

**MINUTES BASS RIVER TOWNSHIP BOARD OF COMMISSIONERS
REGULAR MEETING OF MONDAY, FEBRUARY 5, 2018**

Mayor Cope called the regular meeting of the Bass River Township Board of Commissioners to order at 7:00 p.m. Present at meeting were: Mayor Deborah Buzby-Cope, Deputy Mayor Nicholas Capriglione and Commissioner Louis Bourguignon. Also present Township Clerk Amanda Somes and Solicitor Joanne O’Connor. Members of the public were present at this meeting.

FLAG SALUTE

Mayor Cope led the flag salute and read the sunshine statement.

APPROVAL OF MINUTES:

Minutes of the regular meeting of January 8, 2018 were presented to the Board for review. The motion to approve the minutes was made by Commissioner Bourguignon, seconded by Deputy Mayor Capriglione. Votes: Cope-Yes, Capriglione-Yes, Bourguignon-Yes. All in favor and minutes of the January 8, 2018 regular meeting were hereby approved.

PAYMENT OF BILLS:

The motion was made by Commissioner Bourguignon to approve payment of the bills in the amount of \$662,040.03. The motion was seconded by Deputy Mayor Capriglione to approve bills for payment. Votes: Cope –Yes, Capriglione-Yes, Bourguignon-Yes. All in favor and bills were ordered paid.

AMANDA SOMES	MTG. REFRESHMENTS & MILEAGE JIF MTG	\$ 44.72
ATLANTIC CITY ELECTRIC	ELECTRICITY DEC/JAN 2018	\$ 1,059.39
A T & T	ALL IN ONE DEC. 2017	\$ 59.94
BAGEL GOURMET	1/4 & 1/24 REFRESHMENTS	\$ 151.95
BASS RIVER BD OF ED	LOCAL SCHOOL TAX 2/6/18	\$ 123,726.00
BEACONS	RESOLUTIONS	\$ 334.98
BURLINGTON COUNTY		
BCIT	FF1 COURSE - J. POUND	\$ 55.00
BURL CO TREAS, LANDFILL	TIPPING DEC. & JAN.	\$ 6,374.56
BURL CO TREASURER	1ST QTR. COUNTY TAXES	\$ 180,290.46
BURLCOJIF	1ST INSTALL. INSURANCE	\$ 25,393.00
CAM CO.	TRUCK SAFETY LIGHTS	\$ 333.63
CASA PAYROLL SERVICES	JAN. 2018 PAYROLL SERVICES	\$ 220.00
CHRISTOPHER NORMAN ESQ.	PLANNING BD. MTG 1/18/18	\$ 300.00
CINTAS	UNIFORMS SERVICING	\$ 394.04
COMCAST	SERVICE 1/19/18 - 2/18/18	\$ 106.00
COMMAND CO.	PARK IMPROVEMENTS	\$ 64,000.00

