

**WILLINGBORO TOWNSHIP COUNCIL**

**AGENDA**

**February 20, 2018**

**SPECIAL MEETING**

6:00 PM  
Call to order  
Flag Salute  
Statement  
Roll Call

Res. 2018—26            EXECUTIVE SESSION – WMUA/Contractual Matter

Public Comment  
Council Comment  
Adjournment

ALL BUSINESS ITEMS ARE TENTATIVE PENDING THE REVIEW AND APPROVAL OF  
THE LAW DEPARTMENT

Willingboro Township Council Special Meeting of February 20, 2018 was held in Council's Chambers, One Rev. Dr. M.L. King, Jr. Drive, Willingboro, NJ 08046

6:00 P.M. meeting  
Flag Salute  
Required Statement  
Roll Call

The Required statement was read.

In compliance with the Open Public Meeting Act, this is to announce that adequate notice of this meeting was provided in the following manner.

On February 20, 2018 advance written notice of this meeting was posted on the bulletin board in the Municipal Complex.

On February 20, 2018, advance written notice of this meeting was mailed to the Burlington County Times, Willingboro, the Trenton Times, the Philadelphia Inquirer and the Courier Post.

On February 20, 2018, advance written notice of this meeting was filed with the Township Clerk.

The Clerk is directed to enter into the minutes of this meeting this public announcement.

Roll Call:	Councilman Anderson	Present
	Councilwoman Jennings	Present
	Councilwoman Perrone	Present
	Deputy Mayor Nock	Present
	Mayor Holley	Present

Acting Township Manager, Rich Brevogel; Doug Johnson, P.E., of Remington & Vernick Engineer; Cristal Holmes-Bowie, Esq., Firm of Michael Armstrong, Township Solicitor; Walter Howard, IT Department; Brenda Bligen, Inspections Department; Jill Cyrus, Recreation Department Director

Resolution 2018—26                      Executive Session (if needed)

Motion done by Councilwoman Jennings and seconded by Councilman Anderson.

Mayor Holley:                      A contractual negotiation is the reason for executive session.

Roll Call:	Councilman Anderson	Yes
	Councilwoman Jennings	Yes
	Councilwoman Perrone	Absent
	Deputy Mayor Nock	Yes
	Mayor Holley	Yes

Councilwoman Jennings: I am not sure that it is an executive session. I don't think they are ready to present to the public.

Deputy Mayor Nock: You can't go into executive session on a presentation; I am sure there are comments. We all know what it is all about.

Councilwoman Jennings: There are some things that need to be discussed in executive session.

Councilman Anderson: We can always go in executive session to discuss it; at least the presentation can be in public.

Motion to rescinded Resolution 2018—26 was done by Councilwoman Jennings and Councilman Anderson. Executive Session resolution was not needed.

Roll Call:	Councilman Anderson	Yes
	Councilwoman Jennings	Yes
	Councilwoman Perrone	Yes
	Deputy Mayor Nock	Yes
	Mayor Holley	Yes

Motion carried to rescind Resolution 2018—26

Andrew Weber: Andrew Weber, Executive Director of MUA. First, I want to thank you for seeing us and I am here with one of our commissioner's Jackie Jennings and Commissioner Clayton Sills. Russ Price is going to give us an overview of Alaimo Associates what we intend to discuss.

The building was built in 1964. The land was dedicated by Levitt & Sons to build the MUA in 1954 and it holds our administration building and we need to expand on it and we would love to stay where we are at. Russ' presentation will give the reason for the expansion; after the presentation we can have a few comments and answers.

Russell Trice: The MUA is here to discuss acquiring some land from the Township at the JFK site to do an addition to their office building and construct additional parking lots.

Mayor Holley: Right now, this is contract negotiations, and will you change your vote to go into executive session?

Russell Trice: The MUA has four concerns with their current office building. One has to do with office space; the second has to do with storage;

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the third is parking and the fourth is a desire to have a Drive-through to accommodate the customers coming in to pay their bills. The bottom line is the MUA is out of space and they don't have enough office space for their current employees. Their meeting room—a portion of it has been taken up for an office and having public meetings--as it stands right now for the public to attend. They also have a problem going into executive session. There is not a good arrangement for their meetings right now.

The basement is full with shelves and parking is also an issue.

Presently, there are nine employees working in the building. It was originally constructed for four and we have no lunch area, they eat in their cars. We have 12 thousand 3 hundred and 40 residents that we serve. We have rolling bills that go out every quarter. We don't automatically turn off water bills. We work with them very carefully. At the end of the day we have 12 thousand 340 residents. Last year we sent 9 thousand 276 shut-off notices and 25 percent of them showed up the day of the shutoff notices.

Our public meetings are really not the problem it is all the other days. There has been an accident on that street for people coming and going; and they have a lot more meetings. We have multiple meetings going on at the same time.

