

Regular Meeting
Via Teleconference
February 2, 2021 5:49 p.m.

The Board of Commissioners met in a **REGULAR MEETING** *via teleconference due to COVID-19 Pandemic* with Mayor Santiago presiding. Members present on conference call included Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas and Commissioner Cooper. City Solicitor Brock Russell, Administrator Regina Burke, CFO Marcella Shepard and Manager of Parks & Grounds Samantha Cruz were also on the call.

Teleconference was open to the public as required by law. Attendance of all attendees was taken by City Clerk upon entering the call. Public attendees in the order which they joined the teleconference was as follows: Doug Wilson, Cindi Zadroga, Jonathan Harris, Mark Childs, Ricardo Ramos, Jean Curnow, Steven Hartman, Catherine Shipley, Robert Emilio, Lt. Joe Hoydis, Eric Wolfe, Ralph Satero, Bill Fenton, Tamara Isajiw, Dan Ayers, Al Chard, Kim Ayers, Jen Satero, Bill Davis, Courtenay Reese, Joe Sooy, Michael Calchi, Kevin Gandy, Harry Rothman, Kirk Hewitt, Claire Hughes, Ethan Aronoff, William Lazarcheck, Joann Murphine, Kimberly Hall, Manny Morales, Cody Miller, Justin Nernburg, Josh Smith, Kenneth Sharretts, Julie McGough, Heather Santoro, John Butschky, Hattie Ayres, Lisa Ramano, Bradley Moore, Joe Silabone, William Stadnick, Kevin McLaughlin, Dominic Santiago, Emilio Santiago, Ken Rehmann, Brian Stroup, Carl Heger, Tyler Loteck and Angeline Broomhall.

Mayor Santiago led the salute to the Flag.

Mayor Santiago made the statement required by the Open Public Meetings Act of 1975: "This meeting is being conducted in accordance with the Open Public Meetings Act of 1975, was advertised, posted and made available to the public as required by Statute. The Municipal Clerk is directed to include a statement in the minutes of this meeting."

City Clerk to Review Changes to the Agenda

Mayor Santiago asked if there were any changes to the agenda. Ms. Hitchner stated there were five (5) as follows:

1. Addition of Ordinance on 1st reading item #2 amending Redevelopment Plan with Village Drive Healthcare Urban Renewal LLC for the purpose of including an additional permitted use for warehousing and wholesale distribution of assisted living facilities. This is a temporary use which will cease in eighteen months after the redeveloper receives the required licensing from the State of New Jersey for an adult medical daycare facility.
2. Addition of Ordinance on 1st reading item #3 amending the salary ordinance pursuant to the Municipal Code Section 2-69 titled Salaries of Officers and Employees for full-time police officers of the Police Benevolent Association Local #213 for 2020 through 2023.
3. Addition of Ordinance on 1st reading item #4 amending the salary ordinance pursuant to the Municipal Code Section 2-69 titled salaries of officers and employees for full-time police officers of the Millville Police Superior Officer's Association for the years 2020 through 2023.
4. Addition of Resolution Item #3 authorizing MOU between City of Millville and the Police Benevolent Association Local #213 concerning the conditions of employment for the years 2020 through 2023 as a result of negotiations.
5. Addition of Resolution Item #4 authorizing MOU between City of Millville and the Police Supervisor's Association concerning the conditions of employment for the years 2020 through 2023 as a result of negotiations.

Presentations

City Clerk announced there are no presentations this evening.

Transfer of Resolution

City Clerk read Resolution No. 44-2021 authorizing transfers in the CY2020 budget appropriations. Vice Mayor Parent moved for the adoption of this resolution. Commissioner Pepitone seconded the motion which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper, and Mayor Santiago.

Bills

The following bills were ordered paid, when properly certified on a motion by Vice Mayor Parent and seconded by Commissioner Pepitone. The motion was carried by the following vote. Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

SEE COPY OF BILLS FOLLOWING THE SIGNATURE PAGE OF THIS MEETING

Minutes

Vice Mayor Parent made a motion to approve to dispense with the reading of the minutes for January 19, 2021 Regular Meeting. Commissioner Pepitone seconded the motion which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Public Comment on Agenda Items Only

Mayor Santiago stated that this is the time for any Public Comment on Agenda Items Only if anyone wishes to be heard. City Clerk, Jeanne Hitchner called the names of residents in order of attendance that was taken at the beginning of the meeting.

Joe Hoydis thanked Commissioner Pepitone for working with the PBA and the SOA. He stated the Commissioners efforts helped the parties come to a fair and beneficial contract for the men and women who protect and serve the residents of Millville.

Eric Wolfe stated the amendment for the Redevelopment plan pertaining to Village Drive is a better substitute use since the State is not issuing the licensing needed due to Covid-19.

Julie McGough stated that it's nice to see there has been a fire set under the butts of the citizens of Millville.

Seeing no one else come forward, Mayor Santiago closed the Public Comment Portion on Agenda Items Only.

Old Business

Mayor Santiago asked City Clerk if there was any Old Business. Ms. Hitchner stated there was no Old Business.

Petitions and Letters

Mayor Santiago asked the City Clerk if there were any Petitions and Letters. Ms. Hitchner stated there were no Petitions and Letters.

Reports of Commissioners

Commissioner Cooper

Commissioner Cooper made a motion to receive and file the 2020 Annual Library Report. Commissioner Udalovas seconded the motion which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Commissioner Cooper stated the Parks Department has continued with fall and winter cleanup of all city owned properties including the Lakeside Sports complex.

Commissioner Cooper made the following announcements:

1. Groundbreaking ceremony of Millville's Dog Park located at Union Lake Beach will be held on February 11, 2021 at 10 a.m. The park will open to the public sometime in July.
2. City parks remain closed due to Covid-19.
3. Virtual winter photo contest's deadline to submit a picture taken in Millville is February 12, 2021.
4. Virtual Bingo will be held on February 20, 2021.
5. February's craft series will be held on February 23, 2021.