DANTE GUZZI ENGINEERING ASSOC.	ENGINEERING SERVICES	\$ 4,591.90
DAVE'S SEPTIC	SEPTIC REPAIR TOWN HALL	\$ 635.00
DAVID WILLIAMS	REIMBURSEMENT	\$ 18.53
GOLDENBERG MACKLER SAYEGH	LIQUIDATION OF TTL	\$ 1,005.45
GRETNA GREEN LANDSCAPING	WINTER STORM GRACIN PLOWING	\$ 5,640.00
HOME DEPOT	SUPPLIES	\$ 1,072.70
JEANNE E. ELLIS	CPR TRAINING FIRE/EMS	\$ 210.00
JERSEY SHORE RESTROOMS, LLC	PORT A POTS 1/19/18 - 2/15/18	\$ 170.00
KEVIN S. QUINLAN	JAN. 2018 PROSECUTIONS	\$ 1,600.00
LANGUAGE SERVICE ASSOCIATES MCAA OF NJ	SERVICE DEC. 2017 STATE ASSOC. YEARTL DUES	\$ 60.90 \$ 45.00
MGL PRINTING SOLUTIONS	PERMIT LABELS	\$ 399.00
MUNICIPAL CODE CORPORATION	CODE SUPPLEMENT #14	\$ 1,515.00
MUNICIPAL RECORD SERVICE NEW JERSEY CONF MAYORS	2 PT WARRANTS 2018 CONFERENCE	\$ 185.00 \$ 70.00
NEW JERSEY CONF MAYORS NEW JERSEY NATURAL GAS	3 DAY REGISTRATION, RECEPTION & DINNER NATURAL GAS 12/12/17 - 11/9/17 - 1/12/18 12/12/17	\$ 420.00 \$ 1,056.87
OFFICE BASICS, INC. PEGGY BECK	OFFICE & HOUSEKEEPING SUPPLIES BANK MILEAGE JAN. 2018 & NOTARY CERT.	\$ 560.94 \$ 82.12
PETER C. LANGE	SEPT., OCT., & NOV. 2017 LEGAL SERVICES	\$ 7,022.50
PINE BARRENS TRIBUNE	HELP WANTED AD	\$ 19.50
PINELANDS REGIONAL SCHOOL DIST.	REGIONAL SCHOOL TAX 2/5/18	\$ 194,927.00
PINELANDS MUNICIPAL COUNCIL	2018 ANNUAL DUES	\$ 100.00
RUMPF REID & DOLCY	PUBLIC DEFENDER 1/29/18	\$ 750.00
SAFEGUARD BUSINESS SYSTEMS	CURRENT ACCT CHECKS	\$ 267.78
SOUTH JERSEY WELL DRILLING CO.	REPAIR WELL CASING	\$ 695.00
THE PRESS OF ATLANTIC CITY	NOTICES	\$ 104.92
TRANSFORMATION ENTERPRISES	DEC. 2017 ROLL-OFF	\$ 3,320.00
TREASURER, STATE OF NEW JERSEY	1ST QTR. MARRIAGE LIC.	\$ 25.00
TSRC, INC.	FINANCE COMPUTER BACK-UP	\$ 70.00
UNIVERSAL COMPUTING SERVICES	MESSAGE / MAILERS	\$ 280.90
VERIZON	PHONES JAN. 2018	\$ 702.17
VERIZON WIRELESS	CELL- C. CRAMER 12/24-1/23	\$ 33.96
WALMART COMMUNITY/SYNCB	2017 BALANCE	\$ 13.02
WEX BANK BASS RIVER PAYROLL ACCT	FUEL DEC. 2017 PAYROLL 1/18/18	\$ 1,347.71 \$ 15,414.17
BASS RIVER PAYROLL ACCT	PAYROLL 1/31/187	\$ 14,251.45
HASLER, INC.	POSTAGE JAN. 2018	\$ 512.87
	TOTAL	\$ 662,040.03

ORDINANCES & RESOLUTIONS:

ORDINANCE 2018-01

CALENDAR YEAR 2018

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)**

Mayor Cope read Ordinance 2018-01 upon first reading by title only. The motion to adopt Ordinance 2018-01 upon first reading by title only was made by Mayor Cope and seconded by Commissioner Bourguignon. Votes: Cope-Yes, Capriglione-Yes, Bourguignon-Yes. All in favor and Ordinance 2018-01 was hereby approved upon first reading by title only with second reading and public hearing scheduled for the February regular meeting.

ORDINANCE NO. 2018-01

CALENDAR YEAR 2018

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40a: 4-45-14)**

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 1.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriations and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, Township Council of the Township of Bass River in the County of Burlington finds it advisable and necessary to increase its CY 2018 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting health, safety and welfare of the citizens; and,

WHEREAS, Township Council hereby determines that a two percent (2%) increase in the budget for said year, amounting to \$__20,239.64 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, members of council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Bass River in the County of Burlington, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2018 budget year, the final appropriations of the Township of Bass River shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5% amounting to \$35,419.37 and that the CY 2018 municipal budget for the Township of Bass River be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be on file with said Director within 5 days after such adoption.

