

Richard C. McCarthy Commission Chamber, City Hall
Millville, New Jersey
January 21, 2020 at 5:30 p.m.

The Board of Commissioners met in a **WORK SESSION** with Mayor Santiago presiding. The members present included Commissioner Pepitone, Commissioner Udalovas, and Commissioner Cooper. Vice Mayor Parent was absent. City Solicitor, Brock Russell and Administrator, Regina Burke were also present. Mayor Santiago led the salute to the flag.

Mayor Santiago made the statement required by the Open Public Meeting 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.”

Review Changes to the Agenda

Mayor Santiago asked if there were any review changes to the agenda. City Clerk responded there was one change to the agenda being the addition of a Closed Session matter to discuss Millville Plastics Redevelopment under Contract Negotiations, Attorney/Client Privilege and Deliberative Process.

Presentations

Shared Services Agreement for Economic Development between the City of Millville and Cumberland County Improvement Authority (CCIA)

Commissioner Udalovas explained the City’s current situation with the recent loss of MURC. She stated that grants, marketing, loan and microloan programs will be addressed if the City chooses to move forward with the CCIA Shared Services Agreement for Economic Development. She added that a Resolution will be brought forth at the February 4, 2020 Commission meeting.

Jerry Velazquez of the CCIA explained that the CCIA has been doing a lot of economic development with the County. He continued that there has been much discussion for projects with the City of Millville. Mr. Velazquez stated that they could provide an in-house architect, engineering, etc. for a situation where the City needs help bridging the gap from MURC disbanding and where the City will be going forward.

Mr. Velazquez stated that there were questions about conflicts of interests, however, there will be legal counsel to help guide through these situations. He added that the CCIA can create a bridge for the City for economic development.

Commissioner Udalovas stated the budget does not provide funding for a full-time Economic Development Director position which would entail a salary of about \$100,000.00 per year plus benefits. She added that this Shared Services Agreement would cost only \$36,000.00 a year and would be funded through programs in place. Commissioner Udalovas pointed out how the issues with the Rovagnati contract was a learning experience because the City needs to be able to be ready to support growth. She continued that the situation provided opportunity to reflect on the issue the City is facing. Commissioner Udalovas also addressed that grants are readily available when the City is capable of taking action with professionals and developers on-hand to take on the project right away.

Commissioner Udalovas explained that she wants to use this as an introduction to a two-year plan when a fulltime Economic Development position is more feasible. She explained the four-prong approach to a marketing strategy between the CCIA and City of Millville regarding UEZ loans and micro-loans. Commissioner Udalovas explained that the two-year plan would have an exit clause built into the plan. She continued that it would also require a monthly date and time for the CCIA and the City to meet. Commissioner Udalovas clarified that the data provided will be for grants and that grant writing will not be included in the agreement.

Commissioner Pepitone asked if grant writing would be available. Mr. Velazquez answered that the CCIA could assist with those services and also connect with other agencies. Commissioner Pepitone thanked Commissioner Udalovas for her amazing clarification and explanation as she hit every concern as it popped into his head.

Commissioner Udalovas stated that she is not trying to sell the Commission on this but only providing her perspective as she lives this every day in her department. Commissioner Udalovas also explained the micro-loan program in hopes of attracting businesses with the loan committee discussed. Commissioner Pepitone asked if the committee would be filled with volunteers. Commissioner Udalovas answered that it could be but suggested that it should be written into our Ordinances.

Commissioner Cooper stated that he was excited about the process moving forward. Commissioner Cooper asked how the Commissioners can follow along with the communication that will take place.

Commissioner Udalovas suggested to invite the departments that the subject project may concern. She also suggested to have two Commissioners present at the monthly meetings with the CCIA. Mr. Velazquez suggested having one-point person for communicating.

Mayor Santiago stated that this should have happened 6 years ago. He congratulated and thanked Commissioner Udalovas for the partnership. He expressed his happiness in moving forward in a positive way. He added that he feels that the CCIA does great work.

It was reiterated that this Resolution would be on the February 4, 2020 Agenda.

Sal Gioia, Sewer Department Superintendent, regarding Sewer Utility Sludge Processing Upgrade

Sal Gioia, Sewer Department Superintendent explained that there is currently a problem with the sludge cake process at the Sewer Plant, and it will need an upgrade to the sewer system to keep up with new businesses coming in. Mr. Gioia explained the current process of sludge and showed a video of a belt filter press machine. Mr. Gioia stated that the conveyor and machines are old and are constantly breaking down. He added that they are not able to continue with obsolete equipment. He stated that the proposed rotary presses will last 30 years or more.

