### **OPRA – Executive Session Minutes Redaction Explanations**

- 1. Minutes redacted under Attorney-Client privileged communication on potential litigation/ contract dispute pursuant to N.J.S.A. 47:1A-1.
- 2. Minutes redacted under Attorney-Client privileged communication in a matter involving on-going litigation pursuant to N.J.S.A. 47:1A-1.
- 3. Minutes redacted relative to a personnel matter exempt pursuant to N.J.S.A. 47:1A-10.
- 4. Minutes redacted under Attorney-Client privileged communication on a matter involving on-going contractual negotiations pursuant to N.J.S.A. 47:1A-1.
- 5. Minutes redacted under Attorney-Client privileged communication pursuant to N.J.S.A. 47:1A-1.
- 6. Minutes redacted as same involve on-going negotiations/ discussions relative to the potential acquisition of real property pursuant to N.J.S.A. 47:1A-1; disclosure at this time could adversely affect the public interest.
- 7. Minutes redacted pertains to inter-agency or intra agency advisory, consultative or deliberative material pursuant to N.J.S.A. 47:1A-1.



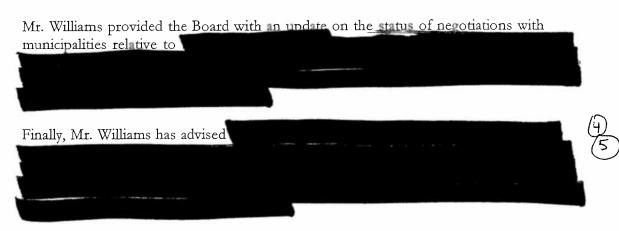
## Executive Session Minutes Agenda Meeting – Thursday, January 20, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Freeholder Bette Jane Kowalski was absent.

Also present were County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Contract Negotiations with the Union County Utilities Authority relative to the Lease Extension Agreement with Covanta and the Limited Deficiency Agreement Guests: Jonathan Williams, Esq., DeCotiis Fitzpatrick and Cole; Guido Weber, Weber Dowd



2. <u>Contract Negotiations relative to the Sheriff's PBA 108</u>
Guests: Matthew N. DiRado, Esq., Director, Division of Personnel; Joseph Salemme, Conventus Consulting, LLC

Mr. DiRado and Mr. Salemme addressed the Board relative to progress made with negotiations with the Sheriff's Rank and File PBA 108. The contract period is January 1, 2010 through December 31, 2012 and represents an average annual increase of 1.9% over three years. The contract affects 120 rank and file officers.

Mr. DiRado and Mr. Salemme are recommending the following salary increases: 0% for 2010; 2.25% for 2011; 2.5% plus \$210 for Senior Officers for 2012. The Sheriff would like to include 2 training days as straight time. Currently officers come in on overtime; this would save the County money.



## UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

The County wants all Sheriff's Officers to be certified Emergency Medical Technicians for which the officesr will receive a stipend of \$800.

The Sheriff's officers approved a new salary guide which is \$10,000 lower for new hires and will save \$2.7 million over 10 years. With the new stipend, the net savings is \$1.7 million.

The Board supports the recommendations. Once ratified by the union, a request for Resolution will be forwarded to the Board for approval.

3. Anticipated Contract Negotiations with KemperSports/Personnel Matters
Guests: Matthew N. DiRado, Esq., Director, Division of Personnel; Ronald Zuber,
Deputy Director and Armando Sanchez, Director, Golf Operations, Department of
Parks and Community Renewal; Joseph Salemme, Conventus Consulting, LLC

When the RFP for the management of the golf operations was prepared, there was an option to include golf maintenance in the contract. The County Manager is seriously considering privatizing the golf maintenance staff and exercising the option to include maintenance in the KemperSports contract for this spring. If financially feasible, it would have to happen soon in order to ensure a smooth transition into the golf season.

KemperSports will hire up to 5 full time employees and seasonal employees to maintain the golf course. The County's budget will be reduced, saving \$500,000 annually. The contract with KemperSports would increase to include golf maintenance.



### EXECUTIVE SESSION MINUTES AGENDA MEETING – THURSDAY, FEBRUARY 17, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present.

Also present were County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. <u>Contract Negotiations with Local 68 Operating Engineers</u>
Guests: Joseph Salemme, Conventus Consulting, LLC.

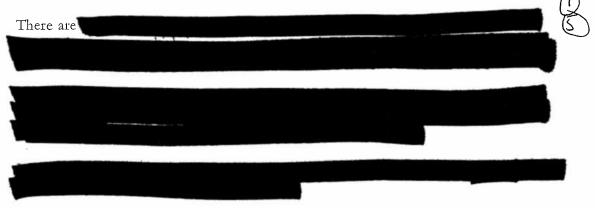
This contract expired in December 2008. The new contract period would be January 1, 2009 through December 31, 2012. This contract affects 19 employees (21 positions). For various reasons, negotiations did not start until May 2009.

The union had an actuarial study done and it has shown that the proposed schedule will fund the retirement health benefit package. They have agreed to 3% for 2009; 0% for 2010; 0% for 2011 and 2.5% plus \$210 for 2012. Additionally, they will receive the same \$50 and \$75 clothing allowance per person allocated to Council 8.

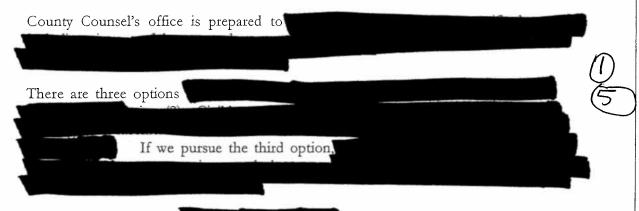
The Board supports the negotiations.

2. <u>Attorney-Client Privileged Communications / Potential Litigation</u>

Guests: Victoria Durbin Drake, Administrator, Open Space, Recreation and Historic Preservation Trust Fund; Burton Zitomer, Assistant County Counsel; Al Faella, Director, Department of Parks & Community Renewal; Lawrence Caroselli, Director, Department of Finance







The Board recommends and would like an update within three weeks as to the status of responses.