ORDINANCE 2018 – 02

AN ORDINANCE AUTHORIZING THE LEASE OF A PORTION OF THE PREMISES KNOWN AS “BASS RIVER TOWNSHIP MAINTENANCE GARAGE PROPERTY” 5576 Route 9 BLOCK 3, LOT 2 TO THE VETERANS UNITED MILITARY MEMORIAL MUSEUM, INC., A NEW JERSEY NON-PROFIT CORPORATION

Mayor Cope read Ordinance 2018-02 upon first reading by title only. The motion to adopt Ordinance 2018-02 upon first reading by title only was made by Commissioner Bourguignon and seconded by Deputy Mayor Capriglione. Votes: Cope-Yes, Capriglione-Yes, Bourguignon-Yes. All in favor and Ordinance 2012-02 was hereby approved upon first reading by title only with second reading and public hearing scheduled for the February regular meeting.

ORDINANCE 2018 – 02

AN ORDINANCE AUTHORIZING THE LEASE OF A PORTION OF THE PREMISES KNOWN AS “BASS RIVER TOWNSHIP MAINTENANCE GARAGE PROPERTY” 5576 Route 9 BLOCK 3, LOT 2 TO THE VETERANS UNITED MILITARY MEMORIAL MUSEUM, INC., A NEW JERSEY NON-PROFIT CORPORATION

Be it ordained by the Board of Commissioners of the Township of Bass River as follows:

WHEREAS, the Township of Bass River is the owner of certain property known as Bass River Township Maintenance Garage Property, 5576 Route 9, Block 3, Lot 2 in Bass River Township, New Jersey; and

WHEREAS, this property is not needed for public use; and

WHEREAS, N.J.S.A. 40A:12-14(c) permits the leasing of Township property to a non-profit corporation or association for public purpose without the necessity of public bidding; and

WHEREAS, the Township of Bass River would like to entered into an agreement with the Veterans United Military Memorial Museum, Inc., (VUMMM) a New Jersey Non-Profit Corporation for the leasing of the aforementioned Township property; and

WHEREAS, the Township of Bass River and VUMMM wish to continue to provide such activities within the community to promote learning and participation by the general public in the history of the United States military forces through the collection and display of war memorabilia; and

WHEREAS, the Board of Commissioners of the Township of Bass River believes that this activity will inure to the general benefit of the residents of the Township of Bass River as well as those of the surrounding townships; and

NOW THEREFORE BE IT RESOLVED that a finding is made by the Bass River Township Board of Commissioners that the approval of this Ordinance pursuant to N.J.S.A. 40A:12-14(c) will be in the best interest of the residents of the Township of Bass River.

BE IT FURTHER RESOLVED by the Board of Commissioners of Bass River to authorize the leasing of a portion of the premises know as Bass River Township Maintenance Garage Property, 5576 Route 9, Block 3, Lot 2 to Veterans United Military Memorial Museum, Inc., for a term of one (2) years for consideration of \$1.00. This lease is subject to the execution of an appropriate form of lease between the Township and VUMMM.

BE IT FURTHER RESOLVED that the Veterans United Military Memorial Museum, shall annually submit a report to the Board of Commissioners of the Township of Bass River setting out the use for which the leasehold was put during each year, the activities of the lessee undertaken in furtherance of the public purpose for which the leasehold is being granted, the approximate value or cost, if any, of such activities in furtherance of such purpose, and an affirmation of the continued tax exempt status of the non-profit corporation pursuant to both State and Federal law.

BE IT FURTHER RESOVLED that the Mayor and Clerk shall be authorized to execute the appropriate form of Lease in this matter.

RESOLUTION 2018-21

A RESOLUTION DESIGNATING THE BEACON AND THE PRESS AS OFFICIAL NEWSPAPERS FOR THE TOWNSHIP OF BASS RIVER

The motion was made by Commissioner Bourguignon, seconded by Deputy Mayor Capriglione to approve Resolution 2018-21. Votes: Cope–Yes, Capriglione-Yes, Bourguignon-Yes. All in favor and Resolution 2018-21 was hereby approved.

