

**MINUTES OF THE WORK SESSION OF MAYOR AND COUNCIL
OF THE BOROUGH OF STONE HARBOR HELD IN THE
MUNICIPAL BUILDING
September 3, 2024**

The meeting was called to order by Mayor Davies-Dunhour at 4:30 p.m.

ROLL CALL

Judith M. Davies-Dunhour, Mayor
Emily Dillon, Borough Clerk

Manny Parada, Borough Administrator

PRESENT

Councilmembers
Frank Dallahan
Victor Foschini
Bunny Parzych
Robin Casper
Jennifer Gensemer
Tim Carney

Mayor Davies-Dunhour announced that the meeting was now open. Adequate notice of the meeting was provided by posting a copy of the time and place on the Municipal Clerk's bulletin board and mailing a copy of same to the Press and the Cape May County Herald on January 4, 2024.

**FOR THE RECORD, THIS WORK SESSION WAS HELD VIA VIDEO/TELEPHONE
CONFERENCE IN A ZOOM FORMAT AS WELL AS IN PERSON**

SALUTE TO THE FLAG

Reports of Standing Committees:

Councilmember Gensemer acknowledges the upcoming end of Mayor Davies-Dunhour's mayoral term and thanks her for her continued leadership and commitment to the town. Mrs. Gensemer details Mayor Davies-Dunhour's years of employment, experience and tireless efforts for the Borough of Stone Harbor.

A&F Committee – Councilmember Gensemer

• **Borough Administrator Report- Manny Parada**

Mr. Parada states the Borough's annual lead status report has been submitted and there has recently been a notification to property owners of an unknown material detected in the water. Mr. Parada states the Borough is working with property owners test the water and address the issues. Mr. Parada states the REAL legislation was published on August 5th and there are public hearings scheduled in person on September 5th in Ocean County as well as two virtual hearings on September 12th and 15th. Mr. Parada also mentions there was an update published regarding the water quality accountability act which requires municipalities to produce a level of service with definitive and exact requirements and will report back to Council when he has more information.

• **Chief Financial Officer Report- Cynthia Lindsay**

Ms. Lindsay states there are several resolutions on the agenda regarding the upcoming bond sale and states this is a finance mechanism to lock into a favorable interest rate and decrease debt moving forward. Ms. Lindsay states she, the Administrator and bond counsel met with S&P to discuss and review the Borough's factors relating to the bond rating as well techniques approaching project funding for the future. Ms. Lindsay states there is a resolution on the agenda to award a contract for Phoenix Advisors that will provide municipal financial advisory services, and the cost for this service is allocated through previous ordinances and not part of the 2024 budget. Ms. Lindsay states there is a resolution on the agenda for an emergency appropriation which is the result of the Borough being named as defendant in several lawsuits as well as upcoming and pending union contract negotiations. Ms. Lindsay states that come November she may be able to make transfers amongst operating accounts to cancel this out.

Public Works Committee – Councilmember Parzych

Councilmember Parzych states members of the Garden Club and SHPOA have concerns with sustainability throughout the borough and are collectively planning a demonstration project of plantings on the island between 109th and 110th Streets. Mrs. Parzych states Public Works is preparing the site and these sustainable planting will serve as a way of saving water. Mrs. Parzych states the Public Works Committee over see the Flood Mitigation Committee and have continued to meet and there will be a presentation tonight on the storm water utility. Mr. DeBlasio comments on the 96th Recreation Complex Contract 1 Improvements and states he is finalizing the design and plans to present the design and bid schedule at the next meeting.

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Mr. DeBlasio mentions the FEMA grants the Borough received to conduct the study flooding in the back bay area, which is near completion, and will schedule a meeting with administration to discuss theoretical pump station designs.

Mr. Parada states the hot patching on roadways continue and mentions there has been major damage to the Point access road following recent storms and Public Works is continuously attempting to make repairs but it is currently not accessible. Mr. Parada states there has been repairs to the paddle tennis courts, repairs to lights on 96th Street, and the wedding and maintenance of flower beds continue. Mr. Parada reminds the public of the upcoming bulk trash pick-ups on September 16th and October 21st and states after September 16th Public Works returns to the once a week trash pickup schedule.

Utilities Committee – Councilmember Casper

Mr. DeBlasio comments on the borough's I-Bank replacement contract and states it will be mobilizing to the borough this month to finish the remainder of the project replacing the water mains from 111th Street south to 122nd Street. Mr. DeBlasio mentions the grant received for the reconstruction of Second Avenue for water and sewer replacement and construction and states the design has been submitted to the NJDOT for authorization to bid. Mr. DeBlasio states he requests Council's approval to authorize to bid for that project at the next meeting.

Councilmember Casper comments on the monthly water usage as well as sharing information from Atlantic City Electric that New Jersey residents are using more energy which results in increased bills. Ms. Casper states Atlantic City Electric is willing to work with municipalities to assist any property owners with financial hardships.

Discussion:

- Storm Water Utility Presentation- Manny Parada

Councilmember Parzych states the Utilities Committee recommended to suspend the feasibility study regarding the storm water utility. Mrs. Parzych states since that discussion the borough has received the audit and with significant requirements from the NJDEP, the borough should proceed with the feasibility study to proactively avoid flooding and fines.

Mr. Parada presents a presentation on the details of a storm water utility and the benefits it could provide, the full presentation is on file in the Clerk's office.

Motion to adjourn.


Motion: Carney **Second:** Dallahan


Dallahan: Yes **Foschini:** Yes **Parzych:** Yes **Casper:** Yes **Gensemer:** Yes **Carney:** Yes

The Work Session Meeting of Mayor and Council adjourned at 4:54PM.

Council takes a five minute recess before the Regular Meeting.

APPROVED: October 1, 2024


_____, Mayor
Judith M. Davies-Dunhour


_____, Borough Clerk
Emily Dillon