3. <u>Contract Negotiations relative to a lease agreement with the Albender Building</u>
Guests: Lawrence Caroselli, Director, Department of Finance; Ryan Garner, Birdsall Engineering Services

The County is in year 12 of a 25 year lease agreement for space in the Albender Building. The landlord would like to install a geothermal system in the building and in turn, the County would pay him for gas and electric. The County will pay a reduced rate for both electric and gas and the rate would increase annually by established formulas. (For example, the county currently pays \$284,000 per year for electric. The new contract would start payments at \$275,000 per year with a locked in increase of 5%.) In the event the average increase for other buildings under the co-operative purchase arrangement is less than 5%, the increase will be adjusted.

The Board supports the amendment to the lease agreement. The Resolution will be added to the February 24, 2011 agenda for the Board's approval.

4. <u>Personnel Matters: Union County Prosecutor Theodore Romankow</u> Guest: Lawrence Caroselli, Director, Department of Finance

According to State Statute, the Prosecutor must retire at the age of 70 unless he either receives approval from the Attorney General or from the Freeholder Board to continue his employ as the Prosecutor. Mr. Romankow is requesting that the Board approve a Resolution continuing his service as Union County Prosecutor beyond the age of 70. County counsel will check when his birthday is and a Resolution approving same may appear on the February 24 meeting agenda if it cannot wait until March.



5. <u>Personnel Matters: Reorganization at Runnells Specialized Hospital</u> Guest: Lawrence Caroselli, Director, Department of Finance

For the last seven years, Joseph Sharp, Aruspex, LLC has served as the Hospital Administrator and therefore there is no mechanism through which Joan Wheeler can be paid as the Hospital Administrator because directors' salaries are set through ordinance.

Using this situation as an opportunity for change, the Deputy County Manager has been tasked with reorganizing the administrative functions at Runnells.

The County Manager is also in the process of negotiating a salary with Joan Wheeler to serve as the Administrator.

#### 6. Personnel Matters

The County Manager announced that Director Caroselli will be retiring this year.

The County Manager

with the Board

3



### EXECUTIVE SESSION MINUTES AGENDA MEETING – THURSDAY, MARCH 10, 2011

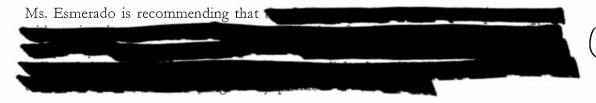
Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Freeholder Christopher Hudak was absent.

Also present were County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

#### 1. <u>Personnel Matters</u>

Denise Esmerado, Esq., Ruderman Glickman; Andy Moran, Director of Public Safety; Lawrence Caroselli, Department of Finance; Sebastian D'Elia, Public Information



Therefore, Ms. Esmerado is recommending that

The Board supports the recommendation.

#### 2. Personnel Matters

Guests: Brian Riordan, Director, Department of Correctional Services; Lawrence Caroselli, Department of Finance; D'Elia, Public Information

Director Riordan outlined his request to increase the supervisory compliment in the jail to include 5 additional sergeants, for a total of 36, and 2 additional lieutenants, for a total of 10, in an effort to reduce overtime. Director Riordan discussed the likelihood of increased overtime due to possible retirements. Additionally, he discussed items he hopes to address during contract negotiations including limiting the amount of compensatory time supervisory officers can accrue. Please see the attached memorandum.

The Board supports the request.



#### 3. <u>Personnel Matters</u>

Guests: Al Faella, Director, Department of Parks & Community Renewal; Armando Sanchez, Director, Division of Golf Operations; Lawrence Caroselli, Department of Finance; and Sebastian D'Elia, Public Information

The Board's support is sought in exercising an option in the KemperSports contract to assume golf maintenance. The arrangement will save the county \$500,000 annually without layoffs. Some employees will be offered employment with KemperSports, and some will be transferred into vacancies in the Department of Engineering, Public Works and Facilities. The union attorney and the shop steward representing the golf maintenance employees support the arrangement.

A resolution to exercise the option will be on the next agenda for the Board's consideration so the pieces are in place to prepare for the season.

### 4. <u>Personnel Matters: Bibi Taylor</u>

Guests: Lawrence Caroselli, Director, Department of Finance

Ms. Bibi Taylor has been selected to replace Mr. Caroselli as the Director of the Department of Finance. She lives and would require a residency waiver.

The Board supports the waiver.

#### 5. Personnel Matters: Carolyn Sullivan

Guests: Guests: Lawrence Caroselli, Director, Department of Finance

County Counsel advised the Board of certain terms and conditions relative to residency requirements and waiver for current employees. Ms. Sullivan is employed with the County Counsel's Office serving as an Assistant County Counsel. She is also in the position where she may require a residency waiver. Her circumstances are such that continuing to live in the County may impose an undue hardship on her. She has been with the county, serving in various positions, for 13 years and it would be the County's loss if she left.

The Board supports the waiver.



### EXECUTIVE SESSION MINUTES REGULAR MEETING – THURSDAY, MARCH 17, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present.

Also present were County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Potential Land Acquisition

Guests: Joseph Graziano, Director, Department of Engineering, Public Works & Facilities; Lawrence Caroselli, Director, Department of Finance

The County needs to relocate the fueling station currently located at the corner of Cherry Street and Rahway Avenues. It is the busiest fueling station the County operates; however, the pending construction requires it to be moved. The costs of the property acquisition to move the fueling station were included in the bond for this project.

Director Graziano is asking for the Board's approval to allow County Counsel to negotiate for the property located at 151 Rahway Avenue, Elizabeth. The property was formerly a gas station and now houses an office building, which would be perfect to house the SLAP operations.

The owner is asking \$750,000, however our appraisal put the property value at \$400,000. In researching the property, it has come to our attention that a use variance may be required as it is no longer zoned for use as a gas station. Therefore, County Counsel will also start inquiring as to whether or not the City of Elizabeth is inclined to change its use, prior to our purchasing the property.

Additionally, the County will ask the owner of the property to provide a Phase I Environmental Report or have one completed.

The Board approves the requests.





### EXECUTIVE SESSION MINUTES AGENDA MEETING – THURSDAY, APRIL 7, 2011

Chairman Deborah P. Scanlon presided. Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Vice Chairman Alexander Mirabella was absent.

