

The Meeting of the City Council of the City of Hackensack was held at City Hall, 65 Central Avenue, Hackensack, New Jersey, on Monday, November 10, 2025 at 5:41 P.M.

I. CALL TO ORDER AND ORDER OF BUSINESS:

Mayor Gaines called the meeting to order and the Deputy City Clerk announced, “This meeting is being held in accordance with the “Open Public Meeting Act,” N.J.S.A. 10:4-6 et seq., notice having been published according to law, with a copy on file in the City Clerk’s Office, and a copy posted on the Bulletin Board in City Hall.”

Ms. Saabye called the roll: Mayor Gaines, Deputy Mayor Toomey, Councilwoman Clark-Collins, Councilman Diaz were present. Councilman Carroll was absent. City Manager Thomas Freeman was present. City Attorney Richard Malagiere was absent, Attorney Frank Rivellini was present. Deputy City Clerk Allison Saabye was present.

FLAG SALUTE

APPROVAL OF MINUTES: A motion to approve the Meeting Minutes from October 28, 2025, was offered by Councilwoman Clark-Collins, seconded by Deputy Mayor Toomey and approved by Mayor Gaines, Deputy Mayor Toomey, Councilman Diaz and Councilwoman Clark-Collins.

II. RESOLUTION FOR EXECUTIVE SESSION:

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey		X	X				
Clark-Collins	X		X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

A RESOLUTION CALLING FOR AN EXECUTIVE MEETING OF THE CITY COUNCIL FOR THE FOLLOWING PURPOSES:

WHEREAS, the Mayor and Council of the City of Hackensack deem it necessary to discuss certain actions under Section 7b7 & 7b8 of the Open Public Meetings Act which pertains to matters falling within attorney-client privilege, on-going litigation and personnel matters concerning the employment of a current or prospective public employee(s).

WHEREAS, the Mayor and Council of the City of Hackensack is of the opinion that such circumstances may presently exist; and

WHEREAS, the City Council wishes to discuss the following issues:

- 1. Personnel Matters
- 2. On-going Litigation – *Workers Compensation Case HCKW102601 & Case HCKW104272*
- 3. Matters involving attorney/client privilege –
- 4. Matters involving the purchase, lease or acquisition of real property
- 5. Any pending or anticipated litigation or contract negotiations

NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the City of Hackensack deem it necessary to exclude the public from this discussion. The

outcome of the discussion will be disclosed within 90 days or at such time as the interests of the City do not require confidentiality.

III. PROCLAMATIONS & PRESENTATION:

1. Joseph Zoltanski 100th Birthday
2. Shade Tree Committee Update: Josh Cohen

Josh Cohen, Chairman Shade Tree Committee: I am here to update everyone on some progress on a recent grant we have been working on. I am also here to share what's ahead for Hackensack's urban forest. This is something I get excited about. I hope to share a little bit about that with you and then I have some asks. Let's start with who we are and what we do as a committee. We are a volunteer municipal tree board that partners with Hackensack officials. We are appointed by the City Council to improve health and equity for our urban forest through tree planting, education, advocacy and long-term planning. I was asked to talk to you about a recent grant that we were awarded. This is my first time presenting in front of you all as a Council, so I am going to start with a little introduction. I joined the board in 2020. I became Chair in 2021. In 2022, we were awarded \$20,000 TD Bank and Arbor Day Foundation grant to plant some trees at Jackson Ave Elementary School. We also helped create an outdoor classroom for them. That was a project that helped me to see how well positioned Hackensack is for funding opportunities like that and helped introduce this concept of equity and environmental justice to me which I was not familiar with that previously. I am not a horticulturist or an arborist or anything like that, this is something I do to give back to the community, but I do it because I think it is really important and we will get into why. Some of the things we can do, we organize city tree planting events, engage residents, and have an annual Arbor Day celebration with school partnerships. Last year we planted a tree in memoriam of Ms. Whitaker at Parker School. We work on policy and advocacy so we can advise the City Council on best practices. Something I have been focused on a lot during my tenure is we have partnered on over \$250,000 in grants now. My other members on the board, we have Margo Cooper, Fredrick Mensah, Trip Avallone, our DPW liaison is Fred Kowal. We are a 33-year Tree City USA. That is a significant accomplishment. That means that the city values transparency in its tree operations and we have established things and certain requirements you have to meet to do that. We are also certified with NJUCF which is a good amount of work. It means we have more transparency. We have to do state reporting and all of that is a big accomplishment for the city. We help improve quality of life through trees. Let's talk about why that is important here in Hackensack. Why trees matter? They help clean the air, remove pollutants, they also remove particulate matter, diesel particulate matter that may come in through Route 80 or Route 4 on trucks and those are the areas that have the worst air quality in the city. They help cool the streets up to 10 degrees. It is called an urban heat island. They help with flood prevention so it might not stop massive floods but help suck the water up faster and the leaves do stop more water from falling as they absorb the water. The one that really increases property values, encourages walking, when you drive through beautiful towns a lot of people think of Ridgewood, they have great trees, that is part of what is going on in your visuals, so you understand where trees are needed most, we use a lot of data. I am a data analyst by trade and so I have a lot of decent maps on that. This is called a tree equity map. I put some comparisons on here. Hackensack is on the left, we have Teaneck, and Newark. The big take away for me here is Hackensack is orange and olive green. We are comparable to Newark with an average of 19% canopy coverage and that includes Newark Airport, which doesn't have any trees. We have some educators on the Council, this would be a D. We are a lot more urban than Teaneck. It is harder to plant trees in the southern and eastern side of the city, but even Fairmount section is still olive. Teaneck still has very few olive areas so even in the areas where it is easy, we have fewer trees every year because the program has been underfunded. In 2023, we spent more on stump removals than we did on planting trees. The tree planting budget was \$6,000 and we spent \$20,000 on stump removals. For decades we have insufficiently budgeted to plant trees for every one that was removed. The thing I am here to talk about tonight, the Second Street grant project stands out as an orange area. We will talk about some of the resources that we brought

in to address it. These are some of our current active grants right now. We have \$5,000 Green Communities Grant through the NJUCF, the State Department, for funding a community forestry management plan. We are working on that right now. It will give us goals for our forestry program such as planting x amount of trees or getting professional development for the tree crew. We got \$15,000 stewardship grant again through NJUCF to contribute to the city-wide street tree inventory. I don't know what the status of this is right now. It was managed by Kris Wheaton who left. I have been working with Robert to figure out where the status of this is because we need to close it out. We just partnered with the Hackensack public schools on \$200,000 trees for schools grant that we were awarded. We are going to be planting at schools, parks, and streets used by students. It is about 100 trees at the schools, each school property in the city, 100 trees at Polifly, Baldwin, and Pulaski Parks along with the streets surrounding those schools. This is a great example of city and school partnership. The arborist we are using for the urban forestry plan was on the scoring committee for the grant and the partnerships were what pushed us ahead and we had a solid plan for it. The more partnerships we do, the better it looks for everyone. That is going to start spring 2026. This last one came in a few weeks ago. Arbor Day Foundation reached out with a funding opportunity. It is going to support planting about 100 trees in the Second Street neighborhood. When I described this grant, Second Street is going to be getting some sewer separation so what we will be doing is going east of Railroad Ave and doing areas that have already been separated. Once the sewer separation happens on Second, it will include trees being planted there also. This is a map of where we are planting trees. This is an area that is historically redlined. Redlining happened in the 50s when the veterans came home from WWII, they were offered money to purchase mortgages but weren't allowed to use that money in historically minority neighborhoods, so funding was excluded from those. The tree equity map highly correlates with socioeconomic maps. This is an environmental justice project. We have identified 100 suitable planting locations. We made a strong effort to do the right tree in the right space so no large trees under wires. It would only do a larger tree if it had space for it, no wires. We would put smaller trees where there were wires so we are trying to not have trees be a source of hardship. A lot of people think they mess with sidewalks and destroy curbs, so we picked the right trees in the right place. We mailed letters to residents informing them of the project. We tried to set up a model program. we have not had the capacity of doing this too many other times but it is something we need more of so reaching out to residents and informing them is something new but it is a best practice and getting them involved and they are in support and not surprised when we show up and plant a tree. We have ordered and received a shipment of 100 trees waiting to be planted. We are waiting on the utility mark outs from PSEG that show exactly where electrical, water comes in. That is not something we have done before but also is best practice and law also. Once that happens November 14 they are starting until the 21st to get the trees in. That is in coordination with DPW. We have more on the horizon. We have the trees for schools grant in the spring. We need your participation to make this work. We were able to get a one-time funding allotment. Previously we had Councilman Gerry Carroll as the liaison. We don't have the one-on-one relationship with anyone right now. We really need that if this is going to be a successful program. We also have open board seats. Even if you don't want to join the board, you can come see what we are about. Thank you.

