

*Town of West New York
Hudson County, New Jersey*

Minutes of Special Meeting
(Regular Session)
February 25, 2016

*Commissioner Cosmo A. Cirillo
Commissioner Susan M. Colacurcio
Commissioner Margarita Guzman
Commissioner Gabriel Rodriguez
Mayor Felix E. Roque
Board of Commissioners*

*ATTEST: CARMELA RICCIE, RMC
TOWN CLERK*

February 25, 2016
Special Meeting

PLEASE TAKE NOTICE that a Special Meeting will be held by the Board of Commissioners of the Town of West New York, New Jersey, on Wednesday, February 25, 2016 at 4:00 p.m. (No Work Session) in the Court Chambers, Municipal Building, 428 – 60th Street, West New York, New Jersey, for the purpose of considering the following business:

1. RESOLUTION - Re: Awarding contract for: East Elevator Rehabilitation at the West New York Municipal Building
2. RESOLUTION - Re: Awarding contract for: Exterior Moisture Protection for the Town Hall
3. RESOLUTION - Re: Awarding contract for: Town Architect
4. RESOLUTION - Re: Authorizing Sale of Town Property

Receipt is hereby acknowledged of due notice of the above special meeting and other or further notice thereof is hereby waived as unnecessary.

Commissioner Cosmo A. Cirillo
Commissioner Susan M. Colacurcio
Commissioner Margarita Guzman
Commissioner Gabriel Rodriguez
Mayor Felix E. Roque
Board of Commissioners

Attest: Carmela Riccio, RMC
Town Clerk

Present: Commissioners Cirillo, Colacurcio, Guzman (arrived at 4:08 pm), Rodriguez, and Mayor Roque

Absent: None

Also Present: Town Clerk Carmela Riccio and Corporation Counsel Monica De Los Rios

Meeting commenced at 4:07 p.m.

Town Clerk Carmela Riccio made the following announcement:

As presiding officer of this meeting I do hereby certify that the requirements of the Open Public Meetings Act pertaining to this meeting scheduled to be held this: Wednesday, February 25, 2016 at 4:00 p.m. (No Work Session) in the Court Chambers, Municipal Building, have been satisfied by the delivery of the 48 hour notice to each of the newspapers circulating in the Town of West New York (The Jersey Journal and the Bergen Record); by posting in the Municipal Building on the Municipal Bulletin Board; and by filing with the Clerk of the Municipality with copies to all persons desiring the same.

Copies are available to the public in accordance with the law.

Note: Town Clerk Carmela Riccio asked the Board of Commissioners if they wished to establish a Consent Agenda or do individual votes. They agree upon a Consent Agenda.

February 25, 2016
Special Meeting

Consent Agenda:

It was regularly moved by Commissioner Colacurcio, seconded by Commissioner Rodriguez that the following Consent Agenda Items Nos. R-1 through R-4 be adopted, and was carried by the following vote:

AYES - Commissioners Cirillo, Colacurcio, Guzman, Rodriguez and Mayor Roque
NAYS - None
ABSENT - None

Note: Town Clerk Carmela Riccie read aloud the titles of all Resolutions and Consent Agenda was established.

Resolution

Approving Contract for Elevator Repairs with Clifton Elevator SVC.CO.INC.

WHEREAS, the Town sought and received three bids for the contract for the elevator replacement/repair for West New York Municipal Building as follows;

- 1) Slade Industries Elevator-\$114,246.00
- 2) Clifton Elevator Svc. Co, Inc.-\$129,865.00
- 3) Standard Elevator Corporation-\$179,453.00

WHEREAS, Slade Industries Elevator submitted the lowest bid, and the Town's consultant, Van Deusen & Associates, who is a vertical transportation systems consultant, reviewed the low bid and determined that this bid did not include all of the work necessary to provide a complete Code compliant bid, as described in the bid specifications, and therefore recommended that the low bid be rejected as incomplete; and

WHEREAS, Van Deusen & Associates (a vertical transportation systems consultant) reviewed the bid from the second lowest bidder, Clifton Elevator Svc. Co. Inc., and determined that this bid is complete and the Town Attorney has determined that the second low bid is legally sufficient.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of West New York that the Town does approve of a contract with Clifton Elevator Svc. Co. Inc. for the elevator repairs/renovation for the West New York Municipal Building for a total contract amount not to exceed \$129,865.00.

BE IT FURTHER RESOLVED, that this contract is subject to a certification of funds being on file with the Town Clerk.

BE IT FURTHER RESOLVED, that the Mayor and Town Clerk are hereby authorized to execute a contract for these services.

February 25, 2016
Special Meeting

Consent Agenda (cont.):

Resolution
Approving Contract for Exterior Moisture Protection with
PUNJAB Restoration CO. LLC.

WHEREAS, the Town sought and received three bids for the contract for the exterior moisture protection services as follows;

- 4) Punjab Restoration Co. LLC.-\$314,100.00
- 5) Grove Contracting-\$440,000.00
- 6) Spartan Construction Inc.-\$536,475.00

WHEREAS, Punjab Restoration Co. LLC, submitted the lowest bid, and the Architect overseeing this project determined that the bidder is responsible and the bid is legally sufficient; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of West New York that the Town does approve of a contract with Punjab Restoration Co. LLC for the exterior moisture protection services for a total contract amount not to exceed \$314,100.00.