Our security is a concern of ours in this climate. We invite the public into our building, but the distance between the revenue and people is too close. This is just a conceptual plan of what the MUA is thinking about; to construct a single building showing a proposal for parking space and the drive through window. The property line of the MUA was shown. And, to make the improvements it would require 0.4 acres of land to be acquired from the JFK Center and this would give the MUA 42 parking spaces compared to the current 17 with the driveway coming out to JFK's driveway.

Councilwoman Jennings: The JFK driveway would be safer instead of driving directly out to JFK Way.

Russell Trice: That's correct and I don't know if the county would give us another exit on to JFK Way.

- Councilwoman Jennings: Can you talk about the statue that states the MUA has to be in that location or we lose that building and it will probably go to the Township or State or County or something like that.
- Andrew Weber: It actually says it goes back to Levitt.
- Deputy Mayor Nock: No, the deed says it goes back to the Township. I looked it up and I have three copies of the deed; if the MUA does not use the property it reverts back to the Township. If the Township doesn't use the property it reverts back to (inaudible).
- Councilwoman Jennings: I think that's what I said.
- Deputy Mayor Nock: No, you said the State.
- Councilwoman Jennings: I didn't say Levitt. I said the Township first, and then I said...
- Deputy Mayor Nock: What Ms. Jennings said...
- Andrew Weber: You are correct; it does say MUA Township for administrative uses. Right now, if we do what we are going to be doing with your help, in terms of the land, we won't have a problem financing, because it is a clear title. If we don't do that it is co-mingled with some other facility or people I don't know what the Bond people would say. It was dedicated specifically for the MUA with reversal clauses.
- Deputy Mayor Nock: It was one of the few things that he used it for, because he was concern according to the article that MUA would have to build...when I was researching the lights those deeds came up.
- Russell Trice: they dedicated the land in 1954, but the property was not constructed until 1960, the date of the deed is 1964. We did a real quick layout and we will see if you are interested in the layout of the building itself.
- Deputy Mayor Nock: I do have a question. As you know, I came to the MUA, and you have been talking about this for more than a moment and I ask you if you looked at anything alternative. We have three empty school buildings. We have a building behind you that can be utilized. Did you cross that out going into the first floor of the JFK Center? Parking is already there and it would not interfere with a lot of things that JFK does, because you close at 4:30 and 5:00. The first floor of the JFK Center--and make that a true Community Center and parking right across the way and one on the side of the

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building already has handicapped entrance to that level and you said you would get back to us. I was told by a couple of the Commissioners, we want our own building. I spoke to the Chair—we want an extension. This is way pass money; however you put it together and could help us with the Community Center. Why can't the first floor—first level be used for that?

Councilwoman Jennings: I have a comment also with regards to that, because it seems to me that would be counterproductive for the MUA to rent space at JFK—excuse me, are you going to give them space?

Deputy Mayor Nock: Are they buying this land here?

Councilwoman Jennings: The MUA has probably given us a million dollars in the last five years, Martin—you want more and more and more.

Deputy Mayor Nock: Yes.

Councilwoman Jennings: That's fine, but it is the same money—taxpayer's money. This is the MUA building. Why should the MUA give up their building, have it revert back to the Township...excuse me—and then go over to JFK; spend money to renovate space, move everybody from the first floor of the JFK; then pay rent to JFK when they have their own building. That's not saving the taxpayer...

Mayor Holley: Hold on...before we get into the nuances, I still would like to hear the presentation, so can we finish the presentation and we can have our discussion after that.

Russell Trice: I don't have much of a presentation left. The existing building ends right there; this is (inaudible) office. The additions would go from Andy's and Manley (sic) office in this direction. We are just going to flip the staff; so the staff would end up here in the new portion and the senior staff would be in the old portion. We would have less construction cost because there are not walls to be taken down. We are going to take the existing walls, rooms and use them for the senior staff and all the new staff—where you have all the security—the drive through, that's where we plan on, that's our proposal.

The entrance to the building for paying would be in back off the parking lot. There would be a handicap access ramp constructed

up to a new lobby area in the back of the building and that's where residents would come to pay their bills and the clerical people would be over to reach the lobby window to make payments as well as the drive-thru, and this would be secure, and this would be the public portion. This would be the private portion. There would be a room here that could be used for our smaller community outreach programs or meetings. Right now we just have one. This could be a room where the Board could retire to for closed session or other meetings and the public could stay in the meeting room outside. It is now time for questions.