Mr. Gioia stated that he visited a plant in Pennsylvania who had the proposed rotary presses. He showed video of the Fournier Rotary Press which is a state-of-the-art municipal process for wastewater and sludge treatment. Mr. Gioia provided a list of pros and cons for the upgrade. Commissioner Udalovas asked questions about the cost of the upgrade needed. A discussion ensued stating financial statistics and how it shows savings.

Mayor Santiago stated that the City needs an upgrade. He complemented the Sewer Plant staff and the actions they take to handle situations that arise from the use of the older equipment.

Marcella Shepard, CFO, stated that we normally do not do bonding until the budget is adopted so it will have to come out of the Capital account.

Public Comment on Agenda Items Only

Mayor Santiago stated that we have now reached the Public Comment on Agenda Items Only portion of the meeting and asked if anyone would like to be heard.

Tamara Isaya of Millville stated that the presentation regarding the Shared Services with the CCIA was very comprehensive and the four-prong approach was very eloquently clarified. Ms. Isaya stated that the CCIA has not produced rateables. She added that with \$36,000.00 being spent that it should produce at least two rateables.

Kirk Hewitt of Millville spoke about rateables and bringing businesses into the town. He suggested that someone reaches out to Royal Farms as they want to compete with Wawa. He also complimented their fried chicken.

Seeing nobody else come forth, Mayor Santiago closed the Public Comment Portion on Agenda Items Only.

Old Business

City Clerk reported that there is no Old Business to discuss this evening.

Discussions of Commissioners

Commissioner Cooper

Commissioner Cooper stated he has nothing to report at this time.

Commissioner Pepitone

Commissioner Pepitone stated he thinks the CCIA will be great with helping with deals to offset taxes.

Commissioner Udalovas

Commissioner Udalovas stated that the Shared Services agreement is for rateables to absorb taxes, so it is not all on the residents.

Commissioner Udalovas explained that the draft Ordinance on 1st reading must be reviewed by the Planning Board prior to adoption; therefore, the 2nd reading will be scheduled for March 3, 2020.

Samantha Silvers, Supervising Planner stated she went over Chapter 30 to repeal and replace revisions. She gave the history of the Land Use plan element with respect to residential uses and other various uses throughout the City. Mrs. Silvers went over what was contemplated by the committee being part of the ten goals of the Master Plan. She explained the process for review of the Ordinance with recommendations from the Planning Board.

Commissioner Udalovas thanked the employees who gave presentations tonight.

Mayor Santiago

Mayor Santiago stated he has nothing to report at this time.

New Business

City Clerk informed there is no New Business this evening.

Public Comment Portion

Mayor Santiago opened the meeting to the public for comment.

Kirk Hewitt of Millville gave his opinion of the status of being at the halfway point with this Commission. He stated that he has been here for 25 years. He continued that he came here as a child and remembers a different Millville. Mr. Hewitt gave a description of the nostalgic Millville with stores and various memories. Mr. Hewitt stated that his grandson does not have these same memories. He gave examples of scenarios of crime in town that he has experienced. Mr. Hewitt stated that he was very concerned that his 11-year-old grandson asked why the people who speak at the meetings do not get treated with the same respect that he did. Mr. Hewitt suggested that the City hold a "Coffee with a Commissioner" or Town Hall Meeting.

Seeing nobody else come forth, the Public Comment Portion was deemed closed.

Resolutions

City Clerk read Resolution 25-2020 authorizing a Closed Session regarding the following matters:

1. Millville Plastics Redevelopment Project:
Contract Negotiations/ Attorney/Client Privilege and Deliberative Process

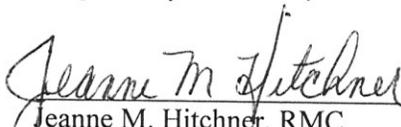
Commissioner Pepitone moved seconded by Commissioner Udalovas to authorize the Commission to go into Executive Session which was carried by the following vote: Yeas: Commissioner Pepitone, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

The City Commission left the Commission Chambers and proceeded with the Executive Session in the 4th Floor Conference Room. Upon completing the discussion, the Commissioners returned to the dais.

Adjournment

With no further business, Commissioner Udalovas moved, seconded by Commissioner Cooper to adjourn the meeting, subject to the call of the Chair. All were in favor. None were opposed.

Respectfully submitted,


Jeanne M. Hitchner, RMC
City Clerk