IV. REPORTS AND PRESENTATIONS FROM PROFESSIONALS AND DEPARTMENT HEADS:

CFO Jim Mangin – Annual Audit & Corrective Action Plan, Bond Ordinance: On the business portion of tonight's meeting, there are two resolutions regarding the 2024 annual audit, and I want to speak to those. Every municipality in NJ is required to do an annual audit done. The annual audit is for the fiscal year ending December 31, 2024. This is for the fiscal year that you were not in office for. The audit is done for the benefit of our bond holders and potential bond holders to give them assurances that we are in a sound fiscal condition and able to meet our debt obligations. Our bond holders are really the audience for our audit. The resolution regarding the audit is

really not the Mayor and Council's approval of the audit, not even the acknowledgement that you have read the audit, but it is an acknowledgement that you have received the audit and at a minimum familiarize yourself with the recommendations for improvement. The audit is made up of a bunch of tables which make a lot of sense to the bond holders and potential bond holders. That is the first resolution. The second resolution concerns those seven recommendations. Along with the audit, I am required to then do a corrective action plan on how we intend to correct or deal with those seven recommendations. You have a draft of the corrective action plan. Of the seven recommendations, four of them have already been corrected. One of them will be corrected in 2026. One of them has been an ongoing project for several years, in the process of being corrected and finally, the last one I will need the auditors' help with. It is technical in my opinion and not even a financial problem, it is a computer problem. The second resolution is the acceptance of the CFO's corrective action plan. These two resolutions are required for the 2026 budget. After the resolutions are passed, I have to send them down to the state, the state won't look at our 2026 budget unless they have these on file. If you have any questions on them, I'd be happy to ask. Once they are passed, the Clerk will advertise them. They have to be posted in the newspaper and has to be available for public inspection. My second topic was the introduction of the bond ordinance tonight. The City Manager and I had a discussion. He had discussions with department heads about what their needs were, and several were in need of vehicles. He explained to me which we were aware of how long vehicles are taking now to be built and delivered. We already know we wanted to order more garbage trucks and planned to do that early next year. Given the fact that it takes so long, we thought it be best to do a bond ordinance before the end of the year. We have one on for introduction tonight for \$1,320,000 and included in that ordinance are three vehicles for the police department, two garbage trucks for the department of sanitation, a couple pieces of equipment also for the DPW. There is a trailer for the parks department, a drum roller for streets department, and pickup truck for the parks department. There are four vehicles for the Building Department inspectors and there are also funds in there for us to do some preliminary expenses for a pedestrian safety action grant that we will be funding in 2026. Another reason we are doing this now, because of local bond law, you can't introduce a bond ordinance until after February 1st. Given that fact and how long vehicles take to order, we thought it would be best to do an introduction at this meeting, do the public hearing and adoption at the December 16th meeting.

Mayor Gaines responded – Cumulatively, you mentioned garbage trucks, some things for DPW, do you have a number of vehicles that we are anticipated to be able to cover through this bond ordinance?

Jim Mangin responded – Three police vehicles, four for the building department, and two garbage trucks and three heavy duty equipment for the DPW.

Ryan Westra – Project Manager Report: This is just an overview of some of the on-going projects that I will go into more detail with. First up is the remote monitoring for our various stormwater, sanitary, and CSO facilities. The project has been awarded. The equipment is scheduled to be installed in mid-November so that we can better operate our collection system. Foschini fields 8,9, and 10 from the last meeting are still ongoing with the installation of the foundation for the field lighting. They also set the concrete headwall. They are progressing with other drainage and the foundation installs. Grand Ave Pedestrian Improvements: This is at the intersections of Grand and Poplar and Grand and Fairmount. This is partially funded with DOT funds, and the project is out to bid with a bid opening of the 13th of this month. We will schedule that for the spring when school is out. Our 2025 paving program has started. The work has begun on South Newman from Lodi Street to the dead end. The concrete and drainage work is complete there. The crew has moved to DeWolf where the work is ongoing with the curb, handicap ramps, and sidewalk. Weather permitting, they will continue on with the other streets. As mentioned in previous meetings, the PSEG gas resurfacing work is anticipated to start this week. This will continue until the weather changes. The biggest problem is they are doing work at the intersection by the hospital,

Essex and Prospect so the milling date for that is November 18 with an estimated pave date of November 24th. For each milling and paving date, it's going to be approximately four to five hours and start after the morning commute and finish before the afternoon commute to try to limit the disruptions as much as possible and there is going to be a detour around that area on Summit on to Central and to First Street. Last, I want to bring this to everyone's attention about maintaining a healthy sewer system. We had a heavy rain storm last week and had some backups. Don't flush baby wipes or paper towels or anything other than what should be going down the toilet.

Mayor Gaines responded – I want to emphasize this point because we are getting into the holiday seasons where folks may be entertaining and it is a good reminder while you may be responsible in your own home to remind people who are visiting and do not care about your plumbing in the same way that you do, to be mindful of these things as well. It may not be a bad idea to issue some gentle reminders to folks during this season, or get one of those cute signs in the bathroom. I wanted to make that point because it seems around the holidays it seems like that's when you get a lot of sewage backup. Two questions – once the road paving starts on a particular street, how long does it usually take for that to be completed.

Ryan Westra responded – Typically, it is one day mill and one day pave, weather permitting.

Mayor Gaines responded – The other question someone had at the last meeting about how streets are determined and identified, is that something the city is proactively looking at or is it based on the number of calls you get about a street? What is the process?

Ryan Westra responded – It is a little of both. Back in 2021, we had one of the engineers do a rating of every street in the city and they got graded A to F, similar to school. We started at the worst roads and continued down on our list. As residents call and complain, those get monitored as well.

Tara Cooper, Johnson Public Library Update: For those of you who don't know me, I have been the Director of the library here in Hackensack, it will be seven years this week. This is the first time I have been asked to present so I am thankful for the opportunity. Thank you for your time. I am going to go through about the facility and the improvements we are excited about that started today. Senator William Johnson wanted to share his love of learning with the people of Hackensack in the spring of 1900 by offering the community a new building and 5,000 dollars worth of books for the establishment of a free public library. He purchased the property at the corner of Main and Camden extending east to Moore Street and the site was soon constructed there. The building was worth \$60,000 at the time and it was made of brown Belleville stone, and the walls were covered in ivy. It has been enlarged since then, but the original structure has never been torn down. Sen. Johnson was so devoted to establishing a public library for the town of Hackensack that as part of the deed giving the property to the library trustees, he included a provision that the property would revert to trustees of Princeton University if the property ceased to be used as a free public library. In November of 1902, the children's room which is now the administrative office, opened for use. We were one of the first libraries to have a separate room for children. Because Johnson Library is Hackensack history is NJ history, Mr. John Eugene Morrow was the first janitor and an ordained minister, and his daughter Nellie K. Morrow Parker, for whom the school was named, became northern New Jersey's first African American educator in 1922. His eldest son Eugene was the second African American to graduate from Hackensack High School in 1917 and yet another son, Frederick Morrow, was President Eisenhower's executive assistant – the first African American in the history of the United States to achieve that position. It all comes around, we are all part of this great story of Hackensack and New Jersey history. In 1967, the library was renovated and expanded to add a huge amount of square footage. The main floor, stacks, reading room, children's department, auditorium, periodicals, and staff work areas were all part of this renovation. At this

time the library was designated as a government documents depository and had a large microfilm collection. Our historical newspapers are still popular and the library was recently awarded a grant to have our local newspapers digitized. However, other than cosmetic updates to the Main Street plaza, and exterior, and a few changes to carpet, paint and furniture, the library remains in the same state as it did when this addition was added six decades ago. We have completed some capital projects recently. A previously underutilized stack room was turned into our beautiful gallery in 2021. We added additional HVAC in the space in 2024 as we now use it for larger events like Youth Arts Month. We have had almost 800 people in the library and it got pretty warm in there. In 2022, with the support of the Hackensack Rotary we opened the lawn as a public park. In 2024, the library completed its first community development block grant project, combining two small restrooms into one family accessible restroom. This was our first ADA renovation of any kind and only the second time the library has been renovated. The last two projects I like to refer to as the root canals because they are really important and really expensive but no one sees them. The first was a sprinkler installation in the lower level and we are finally in compliance with fire code. We also applied for and received an \$800,000 incentive from PSEG and we were able to replace all of our lighting, HVAC, and install a new boiler. This was over a one million dollar project and the difference the library is paying back with no interest over 5 years of our utility bills. By the numbers, we are largest and best library in Bergen County and our staff are really busy. We now host 3-4 social work interns year round depending on how their semesters fall, thanks to our partnerships with FDU and Rutgers School of Social Work. They provide one on one assistance to our community members nearly every single day. Last year we circulated 130,000 items. We welcomed 15,000 people to programs and responded to 45,000 requests for support (reference questions, computer assistance, and more). The library added over 1,200 card holders last year too. We are open 62 hours per week and host over 1,000 programs per year, all free of charge. One of the key components to the strategic plan is that we have a welcoming space for the community which is what I am going to talk about more. We do have a planned renovation which actually started today. The renovation will create a new conference/meeting room that can accommodate up to 25 people and will be available to the public and outside organizations, when not being used for library programs. Additionally, three quiet study rooms that can be used for Zoom meetings, telehealth, virtual court, confidential sessions with our social work interns, job interviews, and of course studying. It will be added along the lobby area directly adjacent to our new teen space. The teen space itself will be just under 1,200 square feet and contain computers, collections, and seating areas just for teens. The staff space will also be updated to include an egress corridor for fire and general safety, new flooring, walls, and paint. Public bidding took place and the lowest responsible bidder was H&M Company LLC. Their winning bid of \$769,000 was higher than expected but does include the cost to remove a large amount of asbestos tile. That abatement started today. This figure does not include the furniture and technology necessary to get the space ready for public use, which we estimate will be approximately \$150,000 additional dollars. Thankfully this work will only necessitate a short closure during asbestos abatement and demolition. We hope to stay open throughout most of the project and operate with almost all of our services available. Work should be completed around February or March of 2026. This project is being funded by a charitable gift as well as the Library's reserve funds. The general recommendation for public libraries is that you have half a square foot to a full square foot per capita so our building is approximately 44,000 square feet which should serve a population between 44,000 and 88,000, so our building is a good size. It is just that libraries are used very differently than they were in the 60s and we weren't using the space well so we really looked inside our walls at what we had to see what we could improve upon. We really wanted to work with the space we had and make it usable. The area that the renovation is taking place in is our lower level, which was the government documents depository that I mentioned earlier. Most of those documents have been digitized, the rest have been decommissioned and sent to various centers around the State. There is one in Trenton, one in Newark. We are maintaining our microfilm collection and our historic newspapers because people come from all over the country to do genealogy research. The periodicals area there was no real separation between public and staff space. The

staff work room is a security nightmare. It was one large open space. There is no egress. You can accidentally walk into someone's office space, there is no delineation between public and staff space. It hasn't been renovated since it was installed in 67. We are very lucky to have a very large auditorium downstairs. It hold up to 200 people and we hold events all the time. That space is fine the way it is and not part of this plan. The yellow is the public areas and red is the staff areas. We were able to put in three study rooms. We get requests for study rooms all the time. It is just what is expected in a modern public library. We are most excited about the teen space. It has come up over and over again in planning processes that we need an area for them to go. We are close to the Middle School, the Y is not in town anymore, and we are a great destination for kids after school. Currently the teen area is in a corner of the main floor, so they are next to the reference computers. You have adults trying to apply for jobs and work, and you have 8th graders yelling 6, 7 at them and playing Roblox. They really need their own space to study and be kids and the lower level is the perfect spot. It is really exciting. You will see that conference room, we have small business and not profits ask for meeting space all the time and there is a lack of meeting space in Hackensack and we are open until 9 PM four days per week so we get high demand for that. The teen space, and then the outer reading area and public lobby, and the three quiet study rooms. One of them holds 2 folks, and the other two hold about 4 people. If you have any questions, please reach out. If you are curious about the renovations or plans, you can go to the general website. If you want to read more about the strategic plan, you can do that on the website too. Thank you for having me. We are really excited to give Hackensack the library it deserves and hope this renovation will carry us into the next 60 years. We appreciate the support.