RESOLUTION 2018-21

A RESOLUTION DESIGNATING THE BEACON AND THE PRESS AS OFFICIAL NEWSPAPERS FOR THE TOWNSHIP OF BASS RIVER

WHEREAS, Section 3d of the Open Public Meetings Act, Chapter 231, P.L. 1975 requires that certain notice of meetings be submitted to two newspapers, one of which shall be the official newspaper; and

WHEREAS, the second newspaper designated by this body must be one which has the greatest likelihood of informing the public within the jurisdictional boundaries of this body of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Bass River, in the County of Burlington, and State of New Jersey as its organizational meeting held the 5th day of February, 2018 as follows:

- (1) The Press of Atlantic City shall the official newspaper of the Township of Bass River*
- (2) The Times Beacon and The Atlantic City Press are hereby designated to receive all notices of meetings as required under The Public Meetings Act.*

- (3) *It is the opinion of the Board of Commissioners that The Times Beacon and The Atlantic City Press have the greatest likelihood of informing the public within the jurisdiction area of this body of such meetings.*

RESOLUTION 2018-22

A RESOLUTION SETTING THE ANNUAL SALARY AND HOURLY PAY RATES FOR THE 2018 CALENDAR YEAR FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF BASS RIVER

The motion was made by Commissioner Bourguignon, seconded by Deputy Mayor Capriglione to approve Resolution 2018-22. Votes: Cope–Yes, Capriglione-Yes, Bourguignon-Yes. All in favor and Resolution 2018-22 was hereby approved.

RESOLUTION 2018-22

A RESOLUTION SETTING THE ANNUAL SALARY AND HOURLY PAY RATES FOR THE 2018 CALENDAR YEAR FOR CERTAIN OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF BASS RIVER

BE IT RESOLVED by the Board of Commissioners of the Township of Bass River in the County of Burlington and the State of New Jersey at a special meeting held on this 5th day of February 2018 that the following pay rate is hereby established for the 2018 calendar year and set as follows pursuant to Salary Ordinance.

<i>OFFICE/EMPLOYEE</i>		<i>SALARY</i>
<i>NAME</i>	<i>TITLE</i>	
DEPARTMENT OF PUBLIC WORKS & PROPERTY		
<i>Oeser, Larry</i>	<i>Laborer</i>	<i>\$10.00/hour</i>

RESOLUTION 2018-23

A RESOLUTION AUTHORIZING THE TOWNSHIP OF BASS RIVER TO ENTER INTO A SHARED SERVICES AGREEMENT WITH WASHINGTON TOWNSHIP FOR THE JOINT EMPLOYMENT OF A TAX ASSESSOR ASSISTANT PURSUANT TO THE INTERLOCAL SERVICES ACT N.J.S.A. 40:8A-1 et. seq.

The motion was made by Mayor Cope, seconded by Commissioner Bourguignon to approve Resolution 2018-23. Votes: Cope–Yes, Capriglione-Yes, Bourguignon-Yes. All in favor and Resolution 2018-23 was hereby approved.

RESOLUTION NO. 2018-23

A RESOLUTION AUTHORIZING THE TOWNSHIP OF BASS RIVER TO ENTER INTO A SHARED SERVICES AGREEMENT WITH WASHINGTON TOWNSHIP FOR THE JOINT EMPLOYMENT OF A TAX ASSESSOR ASSISTANT PURSUANT TO THE INTERLOCAL SERVICES ACT N.J.S.A. 40:8A-1 et. seq.