Also present were County Manager George W. Devanney, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

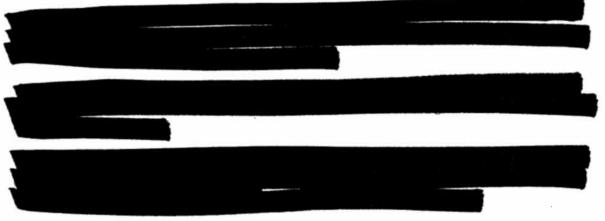
The following items were discussed:



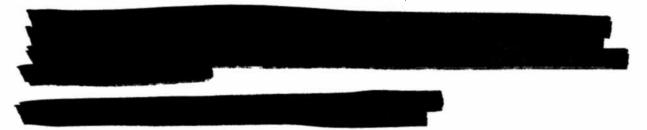


1. Attorney-Client Privileged Communication/ Potential Litigation relative to the Clark Reservoir Encroachments

Guests: Burton Zitomer, Esq., Assistant County Counsel; Victoria Durbin, Trust Fund Administrator; Al Faella, Director and Charles Sigmund, Encroachment Officer, Department of Parks and Community Renewal; Lawrence Caroselli, Director, and Bibi Taylor, Incoming Director, Department of Finance; Joseph Graziano, Director, Department of Engineering, Public Works & Facilities

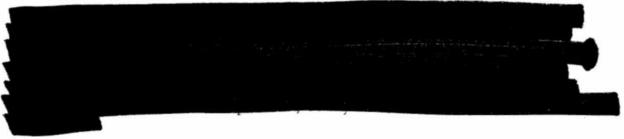


County Counsel's office is seeking the Board's direction in moving forward. County Counsel discussed the County's legal options with the Board.





## UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

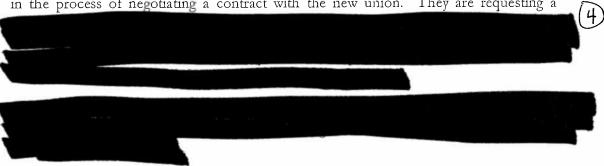


2. Contract Negotiations with IBEW Local 1158

Chapter Matthew N. DiRada Fast Director Division

Guests: Matthew N. DiRado, Esq., Director, Division of Personnel; Joseph Salemme, Conventus Labor Consulting, LLC; Lawrence Caroselli, Director, and BiBi Taylor, Incoming Director, Department of Finance

IBEW Local 1158 represents a newly formed group of employees in the Prosecutor's Office including supervisors, laboratory employees, and agents. The County is currently in the process of negotiating a contract with the new union. They are requesting a

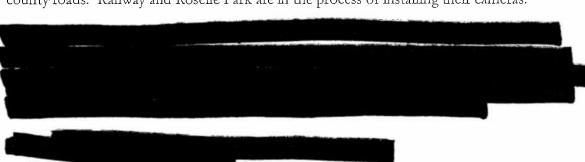


The Board supports negotiating for

3. <u>Contract Negotiations / Attorney Client Privileged Communications</u>
Guests: Lawrence Caroselli, Director, Department of Finance; Joseph Graziano,
Director, Department of Engineering

County Counsel Barry advised the Board that his office is agreement with three municipalities which installed red light cameras on County roads: Linden, Rahway and Roselle Park.

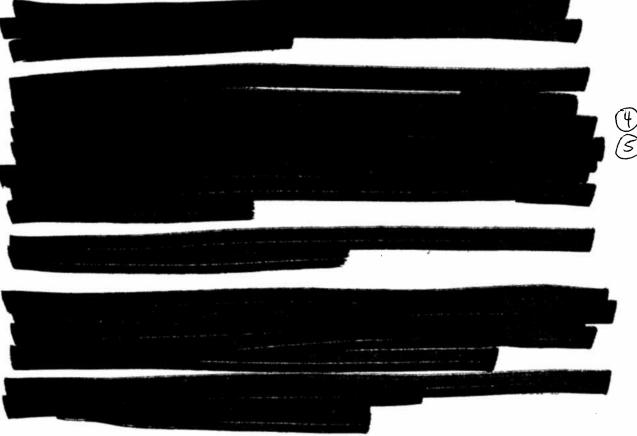
Linden has already installed two cameras at very successful intersections which intersect county roads. Rahway and Roselle Park are in the process of installing their cameras.



Union County Board of Chosen Freeholders - Executive Session Minutes - April 7, 2011 - Agenda Meeting Page 2 of 3









### Executive Session Minutes Agenda Meeting – Thursday, April 21, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present.

Also present were County Manager George W. Devanney, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Contract Negotiations relative to Employee Health Benefits

Guests: Matthew N. DiRado, Esq., Director, Division of Personnel; Lawrence Caroselli, Director, Department of Finance; Bibi Taylor, Incoming Director, Department of Finance; and Matt Presutti & Marie Kindler, Brown & Brown Insurance

Mr. Presutti has indicated that the County's claims are running as expected which would mean the County can expect a 12% increase over last year's premium; this increase is has been anticipated in the budget.

Brown and Brown received three proposals to provide health benefits to employees on the County's behalf. The proposals, caveats to the plans (including bundling the prescription plan) and their strengths and weaknesses were discussed.

Cigna initially offered 12.86% increase. Although the proposals from the other two companies were not beneficial, their presence helped the negotiation process with Cigna.

Mr. Presutti discussed the benefits to the county and the employees by awarding both the health policy and the prescription plan to Cigna. It is not in the County's best interest to migrate from Delta Dental as the County's dental insurance provider.

The summary prepared by Brown and Brown is attached.

Cigna is putting money at risk and committing resources to helping us move towards wellness. The Board agrees to keep Cigna as the county's primary medical carrier and to switch to Cigna as the county's prescription drug insurance carrier.



### Union County Board OF CHOSEN FREEHOLDERS

2. City of Linden v. Devine Media

Guests: Lawrence Caroselli, Director, Department of Finance; Bibi Taylor, Incoming Director, Department of Finance

Freeholder Christopher Hudak was not present for this discussion.

County Counsel advised that the County has received a settlement offer in its claim for excess charges for publication in the Devine Newspapers. The County shared expenses with the City of Linden and litigation is approaching its third year.

Our actual damages are approximately \$15,000. The County also alleged fraud, in which case it sought and received triple damages thru a Default Judgment. The County's judgement is approximately \$45,000 plus legal fees and Linden was awarded \$10,000 plus

Lisa McCormick, currently the owner of Devine Media, filed to vacate judgment against her and her companie

The Sheriff attempted to enforce our judgment but there were no assets and no equipment.

County Counsel is recommending the County settle this matter in the amount of \$5,000. The City of Linden will be approving a settlement in the amount of \$1,000.

The Board supports the recommendation.





