

CALL TO ORDER

Mayor Brad Myhre called the special meeting to order at 7:00 p.m. and stated that in compliance with the "Open Public Meetings Act" this Meeting was duly noticed to the Hunterdon County Democrat and the Express Times on April 15, 2016; the Agenda has been posted at Borough Hall and distributed to the newspapers on April 15, 2016.

FLAG SALUTE

Mayor Myhre asked everyone to stand for the flag salute.

ROLL CALL

Present for the Meeting:

John Hindman
Cathy Leach
Michele Liebttag
Jack Opdyke
Caroline Scutt
William Sullivan

Absent from Meeting:

Attorney Albert Cruz and Borough Clerk, Brenda S. Shepherd, were also present for the Meeting. Three members of the public were present.

EXECUTIVE SESSION

Mayor Myhre noted that the Council will go into executive session to discuss the following:

- (a) Contract Negotiations-Frenchtown Bridge Street, LLC, Redeveloper's Agreement

Action will be taken.

Jack Opdyke left the meeting at 7:01 pm because of a conflict of interest.

On motion by William Sullivan, seconded by John Hindman and carried by favorable voice vote, the Mayor and Common Council approved to go into executive session at 7:01 pm and approved Common Council Resolution #2016-65 as follows:

RESOLUTION #2016-65

EXECUTIVE SESSION RESOLUTION

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12 (b) (1-9), Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Borough Council is of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Frenchtown in the County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
 - a. Contract Negotiations – Frenchtown Bridge Street, LLC. Redeveloper’s Agreement
3. The Borough Council may take official action on those items discussed in Executive Session upon completion of the Executive Session.
4. The minutes of the discussions shall be made available to the public as soon as the matters under discussion are no longer of a confidential or sensitive nature.
5. This Resolution shall take effect immediately.

I, Brenda S. Shepherd, Borough Clerk, do hereby certify that the foregoing is a true copy of a resolution adopted by the Common Council of the Borough of Frenchtown at a meeting held on May 23, 2016.

Brenda S. Shepherd, RMC
Borough Clerk

The Governing Body came out of executive session at 7:18 pm.

PUBLIC COMMENT

The Council approved to open the public comment session. Mayor Myhre noted that he will take comments on the amendment to the Redeveloper’s Agreement after he describes the changes. Having no public comments, the Council approved to close the public comment session.

SECOND AMENDMENT TO REDEVELOPER’S AGREEMENT BETWEEN THE BOROUGH OF FRENCHTOWN AND FRENCHTOWN BRIDGE ST., L.L.C. – (Resolution #2016-64)

Mayor Myhre noted that he will describe what is contained in the agreement and thanked Council President Michele Liebttag and Attorney Cruz for all the work on this matter.

Mayor Myhre noted that the Borough will extend time period by two years and in return, the developer will reconstruct lower Third Street to be completed by October 31, 2016. The developer will also pay half the sewer fee of \$125,000.00 no later than 50 days from approval of the agreement. The second half of the fees will be paid when a CO is issued for either Buildings D, E, F or G and Building A will be constructed simultaneously. That was important because of the Borough’s COAH obligation. The former redevelopment plan had two pedestrian bridges to the towpath which will not be constructed and the existing entrances will continue to be used. Instead, the developer will reconstruct Third Street.

Don Seigle asked if the 4 COAH units will be rentals? Mayor Myhre noted that the COAH units will be rental units and the other units may be rental or condos. The developer has units sold in Building G and will be building that one and Building A simultaneously.

Dorsey Reading asked what the time frame is for the building on Bridge Street and the towpath building? William Sullivan noted that the developer has a contract on Building G and he has the plans completed for Building A and is completing the plans for Building G. He will build them simultaneously. Dorsey Reading thanked everyone for their work to see this project come to a completion.

Holly Lowe asked about the sewer payment? Mayor Myhre noted that the sewer money is in the budget so it enabled us to keep the sewer fee flat.