Bruno Associates, Grant Summary: My name is Joe DiFranco and I am the Vice President of Bruno Associates. It has been a privilege to begin serving the City over the past few months. I am here with my colleague Rob McGuire. When we first came on board in July, our goal wasn't simply to write new grants, it was to understand the awards that Hackensack has received over the years. We wanted to know what the City had earned, what awards were still on the table and how we can bring every dollar back to Hackensack. Through that process we discovered several completed park projects that had been owed to the city, we helped close the loop on these and ensure Hackensack received the full benefit of the awards they had already earned. This is in addition to \$136,000 in funding we helped the City recoup through several other grant programs further reinforcing our goal to turn existing awards into real dollars to benefit the community. At the same time we focused on making the City stronger for the long term. We have helped staff get credentials in the systems needed to apply for grants online and to manage State and Federal grants. That is the boring behind the scenes work that keeps opportunities going and makes compliance simple. Rather than holding group meetings with all department heads in one, we have taken an alternative approach and took the time to meet one on one with departments so we can get into the granular level details in terms of their priorities and needs and listen more effectively and prioritize certain projects and turn these conversations into tangible projects. Already that approach has produced a growing pipeline of application ready initiatives from roadway safety and infrastructure improvements to funding that will help the city acquire a parcel on Main Street. In just a few months, we have become familiar with your administrative staff, operations, and we are confident that our productivity will only increase as this partnership continues to grow. Our philosophy is simple, be proactive, be reliable, be a part of the team, serve as an extension of your staff and a force multiplier helping guide them through processes that they may be unfamiliar with but that we deal with on the day-to-day basis. We don't just pursue grants, we make sure the City captures their full value. Every dollar awarded becomes a visible improvement that Hackensack residents can see and feel in their community. We are proud of what has been accomplished in this first quarter and even more proud to serve as a trusted partner to this governing body and the residents of Hackensack.

Mayor Gaines responded – Can you talk a little bit about some of the projects that you have currently and maybe as part of that you mentioned \$136,000 worth of projects have been awarded?

Mr. DiFranco – One of the first things we did when we came on board was to get an inventory of everything that was out there so that we knew how to effectively advise the city on how to move forward. We reached out to the County Open Space Trust Fund and there were several years of projects going back to 2016. One was for Carver Park. One from 2018 was Staib Park. 2019 was another Staib Park. 2020 was Columbus Park. Collectively, those awards had not been closed yet. The City had to file the paperwork showing it had spent the money on these projects and it would get reimbursed. Somewhere along the line I guess perhaps the prior consultants didn't follow the thread on that, but never effectively closed those awards out and that money has now been reimbursed to the City.

Mayor Gaines responded – Just to make sure I am understanding, as far back as 2016, there was money awarded to the City however since 2016 the City had not moved forward in executing whatever needed to be done.

Mr. DiFranco – The projects had been completed, the paperwork just hadn't been filed.

Mayor Gaines responded – So the projects were completed and the paperwork had not been filed, so the money did not come in.

Mr. DiFranco – Correct. We see this a lot in municipalities and that's the low hanging fruit we go after because we know it makes a difference on your balance sheet and these projects were completed and residents are using the parks so you might as well recoup the money that you spent or a portion that you put out for these projects.

City Manager's Report: I wanted to report on the emergency food drive in response to 2,788 Hackensack families losing their SNAP benefits due to the government shutdown. In response, the Mayor and Council launched an emergency food drive on October 30th. The community responded swiftly and generously providing critical food support to thousands. The City of Hackensack and CFA deeply appreciate this united effort and will continue working together to ensure food security for all residents in need. We are still collecting donations in various locations throughout the City so please check our website for all the donation sites. On a similar note, we undertook a free boxed lunch program. On November 6th, the City launched a free boxed lunch program to support families during the NJEA school closures. Thanks to a generous donation from Lorenzo Food Group, more than 1,000 lunches were successfully distributed. Families were able to register for the program through the City's website and Nixle alerts. This initiative highlights Hackensack's continued commitment to supporting its residents and ensuring that no child goes hungry. Lastly, tomorrow is Veteran's Day. We have our Veteran's Day event at 11AM on the Green on Washington Place. Please join us in honoring all who served at this event. Thank you.

V. PUBLIC COMMENT (ON AGENDA ITEMS):

A motion to open the meeting to the public was offered by Deputy Mayor Toomey and seconded by Councilwoman Clark Collins.

Sergis Tolstoy – For the financial report, what is the current bond rating for the City of Hackensack? The second item is for Ryan, in terms of the Kennedy pump station and its remote monitoring, will it be done on a proactive basis? Before storms, during, or after the storm?

Kristi Izzo, President of the Library Board – I wanted to speak on the library update. Mayor Gaines, Deputy Mayor Toomey, and members of the Council, on behalf of the library we want to thank you very much for your support. It is really critical. We are going through a huge renaissance in our town and the library needs to keep up with that. This building project that Tara talked about, is a big deal for us. We have not had a major project in decades and I want to take the opportunity to thank Mayor Gaines, who is a member of the library board, for your support and you are always

thinking of the library, and to thank Tara, who is an incredible leader and does so much for us. She is a visionary and she’s a credit to not only the library but to the city as well, and to thank the staff, because they have worked so hard and made this renovation possible and saved the library a lot of money by moving furniture and items that have been there for decades. We are grateful and look forward to seeing everyone if not sooner, than at the ribbon cutting. Thank you very much.

Helen McFadden – I am back here again about the parking.

Mayor Gaines responded – Hold on, is this on an agenda item? I am going to ask for you, and I hate to do this, but we changed the format. If you can hold that comment for the second public comment and I will be more than happy to hear and receive it. Thank you so much.

CFO Jim Mangin responded – The question was what the City’s current bond rating was. Our last bond sale was in 2024 which means the last bond rating was in 2024. It was from Standard and Poor and the bond rating was AA2 which is one grade below a AAA.

Project Manager Ryan Westra responded – So the remote monitoring for Kennedy Street will be all those times. It’s 24/7 that we can pull up on our computer or our phones. It currently does not have that capability so it will be added and it’ll be with all the other stations as well. We are also doing other improvements there, the installation of two brand new pumps. They should be in March or April.

No one else wished to speak.

A motion to close the meeting to the public was offered by Deputy Mayor Toomey and seconded by Councilman Diaz.

VI. NEW BUSINESS (ORDINANCES AND RESOLUTIONS):

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll						X	
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO: 459-25

**FINAL ADOPTION OF ORDINANCE 46-2025, AN ORDINANCE
AMENDING CHAPTER 37 OF THE CODE OF THE CITY OF
HACKENSACK, “RULES OF ORDER”**

This Ordinance has been published according to law and now calls for a Public Hearing.
PUBLIC HEARING - No one wished to speak.

BE IT RESOLVED by the City Council of the City of Hackensack, County of Bergen and State of New Jersey, that Ordinance No. 46-2025 has passed its second and final reading and is hereby adopted.

CITY OF HACKENSACK

ORDINANCE NO. 46-2025

**AN ORDINANCE AMENDING CHAPTER 37 OF THE CODE OF
THE CITY OF HACKENSACK “RULES OF ORDER”**

WHEREAS, pursuant to N.J.S.A. 40:48-2, the governing body of a municipality may make, amend, repeal, and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good of government, order and protection of person and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants, and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and

WHEREAS, the City of Hackensack City Council (“City Council”) wishes to amend the City of Hackensack Municipal Code (“City Code”) Chapter 37 entitled “Rules of Order” in order to publish and utilize a consistent method of conducting business at City Council meetings; and

WHEREAS, the City Council finds that it is within the public interest to enact rules of procedure for public meetings; and

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF HACKENSACK, as follows:

Section 1:

Chapter 37, Section 13 of the Code of the City of Hackensack is hereby amended as follows [additions by underline, deletions by ~~strike through~~]:

§37-13 Meetings; Scheduling and Notice.

- A. Regular Meetings. Regular meetings must be held at least twice per month at a time designated by the Council pursuant to N.J.S.A. 40:81-19. The Mayor and Council may cancel regular meetings for any reason.
 - i. Scheduling regular meetings. Pursuant to N.J.S.A. 10:4-18, at least once each year, the Council shall post and maintain posted throughout the year in the place described in Subsection (E)(iii), for the purpose of public inspection, a schedule of the regular meetings of the Council to be held during the succeeding year.
 - ii. Requests for notices of meetings. Pursuant to N.J.S.A. 10:4-19, any person may request that a public body mail to him copies of any regular meeting schedule or revision described in Subsection (A)(i) herein and any advance written notice as described herein by Subsection (E) regarding any regular, special or rescheduled meeting of such body. The Council may, by resolution, fix a reasonable amount to cover the costs of providing such notice. Upon prepayment by such person of a reasonable sum, the public body shall cause written advance notice of all of its meetings to be mailed to such person within the time prescribed herein by Subsection (E).
- B. [UNCHANGED]
- C. ~~Meetings of a committee of the whole must be held in accordance with Robert’s Rules of Order and are subject to the same notice requirements provided herein for regular meetings.—~~
- D. [UNCHANGED]
- E. [UNCHANGED]

Section 2:

Chapter 37, Section 14 of the Code of the City of Hackensack is hereby amended as follows [additions by underline, deletions by ~~strike through~~]:

§37-14 Meetings Procedure.