Commissioner Pepitone

Commissioner Pepitone shared his experience while working with the PBA and SOA negotiating the contracts and salaries. He stated he is interested in getting the Police Department closer to Bridgeton salaries as Millville is very behind the other municipalities. He stated lawyers usually handle the negotiating and there is a great lack of trust on both sides, but this time the Commissioner and the Union leaders were able to work together and come to a resolution everyone is happy with.

Commissioner Udalovas

Commissioner Udalovas provided resources to small business owners for emergency assistance loan programs. She explained that you must pre-register and it will be awarded in a first come, first serve basis with priority to those who have not yet received assistance. She advised that the application can be accessed through the NJEDA which can be found on the City's website.

Commissioner Udalovas announced the dates and times of the Planning and Zoning Board meetings along with directions on how to access the agenda online.

Commissioner Udalovas asked City Solicitor, Brock Russell to elaborate on the upcoming redevelopment plan at the airport.

Mr. Russell reported the city is responsible for 15% of a four-party contract to remediate the pollution at the airport. He explained that over eleven million dollars has been spent between the parties but the LSRP estimates we will need at least another four million with the city's share being \$918,000 over the next ten years.

Commissioner Udalovas thanked Mr. Russell for the report. She stated she wanted to provide clarification and an opportunity for discussion before adding an agenda item.

Vice Mayor Parent

Vice Mayor Parent thanked everyone for joining the call tonight and advised that he would be reserving his comments for the reading of ordinances and resolutions. He stated the City Clerk will make sure that everyone has their chance to be heard this evening.

Mayor Santiago

Mayor Santiago thanked everyone from Public Works for a job well done with the recent snowstorm.

Mayor Santiago stated there are good things going on with our solar projects

Mayor Santiago announced the state will be working on the Main Street bridge in the near future, but it will be at no cost to the city.

Ordinances on 2nd Reading

City Clerk read Bond Ordinance No. 2-2021 authorizing improvements to the Millville Public Library and appropriating the sum of \$771,250.00 to pay the cost thereof, to authorize the issuance of \$771,250.00 of bonds to finance the appropriation and to provide for the issuance of bond anticipation notes in anticipation of the issuance of bonds.

Vice Mayor Parent made a motion to approve the ordinance on second reading which was seconded by Commissioner Pepitone.

Mayor Santiago opened the meeting for a public hearing on this ordinance only

Bill Fenton of 1438 Lloyd Terrace stated there are two advantages of this project. The first being it will be a tremendous return on the investment to the tax payers of Millville due to the amount of donations. The second being it will show the people that Millville is moving forward and continues to be a great place to live and raise a family.

Ethan Aronoff thanked the City Commission for their support of this project and reminded everyone of the dollar for dollar match. He stated this is a \$6.5 million plus project so we are getting so much for our city. He discussed the benefits and modernization that will be received with this project.

Joanne Murphine asked if there was a plan to add more parking.

Ethan Aronoff replied there will be no additional parking, but there will also be no less.

Julie McGough stated an expansion of this magnitude can bring a host of possibilities to the city such as a place to research how to create a new business, job training and a platform for speakers to come and teach our community new things. She expressed her excitement and approval for the Library project.

City Clerk read the following names of those individuals who sent letters in support of the library, but simply wanted them to be notated rather than read in full: Matthew Gould, Gail Garner, Ellen Beth Nappin, Helen Lamber, Kevin Danner, Tenell Martin, Sandra Amaci, Jacob Alvarez, Daniel Zehner, Susan D'Ottavio, Janet Adams, Linda Hauschild, Steven Phillips, Esther Modzelewski, John Brown, Ursula McKeithorn, Alma Pesiri, Carol Shea, Samantha Cocove & Trumaine Sherry, Shirley Eggert, Connie Simpkins and Patricia Steely.

City Clerk read the following letters received by Courtney Reese, Library Director, to be read into the record:

The Millville Public Library is very important to me because I can do a lot of fun things there. I can borrow books that my mom can read at home for me and because I love the Lego club and I can't wait to go back so I can have more fun. Very Truly Yours, Elise Abduraim, Kindergartan

The Millville Public Library is very important to me because of the community, the enviroment itself makes me feel unique. I use the Library for borrowing my favorite book series which is called Warriors but can also be called Warrior Cats. I look forward to a renovated and expanded library so I can enjoy my free time there and on the go. Very Truly Yours, Selma Abduraim, 6th grade.

Dear Millville City Commissioners, The Millville Public Library is very important to me because it serves as a shared community resource for the knowledge and valuable programming. Our family visits the library often to keep our son, who is a voracious reader, supplied with books that will expnd his vocabulary, literary appreciation and his imagination. In addition, he's participated in a youth robotics team that meets at the library. That experience provided invaluable exposure to teamwork, creativity and consistent dedication to a common objective. While the digitizing of the world's data may have given people alternative means to access information, the quality of that information remains in question, and in fact, often serves only to reinforce individual echo chambers. Community libraries serve as a refuge, where the most vulnerable among us can learn and elevate themselves. The increase in online information consumption hasn't made the library's mission less relevant, it's highlighted the inequities in information and services access across our community. Don't take away this valuable resource, but rather give it the funding it needs to modernize and adapt to our rapidly changing world. Sincerely, Mark Hughey of Millville, NJ.

Dear City Commissioners, The Millville Public Library is important. The services it provides my family are invaluable. The library is the center of literary culture from which we build much of our pursuits. My son has become an avid reader because he knows he can find titles of the eclectic topis he pursues. This week it is the United States Presidents. Other weeks it may be Al Capone or Star Wars, LEGO, etc. We use the library as a resource for school and leisure. Both of my children are autistic. The library has served as a safe and engaging space for them. They are involved in the teen program, Makers Day, and other programs through the years. As social outcasts, library programs are one of the few socially acceptable events they participate in publicly. The library serves adults as well. I am actively engaged in both the book club and the poetry sessions monthly. I look forward to these enriching literary pursuits. Other than theatre, there is not much to serve the mind in this area. Thank goodness for the library! Challenging concepts are tackled amid an amiable atmosphere. How exciting! The summer reading program and the events surrounding it are highlights too! Our family has immersed itself and relish continuing to so. A renovated and expanded public library can do all the above and so much more, not just for the Owens family, but for the community at large. A safe, engaging location that spurs wonder and learning is an anchor of a community. Embrace it, nourish it, fund it!, Sincerely, Robert Owens.