### EXECUTIVE SESSION MINUTES REGULAR MEETING – THURSDAY, APRIL 28, 2011

Vice Chairman Alexander Mirabella presided. Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski, and Freeholder Daniel P. Sullivan were present. Chairman Deborah P. Scanlon and Freeholder Nancy Ward were absent.

Also present were County Manager George W. Devanney, M. Elizabeth Genievich, Deputy County Manager, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. <u>Contract Negotiations Relative to Health Insurance Providers</u>
Guests: Bibi Taylor, Director, Department of Finance and Matt Presutti, Brown and Brown

Mr. Presutti discussed the advantages of moving the County's prescription plan from Medco to Cigna. Cigna is offering three years, no penalty for the term. The contract can be year to year and renegotiated.

Summit Medical Group approached the County with a risk sharing agreement proposal. Approximately 250 county employees go to the Summit Medical Group for health care. This is an innovative agreement which would improve the outcomes for patients, and ultimately help improve the cost of health insurance for the county. The agreement would quantify how much money is spent through Summit Medical Group and a matrix would be agreed upon which would show savings through improved spending on both the health care and prescription fronts. Summit Medical Group is in the Cigna network and this is not something Horizon would agree to.

The Board supports moving the prescription plan to Cigna.



### Executive Session Minutes Agenda Meeting – Thursday, May 5, 2011

Chairman Deborah P. Scanlon presided. Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Vice Chairman Alexander Mirabella was absent.

Also present were County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Attorney-Client Privileged Communications relative to Cell Phone Towers
Guests: Alfred Faella, Director, Department of Parks and Community Renewal; Victoria Drake,
Administrator, Open Space, Recreation & Historic Preservation Trust Fund; Seb D'Elia, Director,
Office of Public Information



Contract Negotiations / Attorney Client Privileged Communications
 Guests: Alfred Faella, Director, Department of Parks and Community Renewal; and Seb D'Elia,
 Director, Office of Public Information

County Counsel advised that negotiations have concluded and the County has come to a fee-sharing agreement with the Borough of Roselle Park relative to the operation and administration of the red light camera at the intersection of Westfield Avenue and Locust Avenue. Their notices have gone out and they anticipate operation and revenue generation by Mid-May to June 1, 2011.

County Counsel has advised that negotiations relative to a fee-sharing agreement with the City of Rahway and the City of Linden



The County could advise

. County Counsel advised



## UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

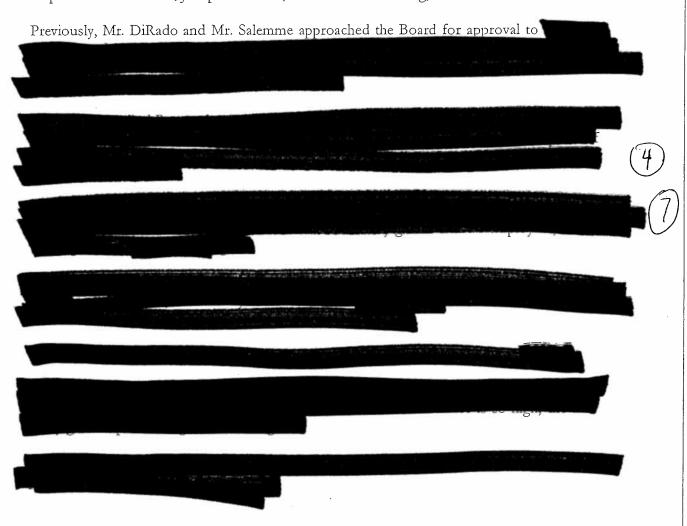
### Executive Session Minutes Agenda Meeting – Thursday, May 19, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, and Freeholder Bette Jane Kowalski were present. Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were absent.

Also present were County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. <u>Contract Negotiations with PBA 108, Sheriff's Rank and File</u>
Guests: Matthew N. DiRado, Esq., Director, Division of Personnel; Bibi Taylor, Director,
Department of Finance; Joseph Salemme, Conventus Consulting, LLC



Union County Board of Chosen Freeholders - Executive Session Minutes - May 19, 2011 - Agenda Meeting - Page 1 of 2



2. Attorney Client Privileged Communication – Contract Negotiations with PGA Tour, Maryland for the Barclays Golf Tournament

Guests: Burton Zitomer, Esq., Assistant County Counsel

The Barclays Golf Tournament will be taking place at the Plainfield Country Club this year. The PGA approached the County of Union with a request to secure Oak Ridge Park for parking so they can shuttle spectators to and from the event.

With the exception of the Archery Range, the park will be available to the PGA for parking. Conditions have been established for the use of the park, including the PGA must leave the park in the condition they found it. The County has received approval from both Green Acres and the NJ Department of Environmental Protection.

According to their bylaws, money spent by the PGA on such services must go directly to non-profit or charity entities supporting cultural arts programs. The PGA has restricted the donation in the amount of \$125,000 for MusicFest. The County will receive the funds, which must be donated to the Union County Performing Arts Center.

In comparison, when Baltusrol Country Club rented parking space from the County, the agreement was in the amount of \$1.



### Executive Session Minutes Agenda Meeting – Thursday, June 9, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present.

Also present were County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. On-going Litigation in the matter of Donald McNamara v. 4Connections, et als Guests: Moshood Muftau, Esq., Assistant County Counsel

Mr. Muftau advised the Board that this case involves a gentleman who slipped and fell on the West Grand Street Bridge, property immediately adjacent to County property, breaking his right knee and left shoulder.

The trial went on for three days.

Judge Crystal has recommended settling the case in the midst of trial.

County Counsel has recommended settling the case in the amount of \$15,000.

The total settlement is \$90,000: City of Elizabeth, \$10,000; Union County, \$15,000 and the Property owner, \$65,000.

The Board approves the recommendation.

2. On-going Litigation in the matter of Estate of Addison Wilcox v. County of Union, et als

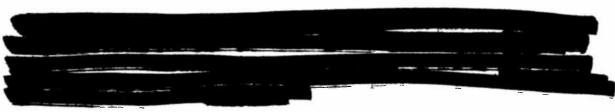
Addison Wilcox was an inmate at the Union County jail for 33 years. He had a heart attack and died. The County is being sued for wrongful death and 1983 claims. County Counsel

2

Sheriff Froehlich, Union County and a number of John Does have been named as defendants. The discovery process is just beginning.

