Pres., Miller then elaborated on this noting the group being used did the targeting for Glassboro and has done areas such as Jersey City and Collingswood. This is more of an identifier that the township can give to prospective developers or businesses to say these are the trends of the market in Monroe Township, this is the population and this is where we are going. This aids in having data available when developers want to come into the township. At this time, Mr. Carbone continued advising of what the second phase contains.

- * Marketing analysis and Needs assessment for identifying Target businesses.
- * A Marketing and Public Relations Campaign including
- ~ A FAM tour for area officials and developers/planned for Thursday, November 3rd.

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PRESENTATION *(cont'd)*

* Creative design of Electronic Ads

* Advertising Space Allocation

* Distinct and unique direction for utilization of Social media

Mr. Carbone added that our Director of Community Development, Rosemary Flaherty and a group of us are putting this together to launch on November 3rd where we will be touring our town to show off our assets.

Mr. Carbone then noted the EDC membership looks forward to moving forward in partnership with Suasion Communications to not only attain, but exceed, the goals of the economic initiatives of Williamstown, Monroe Township! He then noted this a follow-up as he indicated early on to what was presented to this group in May.

Cncl. Pres., Miller elaborated on the branding of Williamstown, New Jersey and advised when this process was first started I was confused myself. When Suasion got involved and EDC began the conversation what we realized was in order for us to attract both commercial and residential growth but more catered toward economic development most people when they look at us they know the location as Williamstown, New Jersey. This does not replace our municipal government website or our township seal, this is a campaign that is specifically marketed and targeted for attracting commercial development and will be used by the Director of Community Development. It will include available things that we are trying to present to the developers to let them know what our assets are and how we can streamline the process. He then went on to show a video presentation entitled "Come Grow With Us". Cncl. Pres., Miller at the conclusion of the video went on to explain that as we progress with the redevelopment sites this will be updated. Right now what we have on available properties is the commercial properties for sale which takes you to a link which lists every single piece of commercial property that we have in the township. Once we move forward, even further, with this process we will be able to update the site to include all of the redevelopment sites as well. A page on incentives is also included and it talks about our new Director of Community Development/Zoning Officer about easing the process. It talks about our tax abatement program that we have on the books, the micro loan program and any news articles that we were recently featured in and all of our contact information.

Cncl. Bryson then commented on the video noting he felt it was a great program. It beings everything forward and shows people everything we have to offer in the town.

Mayor Teefy then noted we felt that people kind of had Williamstown and Monroe Township confused so we started trying to define channels. Anything dealing with the township website and the township Facebook page is government stuff. We get many requests to post fund raisers, etc. and we don't like to say no but it is not something that is government specific. On the Williamstown side of things, have at it. We are going to post and be more open to those organizations and tailor down the Facebook side on the township website to be township specific. We are starting to develop those channels and some may cross between each other but mostly we will define channels for that information.

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Cncl. Bryson suggested there should be future consideration given to possibly changing the name of Monroe Township to Williamstown Township. **Cncl. Pres., Miller** then noted the mailing address is Williamstown, New Jersey and even when you are on the ACE when you exit it says Williamstown. He also advised we have an entire plan to start going around to businesses and doing business spotlights being done through the "Grow with Williamstown" page. He added we will be doing free marketing and publicity for these businesses which will be funneled through this Williamstown site versus the township end. Again, this is really exciting and he extended his thanks to the Economic Development Commission and the Main Street Committee because they took the ball and ran with it.

Patrick McDevitt – Sustainable Monroe noted he had envisioned that there might be some businesses that would be really applicable to redeveloping some of our "Brownfields" sites. Would that fall into a category where we could showcase some of those sites? Mr. Carbone noted the concept is to link everything together at some point in time. Initially, we are going to link the Chamber into this which will tie us into the business members involved with the Chamber of Commerce. Once those members are listed on the website, the people that are inquiring about business will have access to the business website because it will have a link right next to their name. There was then a brief discussion back and forth on the "Brownfields" sites.