Dear Millville City Commissioners, I am writing in support of the proposed bond ordinance for the expansion and improvement of the Millville Public Library which will be before the Commission on February 2nd. I am the coach for Robotecs, a FIRST Lego League tean which challenges elementary and middle school youth to research a real-world engineering problem, develop a solution, and complete timed challenges using LEGO based robots of their own design. Some of you may recall our group coming to a prior meeting in support of the initial proposal to expand and improve the facilities at the Library. We have been fortunate enough to have been welcomed in to the Library for the past several years to conduct our meeting and prepare for competitions after many other Millville establishments had turned us down or wanted to charge unbelievable fees. It is unfortunate that a small number of

priveleged and unaware individuals have questioned the existence of the library, even saying that it is obsolete. Such individuals are clearly fortunate enough to have ready and easy access to books, research materials, internet access, and a place for groups like Robotecs to meet. The reality is that a community such as Millville needs the Library which provides these and many other benefits and resources. The Robotecs need the Millville Public Library as do many other members of the community. By investing in the Library, we are investing in our future. A library is a place where people can not only rebuild their lives, but it is a place that offers a variety of activities in which people act as members of a community to make each other's lives better in some way. With the support of the Commission and the funds to grow and improve its space, the library will become an example Cumberland County and beyond of what a public library can and should be. Sincerely, Nicole C. Wettstein

Dear Ms. Hitchner, Mayor Santiago and Commissioners, As a former educator and life time Millvillian, I have reaped the benefits of our library system for most of my life. I am writing today to ask our city Commission to support the Millville Library by contributing matching funds toward the Construction bond that was passed two years ago.. As you may know the State recently approved the library as a recipient for a dollar to dollar match of funds. It would be wonderful to see our town benefit from the completion of the expansion and modernization of our library. Thank you for considering my request, Sincerely yours, Donna Pio

Ms. Hitchner and City Commissioner: I am a retired Millville Senior High School English teacher. During my career, I taught a range of levels and grades – from special education to advanced college preparatory classes. A consistent thread through the years was the use of the Millville Public Library by myself and my students. The staff has been helpful in answering questions, guiding research, acquiring books and recording, providing computer assistance. The Millville Library is an important and necessary resource for our community, Please support the bond issue. Thank you, Juan Curnow, 2217 West Main Street, Millville, NJ 08332

City Clerk read letters received from the Holly City Development Corporation. They are as follows:

Dear Mayor and City Commissioners: On behalf of Holly City Development Corporation staff and Board of Trustees, I would like to extend our support for the expansion of the Millville Public Library. The library not only serves as a valuable resource to the community, but is valued partner with other local organizations, and is also recognized by the community as safe place to learn and obtain resources. As you know, in our neighborhood planning process community residents identified the library expansion as one of their top priority projects. The fact that it is walkable for Center City residents results in upwards of 10,000 visits per month, the operation of 110 different programs throughout the calendar year and provision of space for 30 organizations. While serving multiple roles in the community, the aging physical building does not have the capacity to accommodate the needed expansion of these services. Additionally, residents have identified a community center as being priority project. The library is an accessible safe haven for youth, families, and residents of all ages, backgrounds, and socio-economic status making it an equitable institution that is serving the needs of all Millville residents. Over the last few years, the partnership and programming implemented through HCDC, the Library and the Holly City Family Center has resulted in 160 families attaining over 2,300 individual goals in the areas of Child Well-Being, Healthy Relationships, Financial Stability, and Community Engagement. This demonstrates that just walking through the doors of a public library or participating in health and nutrition classes at the Holly City Family Center, can be the first step to obtaining a job, or changing someone's perspective in living more healthy-changing the trajectory of a person's life. It is for these reasons, the Holly City Development Corporation supports not only the expansion of the Millville Public Library, but also asks that the City recognize the current assets that are available to serve in creating a better quality of life for its residents. Respectfully, Heather Santoro

Dear Mayor Santiago and City Commissioners: On behalf of the Board of Trustees for the Holly City Family Center, I would like to express the Board's unanimous support of the expansion of the Millville Public Library. Over the last couple of years the Holly City Family Center has partnered with the Library in offering collaborative programming to the children and families. As a Board, we believe that this partnership is intergral in providing a collaborative community center for this City's residents and collectively we have been able to host and provide space/programming/resources for Rise and Shine's after school program, the Millville Police Athlectic League, the Girl Scouts, and many other organizations. We are committed to continuing and expanding this partnership and serving as a community partner with the Library. The Librarys expansion can only enhance our ability to serve the community. Thank you, Holly City Family Center Board of Trustees, Heather Santoro, Chair, Charles Flickinger, Vice-Chair, Winfield Pettit, Jaclyn Haas-Benner, Kimberly Ayres and Heather Garrison.