Union County Board of Chosen Freeholders - Executive Session Minutes - June 9, 2011 - Agenda Meeting - Page 1 of 2





Given the circumstances, the Board agrees with the recommendation to

### 3. Contract Negotiations relative to the Red Light Camera System

County Counsel provided the Board with an update on the contract negotiations with the City of Rahway. While the terms of the contract for the red light camera are still being negotiated,





Additionally,



## Executive Session Minutes Regular Meeting – Thursday, June 23, 2011

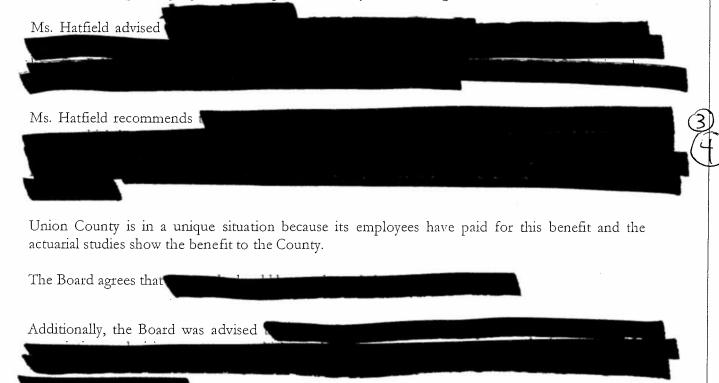
Chairman Deborah P. Scanlon presided. Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Vice Chairman Alexander Mirabella was absent.

Also present were County Manager George W. Devanney, Deputy County Manager M. Elizabeth Genievich, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. <u>Personnel Matter/Attorney-Client Privileged Communication/Potential Contract Negotiations</u>
Guests: Matthew N. DiRado, Esq., Director, Division of Personnel; Bibi Taylor, Director, Department of Finance; Seb D'Elia, Director, Office of Public Information, Joseph Salemme, Conventus Consulting, LLC; and Kathy Hatfield, Esq., Bauch, Zucker, Hatfield

Mr. DiRado and Mr. Salemme discussed existing agreements with bargaining units as well as the resolution providing benefits to exclusionary employees upon retirement and how they will be affected by the pending legislation being considered by the State Legislature.





Mr. Salemme advised the Board of initial discussions with Council 8. As contracts are renegotiated,

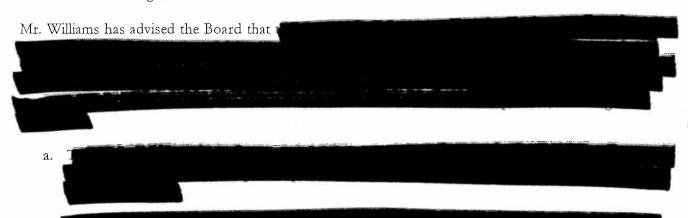
2. On-going Contract Negotiations with the City of Rahway—Red Light Camera Systems
Guests: Bibi Taylor, Director, Department of Finance; Andrew Moran, Director, Department of Public Safety; and Seb D'Elia, Director, Office of Public Information

County Counsel advised the Board of developments in the negotiations with Rahway relative to the administration of the Red Light Camera System. It has been recommended that

The Board supports the agreement.

3. Contract Negotiations with the Union County Utilities Authority relative to the Covanta Transaction Status

Guests: Bibi Taylor, Director, Department of Finance; Seb D'Elia, Director, Office of Public Information; Jonathan Williams, Esq., DeCotiis FitPatrick & Cole, LLC, Special Counsel to the UCUA; Dennis Enright, NW Financial







The municipal agreements will have to be renegotiated



### Executive Session Minutes Agenda Meeting – Thursday, July 21, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, and Freeholder Daniel P. Sullivan were present. Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski and Freeholder Ward were absent.

Also present were County Manager George W. Devanney, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Contract Negotiations relative to the Union County Court Complex Renovations
Guests: Joe Graziano, Director, Department of Engineering, Public Works and Facilities;
Brian Riordan, Director, Department of Operational Services; Al Faella, Director,
Department of Parks and Community Renewal; Rose Comas, Esq., Second Deputy County
Counsel; Seb D'Elia, Director, Office of Public Information; The Honorable Karen M.
Cassidy, Assignment Judge; Liz Domingo, Union County Superior Court Administrator;
Eric Chait, Operations Division Manager, Union County Superior Court; Nick Netta and
Francisco Melendez, Netta Architects; Susan DiGiacomo and Troy Marzziotti, Mast
Construction and Ryan Garner, Birdsall Services Group.

Nick Netta presented the designs of the new proposed family court building. The project started in 2005 because of fire code violations present in the Court House tower. The new administration in the Court House allowed for a more cost effective plan to be designed by erecting the staircase within the tower, and building a new structure to house the family courts and a parking garage.

A PowerPoint presentation was made by Netta Architects; a copy of the presentation is attached. Mr. Netta discussed the space required pursuant to state codes. There are major factors impacting the size of the facility, including circulation considerations, space for court administration, Sheriff's Officers and prisoner holding, public accommodations, security, accessibility, and Information Technologies (IT). There will be two IT systems in the building to accommodate the State's system and the County's system. The building will occupy the corners of Lyons, Cherry and Rahway Avenues. The five-story parking deck will house 150 cars. The building itself is contained on four floors. The basement is 4,665 square feet to be used for storage, building services, elevator machines, an evidence vault and other space required for bldg systems.

Mr. Netta proceeded to explain the floor plans for each floor. Inner court circulation and public circulation and prisoner circulation are never mixed; this is unique to this building. The design has taken into consideration certain elements to prevent vehicle penetration into the building.



The three tenants will receive the following space considerations: Union County: 18,992 square feet – 24%; the State of New Jersey: 55,623 square feet – 71% and the Union County Improvement Authority – 3,190 square feet - 4%.

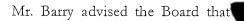
The building will be completely Silver LEED Certified including a sustainable site design, water efficiencies, indoor environmental air quality systems and a solar collection wall to generate electricity for the building.

Susan DiGiacomo from Mast Construction explained the cost factors. The total cost of the facility will be approximately \$37,000,000. The parking deck will cost \$18,000 per space, for a total of \$2,700,000. The Building will cost \$375 per square foot – 77,860 square feet – for a total of \$29,000,000. There is a 10% contingency on the project. Additionally, site preparation needs to take place including demolishing the existing buildings and addressing any possible environmental issues.

Ms. DiGiacomo also discussed the project timeline. The property acquisitions, programming and final design documents began in December 2010. Relocation of functions being performing on the property, including SLAP, the UCIA offices and the fueling station, will occur by November 2011. The bid will be ready in February 2012 and award should happen within 2 months. Construction should start by April 2012 and last approximately 18 months, with an additional 2 months for close out. Anticipated occupation is scheduled for December 2013.