WHEREAS, the Bass River Township Board of Commissioners recognizes the need to provide the residents of the Township with appropriate cost savings measures and the need to take advantage of opportunities to provide cost savings in the administration of local government services for the benefit of all residents; and

WHEREAS, pursuant to the Uniform Shared Services Act, N.J.S.A. 40A:65-1 et seq., any municipality of the State may enter into a contract with any other municipality for the joint provision of any service that any party to the agreement is empowered to render within its own jurisdiction; and

WHEREAS, the Township of Bass River and Washington Township have previously entered into a Shared Services Agreement that covers this position. That agreement is scheduled to expire and both Townships wish to continue the prior relationship for shared services by entering into this new Shared Services Agreement for the employment and cost sharing of an assistant to the tax assessor; and

WHEREAS, The Township of Bass River and Washington Township have negotiated the terms and conditions of an agreement for the provision of such services to Washington Township by the Township of Bass River as detailed in the attached Shared Services Agreement; and

WHEREAS, the Township of Bass River evidences its desire to enter into such Agreement through passage of this resolution; and

WHEREAS, the parties have agreed to participate in the Shared Services Agreement between the Townships and enter into the agreement establishing the respective rights and obligations of the parties regarding this Shared Services Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Township of Bass River Board of Commissioners that:

1. The attached Shared Services Agreement between the Township of Bass River and Washington Township shall be effective according to its terms.
2. The Mayor of the Township of Bass River is hereby authorized to sign, seal, execute and witness/attest the Agreement.
3. The Mayor and Township Clerk are authorized to take any action necessary to implement the terms of the Shared Services Agreement.

RESOLUTION 2018-24

AUTHORIZING AERIAL MOSQUITO CONTROL BY BURLINGTON COUNTY

The motion was made by Commissioner Bourguignon, seconded by Mayor Cope to approve Resolution 2018-24. Votes: Cope–Yes, Capriglione-Yes, Bourguignon-Yes. All in favor and Resolution 2018-24 was hereby approved.

**AUTHORIZATION FOR
AERIAL MOSQUITO CONTROL**

RESOLUTION 2018-24

On behalf of the Bass River Township, I hereby authorize the Burlington County Department of Public Works – Division of Mosquito Control to perform aerial applications of pesticides for mosquito control over Bass River Township during 2017. Areas to be treated contain populations of mosquitoes that are considered a nuisance, a health hazard, or both.

It is my understanding that all insecticides and aircraft to be used are those approved for aerial application by both State and Federal Governments. I also understand that applications will be made by helicopter or airplane by licensed commercial applicator(s) contracted by the Division of Mosquito Control.

Prior to performing aerial applications over Bass River Township, The Burlington County Department of Public Works – Division of Mosquito Control will notify Burlington County Central Communications.

The authorization is in accordance with Federal Aviation Administration regulations and must be renewed annually.

RESOLUTION 2018-25

A RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF CERTAIN TOWNSHIP OWNED PROPERTIES PURSUANT TO N.J.S.A. 40A:12-13(a) OF THE LOCAL LANDS AND BUILDINGS LAW

The motion was made by Mayor Cope, seconded by Commissioner Bourguignon to approve Resolution 2018-25. Votes: Cope–Yes, Capriglione-Yes, Bourguignon-Yes. All in favor and Resolution 2018-25 was hereby approved.

BASS RIVER TOWNSHIP RESOLUTION 2018-25

A RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF CERTAIN TOWNSHIP OWNED PROPERTIES PURSUANT TO N.J.S.A. 40A:12-13(a) OF THE LOCAL LANDS AND BUILDINGS LAW

WHEREAS, the properties identified in Schedule “A” (attached hereto and incorporated herein by reference) are owned by the Township of Bass River and are not needed for public purposes (hereinafter, individually the “Property” and collectively the “Properties”); and

WHEREAS, the Properties will be sold by a sealed bid mailed to Township Clerk, P.O Box 307, New Gretna, NJ 08224 or dropped off with the Township Clerk at 3 North Maple Avenue, New Gretna, NJ 08224.

WHEREAS, the public auction shall be conducted pursuant to the provisions of New Jersey Local Finance Notice 2008-9; and

WHEREAS, it is in the best interest of the Township to sell the Property by public auction in a manner set forth in N.J.S.A. 40A:12-13(a).