Dear City Commission, I am writing this because I know you are scheduled to vote on funding for the Millville Public Library. As the Director of Rise and Shine Ministries we serve over 200 children and their families in the community. As you know we offer a number of programs; one of our most

celebrated is our after school homework/tutoring program. Each day, pre Covid; we have 50 children pile into The Holly City Family Center. We offer help with homework, projects, hot meals and so much more. When we relocated from our previous location we had several options for a new homebase. We opted for The Holly City Family Center for a number of reasons. We want to be centered in our community, by being here we are now in the position to partner with The Millville Public Library, we can use the pool at the family center and it is a short distance to all that High Street has to offer in the way of arts and education. All of these resources are now accessible to our children. The library is vital to the success of our children. Most of the children we assist with homework do not have the daily resources to succeed in school. The don't always have access to the internet/wifi, at the library they can use the computers. They don't have access to affordable book stores or anyone to take them there, that is if they had money to purchase the books. At the library they have access to books that can take them anywhere in the world, they can dream and be whoever they want to be, they can escape the hardships of their daily lives. They can use their imagination. Sometimes, it is just the quiet environment of being at the library that they crave. This library is needed by all the residents in Millville but, especially those who sometimes go unnoticed. By expanding the library this will give them a facility that is so much more welcoming, user friendly and safer for all who go there. The children and their families of this community need to see a city that invests in their future. A city that helps provide a sense of selfworth by supporting their needs. The Children need to see that they are worth a "nice new library" one with all the "extras" like Washington Twp. or Vineland. Our children and their families are worth having a great facility that is up to date. One that is well lit so they can come and go without being afraid of the dark. When they see other cities with larger, better facilities it sends a message. Sadly they think they are not worth it. We know they are. Thank you so much for your time and all that you do. Blessings, Shaun Connors, Director-Rise and Shine Ministries.

Dear City Commissioners, My name is Heather Garrison and I am 54321 Girl Scout Troop Leader in Millville. I am writing you on behalf of my troop and their families concerning the expansion of the Millville Public Library, The library has a wide variety of programs available for us and the community at large. MPL is an amazing hub for computer and internet access for my troop. It also offers tutoring sessions if desired. As an educator, throughout the past year experiencing this pandemic I can see just how important the services at the library can be for our families here in Millville. As you all prepare your vote, please remember there are some families that do not have computers or internet access. The expansion of the library could serve as a critical resource and benefit my girls and their families as well as be available to all the citizens of our community. Thank you for your consideration in approving the expansion of the Millville Public Library. Sincerely, Heather Garrison.

Dear Mayor and City Commissioners: On behalf of the Millville Police Department and the Millville Police Athletic League (PAL), I would like to offer my show of support to the Library expansion project. Millville PAL has utilized both the Library and the Holly City Family Center over the last several years as spaces to provide activities and resources to the youth we serve. These resources and partnerships have allowed us to expand programming to our youth and create opportunities for them. Utilizing and expanding upon assets that already exist in our community is important for everyone, but especially the City's youth. I offer my full support of this expansion project and look forward to the increased opportunities this will allow for PAL. Sincerely, Jody Farabella, Chief of Police.

Mayor Santiago asked if there was anyone else who would like to comment on this ordinance only. Seeing nobody come forward, the public hearing was deemed closed.

Commissioner Cooper stated he counted twenty-four letters of support, which proves how important this is to the community. He explained that in 2017 they voted to approve this project and thanked Ethan Aronoff and Courtenay Reese for all of their hard work. He stated they should be applauded for all their efforts in raising money. He reported all of the issues the library is currently experiencing and how it has resulted in additional costs to the city.

Commissioner Cooper read an article about the reasons the expansion will enhance the community and the Commissioners for their support.

Vice Mayor Parent stated this has been an on-going project with many meetings surrounding it. He mentioned the dedication it took from Ethan Aronoff and Courtenay Reese and how they worked tirelessly to get this expansion. He stated the cooperation was very high and competition was even higher but Millville outworked all others. He recalled the community asking for a place to go and he is very excited to see this project begin. He feels it will be a great asset to the city.

Commissioner Pepitone congratulated the people involved for making the city a better place.

Commissioner Udalovas stated it is far more genuine to hear the comments, letters and correspondence from the public rather than the Commissioners. She told the people who contributed to

the efforts of passing this ordinance to be proud of themselves and truly believes this to be a community endeavor.

Mayor Santiago stated this is a valuable asset to the community and thanked all that contributed.

Mayor Santiago asked if there were any other comments. Seeing nobody come forward, the public hearing was deemed closed.

The motion was carried by the following vote: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

City Clerk read Ordinance No. 3-2021 amending the salary ordinance to amend an existing title's minimum and maximum compensation for the following:

Title	Minimum	Maximum
Police Chief	\$70,000.00	\$178,758.84

Commissioner Pepitone made a motion to approve the ordinance on second reading which was seconded by Vice Mayor Parent.

Mayor Santiago opened the meeting for a public hearing on this ordinance only.

Joe Hoydis stated Chief Farabella has taken this department to leaps and bounds since he became Chief. He explained a lot of new programs have started under him and morale and numbers are back up, which creates a safer community for all.

Julie McGough stated the Commission should just go ahead and give it to him.

John Butchsky echoed the comments of Joe Hoydis and agreed that morale is up.

Carl Hager stated his opinions are his own and he and the Chief do not always see eye to eye, but he agrees that Chief Farabella has shown great leadership during Covid and the social and political climate. He feels he deserves everything we can give him.

Mayor Santiago asked if there was anyone else who would like to comment on this ordinance only. Seeing nobody come forward, the public hearing was deemed closed.

Commissioner Cooper stated that he has seen a lot of change in our Police Department including more training, more policing and a higher morale. He stated this all comes from the top. He noted the PAL and Chaplain programs in our city are a huge success and compared to what the other municipalities are paying their chief's, Millville is getting a bargain.

Commissioner Pepitone agreed with all of the comments made by Lt. Hoydis, Detective Butchsky and Commissioner Cooper. He stated Chief Farabella has worked his way up and thanked him for all of his support.

Commissioner Udalovas explained that she stated "No" on first reading of this ordinance and still has not received endorsement from the CFO. She stated that her decision is based on financial reasons along with the fact that proper procedures are not being followed.

Vice Mayor Parent stated he has known Jody since he worked at the county and longed to be a police officer. He stated Chief Farabella is not only a great Chief, but he also is a man of great character.

Mayor Santiago asked if there were any other comments. Seeing nobody come forward, the public hearing was deemed closed.

The motion was carried by the following vote: Commissioner Pepitone, Vice Mayor Parent, and Commissioner Cooper. Nays: Commissioner Udalovas. Mayor Santiago abstained.