Once the new building is constructed and employees moved in, the courthouse stairwell construction will begin.

Ms. Comas summarized her communications with the State and problems are not anticipated; the State is happy that the County is moving forward and understands that it is a lengthy process.







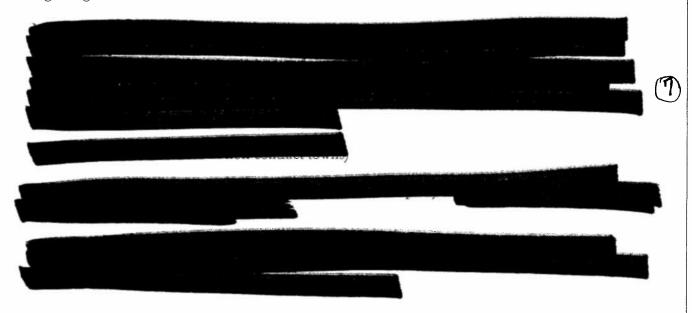
2. Contract Negotiations with the Union County Utilities Authority relative to Covanta Guests: Bibi Taylor, Director, Department of Finance; Al Faella, Director, Department of Parks and Community Renewal; Seb D'Elia, Director, Office of Public Information; Joseph Bowe, Treasurer, Department of Finance; Jonathan Williams, Esq., DeCotiis FitzPatrick & Cole; Dennis Enright, NW Financial; and Chairman John Kulish, Union County Utilities Authority

Freeholder Sullivan was not present for this discussion.

Mr. William provided the Board with a status report relative to negotiations with the State and Covanta regarding the implementation of the agreement. Everything that has been offered to the municipalities in terms of reduced rates, remains intact.

The State shortened the term of the transaction to conclude December 2031. Additionally, more is expected from the County to make this agreement work. Currently, Union County has a limited deficiency agreement which supports the UCUA to deliver waste to Covanta. With the new transaction, the limited deficiency agreement will be changed in order for County to guarantee debt service payments for the final 5 years of transaction. This guaranty will help the UCUA market bonds. The County will not be called upon to make a payment because of the value of facility. Mr. Williams suggests a Deficiency Ordinance to be introduced at next meeting.

Next, the UCUA must revisit the 14 municipalities and advise them of the State's changes regarding the shortened term.

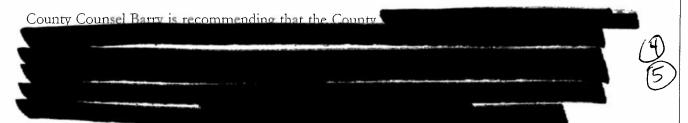




### 3. Contract Negotiations relative to the Red Light Camera System

Guests: Joe Graziano, Director, Department of Engineering, Public Works & Facilities; Andrew Moran, Director, Department of Public Safety; Al Faella, Director, Department of Parks and Community Renewal; Bibi Taylor, Director, and Joe Bowe, Treasurer, Department of Finance; Seb D'Elia, Director, Office of Public Information

There has been no progress in negotiating a fee sharing arrangement with either the City of Rahway or the City of Linden.



#### 4. Personnel Matters

Guests: Al Faella

The Board interviewed Mr. Alfred J. Faella, currently the Director of Parks & Community Renewal, for the position of County Manager. Mr. Faella's goals and initiatives were discussed. His resume is attached.

Mr. Faella's appointment and salary resolution will appear on next week's agenda. His salary will be \$155,000.

#### 5. Personnel Matters

The Board discussed George Devanney's Separation Agreement, which will appear on the agenda for the Board's consideration next week.



## EXECUTIVE SESSION MINUTES REGULAR MEETING – THURSDAY, JULY 28, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Bette Jane, Kowalski and Freeholder Daniel P. Sullivan were present. Freeholder Mohamed S. Jalloh and Freeholder Ward were absent.

Also present were County Manager Alfred Faella, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following item was discussed:

#### 1. Personnel Matters

Discussion was had relative to Director's vacancy in the Department of Parks and Community Renewal. The Board advised the newly-appointed County Manager to take his time in appointing a new Director of Parks and Community Renewal. Mr. Faella should take this opportunity to assess his administration and take his time shaping it. Mr. Faella agrees that he should move slowly and seek qualified candidates.



### Executive Session Minutes Agenda Meeting – Thursday, August 11, 2011

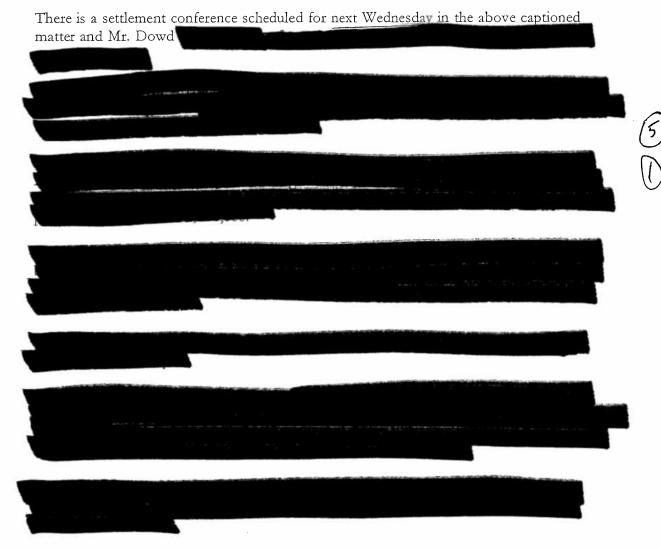
Chairman Deborah P. Scanlon presided. Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh Freeholder Bette Jane Kowalski, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Vice Chairman Alexander Mirabella and Freeholder Linda Carter were absent.

Also present were County Manager Alfred J. Faella, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Attorney Client privilege communications relative to Aspen Landscaping et als v. the County of Union

Guest: Guido Weber, Weber Dowd Law



Union County Board of Chosen Freeholders - Executive Session Minutes - August 11, 2011 - Agenda Meeting - Page 1 of 1



### Executive Session Minutes Agenda Meeting – Thursday, August 25, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane Kowalski and Freeholder Daniel P. Sullivan were present. Freeholder Ward was absent.