B.) MATTERS FOR DISCUSSION

- **Forest Hills – Street Lights**

Solicitor Charles Fiore advised he was requested to prepare a resolution in anticipation of council voting on the removal of the gas lights in the Forest Hills development with replacement of electric lights through Atlantic City Electric. He then asked the Chief of Police to prepare a report with respect to safety concerns as part of your deliberation in considering removal of the gas lighting along with the financial aspects. **John McKeown, Chief of Police** noted he had prepared a report (*which was distributed*). Specifically, it was broken down into three (3) sections. He explained about one year ago he did a research project on placing cameras along Main Street (*Closed Circuit TV*) and it became very evident that it was cost prohibitive. However, the research at the time with a variety of studies showed Closed Circuit TV while it has deterrent properties, street lighting and enhanced street lighting actually does the same and sometimes better at deterring crime at a much, much lower cost and there are none of the privacy issues associated with putting cameras out. Although he knew we were not talking cameras with Forest Hills but it is how this whole thing evolved as we realized lights on Main Street were better than cameras. Recently, there were some street lights installed along Blue Bell Road, Library Street, Washington Avenue in those areas which were dark. We had citizens say they were not comfortable walking through this area however after the installation of the street lights comments received were very good and the lights were doing what they should and the people feel safer walking in this area. He advised LED lighting because of the color and the spectrum they render provide a much easier job for police and for citizens to help identify things like clothing color and provide clearer descriptions. He then spoke on the lights within Forest Hills being acorn style, low to the ground and post mounted and because they are gas there are no reflectors on them because they are relatively low power so they provide a glare which can be worse

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B.) MATTERS FOR DISCUSSION (cont'd)

during rain storms and fog. Forest Hills lighting in its current capacity has been an area of concern. Chief McKeown then noted he spoke with the former fire chief and current OEM officer and he advised they have had a few lights catch fire, now we had poles catch fire too so I am not saying it is only a street light issue but it was brought to my attention. **Cncl. Bryson** spoke on LED lighting and he thought they were great, really terrific. However, he was reading an article on the spectrum of LED lighting and too much of the white spectrum tends to keep people awake at night. He noted when you are looking at what to do, it would be nice to have a nice, bright street light but it may create more problems than solutions. The chief noted he believed what council was looking at is a COBRA style which has an arm that sticks out from the utility pole and the traditional electric mercury vapor or sodium vapor lights are globe shaped on the bottom and they actually project a lot of light both sideways and up. One of the studies he reviewed was from Pittsburgh and they show an aerial view of where they changed over to LED and because they are actually recessed in the housing, the light shines down and this helps prevent some of that bothersome light that would spill over to neighboring houses or property.

Cncl. DiLucia then noted there were two elements involved with making a decision on this, one being the economics the other is safety. He questioned the statistics in the Forest Hills area, have we had a lot of crime? Has there been any accidents at night. The chief responded that Forest Hills is a relatively safe community and although I am happy where I am I certainly would not be concerned with moving in there. Crime has not been an issue for us, occasionally you may have some vandalism and minor things like that but it is definitely one of our safer communities. He then noted he had not pulled up accident stats but traditionally we have received speeding complaints from Forest Drive. The chief advised the information on night time accidents can be obtained.

Cncl. Heffner then spoke on the costs associated with the gas lights. Currently, the gas bill runs between \$28,000.00 and \$30,000.00 a year (*rough numbers*). Repair bills range anywhere from \$35,000.00 - \$40,000.00 so you are looking at in the neighborhood of \$70,000.00 a year to operate and maintain those lights. It comes out to about \$30.00 - \$35.00 per pole, per month. It is right around 14% of our street lighting bill right now and this is going toward just that one development. If you go to what ACE has offered the COBRA style, LED 100 watt bulbs it would run us about \$4.00 a month, per pole. It will cost us roughly \$56,000.00 to have them installed. ACE will take care of all the maintenance and our electric bill should run us in the neighborhood of \$2,800.00 to \$3,000.00 a year. Basically, you are seeing a substantial reduction in costs once we pay the initial investment.

C.) PUBLIC PORTION

Cncl. DiLucia made a motion to open the Public Portion. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of council in attendance.