Ordinances on 1st Reading

City Clerk read the following ordinance on first reading:

Ordinance approving and authorizing an application to the Cumberland County Roadway Department for the Tidal Wave Softball to hold a Coin Drop on April 24, 2021 and April 25, 2021 at the intersections of Buckshutem and Cedarville Roads.

Commissioner Cooper made a motion to approve the ordinance on first reading which was seconded by Commissioner Udalovas.

Mayor asked for any comments on the item. There were none.

The motion was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Ordinance amending the Redevelopment Plan for Block 266, Lots 7.04, 7.05, 7.06 and 7.07 with Village Drive Healthcare Urban Renewal LLC for the purpose of including an additional permitted use for warehousing and wholesale distribution of medication and related pharmaceutical to nursing homes, assisted living facilities. This use is temporarily permitted and will cease 18 months after the redeveloper receives the required licensing from the State of NJ for an adult medical daycare facility.

Commissioner Udalovas made a motion to approve the ordinance on first reading which was seconded by Commissioner Cooper.

Mayor asked for any comments on this item.

Commissioner Udalovas stated this will be reviewed administratively at the next Planning Board meeting and will require approval for the amendments. She also described why the ordinance was added late to the agenda.

Solicitor Russell explained the redeveloper did what they were suppose to do, but the state is not issuing licensing for adult daycare due to the Covid-19. He explained they scrambled to find a better use of the property until Covid-19 is over, because this is not a permitted use, they would have to amend the redevelopment plan to allow wholesale to become a permitted use. He stated although it is a very minor adjustment to the plan it still requires approval from our professionals.

Mayor Santiago complimented the redeveloper for their time and efforts.

The motion was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Ordinance amending the Salary Ordinance pursuant to the Municipal Code Section 2-69 titled Salaries of Officers and Employees for full-time police officers of the Police Benevolent Association Local #213 in the classified Civil Service for the years 2020 through 2023.

Commissioner Pepitone made a motion to approve the ordinance on first reading which was seconded by Vice Mayor Parent.

Mayor Santiago asked for any comments on this item.

Commissioner Udalovas stated impacts for increase of the figures was provided by CFO, Marcella Shepard this morning. She stated she requested additional information. She referenced a recent closed session where Commissioners discussed possible budget cuts. She stated she supports PBA and the front line officers and agrees things need to be done to show our support. However, she recommended Vice Mayor Parent and Commissioner Cooper table this ordinance until it can be further discussed with the CFO as that would be what is in the best interest of our tax payers.

Commissioner Udalovas told Commissioner Pepitone that he is downgrading the impact of a deficit. She stated her view is not a reflection of the officers, but of the financial responsibility of the commission.

Commissioner Pepitone stated when he met with the officers he was told they would stand between you and a bullet regardless of the outcome of this contract and that means a lot to him. He asked Commissioner Udalovas to stop dancing around her decisions. He suggested that her department start bringing in the new revenue the city needs to keep us from the current financial situation we are in.

Commissioner Cooper stated he knows how hard Commissioner Pepitone has worked to support the Police and the Police Officers deserve it. He explained Commissioner Pepitone has lost sleep, went to PBA meetings and worked with him and Vice Mayor Parent to go over the contracts to be sure we are not failing our Police Department.

Vice Mayor Parent stated he has been meeting regularly with the CFO on the budget and initially they were only going to agree to a 2% increase, but the negotiations just kept going on and on. He asked Marci Sheppard what the impact of the tax rate would be.

CFO, Marci Shepard replied it would be approximately a one and a half cent increase.

Vice Mayor Parent continued to explain the many conversations he has had with Commissioner Pepitone in reference to Public Safety and the Police Department. He stated while cooking dinner tonight a news flash came across the T.V. that two F.B.I Officers were shot and killed while serving a warrant and here we are arguing over what we pay our police officers who risk their lives everyday to protect us.

He proclaimed enough is enough, we need to pay our officers a decent wage. He stated he respects each Commissioners decision, but he is voting yes.

The motion was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, and Commissioner Cooper. Nays: Commissioner Udalovas. Mayor Santiago abstained.

Ordinance amending the Salary Ordinance pursuant to the Municipal Code Section 2-69 titled Salaries of Officers and Employees for full-time police officers of the Millville Police Superior Officer's Association in the classified Civil Service for the years 2020 through 2023.

Commissioner Pepitone made a motion to approve the ordinance on first reading which was seconded by Vice Mayor Parent.

Mayor Santiago asked for any comments on this item.

Commissioner Udalovas stated the integrity of our officers is not in question but the integrity of our Commission is. She stated they have acted incompetently in the fact that they had information that was not shared. She advised all information should be given to the Clerk's office in a timely manner and not as it has been in December and January.

Vice Mayor Parent stated he had just found out the rates and numbers today from the CFO.

Commissioner Pepitone described an interesting phenomenon in Millville. He stated our Business Administrator speaks regularly with Commissioner Udalovas which is great, but he must question their integrity.

Administrator, Regina Burke advised that she was directed by Commissioner Pepitone not to disclose any information until so advised.

The motion was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, and Commissioner Cooper. Nays: Commissioner Udalovas. Mayor Santiago abstained.

Consent Agenda

All matters listed under the Consent Agenda are considered to be routine and non-controversial by the Board of Commissioners and will be approved by one motion. There will be no separate discussion of these items unless a governing body member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. City Clerk read the following resolutions:

Resolution No. 45-2021 authorizing support of the NJ Department of Transportation's proposed Route 49 Bridge over the Maurice River project.

Resolution No. 46-2021 authorizing adjustments in the Tax and Utility Records.

Resolution No. 47-2021 supporting Ecogy's Community Solar Project proposed for 301 Riverside Drive.

Resolution No. 48-2021 supporting Solar Landscape's Community Solar Project proposed for 418-422 S. Wade Boulevard.

Commissioner Udalovas made a motion to approve all Consent Agenda items which was seconded by Commissioner Cooper. The motion was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper, and Mayor Santiago. Nays: None.