- A. [UNCHANGED]
- B. Resolutions and Ordinances.

- i. Every resolution or ordinance shall be reduced to writing and ordinances shall be read before the vote is taken thereon pursuant to N.J.S.A. 40:81-20. All resolutions on a consent agenda may be read as a list by resolution numbers as long as the resolutions are made available in writing and displayed at the meeting at which the consent agenda is acted. Any member of the municipal council may request that any resolution(s) on the consent agenda be removed from the consent agenda and voted on separately.
- ii. Pursuant to N.J.S.A. 40:81-21, no ordinance passed by the Council shall go into effect before ten (10) days from the time of its final passage, except when:
 - a. Otherwise required by the general laws of the state; or
 - b. It is an ordinance for the immediate preservation of the public order, peace, health or safety, or to remedy an emergency caused by fire, flood, explosion, storm, epidemic, recovery of judgment, the act of God or the public enemy, which may be passed to take effect immediately without publication and at one meeting, by the vote of one more than a majority of the members of the Council.
- C. Voting, generally. The vote upon every motion, resolution, or ordinance shall be taken by yeas and nays and entered into the minutes. Upon the discretion of the Mayor, certain pro forma motions may be called by acclamation unless a Council Member votes nay, and in which case, a roll call shall be performed.
- ~~D. Call to Order and Order of Business.~~ Organization generally. The Mayor shall be the presiding officer, and shall call the meeting to order by determining that a quorum is present. He/she shall take the chair and announce that the meeting will come to order. This may be followed by other opening ceremonies and the Mayor may request to go out of order at his/her discretion. The following represents the sequence in which business is to be introduced:
 - ~~i. Reading and approval of minutes;~~
 - ~~ii. Reports of officers, boards, and standing committees;~~
 - ~~iii. Reports of special committees;~~
 - ~~iv. Special orders;~~
 - ~~v. Unfinished business and general orders;~~
 - ~~vi. New business; and~~
 - ~~vii. Public comment.~~
 - I. CALL TO ORDER AND ORDER OF BUSINESS: including the Open Public Meetings Act statement, roll call, flag salute, and approval of minutes.
 - II. RESOLUTION CALLING FOR EXECUTIVE SESSION
 - III. PROCLAMATIONS AND OUTSIDE PRESENTATIONS
 - IV. REPORTS AND PRESENTATIONS FROM PROFESSIONALS AND DEPARTMENT HEADS
 - V. PUBLIC COMMENT ON AGENDA ITEMS
 - VI. NEW BUSINESS; including all ordinances and resolutions to be voted upon.
 - VII. PUBLIC COMMENT
 - VIII. MAYOR AND COUNCIL COMMENTS
 - IX. ADJOURNMENT
- E. [UNCHANGED]
- F. [UNCHANGED]

Section 3:

All other provisions of Chapter 37 of the Code of the City of Hackensack shall remain unchanged.

Section 4:

Repeal of Inconsistent Provisions. All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

Section 5:

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of

this Ordinance, but shall remain in effect; it being the legislative intent this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6:

Codification. This Ordinance shall be a part of the Code of the City of Hackensack as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Code. The City Clerk and the City Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the City of Hackensack in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Section 7:

This Ordinance shall take effect upon passage, adoption, and publication in the manner prescribed by law.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey		X	X				
Clark-Collins	X		X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 460-25

INTRODUCTION OF ORDINANCE 47-2025, A BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$1,320,000, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND ACQUISITIONS IN AND FOR THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$1,254,000 BONDS OR NOTES OF THE CITY FOR FINANCING PART OF THE APPROPRIATION

BE IT RESOLVED that the above ordinance, being Ordinance 47-2025 as introduced, does now pass on first reading and that said Ordinance shall be considered for final passage at a meeting to be held on December 16, 2025 at 5:30 p.m. or as soon thereafter as the matter can be reached at the regular meeting place of the City Council and at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance and that the City Clerk be and she is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

ORDINANCE #47-2025

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$1,320,000, PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND ACQUISITIONS IN AND FOR THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$1,254,000 BONDS OR NOTES OF THE CITY FOR FINANCING PART OF THE APPROPRIATION.

BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF HACKENSACK, IN THE COUNTY OF BERGEN, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

SECTION 1:

The improvements described in Section 3 of this bond ordinance (the “Improvements”) are hereby authorized to be undertaken by the City of Hackensack, New Jersey (the “City”) as general improvements. For the said Improvements there is hereby appropriated the amount of \$1,320,000, such sum includes the sum of \$66,000 as the down payment (the “Down Payment”) required by the Local Bond Law of the State of New Jersey, constituting Chapter 2 of Title 40A of the New Jersey Statutes, as amended and supplemented (the “Local Bond Law”). The Down Payment is now available by virtue of provision in one or more previously adopted budgets for down payments for capital improvement purposes.

SECTION 2:

In order to finance the additional cost of the Improvements not covered by application of the Down Payment, negotiable bonds of the City are hereby authorized to be issued in the principal amount of \$1,254,000 pursuant to the provisions of the Local Bond Law (the “Bonds”). In anticipation of the issuance of the Bonds and to temporarily finance said Improvements, negotiable bond anticipation notes of the City are hereby authorized to be issued in the principal amount not exceeding \$1,254,000 pursuant to the provisions of the Local Bond Law (the “Bond Anticipation Notes” or “Notes”).

SECTION 3:

(a) The Improvements authorized and the purposes for which obligations are to be issued, the estimated cost of each Improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each Improvement and the period of usefulness of each Improvement are as follows:

Improvements	Appropriation and Estimated Cost	Estimated Maximum Amount of Bonds or Notes	Period of Usefulness
A. Acquisition of one police patrol vehicle, including lighting and equipment, and two administration vehicles, for the Police Department,	\$210,000	\$199,500	5 Years
B. Acquisition of two garbage trucks, enclosed trailer, double drum roller, pick-up truck and Ford F-350 truck for the Department of Public Works.	800,000	760,000	9.87 Years
C. Acquisition of three vehicles for inspectors and one vehicle for supervisor for the Building/Land Use Department	185,000	175,750	5 Years
D. Preliminary engineering expenses in connection with the preparation of a pedestrian safety plan, including all work and materials	125,000	118,750	5 Years
TOTAL	\$1,320,000	\$1,254,000	

(b) The estimated maximum amount of Bonds or Notes to be issued for the purpose of financing a portion of the cost of the Improvements is \$1,254,000.

(c) The estimated cost of the Improvements is \$1,320,000 which amount represents the initial appropriation made by the City. The excess of the appropriations made for each of the Improvements over the estimated maximum amount of Bonds or Notes authorized to be issued therefor as stated above is the amount of the Down Payment.

SECTION 4.

All Bond Anticipation Notes issued hereunder shall mature at such times as may be determined by the municipal finance officer of the City (the “Chief Financial Officer”); provided that no Note shall mature later than one year from its date. The Notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with Notes issued pursuant to this ordinance, and the signature of the Chief Financial Officer upon the Notes shall be conclusive evidence as to all such determinations. All Notes issued hereunder may be renewed from time to time subject to the provisions of Section 8(a) of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the Notes from time to time at public or private sale and to deliver them to the

purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the City Council of the City at the meeting next succeeding the date when any sale or delivery of the Notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the Notes sold, the price obtained and the name of the purchaser.

SECTION 5:

The capital budget of the City is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey is on file with the City Clerk and is available for public inspection.

SECTION 6:

The following additional matters are hereby determined, declared, recited and stated:

(a) The Improvements described in Section 3 of this bond ordinance are not current expenses, and are capital improvements or properties that the City may lawfully make or acquire as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the Improvements, within the limitations of the Local Bond Law, taking into consideration the respective amounts of all obligations authorized for the several purposes, according to the reasonable life thereof computed from the date of the Bonds authorized by this bond ordinance, is 7.95 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the City Clerk and a complete executed duplicate thereof has been filed in the office of the Director, Division of Local Government Services, Department of Community Affairs, State of New Jersey. Such statement shows that the gross debt of the City, as defined in the Local Bond Law, is increased by the authorization of the Bonds and Notes provided in this bond ordinance by \$1,254,000 and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$125,000 for items of expense listed in and permitted under Section 20 of the Local Bond Law is included in the estimated cost of the Improvements, as indicated herein.

SECTION 7:

Any funds received from time to time by the City as contributions in aid of financing the purposes described in Section 3 of this Ordinance shall be used for financing said Improvements by application thereof either to direct payment of the cost of said Improvements or to the payment or reduction of the authorization of the obligations of the City authorized therefor by this Bond Ordinance. Any such funds received may, and all such funds so received which are not required for direct payment of the cost of said Improvements shall, be held and applied by the City as funds applicable only to the payment of obligations of the City authorized by this Bond Ordinance.

SECTION 8:

The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy ad valorem taxes upon all the taxable property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

SECTION 9:

The Chief Financial Officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply

with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking

SECTION10:

This Bond Ordinance constitutes a declaration of official intent under Treasury Regulation Section 1.150-2. The City reasonably expects to pay expenditures with respect to the Improvements prior to the date that City incurs debt obligations under this Bond Ordinance. The City reasonably expects to reimburse such expenditures with the proceeds of debt to be incurred by the City under this Bond Ordinance. The maximum principal amount of debt expected to be issued for payment of the costs of the Improvements is \$1,254,000.