Jack Luby - Forest Hills resident approached council members and spoke of the Local Government Ethics Law and conflicts of interest. He noted you can't be on both sides of the fence at one time. In other words, you can't work for SJ Gas and you can't act as a

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C.) **PUBLIC PORTION** (cont'd)

councilman regarding anything that has to deal with gas lights. Fact of the matter is, Mr. Heffner works on these lights for SJ Gas and he stated to me he doesn't even want to work on them. The whole reason this came up is so that he doesn't have to work on the gas lights in our development. It has nothing to do with economics and in my opinion Mr. Heffner should not have any input at all concerning this matter. **Cncl. Pres., Miller** then noted he can recuse or abstain on this. Mr. Luby then noted that he did not know whether he wants to recuse himself or not. He then continued and noted this is a little more complicated than that, if you have a conflict of interest and it doesn't start today because I brought it up, the conflict of interest is when this whole endeavor started. So, since Mr. Heffner has a conflict of interest and has participated in those activities therefore I believe that anything dealing with the street lights, since its inception, is void *ad initio*. **Cncl. Pres., Miller** noted he would have to disagree with that as council, under our direction, decided to move this forward. We spoke with the Business Administrator and Bobby has already agreed to recuse himself from the issue because it would be a conflict if he voted on it. This was a discussion that council brought up at a council meeting and we were all in agreement to move it forward to get the cost estimates. There was no one person driving this entire process. **Mr. Luby** then noted, that doesn't matter whether he initiated it or not, he was involved in it, he participated in the activity from the very inception. **Solicitor Fiore** then noted, if I understand from what you are saying, then you are saying that this council is barred from forever acting upon the gas lights? He has already recused himself and we can move on. Mr. Luby responded, no I am just saying you gotta start all over again without his input. Mr. Fiore responded that he did not agree. Mr. Luby asked why not? Mr. Fiore noted what is the basis for it? You raised the conflict, he is not saying there is a conflict he is just saying that at the advice of *counsel* he is not going to participate. You are saying that we have to start over with the information and Mr. Heydel provided most of the economic information as well as the township engineer and you were not at some public meetings where it was discussed. Mr. Luby noted he just wanted his objection on the record. Mr. Fiore noted I understand that. **Cncl. DiLucia** noted from his perspective, I don't view this as a conflict on his part and I will tell you why. He works for the gas company and the gas company is going to lose business if this thing is passed. So I don't know how that would bias him, I don't understand the bias in this. Mr. Luby advised, according to the ethics rule, it doesn't matter a conflict is a conflict. Mr. Fiore then advised there are various conflicts, there is indirect conflict and direct conflict and one where you have a pecuniary gain adding he just named three of the four types. Mr. Fiore then stressed, he (*Heffner*) is recusing himself, he will abstain with cause so he is not going to participate and all the other information has already been brought forward. **Cncl. Bryson** then noted Bob is an expert as far as the gas lamps are concerned, so his input would be invaluable. He added the lamps that ACE suggested was through engineering and if you were not to take the engineering side but to take the esthetic side there may have been another solution. As far as I am concerned Bob has no conflict and he would be the source that we would love to have when it comes to deciding. Mr. Luby added, not when his whole objective to this is to get out of doing work. There was some discussion back and forth that was inaudible. **Cncl. Pres., Miller** then noted I think we have already clarified it is not a conflict.

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C.) PUBLIC PORTION (cont'd)

Mr. Luby then spoke on information with regard to the \$70,000.00 figure. He then proceeded to speak on his background, he was the Director of Finance, Councilman, Mayor and Business Administrator for the township. On the outside he was a CPA for over twenty years and worked for Price, Waterhouse & Company and also for a Fortune 500 company as a financial analyst. The numbers involved are substantial and I think I have demonstrated they are accurate. I worked up an entire plan, if you recall, a year ago demonstrating that #1 you could take and have public works perform the maintenance and repair. They (*public works*) can do it there is no law I looked it up and you do not have to have any type of license in order to maintain those lamps, anyone can do it. We are being charged some \$120.00 per hour (*what he computes it to be*) when we can get a guy to do it for \$18.00 per hour. I took a look and we were told that you couldn't get the parts he then called the manufacturer and supplier and not only can you get the parts, you can get the whole lamp. When you compare the costs to what SJ Gas charges, you can save one half to one third by purchasing directly from those folks. I also spoke about the amount of gas being used and first of all you have to understand the gas usage is estimated because there are no meters on those lamps. Mr. Luby noted he spoke with someone on this and at the very bottom of the lamp is a regulator where you can turn up or down and according to them they feel there is an excessive amount of usage for those type lamps. You could probably cut the costs in half. Mr. Luby then went on to note that you guys have a fiduciary responsibility to this township to do due diligence, and what that simply means is you must look at all alternatives. Now, I had provided you with a viable alternative last year and am somewhat disappointed that it wasn't even considered in the mix. I am telling you right now those numbers would be a lot different than they are now. He then noted he has information and just received additional information, he will update it and could probably have it to everyone by next week. We have a unique residential area and there is nothing more unique then the gas lights in Forest Hills. The crime rate is pretty good and it is a nice neighborhood. Mr. Luby stressed he felt it was incumbent upon council as their duty to examine all the alternatives. I have given you alternatives which will cut costs dramatically. You take a look at it and if the electric lights still work, I personally would rather stick with the gas lights, but that is solely up to you guys. Mr. Luby then spoke on the value of the homes, there are approximately 300 homes and people move into that area because of the gas lights as they are an inducement. My fear is that when you take that out we are just like any other community and have possibly lost on the resale value of our homes.