Resolutions

City Clerk read the following resolutions:

Resolution No. 49-2021 authorizing a Memorandum of Agreement between the City of Millville and Robert Blizzard authorizing the City of Millville to refrain from demolishing a dilapidated building on property known as 486, lot 2, which is on Millville's Abandoned Property List, as requested by Mr. Blizzard who is or is about to be the owner Tax Sale Certificate No. 13-00242 and intends to begin foreclosure proceedings immediate upon being assigned the Tax Sale Certificate and upon gaining ownership Mr. Blizzard will demolish the building. Commissioner Udalovas moved for the adoption of this resolution. Commissioner Cooper seconded the motion and was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolution No. 50-2021 authorizing a professional service contract awarded through a fair and open process with RMS Environmental LLC for Licensed Site Remediation Professional Services in an amount not to exceed \$2,000.00 for a one-year term. Commissioner Udalovas moved for the adoption of this resolution. Commissioner Cooper seconded the motion and was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolution No. 51-2021 authorizing a Memorandum of Understanding between the City of Millville and the Police Benevolent Association Local #213 concerning the conditions of employment for the years 2020 through 2023 as a result of negotiations. Commissioner Pepitone moved for the adoption of Vice Mayor Parent seconded the motion and was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, and Commissioner Cooper. Nays: Commissioner Udalovas. Abstained: Mayor Santiago

Resolution No. 52-2021 authorizing a Memorandum of Understanding between the City of Millville and the Police Supervisor's Association concerning the conditions of employment for the years 2020 through 2023 as a result of negotiations. Commissioner Pepitone moved for the adoption of Vice Mayor Parent seconded the motion which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, and Commissioner Cooper. Nays: Commissioner Udalovas. Abstained: Mayor Santiago

New Business

Mayor Santiago asked City Clerk if there was any New Business. Ms. Hitchner read the following:

Commissioner Udalovas moved to authorize the City Clerk to advertise for bids for Demolition of 1729 East Main Street, 420 North Third Street and 422 North Third Street. Bids to be returned to the Purchasing Board by February 18, 2021 at 10:00 a.m., which will be opened and publicly read aloud via the zoom platform. Commissioner Cooper seconded the motion which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago

Public Comment

Mayor Santiago stated that this is the time for the Public Comment portion of the meeting if anyone wishes to be heard. He asked for comments to be limited to approximately 5 minutes. City Clerk, Jeanne Hitchner called the names of residents in order of attendance that was taken at the beginning of the meeting.

Ricardo Ramos thanked the Commissioners.

Catherine Shipley thanked the Commissioners for their support.

Joe Hoydis thanked Commissioner Pepitone for stepping up and supporting the Police Department. He also thanked Commissioner Cooper and Vice Mayor Parent for their kind words and understanding of what the Police Department goes through. He stated he has been in an administrative position for years and has always felt like certain Commissioners and Administration are against them but the Police Department did what it had to do and got it done and appreciates Rank and File being taken care of.

Bill Fenton thanked the Commission for the support of the Library.

Tamara Isajiw whole heartedly agrees with the Police Department getting a good contract. She explained that she lives in center city and has had to use their services often, so she appreciates all they do.

Ms. Isajiw expressed her disappointment with the way Commissioner Pepitone disrespected Commissioner Udalovas after she called him out on his lack of transparency and said if he had been prepared, the citizens would have the additional information prior to the meeting. She stated that Commissioner Pepitone, being an educator, should apologize and be ashamed for the way he spoke to a woman tonight.

Ms. Isajiw thanked Commissioner Udalovas for keeping her promises and the rest of the Commission on their toes.

Kim Ayers thanked the Commissioners, specifically Commissioner Cooper, for the support of the new and improved Library. She also recognized the hard work of the Library Board members.

Joe Sooy stated this Commission has never seen a Bond ordinance they didn't like. He also questioned the amount of the deficit.

Mr. Sooy addressed Commissioner Pepitone directly by stating that directing the Administrator to withhold information from another Commissioner is disgusting. He stated this is the type of trick Quinn used to pull.

Mr. Sooy questioned the reasoning behind the dog park when you can already take dogs there.

Mr. Sooy asked who made the lawsuit against the Wheaton project.

Kirk Hewitt stated there is a lot going on and this is a perfect example of the issues with how the meetings are being held.

Mr. Hewitt thanked Regina Burke for revealing the tactics used by Commissioner Pepitone to withhold information. He also thanked Commissioner Udalovas for speaking the truth and encouraged her to stand tall and not back down.

Mr. Hewitt addressed Commissioner Pepitone in reference to speaking of ethics at the last meeting. He suggested Solicitor Russell find out if he committed some type of ethics violation.

Ethan Aronff thanked the City Commissioners for their consideration, approval and ongoing support of the library.

Joanne Murphine stated there was so much commotion in the background of this meeting from the Police and the Commissioners, she missed half the meeting. She stated it was very rude of all involved.

Ken Sharretts thanked Commissioner Pepitone and the other members of the Commission who support the Police Department.

Julie McGough stated every time Commissioner Udalovas gets called out the peanut gallery wants to circle her and call foul because she is a woman. She is up there and when she makes a statement, and someone defends themselves, she should take it as a learning curve. She asked the public to knock it off with the "woman stuff" and stated you should get called out when you make a bad decision.

Ms. McGough complimented Vice Mayor Parent on the calming tone he provided two weeks ago. She stated it was eye opening for her and allowed her too, to learn the practice of patience.

John Butchsky thanked Commissioner Pepitone and Commissioner Cooper for their support. He recognized the position of the Mayor and also thanked him. He stated he wanted to especially thank Commissioner Pepitone for stepping up as the Public Safety Director and spending countless hours negotiating a fair contract. He also thanked Chief Farabella for his leadership and support.

Detective Butchsky stated as the President of the Police Union, it is shameful, and he is embarrassed to call Commissioner Udalovas a commissioner in this city. He thanked Marci Shepard for her hard work.