Deputy Mayor Nock:

Let me go back and phase my questions again. Have you guys a Plan B in terms of looking at the JFK Center's first floor to see whether or not renovation is even close to what you are going to be paying for a whole new extension on the building? I say again, you already have parking in front of JFK and we have a handicap entrance on the first level. There are few community groups on the first level that could be moved upstairs, because we have employ space upstairs jut a flight up. The first level would be much nicer and helps us with that building—JFK Center for usage for the residents. In addition this township is probably about to put out some money for that roof over there, so that would help out. I am not getting into whether you pay us money or not; that's later negotiation, but I know you have to finance this extension; certainly that's going to cost taxpayers money and certainly looking at the renovation of the first floor those are dollars and part of the project that you mention here was one of the reason why you wanted to do a drive-thru. Well, my contention is, drive -thru is a way of obsolete, because everybody is going to mobile; even banks are not putting drive-thru anymore.

Andrew Weber:

MUA's electronic payment doesn't work when you walk-in an hour before we are ready to shut off -shut you off, which is what happens with us.

Deputy Mayor Nock:

You can still make arrangements for those who may want to walk in an hour before you shut them off, but most of the individuals are trying to go on line; trying to have mobile applications and it is my understanding when you pay your bill; because I had to ask my wife about this MUA bill, she says, basically goes to a third party.

Andrew Weber:

I think that is a little bit in the less, but let me answer your first question, which was a good one. When I first started working here the very first thing I notice about the building, it has a huge amount

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of problems with its liability wise, security wise, fire wise. It doesn't meet code, because we don't get approved all the time, it is an accident waiting to happen.

Deputy Mayor Nock: Andy, I am not arguing that you need new space...

Andrew Weber: So, what did I do? I went to your former administrator and took the time with my staff to review that building; did a study on it, and you actually did a study on it. You did a parking study on it and we found that it is infeasible to move from our building to the Kennedy Center without significantly interfering with a number of facilities you have going on right now; namely the Senior Center, it would drastically affect the Senior Center, because there is no parking along that side except the Senior Center, and so we had your engineer actually do a study to see if anyway to configure the parking along where it was, visually no way to do that. The second thing, the building itself is really an old high school, the hallways are wide, we would have to renovate to make it into an office building setting, because of the kind of work we do and downstairs just wouldn't work that way. The additional problem we have is security. There is a lot of people that walk through that building, which is a good thing, but for us to have access for the money that goes in and the money that goes out, the trucks that drive in, there is no place to put them at all. We actually—when so far—to look at the building at the Kennedy Center; we also looked at the bank across the street and we also looked at the schools. The school that you moved your firehouse to temporarily, we looked over there as well and we were seriously thinking about that. Yes, we did look at other things. We also know what it is going to cost to do this building. We had (inaudible) to go through and spec out what your building would look like if we moved in, but generally, we think it would be significant more.

Deputy Mayor Nock: But, if you haven't spec it out—you can literally close off that... You are talking about security of people running through, I have seen old schools, really magnificently done a repurposed and you can really close off—because the first floor is ground level. I wasn't talking about the senior parking, I was talking about the parking in front—there is a lot of parking. I call the front of the building—you call it the senior side the front of the building. In your diagram is utilizing part of the land that the township owns to



create 24 parking—you can go the opposite way and expand the parking to the right when you drive into JFK.

Andrew Weber:

I am here to present our proposal and I know that dollars and cents and the other things we tried to do, so you will know, we are not here to talk money. Number one, we have not authorized for it; and number two, we tried to limit the amount of money that we are spending at this point until after we have this discussion. We can clearly do it and Alamimo can clearly do it. Fortunately, we picked Alamimo to do our architecture work because they are the ones who built the first building; the second one, and the third one. So, they are doing it pretty cost affectively, at least we think so. We have not authorized them to go through the portion that you are talking about.

Councilwoman Jennings:

I think that is an unnecessary cost. Why should we pay an engineer to give us plans for another building when we want to stay in the building where we are? You are the only one who wants us to move out.

Deputy Mayor Nock:

Because that building is a major building and again, I want to ask a question, Jackie, and this not disrespectful, but you are a Commissioner over there and you are a Council person and we need to figure that one out, because if you are voting over here and voting over there...I can see you, we put you over there and you vote on anything non township. How do you get to vote on the township property and then vote as a commissioner, but, I worry about that later. I want to do what I feel is personally—I am asking the question, what is best for the town? And, we have a huge building there we're about to put money into it for a roof—has lots of space, lots of room and we could make it a true community building.

Councilman Anderson:

Mr. Weber, my only question is, what works best for you as the executive director. What works best for you and your commissioners?

Andrew Weber:

One thing I did not mention, we are trying to get funding through Edison and we would not qualify for Espo (sic) if we moved out of where we are. It icy humble opinion that we should stay where we are at and make these improvements.

Councilwoman Perrone:

I know I came late, I apologize; however, I would like to see that building extended. I am not really into the idea of the JFK Center, just because of the community sense. We have schools, we have