Mr. Luby then spoke on the contract (*Resolution R:180-2011*) and noted that SJ Gas does not own those lights and the reason he knew this was because he went to court on this when he was mayor. There was three days of testimony and the fact of the matter is that (*inaudible*) and Esposito brought those lamps from some place in Philadelphia, they put the lamps in, not SJ Gas. When the roads were dedicated those lamps came along with it. All this happened between 1975-82 and they tried to take the lamps out at one time and what they said was, there is a gas shortage. They took out the front ones, said they had permission but they did not have my permission. That's when we went to court because they wanted to take out the rest of them. The judge had a ruling that Monroe Township owned those gas lights and the gas company only services them, period. For years the civic association helped out in taking care of the bill and I can tell it was not \$70,000.00. Think about this, \$70,000.00

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C.) PUBLIC PORTION (cont'd)

in ten years, are you are going to tell me that you spent \$700,000.00 on 179 gas lights, this can't be. Some of them didn't work so that number, in my mind, that number is bogus. He continued speaking on the costs involved adding this if they are maintained correctly all you will have to pay for is a few mantels. You can buy hard core mantels that are meant to be put on gas lamps that are out on the street, the ones now break all the time. He went on to speak of maintenance on the lamps and how the gas lines are regulated. At this time, **Cncl. Heffner** advised they do not have gas meters on them as every gas lamp has a single orifice and with that orifice is a calculation of how much gas goes through that orifice per hour and then you multiply that by 24 hours. There is a calculation they just don't throw out numbers and say this is what we are charging. He explained the process adding the regulator only adjusts the pressure, not the volume. Because the lights mandate there has to be a certain amount of pressure in order to operate properly, you cannot adjust them with a regulator you would have to replace the regulator completely if you wanted to do that.

Mr. Luby then noted the other problem is you guys might be a little too late, as under Section 1 of the contract Term and Termination it reads: *This agreement shall be effective from the date first written above and shall continue for an initial term of five (5) years. Thereafter this Agreement shall automatically renew annually until either Party provides sixty (60) days prior written notice of its intent not to renew.* **Solicitor Fiore** then commented that would be if either party wanted to terminate unilaterally but if both parties agree they are going to void the contract, even though it would be automatically renewable, if both parties agree they can terminate the contract. There was then discussion on the provisions of terminating the contract as it relates to the 60 day notice. Mr. Fiore then noted once the notice provision passes and a contract is in effect, the parties can terminate the contract unilaterally. Mr. Luby then noted all I am asking is this: they have been there 47 years, they are part of Monroe and you said you wanted distinct developments in the prior presentation so why not give the other one a chance. There would be some \$36,000.00 that can be given to Mike (*Calvello*) to hire someone and I would be more than happy to do any footwork as I am retired. Try it for six (6) months and see if it is substantially reduced because once you do this (*remove gas lights*) it's done. **Mayor Teefy** noted we do not own the lights, he then referred to the agreement where it says SJ Gas owns and operates 179 gas street lights. Mr. Luby advised he did not care what the agreement says I am telling you... **Mayor Teefy** then noted we can terminate tomorrow if we want because you don't have to go by the 60 days because this agreement is no good is what you are telling me. Mr. Luby responded no to read the Separation clause *Severability of Provisions* which means they can sever any one section and the rest of it is valid. Mr. Fiore clarified if one clause is deemed to be illegal it does not void the remainder of the contract is the point Mr. Luby is making. Mr. Fiore went on to note that the mayor is referring to the contract where, maybe at one point in time, a judge did say Monroe Township owned them but this contract kind of changes that game plan a little bit because it references in there that...Mr. Luby added it might say that but it is an error. Mr. Fiore noted I think everybody understands what you are saying from a sentimental standpoint. Mr. Luby noted it is more than sentimental, it is character, Forest Hills is known for its lights. According to both you and the mayor you can void this contract, go on a month to month basis and if you want to you can cut it off. Those gas lights are valuable, they are steel and the new ones they have now are aluminum.