SECTION 11:

This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey			X				
Clark-Collins		X	X				
Carroll						X	
Diaz	X		X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 461-25

INTRODUCTION OF ORDINANCE 48-2025, AN
ORDINANCE TO AMEND CHAPTER 155 OF THE CODE OF
THE CITY OF HACKENSACK, “TAXICABS” TO UPDATE
SECTION 5, “INSURANCE” TO REFLECT CURRENT
REGULATIONS

BE IT RESOLVED that the above ordinance, being Ordinance 48-2025 as introduced, does now pass on first reading and that said Ordinance shall be considered for final passage at a meeting to be held on December 16, 2025 at 5:30 p.m. or as soon thereafter as the matter can be reached at the regular meeting place of the City Council and at such time and place all persons interested be given an opportunity to be heard concerning said Ordinance and that the City Clerk be and she is hereby authorized and directed to publish said ordinance according to law with a notice of its introduction and passage on first reading and of the time and place when and where said ordinance will be further considered for final passage.

CITY OF HACKENSACK
ORDINANCE NO. 48-2025

AN ORDINANCE TO AMEND CHAPTER 155 OF THE CODE OF THE
CITY OF HACKENSACK, “TAXICABS” TO UPDATE SECTION 5,
“INURANCE” TO REFLECT CURRENT REGULATIONS

WHEREAS, the New Jersey Legislature adopted amendments to N.J.S.A. 48:16-3 to increase the insurance requirements for commercial vehicles including taxis to \$1,500,000.00; and

WHEREAS, the new Jersey Legislature adopted S-2841 on January 8, 2024 to have an effective date of July 1, 2024, which increased the insurance requirement to \$1,500,000.00; and

WHEREAS, it is necessary to amend the Code of the City of Hackensack, Chapter 155, entitled “Taxicabs,” Section 5 “Insurance” to comply with the amendments of N.J.S.A 48:16-3.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HACKENSACK, as follows:

Section 1:

Chapter 155, Section 5 of the Code of the City of Hackensack is hereby amended as follows [additions by underline]

§155-5 Insurance

~~B. Such policy shall be conditioned for payment of a sum of not less than \$100,000 to satisfy all claims for damages by reason of bodily injury to or the death of any one person; and a sum of not less than \$300,000 to satisfy all claims for damage by reason of bodily injury to or the death of all persons resulting from accident by reason of the ownership, operation, maintenance or use of the vehicle to be licensed; and a sum of not less than \$1,000 to satisfy all claims for damages to property of any one person resulting from such accident; and a sum of not less than \$5,000 to satisfy all claims for damages to property of all persons on account of any such accident by reason of the ownership, operation, maintenance or use of such vehicle.~~
Insurance required. The owner of the taxicab shall have filed with the City of Hackensack an insurance policy which shall be issued by an admitted insurance company duly licensed to transact business in the State of New Jersey, the policy providing for not less than \$1.5 million to satisfy all claims for damages, by reason of bodily injury to, of the death of, any person or persons, resulting from, or on account of, an accident, by reason of the ownership, operation, maintenance, or use of such taxicab upon any public street; and to satisfy any claim for damages to property of any person or persons, resulting from, or on account of, an accident, by reason of the ownership, operation, maintenance, or use of such taxicab upon any public street. Nothing contained in this subsection shall prohibit the owner of a taxicab from obtaining any additional amount of motor vehicle liability insurance coverage from a company licensed outside the State of New Jersey.

Section 2:

All other provisions of Chapter 155, Section 5 of the Code of the City of Hackensack shall remain unchanged.

Section 3:

Repeal of Inconsistent Provisions. All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

Section 4:

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remain in effect; it being the legislative intent this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5:

Codification. This Ordinance shall be a part of the Code of the City of Hackensack as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Code. The City Clerk and the City Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the City of Hackensack in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Section 6:

This Ordinance shall take effect upon passage, adoption, and publication in the manner prescribed by law.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 462-25

RESOLUTION AUTHORIZING PAYMENT OF BILLS

BE IT RESOLVED by the City Council of the City of Hackensack that the bills in the following accounts be and are hereby ordered paid:

Current Fund	\$	540,262.78
Grants		58,434.50
Payroll		1,970,705.47
Public Parking System		412.88
Capital		519.74
Escrow		34,319.17
Trust Account		39,440.36
Total Expenditures		<u>2,585,660.40</u>
Interfunds/Transfers		<u>\$ 8,958,698.11</u>

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 463-25

RESOLUTION AUTHORIZING TAX REFUNDS FOR COUNTY AND STATE BOARD JUGEMENTS AND OVERPAYMENTS

BE IT RESOLVED, by the City Council of the City of Hackensack that the proper officers be and are hereby authorized to make the following refunds for the reasons stated:

<u>AMOUNT</u>	<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>YEAR</u>	<u>REASON</u>
					<u>PROP LOC</u>
\$3,450.22	72	10	Brach Eichler LLC And 108 South State LLC 101 Eisenhower Parkway Roseland, NJ 07068	2024	State Board Judgment 108 So State St
\$3,369.45	204	20	Wolf Vespasiano LLC Attorney Trust Account	2025	State Board Judgment 87 Old River St

And SLK 17 LLC
331 Main St
Chatham, NJ 07928

\$9,244.40	409	18	Brach Eichler LLC And LBE Properties LLC 101 Eisenhower Parkway Roseland, NJ 07068	2024	State Board Judgment 405 Main St
\$2,252.95	237	2.B C012E	Luppino, Ronald 301 Beech St #12E Hackensack, NJ 07601	2025	Paid in Error 301 Beech St
\$88.75	237	2.B CG176	Luppino, Ronald 301 Beech St #12E Hackensack, NJ 07601	2025	Paid in Error 301 Beech St

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK
RESOLUTION NO. 464-25

RESOLUTION APPROVING TRANSFER OF 2025 BUDGET APPROPRIATIONS

WHEREAS, various Year 2025 bills have been presented for payment this year, which bills were not covered by Year 2025 Budget Appropriations; and

WHEREAS, N.J.S.A. 40A:4-58 provides that amounts in excess of appropriations over and above the amounts deemed to be necessary to fulfill the purpose of such appropriations, may be transferred to appropriations deemed to be insufficient, during the last two months of the budget year and the first three months of the reserve year.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Hackensack that transfers in the amount of \$1,310,000 be made between the Year 2025 Budget Appropriations as follows:

CURRENT FUND

FROM	DEPARTMENT	
5-01-20-150-150-200	Tax Assessment – OE	\$100,000
5-01-20-165-165-200	Project Management – OE	\$60,000
5-01-20-170-170-200	Economic Development – OE	\$20,000
5-01-23-215-215-200	Workers Compensation Insurance – OE	\$100,000
5-01-23-220-220-200	General Liability Insurance – OE	\$150,000
5-01-25-265-266-100	Fire Official – S&W	\$100,000
5-01-28-370-370-200	Recreation – OE	\$40,000
5-01-30-415-416-100	Accumulated Wages – S&W	\$500,000
5-01-31-460-460-253	Gasoline – OE	\$100,000
5-01-36-472-472-200	Social Security	\$140,000
	Total -	\$1,310,000

TO	DEPARTMENT	
5-01-20-100-100-100	Admin / Exec – S&W	\$100,000
5-01-20-105-105-100	Human Resources – S&W	\$20,000
5-01-20-155-155-200	Legal Services – OE	\$20,000

5-01-23-210-210-200	Group Health Benefit Insurance	\$975,000
5-01-27-330-331-100	Health – S&W	\$25,000
5-01-28-370-370-100	Recreation – S&W	\$140,000
5-01-28-375-375-100	Parks & Playgrounds – S&W	\$20,000
5-01-31-445-445-247	Utilities – Water	\$10,000
Total -		\$1,310,000

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 465-25

RESOLUTION AUTHORIZING THE MAYOR AND COUNCIL 2026 MEETING SCHEDULE

BE IT RESOLVED that the below is a listing of scheduled Mayor and Council meetings for 2026.

CITY OF HACKENSACK

2026 MAYOR AND COUNCIL MEETING SCHEDULE

65 CENTRAL AVENUE – 3RD FLOOR COUNCIL CHAMBERS

ALL DATES AND TIMES ARE SUBJECT TO CHANGE

TUESDAY, JANUARY 6	5:30 PM
TUESDAY, JANUARY 20	5:30 PM
TUESDAY, FEBRUARY 3	5:30 PM
TUESDAY, FEBRUARY 17	5:30 PM
TUESDAY, MARCH 3	5:30 PM
TUESDAY, MARCH 24	5:30 PM
TUESDAY, APRIL 7	5:30 PM
TUESDAY, APRIL 21	5:30 PM
TUESDAY, MAY 5	5:30 PM
TUESDAY, MAY 26	5:30 PM
TUESDAY, JUNE 16	5:30 PM
TUESDAY, JUNE 30	5:30 PM
MONDAY, JULY 13	5:30 PM
MONDAY, JULY 27	5:30 PM
MONDAY, AUGUST 10	5:30 PM
MONDAY, AUGUST 24	5:30 PM
TUESDAY, SEPTEMBER 1	5:30 PM
TUESDAY, SEPTEMER 15	5:30 PM
TUESDAY, OCTOBER 6	5:30 PM
TUESDAY, OCTOBER 20	5:30 PM
TUESDAY, NOVEMBER 10	5:30 PM
TUESDAY, DECEMBER 1	5:30 PM
TUESDAY, DECEMBER 15	5:30 PM

Please note that the start time of 5:30 PM meeting includes executive session as needed, work session, and regular meetings of the City Council. The anticipated time for the public session will be between 6 PM and 6:30 PM.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 466-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HACKENSACK AUTHORIZING THE SETTLEMENT OF THE WORKERS’ COMPENSATION MATTER FILED BY JOZEF EISENBARDT, PENDING IN THE NEW JERSEY DIVISION OF WORKER’S COMPENSATION, CASE NO. 2024-14583

WHEREAS, the City of Hackensack (“City”) is the Respondent in a worker’s compensation matter (Case No. 2024-14583), filed by Petitioner Jozef Eisenbardt and,

WHEREAS, the City’s attorneys have recommended settlement of this matter and have advised the Mayor and Council that the Worker’s Compensation Court has determined that the terms of the proposed settlement are fair and just; and,