BE IT FURTHER RESOLVED that this contract is subject to a certification of funds being on file with the Town Clerk.

BE IT FURTHER RESOLVED, that the Mayor and Town Clerk are hereby authorized to execute a contract for these services.

Resolution
Re: To Approve contract for
Architecture Services for West New York with RSC Architects

WHEREAS, the Town West New York solicited proposals under a fair and open process for a contract for architecture services, as needed, for the Town of West New York; and

WHEREAS, several proposals were received and the Town of West New York evaluated these proposals and determined that the firm of RSC Architects can provide the services, as needed, for the Town; and

WHEREAS, the RSC Architects provided a schedule of fees for the services and the total contract shall not exceed \$75,000.00, for a contract commencing on February 26, 2016 and ending on December 31, 2016; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and Board of Commissioners of the Town of West New York do hereby authorize a contract with RSC Architects for architecture services, as needed, by the Town of West New York.

BE IT FURTHER RESOLVED, the Town shall pay RSC Architects not to exceed \$75,000.00 in accordance with the proposal for their services which is attached hereto.

BE IT FURTHER RESOLVED, that the Mayor and Town clerk are authorized to execute a contract with RSC Architects for their services.

BE IT FURTHER RESOLVED that the Chief Financial Officer's certification of funds shall be on file at the Town Clerk's Office and incorporated herein by reference.

February 25, 2016
Special Meeting

Consent Agenda (cont.):

Resolution
Authorizing Sale of Public Property

WHEREAS, the Town owns property located at, 6018 Hudson Avenue A/K/A Block 47 Lot 8 and known as Hudson Hall and 6021 Hudson Avenue A/K/A Block 53 Lot 20, the accompanying parking lot; and

WHEREAS, the Town no longer needs this property for a public purpose and pursuant to N.J.S.A. 40A:12-13 the Town seeks to hold a public auction to sell the property; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of West New York that the Town does hereby set the following terms and conditions for the sale of the property known as Hudson Hall and located at 6018 Hudson Avenue and the accompanying parking lot located at 6021 Hudson Avenue:

- 1) A public auction shall be held at the West New York Town Hall located at 428 60th Street, West New York, New Jersey, 07093 in the Municipal Court Chambers at 11 a.m. on Wednesday March 30, 2016. Notice of the sale will be published on March 16 and March 23, 2016.
- 2) The minimum price for the sale of the property shall be \$ 1,400,000.00.
- 3) The successful bidder must provide the Town by the 4 p.m. of the day of the sale with certified funds or cash for 10% of the total price of the property.
- 4) The closing on the sale of the property shall occur within 90 days of the confirmation of the sale by Board of Commissioners. Failure to close on the sale within this time or such further time as agreed to by the Town shall be a default and shall result in the forfeiture of the 10% deposit to the Town.
- 5) The Board of Commissioners reserves the right to reject all bids for the purchase of this property.
- 6) This property is being sold as is. The Town makes no representations regarding the environmental condition of the property to be sold and buyer assumes all responsibility for the conditions of the property.
- 7) Successful bidder shall pay all of the Town's legal costs and other costs associated with the sale of this property including legal fees, advertising costs etc. The costs will be provided to the bidder at closing.
- 8) The Town shall convey title of the property by quit claim deed with no representations as to the title.
- 9) All parties interested in inspecting the interior of Hudson Hall should call 201-295-5119 to make an appointment to view the property.

BE IT FURTHER RESOLVED that the Clerk shall advertise the notice of the sale of this property with two insertions in a newspaper circulating in the Town of West New York at least once a week during two consecutive weeks and the last publication not earlier than seven days prior to the date of the auction.

BE IT FURTHER RESOLVED that the Mayor and Town Clerk are hereby authorized to take all necessary steps and to execute all documents with regard to the sale of this property.

February 25, 2016
Special Meeting

A Motion was made by Commissioner Colacurcio, seconded by Commissioner Cirillo, **to open Public Portion of meeting at 4:10 p.m.**, was carried by the following vote:

AYES - Commissioners Cirillo, Colacurcio, Guzman, Rodriguez, and Mayor Roque
NAYS - None
ABSENT - None

Public Portion:

No one wished to be heard.

A motion was made by Commissioner Colacurcio, seconded by Commissioner Rodriguez, **to close the Public Portion and adjourn the Meeting at 4:10 pm**, was carried by the following vote:

AYES - Commissioners Cirillo, Colacurcio, Guzman, Rodriguez, and Mayor Roque
NAYS - None
ABSENT - None

Commissioner Cosmo A. Cirillo

Commissioner Susan M. Colacurcio

Commissioner Margarita Guzman

Commissioner Gabriel Rodriguez

Mayor Felix E. Roque
Board of Commissioners

Attest: _____
Carmela Riccio, RMC
Town Clerk