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C.) PUBLIC PORTION (cont'd)

You are going to destroy Forest Hills when I have given you some kind of viable alternative. I would be glad to work the numbers up with you and with Kevin. He then noted a worker makes about \$18.00 per hour at about \$40,000.00 or a little less a year. **Cncl. Pres., Miller** noted that number would be substantially more when the health benefit package and all the other things are calculated in. There was then discussion on the possible need to have someone certified in the maintenance of the lights. Mr. Luby added Cape May has the same exact lights as we do and he read from a correspondence received indicating that there Public Works Department handles the minor repairs such as: painting, mantels, broken globes, etc. Mr. Luby elaborated stating you don't need any special training to lift up a globe and take a mantel put it in, tie it into a gas burner turn it on and put it down.

Mayor Teefy then noted that based upon the contract SJ Gas or their subcontractor are the ones that do the maintenance of the gas lights, not the township. They own them, they do the maintenance. Mr. Luby noted he did not care what the contract said, he could put anything in a contract and it could wrong. I'll tell you what, have them show us the bills of laden and the invoices and where they brought them. Have them show some documentation on the ownership because they don't have it. The mayor then said, so we need to hire people for this. Mr. Luby went into the numbers involved and how you could hire a full time guy. Now, if it took 80 hours to maintain 179 lights that would be a lot, so now you have a full time guy for fifty (50) weeks to do other things for the township and people (*workers*) are desperately needed so it is a win, win situation. You don't have to destroy our community, you are getting an opportunity to try an alternative. **Mayor Teefy** then noted, you are saying I desperately need people (*public works*) to do other work besides gas lights. Mr. Luby responded, yes you hire a guy he does maybe 80 hours a year then he has 50 weeks to do other things. **Cncl. Pres., Miller** noted it is still \$30,000.00 a year for gas and \$2,800.00 to \$3,000.00 for lights per year (*\$4.00 per light, per month*). You are talking about a reduction in cost by about 300%, so even if you factor in the maintenance and everything else it will still be \$30,000.00 for gas and \$3,000.00 per year for the LED lighting. **Cncl. Bryson** requested a breakdown from SJ Gas of a contract with/without service. **Cncl. Heffner** advised it is already separated, you have a separate gas bill and a separate bill for work done on the gas lights. **Cncl. Heffner** then spoke on the actual work associated with the gas lights. First of all, it is not going to be a one person job. **Cncl. Heffner** questioned what are the chances of a township employee working on an 8ft to 12ft ladder by themselves? It's not going to happen, according to union rules. Mr. Luby then said it is being done by one person now. **Cncl. Heffner** noted that is because it is a different union, trust me I work in the rain. Mr. Luby then noted that my son works in Public Works so I take public offense to that. At that time there was a brief, heated exchange.

Cncl. DiLucia then noted it was pretty apparent that the issue is, they have been there for a long time and they are pretty, they are nice and you would like to keep them. From the perspective of council it is an economic issue, if it was even close in numbers then probably (*and I can only speak for myself*) I would say it is close enough economically that it doesn't make a big deal. But the way it looks to me just doing rough numbers in my head, and I would be willing to spend more time on it, assuming the \$30,000.00 number is correct because if it isn't than someone has been cheating us. The maintenance issue which you say