WHEREAS, the Mayor and Council agree that settlement of this matter is appropriate and desire to formally approve same; and,

WHEREAS, the Chief Financial Officer certifies that there are sufficient and legally appropriated funds available to fund a settlement amount not to exceed \$48,534, along with counsel and other fees and costs in the approximate amount of \$8,854.10, for a total settlement amount of \$57,388.10 to be awarded by the Worker’s Compensation Court, under account number 5-01-23-215-215-211.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the City of Hackensack, in the County of Bergen, State of New Jersey as follows:

1. The above recitals are hereby incorporated as if restated herein in full.
2. The Mayor and Council of the City of Hackensack find and determine that it is in the best interests of the City to accept the recommendation of its claims adjusters, defense attorneys, and City Attorney and settle Worker’s Compensation Case No. 2024-14583 in an amount not to exceed \$57,388.10, inclusive of counsel and other fees and costs to be awarded by the Worker’s Compensation Court.
3. The City Manager, City Attorney, and the City’s claims adjusters and defense attorneys are authorized and directed to take all necessary and appropriate action to effectuate the settlement.
4. This Resolution shall take effect immediately.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 467-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HACKENSACK AUTHORIZING THE SETTLEMENT OF THE WORKERS’ COMPENSATION MATTER FILED BY MATIAS VELOZ, PENDING IN THE NEW JERSEY DIVISION OF WORKER’S COMPENSATION, CASE NO. 2023-9340

WHEREAS, the City of Hackensack (“City”) is the Respondent in a worker’s compensation matter (Case No. 2023-9340), filed by Petitioner Matias Veloz and,

WHEREAS, the City’s attorneys have recommended settlement of this matter and have advised the Mayor and Council that the Worker’s Compensation Court has determined that the terms of the proposed settlement are fair and just; and,

WHEREAS, the Mayor and Council agree that settlement of this matter is appropriate and desire to formally approve same; and,

WHEREAS, the Chief Financial Officer certifies that there are sufficient and legally appropriated funds available to fund a settlement amount not to exceed \$60,142, along with counsel and other fees and costs in the approximate amount of \$9,095.30, for a total settlement amount of \$69,237.30 to be awarded by the Worker’s Compensation Court, under account number 5-01-23-215-215-211.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the City of Hackensack, in the County of Bergen, State of New Jersey as follows:

1. The above recitals are hereby incorporated as if restated herein in full.
2. The Mayor and Council of the City of Hackensack find and determine that it is in the best interests of the City to accept the recommendation of its claims adjusters, defense attorneys, and City Attorney and settle Worker’s Compensation Case No. 2023-9340 in an amount not to exceed \$69,237.30, inclusive of counsel and other fees and costs to be awarded by the Worker’s Compensation Court.
3. The City Manager, City Attorney, and the City’s claims adjusters and defense attorneys are authorized and directed to take all necessary and appropriate action to effectuate the settlement.
4. This Resolution shall take effect immediately.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 468-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HACKENSACK AUTHORIZING THE SETTLEMENT OF THE WORKERS’ COMPENSATION MATTER FILED BY SETH BROWN, PENDING IN THE NEW JERSEY DIVISION OF WORKER’S COMPENSATION, CASE NO. 2024-5249

WHEREAS, the City of Hackensack (“City”) is the Respondent in a worker’s compensation matter (Case No. 2024-5249), filed by Petitioner Seth Brown and,

WHEREAS, the City’s attorneys have recommended settlement of this matter and have advised the Mayor and Council that the Worker’s Compensation Court has determined that the terms of the proposed settlement are fair and just; and,

WHEREAS, the Mayor and Council agree that settlement of this matter is appropriate and desire to formally approve same; and,

WHEREAS, the Chief Financial Officer certifies that there are sufficient and legally appropriated funds available to fund a settlement amount not to exceed \$130,652, along with counsel and other fees and costs in the approximate amount of \$1,574, for a total settlement amount of \$132,226 to be awarded by the Worker’s Compensation Court, under account number 5-01-23-215-215-211.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the City of Hackensack, in the County of Bergen, State of New Jersey as follows:

1. The above recitals are hereby incorporated as if restated herein in full.
2. The Mayor and Council of the City of Hackensack find and determine that it is in the best interests of the City to accept the recommendation of its claims adjusters, defense attorneys, and City Attorney and settle Worker’s Compensation Case No. 2024-5249 in an amount not to exceed \$132,226, inclusive of counsel and other fees and costs to be awarded by the Worker’s Compensation Court.
3. The City Manager, City Attorney, and the City’s claims adjusters and defense attorneys are authorized and directed to take all necessary and appropriate action to effectuate the settlement.
4. This Resolution shall take effect immediately.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 469-25

RESOLUTION AUTHORIZING LEAVE OF ABSENCE FOR DOUGLAS MAYER, LABORER

WHEREAS, Douglas Mayer, Laborer 1, has requested a Leave of Absence without pay for twelve weeks for personal medical reasons under the Family and Medical Leave Act Policy, and

WHEREAS, Douglas Mayer, Laborer 1, has made known his desire to utilize accumulated sick and vacation time in accordance with City policy, and;

WHEREAS, City Manager Thomas J. Freeman has determined that this employee be granted a Leave of Absence for twelve weeks, commencing Friday, August 1, 2025 and terminating Saturday, November 1, 2025.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that Douglas Mayer, Laborer 1, be granted a Leave of Absence for twelve weeks, without pay, as requested.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 470-25

RESOLUTION AUTHORIZING LEAVE OF ABSENCE FOR STEPHANIE VERA, DEPUTY MUNICIPAL COURT ADMINISTRATOR

WHEREAS, Stephanie Vera, Deputy Municipal Court Administrator, has requested a Leave of Absence without pay for eight (8) weeks for personal medical reasons under the Family and Medical Leave Act Policy, and

WHEREAS, Stephanie Vera, Deputy Municipal Court Administrator, has made known her desire to utilize accumulated sick and vacation time in accordance with City policy, and;

WHEREAS, City Manager Thomas J. Freeman has determined that this employee be granted a Leave of Absence for eight (8) weeks, commencing Wednesday, October 8, 2025 and terminating Monday, December 8, 2025.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Hackensack, that Stephanie Vera, Deputy Municipal Court Administrator, be granted a Leave of Absence for eight (8) weeks, without pay, as requested.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 471-25

RESOLUTION AUTHORIZING THE APPLICATION TO THE NJ CLEAN ENERGY PROGRAM COMMUNITY ENERGY PLANNING GRANT PROGRAM

WHEREAS, a sustainable community seeks to ensure that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, The City of Hackensack strives to assure clean land, air and water for current and future generations; and

WHEREAS, New Jersey’s Energy Master Plan: Pathway to 2050 (“EMP”) established that community-level action is necessary to achieve the state’s goal of 100% clean energy by 2050; and

WHEREAS, the New Jersey Board of Public Utilities has created a Community Energy Plan Grant program for municipalities to develop a community energy plan to meet the goals of the state’s Energy Master Plan; and

WHEREAS, the City of Hackensack is invested in developing a community energy plan to help the state achieve the goal of 100% clean energy by 2050; and

WHEREAS, the Community Energy Plan Grant program will help the City of Hackensack to plan for and invest in renewable energy and to work towards a better environment for all residents by using the state’s Energy Master Plan (EMP) as a guide to develop sustainable strategies that increase clean energy production, reduce energy use, and cut emissions.

THEREFORE, the Mayor and City Council of the City of Hackensack has determined that Hackensack should apply for the aforementioned Community Energy Planning Grant program; and

THEREFORE, the City of Hackensack will commit to providing staff support for the duration of the Community Energy Planning process, including for gathering of relevant data and for convening at least one public meeting.

THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Hackensack, State of New Jersey, authorizes the submission of the aforementioned application to the NJBPU Community Energy Planning Grant program.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 472-25

RESOLUTION AUTHORIZING THE SUBMISSION OF HACKENSACK MUNICIPAL ALLIANCE FOR PREVENTION OF ALCOHOLISM AND DRUG ABUSE GRANT FOR FISCAL YEAR 2027

WHEREAS, the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, The Borough Council of the Borough of Hackensack, County of Bergen, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore, has an established Municipal Alliance Committee; and,

WHEREAS, the Borough Council further recognizes that it is incumbent upon not only upon not only public officials but upon the entire community to take action to prevent substance use Disorder in our community; and,

WHEREAS, the Borough Council has applied for funding to the Governor’s Council on Substance use Disorder through the County of Bergen.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Hackensack County of Bergen, State of New Jersey hereby recognizes the following:

- 1. The Borough Council does hereby authorize submission of a strategic plan for the Hackensack Municipal Alliance grant for fiscal year 2027 in the amount of:

GCSUD Grant	\$ 5754.10
Cash Match	\$ 1438.53
In-Kind	\$ 4315.58

- 2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 473-25

RESOLUTION AUTHORIZING RAFFLE LICENSES

BE IT RESOLVED, by the City Council of the City of Hackensack that the following organization(s) be granted permission to conduct a Raffle in accordance with the application on file in the office of the City Clerk:

RA #2311 St. Francis RC Church

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 474-25

RESOLUTION AUTHORIZING ACCELERATED TAX LIEN SALE

WHEREAS, the Governing Body of the City of Hackensack finds and declares that N.J.S.A. 54:5-19 requires that the City of Hackensack conduct a public tax sale to enforce delinquent municipal liens by selling said liens in accordance with the Tax Sale Law; and

WHEREAS, “delinquency” means the sum of all taxes and municipal charges due on a given parcel of property covering any number of quarters or years per N.J.S.A. 54:4-67, and

WHEREAS, the Governing Body further finds and declares that the Municipal Tax Collector is qualified to hold said Tax Sale in the calendar year 2025 for municipal delinquent charges; and

WHEREAS, the Governing Body further finds and declares that the Accelerated Tax Lien Sale may be at the discretion of the Municipal Tax Collector;

NOW, THEREFORE BE IT RESOLVED, by the Governing Body of the City of Hackensack that the Municipal Tax Collector, Christine Bahney, is hereby authorized to conduct the Accelerated Tax Lien Sale during the calendar year of 2025 in accordance with N.J.S.A. 54:5-19.