Subsequent to discussion, a motion was made by William Sullivan and seconded by Michele Liebttag to approved Resolution #2016-64. The Mayor and Council approved by unanimous favorable roll call vote Resolution \$2016-64 as follows:

RESOLUTION #2016-64

WHEREAS, the need exists for the Redeveloper's Agreement between the Borough of Frenchtown and Frenchtown Bridge Street, LLC, to be amended; and

WHEREAS, the Borough of Frenchtown and Frenchtown Bridge Street, LLC, negotiated a Second Amendment to the Redeveloper's Agreement in the form attached; and

WHEREAS, the Mayor and Common Council of the Borough of Frenchtown believe that it is in the best interests of the Borough to enter into this Second Amendment to Redeveloper' Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the Borough of Frenchtown, County of Hunterdon, State of New Jersey, as follows:

1.The Second Amendment to the Redeveloper's Agreement between the Borough of Frenchtown and Frenchtown Bridge Street, LLC, is hereby approved.

2.The Mayor and Clerk are hereby authorized to sign the Second Amendment to the Redeveloper's Agreement.

3.This Resolution shall take effect immediately this 23rd day of May, 2016.

Brad Myhre, Mayor

Dated: 5-23-16
Attest:

Brenda S. Shepherd, RMC
Borough Clerk

RESOLUTION #2016-66

Mayor Myhre stated that he would like to amend the meeting agenda to add Resolution #2016-66. A motion was made by Michele Liebtag and seconded by William Sullivan to amend the meeting agenda to add Resolution 2016-66. The Mayor and Council approved the motion by favorable roll call vote.

Mayor Myhre noted that the Borough received no bids for the police porch project. We will have to rebid the project. If we do not get bids again, we can negotiate a contract. This resolution will allow us to rebid the project. On motion by William Sullivan, seconded by Michele Liebtag and carried by unanimous favorable roll call vote, the Mayor and Common Council approved Resolution #2016-66 as follows:

RESOLUTION #2016-66

**RESOLUTION AUTHORIZING PUBLIC RE-BIDDING FOR THE PORCH
REPLACEMENT AT THE BOROUGH POLICE HEADQUARTERS BUILDING**

BOROUGH OF FRENCHTOWN, HUNTERDON COUNTY, NJ

WHEREAS, the existing porch at the Borough Police Headquarters is in a state of disrepair and hazardous to the general public; and

WHEREAS, the Borough recognizes the need to reconstruct the porch and has engaged the Borough Engineer to prepare a design to accomplish this work; and

WHEREAS, the Borough Engineer and Borough (Planning Board) Architect, Christopher Pickell, have worked jointly to prepare plans and specifications for the replacement of the porch, and published the appropriate advertisement to enable the Borough to seek bids for the project; and

WHEREAS, no bids were received on Thursday, May 19, 2016, in accordance with the advertised date for acceptance of bids; and

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND BOROUGH COUNCIL OF THE Borough of Frenchtown that the Borough shall re-advertise and re-bid the Police Headquarters – Porch Replacement Project in accordance with plans and specifications prepared by the Borough Engineer and Architect.

Certified as a true copy of the Resolution adopted by the Mayor and Council
On this 23rd day of May 2016.

Brenda Shepherd, RMC, Borough Clerk

My signature and the Clerk's seal serve to acknowledge the above resolution and constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by the resolution above.

ATTEST and AFFIX SEAL _____

(Clerk)
Brenda Shepherd
RMC, Borough Clerk

(Presiding Officer)
Brad Myhre, Mayor

Mayor Myhre thanked everyone who participated in the Frenchtown Milford Softball Game. We collected 1523 pounds of food for the food pantries. Everyone had a good time. Mayor Myhre noted that he went to Milford's Council meeting to present Milford the ball. We will play again next year.

Mayor Myhre noted that the Memorial Day Parade is Monday at 10:00 am. He will put additional details on the Facebook page and the Borough website.

ADJOURNMENT

Being no further business to come before the Mayor and Council, the meeting was adjourned at 7:37 pm on motion by Michele Liebttag, seconded by Cathy Leach and carried by favorable voice vote.

Respectfully submitted,

Brenda Shepherd, RMC
Borough Clerk