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costs \$18.00 per hour but I know you would have to factor 50% to 60% on top of that figure for fringe benefits, social security, etc. then 2080 hours get factored down and that \$18.00 without any adding on of benefits becomes a bigger number because you are paying for unproductive time because you have to pay for vacation, etc. The only way that I can think of that you can keep the lights because I don't think there is any way economically that you can get it down to a point where it is going to make a significant impact is if you have an association that said they would offset the costs. **Cncl. DiLucia** then noted if it is worth that much to the community there are many communities that do that type of thing. Mr. Luby advised that he would look into this. **Cncl. DiLucia** added that if people really wanted this, and I know you are here and you are passionate about it and I noticed this is the second or third time you came forward. I have heard your numbers and I know you put a lot of work and a lot of time into this but you are the only one here, there is no one else here. I would suggest that you try to get an association that says we are going to put in so much money a year to offset this cost to see if you can't close the gap to somewhere where it is a reasonable expenditure out of the budget as opposed to \$70,000.00 because that amount we can't justify. Mr. Luby noted again that would be \$700,000.00 for ten years and that is impossible. **Cncl. DiLucia** noted if the gas is \$30,000.00 per year and the maintenance will fluctuate I gotta think that the numbers are pretty darn close. When I hear the numbers of how Jack plans to offset those numbers, no way is he going to be able to offset them in the things he proposed enough to make it economically justifiable. He felt the better approach may be if you could solicit with the residents that live there whether they are willing to put money in to maintain those lights. Mr. Luby then noted this has zero impact on the budget, statistically seven zeros. You have a \$24 million dollar budget and we are talking, even if the whole thing is \$70,000.00 do the math. **Cncl. Pres., Miller** noted we could argue for days about how small cost savings add up to a larger piece of the pie. Mr. Luby then noted that he would like a list of other things that you guys decided to cut back on.

Jack Simmermon questioned, on November 1st we don't have to put any application (towing) in right? Mr. Fiore advised that was correct.

Cncl. DiLucia questioned whether or not a resolution in regard to gas lights would be moved forward for approval at the regular council meeting. **Cncl. Pres., Miller** then polled each council person in attendance for their assessment on this. **Cncl. McIlvaine** advised that he would be willing to give Mr. Luby some time. **Cncl. Heffner** did not participate, he was excluded from the poll. **Cncl. Bryson** noted he voiced his concerns prior. **Cncl. DiLucia** advised he would give it some time and perhaps another presentation. **Cncl. Dilks** also agreed to give Mr. Luby some time. **Cncl. Pres., Miller** agreed with that. It was the consensus of council members in attendance to give Mr. Luby some time to perhaps bring further information forward. The "draft" resolution prepared was not forwarded to the regular council meeting for approval.

Cncl. Bryson made a motion to close the Public Portion. The motion was seconded by **Cncl. Heffner** and unanimously approved by all members of council in attendance.

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COUNCIL WORK SESSION
TOWNSHIP OF MONROE
OCTOBER 10, 2016**

D.) NEW BUSINESS

Solicitor Fiore referred to Ordinance O:30-2016 *An Ordinance Of The Township Council Of The Township Monroe To Amend Chapter 262 Of The Code Of The Township Of Monroe , Entitled "Towing"* scheduled for second reading at the regular council meeting, noting a non-substantial change to Page 8, #7 with regard to on hook coverage. *"On Hook Towing Coverage - Minimum Limit of \$100,000 per vehicle. In the alternative, the tower may obtain a single limits policy in the amount of \$1,000,000 that provides on hook coverage or may provide a garage keeper's policy in the amount of \$1,000,000 that includes on hook coverage and will conform with the requirements of this section and Chapter 262-4D6.* The solicitor advised as this was not a substantial change the ordinance could be moved ahead for second reading.

E.) OLD BUSINESS - None

F.) COMMITTEE REPORTS - None

G.) QUESTIONS REGARDING RESOLUTIONS SCHEDULED - None

H.) QUESTIONS REGARDING ORDINANCES SCHEDULED - None

I.) ADJOURNMENT

With nothing further for discussion, **Cncl. Heffner** made a motion to adjourn the Council Work Session of October 10, 2016. The motion was seconded by **Cncl. McIlvaine** and was unanimously approved by all members of Council.

Respectfully submitted,



**Susan McCormick, RMC
Municipal Clerk**



Presiding Officer

These minutes were prepared from the tape-recorded proceedings and the hand written notes of the Council Work Session of October 10, 2016 and serves only as a synopsis of the proceedings. Portions of the official tape may be heard in the Office of the Township Clerk upon proper notification pursuant to the Open Public Records Law.

Approved as submitted AmJ Date 10/24/16
Approved as corrected _____ Date _____