Also present were County Manager Alfred J. Faella, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

### 1. Attorney Client Privileged Communications relative to MusicFest and the Prosecutor's Report

Guests: Frank Padusniak, Deputy Comptroller and Joe Bowe, Treasurer, Department of Finance; Seb D'Elia, Director, Office of Public Information; Robert Cagnisola and Warren Koricki, Supplee Clooney and Company

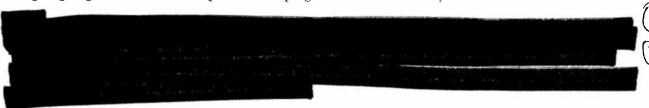
Mr. Cagnisola advised that the auditors went through the Prosecutor's Report and made recommendations on procedure which can be accomplished between now and the upcoming MusicFest, what can be done after MusicFest to review accountability and what changes should be made if MusicFest continues next year. Additionally, he is submitting a DRAFT corrective action plan to the Board. The recommendations are titled and in the same order as the Prosecutor's report.

County Counsel provided the Board with a preliminary overview on legal issues and concerns relating to the Prosecutor's Report

County Manager indicated that the financial side is easiest to address and many of the changes can be done relatively quickly. The contractual issues will need to be addressed and will take time.

Freeholder Estrada asked that the record reflect that the Board be advised when a conflict of interest is present among parties responsible in contract negotiating.

2. Ongoing litigation relative to Aspen Landscaping, Inc., et als v. County of Union



3. Contract Negotiations relative to the Union County Alliance



The County's contract w the Union County Alliance expires December 31, 2011. The County Manager suggests reducing the contract amount by \$70,000 when we renew the next contract. The Board agrees.



### UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

### Executive Session Minutes Agenda Meeting – Thursday, September 8, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski and Freeholder Daniel P. Sullivan were present. Freeholder Ward was absent.

Also present were County Manager Alfred Alfaella, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Contract Negotiations and Attorney Client Privileged Communications with the Union County Utilities Authority

Guests: Joseph Graziano, Director, Department of Engineering, Public Works and Facilities

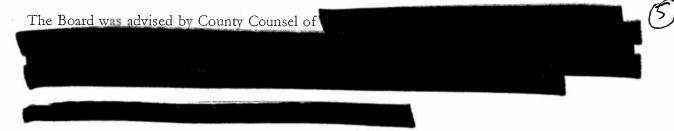
Union County Utilities Authority Interim Executive Director Dan Sullivan made a report relative to the UCUA's response to Hurricane Irene.

Interim Executive Director Sullivan received requests to defer the costs of disposal of Type 13 Household Waste as a result of Hurricane Irene. Some municipalities requesting the deferral do not have contracts with the UCUA. Additionally, Type 13 waste goes directly to the rails, not the incinerator. The UCUA cannot defer the cost of payment to a third party. Additionally, the County does not have an agreement with Covanta.

Therefore, neither the County nor the UCUA can defer disposal costs.

### 2. Attorney Client Privileged Communications

County Manager Al Faella, Bibi Taylor, Director of Finance and Robert Barry, Esq., County Counsel updated the Board on the significant changes in financal controls which will take place at MusicFest 2011.



### Union County Board of Chosen Freeholders Executive Session Minutes September 15, 2011

Present: Chairman Deborah P. Scanlon, Vice Chairman Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane Kowalski and Freeholder Daniel P. Sullivan.

Also Present: County Manager Alfred J. Faella, County Counsel Robert E. Barry, Esq., and Deputy Clerk of the Board Annie Croom.

The following items were discussed:

1. Anticipated Contract Negotiations with FEMA and/or the Township of Cranford
Guest: Joseph Graziano, Director, Department of Engineering, Public Works & Facilities,
Andrew Moran, Director of Public Safety and Christopher Scaturo, Director, Bureau of
Hazardous Materials.

Director Graziano advised the Board of the preliminary assessment of the effects of Hurricane Irene on the County of Union. Director Graziano stated he some directions from Board if there's a need to continue with the cleanup in the Township of Cranford.



Director Graziano said that his department has spent100% of their time working in Cranford, roughly spent \$150,000, working seven days a week. The Township of Cranford stopped working because their guys were stressed out and needed a break. The Department provided 30 workers, 20 truck loaders, backhoes to help Cranford with the distribution. The Department of Engineering, Public Works and Facilities worked tirelessly to ensure the roads were passable as quickly as possible and to repair damages to Union County facilities, providing assistance to municipalities for the removal of debris. A discussion ensued among the Freeholder Board, County Manager Faella and Director Graziano, with the consensus of the Board the deadline for Cranford will be September 30, 2011.

2. Anticipated Litigation with the City of Linden Guest: County Counsel Robert Barry, Esq.,

County Counsel Barry updated the Board regarding the traffic lights within the City of Linden.



## EXECUTIVE SESSION MINUTES AGENDA MEETING – THURSDAY, SEPTEMBER 22, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Freeholder Bette Jane Kowalski was absent.

Also present were County Manager Alfred Faella, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Pending Litigation in the matter entitled County of Union v. Gordon Byrd and COBRA Elect

Guests: Matt DiRado, Esq., Acting Director, Department of Administrative Services / Director, Division of Personnel

County Counsel Barry advised the Board that



The County contracts with a third party administrator to collect the premiums owed to the County; at the time, the contract was awarded to COBRA Elect. Mr. Byrd owes approximately \$45,000 in premiums. The County filed suit against COBRA Elect and Mr. Byrd. The County has been advised that COBRA Elect may be filing for bankruptcy. The County negotiated a potential settlement with Cobra Elect in the amount of \$17,000. This is a partial settlement in the matter, as the County is still pursuing action against Mr. Byrd.

The Board accepts the settlement in the amount of \$17,000 from COBRA Elect.



## EXECUTIVE SESSION MINUTES REGULAR MEETING – THURSDAY, OCTOBER 13, 2011

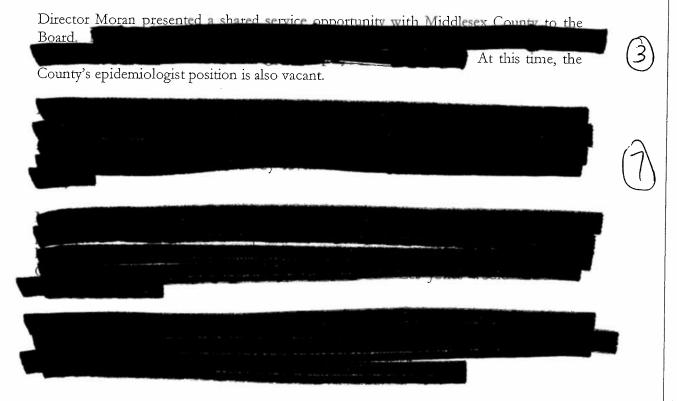
Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Freeholder Bette Jane Kowalski was absent.