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Bass River, County of Burlington, State of New Jersey that the Properties shall be advertised for public sale pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq., subject to the following conditions:

- 1. The auction shall begin on Thursday, February 23, 2018 commencing at 12:00 pm and running through Friday, March 2, 2018 at 3:00 pm. Information and bid form can be obtained on-line at www.bassriver-nj.org or through the Township Clerk at 3 North Maple Avenue, New Gretna. All sealed bids are to be received by the Township Clerk no later than 3:00 pm on Friday, March 2, 2018. The Clerk shall advertise the auction in the manner required by applicable State law. The bidding for Properties shall commence at the minimum bid specified in Schedule “A”.*

2. *The Township shall have the right to remove any Property from the auction for any reason whatsoever until the time of the auction. Notice of such removal will be posted prior to the commencement of the auction.*

3. *The highest qualified bidder, as designated by the Township Clerk, shall submit a NON-REFUNDABLE DEPOSIT IN THE AMOUNT OF TEN PERCENT (10%) OF THE SUCCESSFUL BID IN THE FORM OF CASH, MONEY ORDER OR CERTIFIED CHECK ONLY. Deposit must be submitted by 7 pm, Monday, March 5, 2018. The Township expressly reserves the right to offer a Property for purchase to the next highest bidder if the preceding highest bidder(s) either (i) elects not to pursue the purchase of a Property, or (ii) fails to comply with the requirements stated herein or in the Contract of Sale.*

4. *Except as provided in paragraph 12 of this Resolution, the deposit made by the purchaser is non-refundable. The purchaser is not entitled to a refund of this deposit in any case except where the Township is unable to convey marketable title.*

5. *All bids shall be referred to the Board of Commissioners for review and final approval by Resolution pursuant to N.J.S.A. 40A:12-13(a) and N.J.S.A. 40A:12-13.1. The Township reserves the right to accept or reject any and all bids including the highest bids and shall make its decision known by way of Township Resolution.*

6. *The Properties in Schedule "A" may include commercial and residential properties, as well as vacant lots.*

7. *Successful bidders shall be obligated to execute a Contract of Sale with the Township, embodying the terms and conditions hereof, within 7 days after the close of bidding at public auction.*

8. *The Township shall record the deed and Contract of Sale with the Burlington County Clerk's office on behalf of the successful bidder and successful bidders shall be responsible for payment of (i) administrative fee in the amount of \$ 150.00, and (ii) a deed recording fee in the amount of \$90 recording fee unless Purchaser's title company requires that the Title Company record the deed.*

9. *Title to the Property shall be conveyed by a Deed Bargain and Sale and payment of the balance of the purchase price (less the 10% deposit) shall be made in the form of cash or certified check at a closing to be arranged between the successful bidder and the Township as prescribed in the Contract of Sale.*

10. *The Township shall not pay any commission to any broker for the sale of any auction property nor shall it pay any legal fees in connection with the sale of any auction property.*

11. *The sale price, as may result from this auction sale, may not be used before any County Board of Taxation, State Tax Court or in any other court of this State to challenge the assessment with respect to the subject property nor may same be used as a comparable sale to challenge the assessment with regard to other properties.*

12. *It shall be the obligation of the successful bidder to have a title search of the property conducted within the prescribed time period referenced in the Contract of Sale and obtain a title commitment. Further, the successful bidder shall deliver a copy of the title report to the township within the time period prescribed in the Contract of Sale, together with written notice of any encumbrance, interest, or exception of title disclosed by the title report that would render title unmarketable. A purchaser's failure to obtain a title report or to provide such notice to the Township of any title questions relating to the marketability of a property within the requisite time period shall be deemed a waiver of each such title question or possible claim. THE TOWNSHIP SHALL ASSUME NO REponsibility FOR ANY DEFETS IN THE TITLE WHICH THE PURCHASER DOES NOT DELIVER NOTICE OF WITHIN THE TIME PERIOD PRESCRIBED IN THE CONTRACT OF SALE. In the event that the Purchaser fails to obtain a title commitment, the Township may elect to convey title to the property to the purchaser by quitclaim deed.*