Hattie Ayres expressed her concern with the reactions of everyone during the meeting tonight. She stated she feels people are getting mixed feelings on how Commissioner Udalovas voted tonight as she was only defending her department and her responsibilities to it. She stated she was surprised by Commissioner Pepitone's condescending and rude tone to Commissioner Udalovas.

Angeline Broomhall stated we need our Commission to be fiscally responsible, transparent and open to the public.

Dominic Santiago thanked the Commission.

Emilio Santiago thanked the Commission.

Barry Campbell asked how much time is needed to develop a site plan.

City Solicitor responded that we cannot give him legal advice.

Mr. Campbell stated he has heard a lot of talk about deficits and money issues and asked how the Wheaton property is being handled.

City Solicitor advised it is in litigation and does not wish to speak on the matter.

Seeing nobody else come forth, Mayor Santiago deemed the public comments portion closed.

Comments by Commissioners

Commissioner Cooper

Commissioner Cooper congratulated the Chief of Police, Police Officers and the Superior officers on the votes of this evening which was in their favor. He stated it has been a long time coming. He also congratulated the Library for receiving their bond approval.

Commissioner Cooper advised the public to drive safely during the present and upcoming winter storms.

Commissioner Cooper addressed the item that was removed from the last meeting's agenda in reference to Judge Witcher and stated he wanted to clarify what happened. He explained he wanted it on the agenda because the Judge has been working without a contract and no one has made time to discuss it. He believed by putting it on the agenda it would be tabled and finally discussed.

Commissioner Pepitone

Commissioner Pepitone addressed the comments by Mr. Sooy and Mr. Hewitt explaining that he is all for transparency. He stated he thinks we should do away with closed session meetings. He mentioned that it is election time, so people are going to start throwing stones.

Commissioner Pepitone responded to the accusations from Commissioner Udalovas of him being responsible for trying to remove Judge Witcher. He thanked Mayor Santiago for not allowing him to respond in the heat of the moment so that he could speak with a clear head and defend his decisions.

Commissioner Pepitone highlighted his achievements by describing how he was elected to be the leader of contract negotiations, he was elected to the Cumberland County Board of Freeholders and reduced the tax rate by five percent while on said board and an elected Commissioner as a Democrat where he, along with Commissioner Cooper brought back Republican, Brock Russell. He stated respect is earned not given by which political party you affiliate with.

Commissioner Pepitone described different projects that he feels were lost to other cities due to Commissioner Udalovas holding a seat within Economic Development. He stated Rovagnati, which is now based out of Vineland and worth millions was turned away due to excuses provided by Commissioner Udalovas. He said he would have directed our people to move Heaven and Earth to bring that type of prosperity to our town. He also claimed she has now done the same thing to the Desantis and G Street project.

Commissioner Udalovas

Commissioner Udalovas asked Solicitor Russell to explain what is going on with the G Street project.

Solicitor Russell explained this project was in litigation, but Mr. DeSantis' attorney withdrew the appeal. He stated he believes this issue is done.

Commissioner Udalovas asked CFO, Marcella Shepard to provide her input on the city's deficit.

Ms. Shepard stated she was not prepared to give out numbers at this meeting because it is a work in progress, but she can adjust the numbers based on the upcoming changes.

Commissioner Udalovas advised that she does utilize her emails daily because this is her way to keep abroad of the daily things going on in the city. She stated she did in fact reach out to the City Clerk's office and did due diligence on how Judge Witcher was previously appointed. She stated as a Director of her department it is her job to have answers for her employees and the public. Commissioner Udalovas stated she takes a proactive approach to her job, so she also researched video and telephone meetings by email and was advised of the cost and the fact that three out of five Commissioners were not interested in the idea. She explained that using email to keep herself informed also benefits the public because there is a trail of communication that is available to anyone via OPRA request.

Commissioner Udalovas expressed her concern with how Commissioner Pepitone added the Salary Ordinances at the last minute and her fear of how it will affect the City in the long run.

Vice Mayor Parent

Vice Mayor Parent apologized to Commissioner Udalovas for not providing the numbers he received late in the day and explained he would never intentionally hide information or figures from anyone. He asked that everyone remain respectful as we all have differences of opinions, but still need to work together.

Mayor Santiago

Mayor Santiago thanked everyone who attended the meeting and provided their input and opinions. He reminded everyone that each member of this commission strives to do the best job they can.

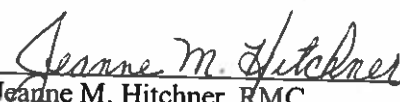
Mayor Santiago congratulated the Library.

Mayor Santiago thanked the Police for coming out tonight to show unity and the family bond they have. He states as a former Officer, he felt proud to see them support each other.

Adjournment

There being no further comments the meeting was adjourned on a motion by Commissioner Cooper and seconded by Commissioner Udalovas subject to the call of the chair. All were in favor. None were opposed.

Respectfully submitted,



Jeanne M. Hitchner, RMC
City Clerk



BILL LIST
CITY OF MILLVILLE
MEETING OF FEBRUARY 02, 2021

CMFO MARCELLA SHEPARD SIGNED FOR COMMISSIONERS (DUE TO COVID-19)