Also present were County Manager Alfred Faella, Clerk of the Board Nicole L. DiRado, County Counsel Robert E. Barry, Esq. and Frank Guzzo, Director, Department of Human Services

The following items were discussed in Executive Session:

1. <u>Personnel Items and Potential Contract Negotiations for Shared Services Agreement with Middlesex County</u>

Guests: Andrew Moran, Director, Department of Public Safety; Les Jones, Director of Health, Frank Guzzo, Director, Department of Human Services;





### 2. Personnel Items

Clerk of the Board Nicole DiRado has advised the Board that she has been offered and accepted the Deputy County Clerk's position in the Office of the Union County Clerk upon the retirement of the current Deputy Clerk.



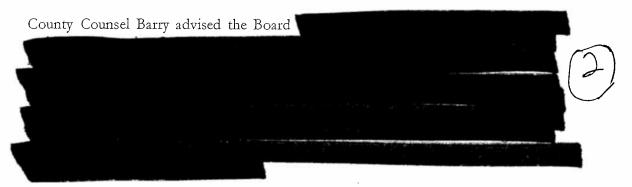
### EXECUTIVE SESSION MINUTES AGENDA MEETING – THURSDAY, NOVEMBER 10, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Bette Jane Kowalski, and Freeholder Daniel P. Sullivan were present. Freeholder Angel G. Estrada and Freeholder Nancy Ward were absent.

Also present were Acting County Manager Frank Guzzo, Director, Department of Human Services, Clerk of the Board Nicole L. DiRado, County Counsel Robert E. Barry, Esq.

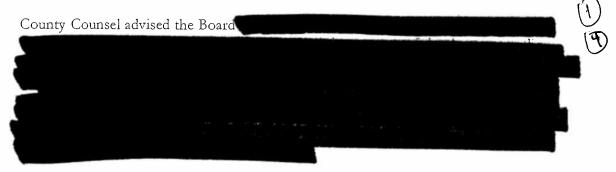
The following items were discussed in Executive Session:

1. On-going litigation in the matter entitled Richmond Lapolla v. the County of Union Guests: Matthew DiRado, Esq., Acting Director, Department of Administrative Services / Director, Division of Personnel



The Board supports the recommendation.

2. Contract negotiations with the Union County Improvement Authority (UCIA) relative to the shared services agreement for the construction of the new Family Court Building



### **COUNTY OF UNION**

Part C GOVERNMENT RECORD	DS REQUEST, RESPONSE
Requestor: Tina Renna-LCWA	Request Date: 11012
Document(s) privided: 2- File pures, at a total cost of: 10 Fe	e. 2011 Executive
C3 Special Service Charge imposed - Rosson:	Session minutes
Document(s) have been inspected by the requestor on the date shown b	elow:documents,total pages
Document(s) not provided (see below)	
The cocument(s) you have requested that are checked below are NOT being pro- are otherwise exempt from public access, as provided by applicable law:	nvided because the document(s) are considered privilege
Privileged or Protected Category	nority for Denial or Netlaction
Advisory, Consultative or Deliberative material - as noted	V.J.S.A. 47:1A-1.1, et seu
1 / Autoney Phoens / Video	N.J.S.A. 47/1A-1.1, et seu.
Attorney-Client Privilege Information - as noted	N.J.S.A. 47:1A-1.1, et seq.
□ Computer Security Information	N.J.S.A. 47:1A-1.1, et seq.
3 Criminal Investigatory Records	N.J.S.A. 47:1A-1.1, et seq.
3 Credit Card Numbers	N.J.S.A. 47/1A-1.1, et seu.
3 Domestic Security (Sabotage or Terrorism)	Executive Order 21 (McGreevey)
Grievance Information with public employer	N.J.S.A. 47:1A-1.1, ct seq.
J Drivers' License Numbers	N.J.S.A. 47:1A-1.1, et seq.
J Flectronic Surveillance Materials	N.J.S.A. 2A:156A-19
☐ Emergency or Security Information or Procedures	N.J.S.A. 47:1A-1.1, et seq.
J Employee Sexual Harassment Complaints	N.J.S.A. 47:1A-1.1, et seq.
J Fingerprint Cards	Executive Order 9 (Hughes)
J Individual's Medical, Financial, or Tax records	Executive Order 26 (McGreevey)
J Insurance Communications	N.J.S.A. 47:1A-1.1, et seq.
J Investigation in Progress	N.J.S.A. 47:1A-1.1, et seq. N.J.S.A. 47:1A-3.a
J Jubor Negotiation Information (strategy or positions)	
Pursonnel or Pension Records — QD MOTED	N.J.S.A. 47:1A-1.1, et seq.
J. Photographs of Crime Scene	N.J.S.A. 47:1A-10
J Proprietary Information	Executive Order 9 (Hughes)
Reasonable Expectation of Privacy Home Address	N.J.S.A. 47:1 A-1.1, et seq.
3 Resumes of unsuccessful applicants	N.J.S.A. 47:1A-1.1, et seq.
Safety of persons or the public	Executive Order 26 (McGreevey)
J Security Measures and Surveillance Techniques	Executive Order 69 (Whitman)
	N.J.S.A. 47:1A-1.1, et seq.
	N.J.S.A. 47:1A-1.1, et seq.
Test Questions, Scoring Keys, or other Exam Data	Executive Order 26 (McGreevey)
J Victim records	N.J.S.A. 47:1A-1.1; N.J.S.A. 2A:82-466
Record has been destroyed/not retained pursuant to:     Other	Records Retention and Disposition Schedule
the have a right to appeal this decision that the documents requested are not everyment Records Council (GRC) or to the New Jersey Superior Court as ached Part B - Procedures to Challenge Denial of Section Covernment (c)	provided by N.J.S.A. 17:1 A.A. and 7. Planes and the
County Official	
ICKNOWLEDGMENT	
creby acknowledge that I have received copies of, or have been permitted to vie aments specifically listed above on which a determination has been made that if fleable law. If any documents have not been provided, I have received informat crimination.	he documents could not be associated in account of the
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	Version 6/09 (prior editions absolute