

Richard C. McCarthy Commission Chamber, City Hall
Millville, New Jersey
February 18, 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, Vice Mayor Parent, Commissioner Udalovas, and Commissioner Cooper. 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 discussion for possible administrative audit of departments under the Personnel Matters exemption.

Presentations

Synergy Update by Steve Durst

Mr. Steve Trumbo disbursed a document to the City Commissioners. All Commissioners read said document. Mr. Steve Durst stated he wanted to update the Commission on where he is with the interconnectivity with the project. He explained that Atlantic City Electric (ACE) clarified that the benefit to do this is not beneficial for anyone but ACE. Therefore, it is not worth pursuing unless the language is changed which ACE's new president intends to do. Mr. Durst explained that Freeholder Derella will meet with Senator Sweeney to urge for a change to amend the language in the bill which would provide millions of dollars to the City.

Commissioner Pepitone asked how ACE would regain that revenue. He proceeded to discuss the political stance on the matter and how upset he is with Senator VanDrew for his contribution in killing the solar industry.

Steve Trumbo stated there is one small blurb in the bill that changes everything and makes it a bad deal. ACE makes solar look bad because solar companies take customers from their delivery fees on the meters.

Commissioner Pepitone asked if there were any other backers of the cause in the State. Mr. Durst answered that one of the largest solar companies is backing the endeavor.

Vice Mayor Parent stated that he wants a Commissioner to be present at the meeting with Senator Sweeney for support.

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.

Seeing nobody 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 has nothing to report at this time.

Commissioner Udalovas

Commissioner Udalovas presented Supervising Planner, Samantha Silvers to discuss a proposed rail side transloading station by Omni Trax.

Ms. Silvers explained that the location of 416 S. 15th Street is currently part of the Department of Public Works site. She added that there are other sites on their list, but this is the most attractive.

Ms. Silvers showed maps and photos of the site and proposed arrangement by Omni Trax. She showed the set-up in place that makes the site attractive for this project. She stated that this aids in Economic Development and with a lease agreement it will create revenue. Ms. Silvers showed the access to the site and the layout.

Ms. Silvers provided notes from her conversations with Omni Trax.

Ms. Silvers explained that only one portion of the property would be leased by Omni Trax and improvements would be provided by them. She listed the various improvements that Omni Trax would be required to produce such as security, update fencing, warehouse utilization. She added that the lease would address all of these items. Ms. Silvers stated that she is looking for a general consensus at this point. She added that she would like the Commissioners to decide a point person for contact with Omni Trax.

City Solicitor, Brock Russell asked if this project would need to go before the Planning Board. Ms. Silvers answered yes and that all of the improvements would be designed by their engineers and not the City's.

Mayor Santiago discussed his concerns regarding large truck access and overloading 15th Street with large trucks.

Commissioner Udalovas stated that there would also need to be financial studies for this site by Omni Trax to determine the feasibility. She also thought Sam Cruz should be part of the dialogue with Samantha Silvers to help determine the feasibility of the project. Commissioner Udalovas wanted to have input from Revenue and Finance and the Administrator, as well.

A general consensus was given for the dialogue to continue with Omni Trax.

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.

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

Resolutions

City Clerk read Resolution 72-2020 authorizing a Closed Session regarding the following matters:

1. Possible sale of Block 491, Lot 4, S. 14th Street
Contract Negotiations
2. Administrative Audit of All Departments
Personnel Matters

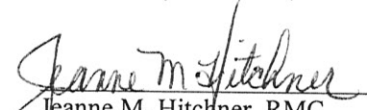
Commissioner Udalovas moved, which was seconded by Commissioner Cooper to authorize the Commission to go into Executive Session which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

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 Pepitone 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