BE IT FURTHER RESOLVED, that the Municipal Clerk provide a certified copy of this resolution to the Tax Collector.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK

RESOLUTION NO. 475-25

RESOLUTION AUTHORIZING GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT 2024

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, the Annual Report of Audit for the year 2024 (“2024 Audit”) has been filed by a Registered Municipal Accountant with the City Clerk pursuant to

N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, the audit for the period ending December 31, 2024 was prepared by the City of Hackensack's previous Auditor Frank DiMaria, and reviewed by the City's current Auditor Steve Wielkottz for the receipts and expenditures during 2024, and notwithstanding, Mr. Wielkottz recommended to the Mayor and Council of the City of Hackensack that they accept the "2024 Audit;" and

WHEREAS, the current Mayor and Council were sworn in on July 1, 2025 and not in office for the period this audit covers (2024), and the current Mayor and Council first received this audit in July of 2025 after they took office; and

WHEREAS, this Resolution does not in any way constitute the approval of the City of Hackensack's finances during the audit period ending December 31, 2024, and in no way acts as express or tacit approval by the current Mayor and Council of any information or conclusions contained in the 2024 Audit; and

WHEREAS, the Mayor and Council in fact are only passing this Resolution because the law in New Jersey governing the budgetary process of local government units promulgated by the legislature and administered by the Local Finance Board require that it do so in order to go forward with and file yearly audits starting in 2025; and

WHEREAS, N.J.S.A. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit containing the auditor's findings, comments, and recommendations; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit containing the auditor's findings, comments, and recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have been advised, at least, of the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of N.J.S.A. 52:27BB-52, to wit:

N.J.S.A. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, That the Mayor and City Council of the City of Hackensack, hereby states that it has complied with N.J.A.C. 5:30-6.5 and N.J.S.A.

52:27B-52 and does hereby submit a certified copy of this resolution and the required affidavit to The Local Finance Board to show evidence of said compliance.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK
RESOLUTION NO. 476-25

RESOLUTION AUTHORIZING 2024 AUDIT CORRECTIVE ACTION PLAN

WHEREAS, the City of Hackensack is in receipt of the Report of Audit for the period ending December 31, 2024; and

WHEREAS, the Mayor and Council of the City of Hackensack formally accepted said audit document on November 10, 2025; and

WHEREAS, it is necessary to develop and obtain Mayor and Council approval of an Audit Corrective Action Plan; and

WHEREAS, said plan must be approved and filed within sixty days of formal notice.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Hackensack that the required Audit Corrective Action Plan, having been prepared and submitted by the Chief Financial Officer, is hereby approved and further that said plan document be placed on file and made available for public inspection in the Office of the City Clerk.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK
RESOLUTION NO. 477-25

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE
& APPROPRIATION - N.J.S.A. 40A:4-87 2025 ARBOR DAY FOUNDATION GRANT

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack, County of Bergen, hereby requests the Director of the Division of Local

Government Services to approve the insertion of an item of revenue in the budget of **2025** in the sum of **\$16,800**, which is now available from the Arbor Day Foundation.

BE IT FURTHER RESOLVED, that the like sum of **\$16,800** is hereby appropriated under the caption **2025 Arbor Day Foundation** ; and

BE IT FURTHER RESOLVED, that the above is the result of funds received from the Arbor Day Foundation in in the amount of **\$16,800**.

Council Member	Intro	Second	Yes	No	Abstain	Absent	Recused
Deputy Mayor Toomey	X		X				
Clark-Collins		X	X				
Carroll						X	
Diaz			X				
Mayor Gaines			X				

CITY OF HACKENSACK
RESOLUTION NO. 478-25

RESOLUTION APPROVING NOTICE OF INTENT TO UTILIZE
NATIONAL CO-OP CONTRACT FOR PURCHASE OF GARBAGE CANS

WHEREAS, the Hackensack Department of Sanitation / Recycling wishes to provide City residents with replacement household garbage containers; and

WHEREAS, it is the intent of the City of Hackensack to purchase seven hundred ninety-three (793) 95-gallon refuse containers through Sanitation Equipment Corporation of 80 Furler Street, Totowa, NJ 07512, pursuant to their proposal submitted through the Sourcewell Pricing Co-operative Contract #120324-SFR. The City of Hackensack is permitted to utilize a National Cooperative Purchasing Agreement under the authority of N.J.S.A. 52:34-6.2(b)(3).

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hackensack, County of Bergen, do hereby declare their intent to utilize this Sourcewell Pricing Co-operative Purchasing Agreement to purchase seven hundred ninety-three (793) 95-gallon refuse containers.

BE IT FURTHER RESOLVED that notice of this intention, along with information regarding the purchase and agreement, will be posted on the City website from November 12, 2025 to December 11, 2025, inclusive.

VII. PUBLIC COMMENT (3 MINUTES):

A motion to open the meeting to the public was offered by Deputy Mayor Toomey and seconded by Councilman Diaz.

Helen McFadden – I am back up about the same problem with the parking on High Street. It is getting worse. If you pass through there now you can see working trucks parked in the area where we don’t have a place to park and that should not be. I gave this letter a copy last time I was here but the timing is wrong. It should be a different time. We had that in a letter when the other group was here. You know what I had to do before I leave home, I put something there to let them know I was parking there. If I didn’t do that, I wouldn’t have a parking space. That should not be. We are asking please take care of this problem because it should not happen. It was not like that before but I guess so many more have moved into the apartment building so there is more traffic all on Third Street all the way down. If they can’t park there, they park wherever they can. We have to switch over like yesterday when we have to go to the other side for the other side to be cleaned. I shouldn’t have to walk all the way around the corner to get parking when I pay taxes there. I am asking please take care of the problem.

Isabell Tilly – This is my friend, but she definitely needs some help because what is going to happen when the snow comes. She is out going to church and then somebody has her parking space and she has a problem with her knee as is. We are getting old so it's a little problem. Can you help her a little please, somebody, give us something besides nothing? You didn't ask us that when you wanted us to vote. We put you here. We pay the tax and hope you can come to our cry because she is going to have a problem, not just her problem, but her husband also that is unable. She is trying to get this together before winter comes. We thank you for being kind to us and listening to us. Have a nice Thanksgiving.

Joel Dawkins – Blessings upon you and yours. Tonight, I pay homage to Brooklyn FDNY Firefighter Patrick Brady at 42 years old who passed on protecting his community. I also pay homage to 14-year-old Belmar, Long Island, Medford High School freshman Jaden Flores, who riding an electric bike to school was killed November 6, 2025 by an SUV. Lastly, those people that were killed in the recent fire in Paterson. I honor them today in a six second moment of silence. As said at the last meeting, safety within the City of Hackensack, the County seat of Bergen County, needs to be a top priority for the children, families, and community. Our bravest, the City of Hackensack fire department needs grants for free CO2 smoke detectors for the homes and quarterly Hackensack ward meetings, updates on how to keep safe with fires and lithium battery usage everywhere. Our finest, the City of Hackensack police need grants to implement a police blotter either online or through apps like Fort Lee Police department. They also need increased grant funding for speed limit digital signage. Like my sister city, South Hackensack and South Orange, speed bumps on the border of the town limits which have been implemented in South Hackensack. If possible, authority for increased traffic check points on weekends and a five mile per hour reduction of the posted speeds everywhere so that these cars, trucks, and tractor trailers within our boundaries and borders follow through. Finally, we as individuals, need to respect, appreciate, and compensate our strongest, the City of Hackensack DPW, where history has shown how unsatisfactory sanitary conditions have killed millions until we then develop modern mechanisms to protect the public. We need our City of Hackensack DPW. When vehicles are damaged from street disarray, they fill and pave our potholes. When our parties and celebrations produce extra waste, they pick up our s***. When your natural resources, the tree leaves and trash fill our drains and streets, they clean and remove. When we seek improvements to landscapes and environments, they are there to make it happen. So let's make it happen for the City of Hackensack DPW. Thank you.

Mayor Gaines – I would be remiss. It has been mentioned a couple times, there are educators sitting up here, there are children in the audience that are probably able to spell certain four letter words so just be mindful. Thank you.

Rich Cerbo - I am very confused. I am confused about the format. Everything is confusing to me. Those electric bikes I will mention because this gentleman said so just now, they are dangerous. They scare me. They cut in front. They are fast. They are on the road, maybe there is some place they should be on the side. They are something new and they are scary and there will be more accidents, that is my prediction. I was watching today the DPW attempting to pick up the leaves in the street and they use this old system with the loader and the lobster arms on it trying to pick up leaves. It is tedious and it is old style. Why don't we invest, we were talking about the money to buy vehicles, invest in more of the vacuuming of leaves especially on busy streets. I think it would benefit the City. the old-style clamps seem too old and takes so long. I don't get it. Another thing is the library that Tara was raving about, they defined the idea of literacy itself. She didn't mention that at all. There is nothing about reading books anymore or what books you read or the great books of the world. No one is reading books at the library. It is about moving furniture and improving the walls or something to that effect. There should be more focus on literacy, not computer programs. That is the new literacy. Can you run that computer program? Can you do this on the computer? It is not about reading or the books you read. Last thing is I

mentioned a few things these last few weeks, it seems everyone is unhappy with the things I mentioned. This Council, this City, was split with the school system about 30-40 years ago. It was one at one time. The City at one time was at one with the school system and now it is split and it seems as if it is at odds with each other represented in you, because you represent both of them. I really think we need an explanation or discussion about that. Now that it was split, we are back to it being together in the person of you. It is interesting and something to talk about.