ACMJIF	174,515.00
ADAMS EVIDENCE GRD TECHNOLOGY	493.90
AECOM Technical Services Inc.	91,091.49
AFFORDABLE TIRE, LLC	5,000.00
NAT ALEXANDER CO., INC.	555.00
ANIMAL CLINIC OF MILLVILLE	387.61
ARBRISCO ENTERPRISE, INC.	350.00
ATL. CO. UTILITIES AUTHORITY	85,490.83
ATLANTIC CITY ELECTRIC	57,153.80
BOUND TREE MEDICAL LLC	196.90
CINTAS FIRST AID & SAFETY CORP	566.17
CITY OF MILLVILLE UTILITY	1,969.00
COMCAST, INC.	2,777.83
CDW GOVERNMENT, INC.	7,498.50
CONSTELLATION NEWENERGY, INC.	96.48
CONTINENTAL FIRE & SAFETY, INC	1,825.00
CORBI PRINTING CO., INC.	32.00
CUMBERLAND CO. CLERK'S OFFICE	1,135.00
CCIA	46,994.90
CUTTIN' PLUS	5,000.00
GANNETT SATELLITE INFORMATION	316.91
LINDA A. DEDRICK	200.00
DEJANA TRUCK OF GREATER	434.00
DELTA DENTAL OF NEW JERSEY INC	20,580.68
EARTH TECH CONTRACTING, INC.	3,485.20
EASTERN LIFT TRUCK, INC.	945.40
ENVIRONMENTAL RESOURCE ASSOC.	272.53
DEARBORN NATIONAL	1,847.70
GARDEN STATE HIGHWAY PROD. INC	192.00
GARDEN STATE LABORATORIES, INC	5,975.00
GENERAL CODE PUBLISHERS, INC.	2,753.15
GORMAN PROPERTY MAINTENANCE	357.00
GOVT FINANCE OFFICERS ASSN NJ	90.00
GRAMCO WORD PROCESSING, INC.	1,045.00
JAMES C. HARDEN, JR.	8,500.00
ZACHARY HEULINGS	593.00
MATHEW L. HILES	95.00
HOFFMAN EQUIPMENT CO.	328.94
INTEGRITY INTERPRETING, LLC	170.00
ITALIANO BROS TRUCK REPAIR INC	98.00
JIMMY'S TAILOR SHOP	5,000.00
KYOCERA DOC SOLUTIONS AMER, INC	287.50
LAWYERS DIARY AND MANUAL LLC	117.25
LILLISTON CHRYSLER/PLYM., INC.	505.56
LILLISTON FORD INC	135.00
LOWE'S CO., INC.	418.43
MAD MONKEY WRAPZ LLC	160.00
KADY MAKOS	613.00
MARMERO LAW LLC.	33,626.00
SHANNA MCCANN, ESQ	4,800.00
RANDOLPH B. MEANS	990.00
MES/ALL SAFE, INC.-PENNSYLVANIA	68.00

MILLVILLE DEVELOPMENT CORP	937.50
MILLVILLE GLASS CENTER LLC	233.03
MISSION COMMUNICATIONS, LLC	6,352.80
NAT'L ASSOC CHIEFS OF POLICE	60.00
NEARMAP US INC.	4,000.00
NERI'S CONST & RENTAL, INC.	12,277.00
VERIZON	578.53
TREASURER, STATE OF NJ	15,540.00
TREASURER, STATE OF NJ	200.00
NJ STATE LEAGUE MUNICIPALITIES	2,117.00
OTIS ELEVATOR COMPANY	19,279.84
PENDERGAST SAFETY EQUIPMENT CO	755.60
PENN POWER SYSTEMS	779.31
JOSEPH G POLLARD CO INC	4,312.22
THE PRESS OF ATLANTIC CITY	117.60
PRINT SOLUTIONS PLUS, INC.	129.50
R.O.K. INDUSTRIES, INC.	8,400.00
R.E. PIERSON MATERIALS CORP	3,068.40
REMINGTON & VERNICK ENGINEERS	600.00
THE RITTER LAW OFFICE	133.33
RON'S LOCKSMITH SERVICE	245.00
ROUX ASSOCIATES INC.	2,072.30
BROCK D. RUSSELL, LLC	5,672.00
RUTGERS, THE STATE UNIVERSITY	1,222.00
CHERYL RYCHLICKI	208.00
SAFEGUARD BUSINESS SYSTEMS	728.84
STEVEN SCHEMELIA	775.00
SERVICE TIRE TRUCK CENTER, INC	1,078.50
SESAC, INC.	965.00
MARCELLA SHEPARD	50.00
A.C. SCHULTES, INC.	750.00
CUMBERLAND COUNTY TREASURER	4,905,135.42
SJ GAS COMPANY	18,102.12
SOUTH JERSEY REG ANIMAL SHELTR	949.75
SOUTH STATE MATERIALS, LLC	571.32
SPECTERA, INC.	5,605.12
JOSEPH SUTHERLAND	495.00
NICK TANEY	60.00
TAX COLLECTOR & TREAS. ASSN NJ	100.00
W.E. TIMMERMAN CO., INC.	1,202.50
TREASURER, STATE OF NJ	182.00
MARK UPHAM SR.	31.00
HD SUPPLY FACILITIES MAINT LTD	1,771.45
USHLER'S FRAME & BODY SHOP INC	5,079.00
VAN EMBDEN, VAN EMBDEN & ALFRED J. VERDEROSE, ESQ.	715.00 225.00
VIDEO PIPE SERVICES, INC.	20,190.00
VINELAND AUTO ELECTRIC, INC.	10.62
WASTE MANAGEMENT OF SJ, INC.	813.00
W. B. MASON COMPANY, INC.	3,243.61
WHEATON ARTS & CULTURAL CENTER	26,955.00
WTH TECHNOLOGY, INC.	2,771.00
XEROX CORPORATION	618.63
XPRESS ELECTRONIC SERVICES INC	80.00
CORELOGIC CENTRALIZED REFUNDS	1,760.22
JOHN KOVALENKO	823.64
TOTAL BILLS FOR 02.02.21 MEETING	5,669,258.36
CITY OF MILLVILLE UTILITY (HW)	2,207.50

TREASURER, STATE OF NJ (HW)	825.00
TOTAL HANDWRITTENS FOR 02.02.21 MTG	3,032.50
BANK OF AMERICA	361.48
CITY MILLVILLE PAYROLL DED ACCT (W)	231,495.73
CITY MILLVILLE PAYROLL DED ACCT (W)	81,830.25
CITY MILLVILLE SALARY ACCOUNT (W)	607,750.19
QUADIENT FINANCE, USA (W)	2,650.00
TOTAL WIRES FOR 02.02.21 MEETING	924,087.65
TOTAL BILLS, HW & WIRES FOR 02.02.21 MTG	6,596,378.51