13. *Tax liability on any Property which is purchased from the Township shall commence immediately following the closing of the Property. Purchasers shall be responsible for the timely payment of all real estate taxes and other municipal assessments and charges during the time period within which the Property is being rehabilitated, if applicable, and all times thereafter.*

14. *The Purchaser of the auctioned property shall not sell or otherwise transfer title to any property purchased through auction, or any part thereof, to a non-profit or non-taxable organization for a period of five (5) years from the date of closing on the property. Such clause shall be included in the deed.*

15. *All properties shall be sold in "AS IS/WHERE IS" condition, subject to any and all existing tenancies, code violations and other physical and environmental conditions. The Township does not make any representations or warranties as to the condition or value of the properties or their suitability for any particular purpose. Bidder shall be afforded the opportunity to inspect the properties prior to the auction.*

16. *Failure to comply with any of the requirements set forth herein or to close within sixty (60) days following the date the Contract for Sale is fully executed, shall entitle the Township, in its sole discretion, to rescind prior bid approval, terminate any and all rights to the designated bidder in the property, and retain the deposit.*

17. *The Township will not accept a bid by or on behalf of any person or business association, or any person having a 10% or greater ownership interest therein, that owned, in whole or in part, the property being sold at any time within 12 months prior to its foreclosure by the Township for tax arrearages unless:*

a. *the proposed bidder submits a bid in an amount equal to or greater than the calculated tax redemption amount, which amount shall be made available on request prior to the auction.*

b. *if the previous owner submits the highest bid, said bidder shall tender, at the conclusion of the bidding, cash or certified funds in the amount of 50% of his closing bid, in default of which the closing bid of the next highest qualifying bidder shall be deemed to be the highest bid received.*

18. *The Township may, at its discretion, reject a bid by or on behalf of, or disqualify a successful bidder who:*

a. *owns or has more than a 10% ownership stake in any property located within the Township upon which there exists a tax arrearage of more than 2 quarters; or*

b. *owns property located within the Township upon which there exists outstanding citations for house code violation.*

16. *Except as otherwise specifically set forth herein, no employee, agent or officer of the Township has the authority to waive, modify or amend any of the foregoing conditions of sale.*

REPORTS:

The following reports were noted.

Report of Solicitor
Report of Municipal Court
Report of Safety Coordinator

Andrew Anderson, President, New Gretna Volunteer Fire Company provided a report to the Board concerning a plan for replacement of fire trucks. Truck 4211 is in need of replacement and eventually 4216. Question of how these trucks would be funded and giving time to decide how it will be paid for and over a period of time...10 year financing would be favorable. Tanker is 30 years old and 4216 is 26 years old this year.

PUBLIC COMMENT:

The meeting was open for public comment at 8:10 p.m. upon a motion by Commissioner Bourguignon, seconded by Deputy Mayor Capriglione. All present in favor.

C. Bitzberger asked if there are plans to install water at the playground. Commissioner Bourguignon said that yes we are planning on installing water.

C. Bitzberger commented on the last meeting when it was reported that 41% of the kindergarten class was classified as needing special education. She feels this is very high. She asked if the State gives more aid to schools that have more students classified as special education. Deputy Mayor Capriglione said that yes but would depend on if the services can be provided in district. If not provided then the student is required to get outside instruction and the district must pay.

C. Bitzberger commented on people living year round at campgrounds. She said the Tax Assessor did not know there were people living at campgrounds. She would like to know about the assessor assessing these campgrounds. Mayor to speak with Assessor.

Be no further comments, the motion to close the public portion was made by Commissioner Bourguignon, seconded by Deputy Mayor Capriglione. All in favor and public portion was closed at 8:46 p.m.

Being no further business to come before the Board the motion to adjourn was made by Mayor Cope, seconded by Commissioner Bourguignon. All in favor and meeting was adjourned at 8:47 p.m.

Respectfully Submitted
Amanda S. Somes, RMC
Township Clerk