Delmis Soto – I would like to speak about the Recreation Department. We would like to request an in person meeting to address on going issues with the Director of Recreation Mr. Carroll and share supporting documentation. We are not simply parents with complaints, we are parents committed to ensuring our children have positive experiences in the Hackensack Recreation Program. Unfortunately, Mr. Carroll's actions have made this challenging for the moms and our coach. He has questioned our coaches about fundraising efforts, taking proceeds before they could even be counted, and failed to respond to follow-up communication for weeks. There were two incidents where the entire amount of money was taken from our fundraiser. The first time we were not able to count the money we raised and to this day, we don't know how much money we raised at our car wash event. Mr. Carroll disappeared for two weeks and never responded to our coach and how much we raised that day. The second time the money was taken by Mr. Carroll but we stopped him and he stated he was going to take the cash box and count the money in his car. We stopped him and were able to count the money we raised that day. For the sake of transparency and the program's integrity, we believe Mr. Carroll should not be involved in managing the cheerleading funds.

Sandra Rodriguez – We, the parents and supporters of the Hackensack cheer team, are here to express our concern regarding the ongoing lack of support and transparency within our program. Our coach consistently goes above and beyond to ensure our athletes are prepared for the season including working diligently to get uniforms ready before the first football game. Unfortunately, year after year, uniforms arrive incomplete and only a day before the season begins. This puts unnecessary stress on both the coach and the team. In addition, our parent group actively fundraises to provide essential items such as breast cancer awareness gear, transportation to and from games, leggings, undershirts for cold weather, and other needs that arise throughout the season. However, we are deeply concerned that the funds we raised are being collected and managed by Mr. Gerard Carroll before we have the opportunity to count or track them. To this day, we have not received any clear accounting or explanation of where these funds are allocated. We respectfully request full transparency regarding the management and use of the cheer programs fundraising funds. Furthermore, we are that Mr. Carroll no longer oversee or handle these funds as there is a clear conflict of trust that must be addressed. Our only goal is to ensure our children and their coach receive the support, respect, and resources they deserve. We hope the administration will take our concerns seriously and work with us to create a more transparent supportive environment for everyone involved. Thank you.

Estella Medina – I have a problem this week with the picking up of the branches from the street. I put them out on Friday and when I came back from work, they were still there, so I called the office and they said I have to call someone to pick it up myself because it was doing me a favor. That never happened to me before. I was like what's going on here? The other thing was just once a week picking up of trash, now it's twice. In this season, we need all the leaves and branches, I think we need more of that instead of the garbage, because when I see the garbage picking, it's empty. Summit is okay. You can see the street, it's empty. Nobody has trash. I didn't like when I called the office, I felt like they were doing me a favor. I am a resident for years. I don't remember her name but she was Spanish, but it is not normal and I did not like it. If you can do something because this has never happened to me.

No one else wished to speak.

A motion to close the meeting to the public was offered by Deputy Mayor Toomey and seconded by Councilwoman Clark Collins.

VIII. MAYOR AND COUNCIL COMMENTS:

Deputy Mayor Agatha Toomey – I would like to thank everyone for coming out tonight. We appreciate your presence and appreciate your input. I would like to comment on a couple of events this past month including the Halloween celebration on Clinton Place which was well attended and a lot of fun. This goes on every year and we appreciate everything that everyone does and puts out on Clinton Place. We also went to a ribbon cutting for a re-opening of Burger King on River Street. Congratulations to them and good luck. I would like to make a comment and congratulate Joseph on his 100th birthday. I wanted to comment on his recipe for longevity which he said was chocolate. I love chocolate too. I will have to start eating more of it. I would like to thank all of our presenters tonight. Josh, on updating us on the Shade Tree Committee. I am a big lover of trees and I appreciate all the updates he gave us. It is interesting to learn all the benefits of trees and I wish more people would like trees. I know there's a lot of people that don't like them because they make a mess, but they are beautiful to look at and I think one should look at that aspect of it. Thank you to Jim and Ryan and Tara for all their respective updates. Thank you to our City Manager for keeping us well informed as to what's happening throughout the City and thank you for coming out and Happy Thanksgiving.

Councilwoman Clark-Collins – Thanks for coming out. I just want to add to what Agatha was saying about Halloween. We met with Care on the Corner, which was established in 1999. Their purpose is to provide and develop resources that link people of varying backgrounds to services needed to improve their lives like the ESL classes. They also do a lot for the children of the community. So we met with the Director of Care on the Corner Carol Hailey at the Care One nursing facility, which used to be called Wellington. They gave our goodie bags to the seniors. She bought enough bags so that the facility director said they could give to the kids that passed by. I wanted to thank them. They all dressed up for Halloween for the seniors. It was really good and it seems like they will now be partnering every year with Care One so that's a good thing. I also want everyone to remember as the holiday approaches, the food pantries will continue to need or be in need. I don't know if you are aware but those who shop at Shop Rite, if you spend \$400 you get a free turkey or ham or lasagna. If you think about donating that to the pantry because they are always going to be in need especially around Thanksgiving and Christmas. Thank you for coming and get home safe.

Councilman Diaz – Good evening. I have to admit that when I moved to Hackensack six years ago I didn't know longevity was one of the strong characteristics of the residents in Hackensack. I think I made the right decision. I would like to extend a heartfelt congratulations to Mr. Joseph Zoltanski on his 100th birthday. He is an inspiration and great example of family service and community involvement. On a separate note, remember that tomorrow November 11 is Veteran's Day and we will be on the Green directly across from the courthouse for the ceremony. If you have the opportunity, please join us as we celebrate our heroes. Thank you for coming tonight especially on this cold night. Your presence and support are sincerely appreciated. Stay warm, Happy Thanksgiving, and good night.

Mayor Gaines – I wanted to echo the comments about Veteran's Day and also acknowledge that today is the 250th birthday of the Marines. For those who served, or if you know Marine, reach out, acknowledge them, but it is a big anniversary today. I wanted to touch on a few things, not just to Ms. Martinez but to all of our residents. One thing we take very seriously is we want everyone who interfaces with the City of Hackensack to have a positive experience interfacing with the City of Hackensack. I have had times where I have gotten maybe a speeding ticket or two and I have had even pleasant interactions even though I am not happy about getting the speeding ticket. I say that to say I am going to ask for you to stick around and get the City

Manager's card to follow up and we want to make sure everyone, regardless of what department it is, if you are going to the City for assistance, for a question, you can call up the City and say nice things too, but we want to make sure you have a good interaction when you are done with it. Please just follow up with the City Manager. Additionally, there were multiple things that came up about safety. Safety is something that we really pay attention to and try and prioritize. Some of these safety things, our goal is to try and get it right, not just get it fast. Get it fast too but get it right. We are going to try our best to engage PD, Traffic, the Manager, we certainly hear every single traffic concern. We have taken some action on e-bikes regarding batteries. We are trying to make Hackensack safer for pedestrians, bicyclists, vehicles, motorists, we are looking at things. We certainly hear the things being raised and continue to put things on our radar. I want to just take a moment and sincerely thank the not only residents of Hackensack, but business owners, non profit organizations, churches, schools, PD, Fire, Health, Manager's Office. Last time we were here we mentioned we were instituting an emergency food drive for individuals who had lost their SNAP benefits. This is something that was brought to our attention on a Monday evening. We had a Council meeting on Tuesday, and by Wednesday there were boxes that were throughout the City. Some of it we figured out on the fly but we acted, and retooled as we needed to. We have donated, and I saw we not as in we the Council but we the City, all of us, have donated vans and trucks of food, household items, private donations from some who don't mind being named and thanked and some from folks who did not want to be named and just wanted to contribute, and specifically wanted to help out Hackensack residents who were in need during this time. I want to encourage you to continue to give, even though maybe the novelty has worn off. There is a little bit of a jump ball if you follow the news in terms of what is going on with the government shut down and in terms of SNAP benefits. We have heard that they are being restored at half and then they were not being restored, they were, and then New Jersey restored, and then the federal government took legal action to prevent people from getting SNAP benefits which frankly is a concept I don't really understand. I say this to say I understand that nationally as of today it seems as if the shutdown is coming to a close, it seems as if it will soon but there are a lot of qualifiers in that and until the ink is dry and people have money on their cards, not just in New Jersey, but throughout the country, please do not take your foot off the gas. This is the holiday season, it is scary for a lot of people, and I had the opportunity to go to Center For Food Action and I dropped off something and there were folks there that were saying they had never used a food pantry before in their lives. Center For Food Action went from servicing 60 families in our community on a regular basis, in the height of COVID, they went up to 72 at the height. They are presently servicing about 116 a day. And so, I am so thankful. I am so proud to sit here as the Mayor of the City of Hackensack, where when a call goes out, people jump in immediately regardless of their political affiliation. People have said people should not go hungry in America and people should not go hungry especially in the City of Hackensack, and we are going to do all we can to take care of our folks here. Please continue to have that spirit of giving especially in the season of Thanksgiving. I want to thank everyone once again for their contributions and wish everyone a very good night, a good holiday season. Our next meeting is not until mid-December. Have a good night.

Councilwoman Clark-Collins – I just want to say one more thing because it is bothering me. It's on my mind when Mr. Cerbo made the comment that no one is reading books at the library. I wanted to say that my children grew up in the library. I used to take them there because as a single parent, doing things were limited because I didn't have the budget to do it so the library was a great place to take the kids. They had reading for the children, I met Caseen's mom at the library and that is how we became friends. They had a lot of programs there for the children. They, to this day, still do Halloween. I used to back in the day when people had DVDs, being on a budget I couldn't afford to buy it or rent it, so I went to the library and they always had the latest DVDs. They were always up on their game and if they didn't have something, the great thing about the library is that all the libraries in Bergen County and even outside, they would find it for you and you could either pick it up or they would have it delivered to our library. That is efficiency. My daughter to this day, as a matter of fact my daughter wrote a

poetry book, and to this day she goes to the library and continues to read. I just wanted everyone to know that.

IX. ADOURN:

There being no further business, the meeting was adjourned at 8:28 PM.

Approved by Mayor and Council on December 16, 2025.

Mayor Caseen Gaines

Deputy Mayor Agatha Toomey

Councilwoman Sonya Clark-Collins

ABSENT

Councilman Phillip Carroll

Councilman Roberto Diaz

Deputy City Clerk Allison Saabye, RMC