

Regular Meeting
Via Teleconference
June 2, 2020 5:30 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, Assistant Municipal Clerk, Laura Burns, Samantha Cruz, Manager of Parks and Public Property and Tracey Gregoire, Tax Collector were also present.

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: Mary Messick, Tamara Isajiw, Don Carty and Bill Davis.

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.”

Moment of Silence

A moment of silence was given for the people lost from the coronavirus and the current state of our Nation.

City Clerk to Review Changes to the Agenda

Mayor Santiago asked if there were any changes to the agenda. Ms. Hitchner stated there was one (1) changes to the agenda being:

1. The addition of Consent Agenda Item #4 being a Resolution authorizing fees for Board and Secure.

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

Commissioner Udalovas made a motion to approve to dispense with the reading of the minutes for May 19, 2020 Regular Session. 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 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.

Mary Messick of Millville expressed her concerns regarding the Wheaton property. She was frustrated with the amount of time it was taking to have this project come together because she stressed the need for rateables in the City.

Don Carty of Millville asked for a number as to the amount of employees currently employed with Millville Plastics. He also asked how many are likely to be projected with the project. He stated that he does not see many vehicles there as of right now and wonders how accurate their projections actually are going to measure up if given the opportunity to move forward with the project.

Bill Davis of Millville spoke of the Performance Bond Resolution on the agenda. He stated that he looked at the property and the Dollar General is doing the bare minimum to keep and maintain the property orderly. He sought reasoning to release the bond given their lack of care to the commercial property.

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

Old Business

Mayor Santiago asked City Clerk if there was any Old Business. Ms. Hitchner stated there were two (2) Old business items being:

1. Motion to remove from the table Resolution approving request for Performance Guarantee Release for Millville DG, LLC for Dollar General Site Plan as Submitted by the City Engineer in compliance with N.J.S.A. 40:55D-53 (Municipal Land Use Law).

Vice Mayor Parent made a motion to continue to **TABLE** this Resolution, which was seconded by Commissioner Udalovas. Commissioner Udalovas read into record correspondence between City Solicitor, Brock Russell and a Dollar General Representative. The motion was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

City Clerk stated the second item to adopt the resolution releasing the maintenance bond for Dollar General is moot based on the item remaining on the table.

Petitions and Letters

Mayor Santiago asked the City Clerk if there were any Petitions and Letters.

Ms. Hitchner stated there was correspondence received from Target Corporation in fulfillment of the requirements set forth in Section 5.2.2 of the Financial Agreement between the City of Millville and Target Millville Urban Renewal, LLC.

The correspondence was received and filed on a motion by Vice Mayor Parent and seconded by Commissioner Pepitone which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Reports of Commissioners

Commissioner Cooper

Commissioner Cooper spoke of the various virtual games that the Parks Department held for Memorial Day in which over 62 people participated.

Commissioner Cooper stated that they are continuing with Spring clean-ups on properties and he gave a lengthy list of properties recently tended.

Commissioner Cooper stated that disinfecting cleanings have continued on City buildings. He gave some information regarding the opening of City Hall and other City buildings. He stated that a plan is still being put together to do this safely and effectively.

Commissioner Cooper stated that AC units are currently being worked on in City Hall.

Commissioner Cooper stated grass cutting is taking place on foreclosed properties. He continued that he is looking forward to holding a Land Sale to help get rid of some of these properties.

Commissioner Cooper encouraged residents to continue to social distance while enjoying the City Parks.

Commissioner Cooper updated on upcoming events such as Virtual Bingo and a new Quest Challenge.

Commissioner Pepitone

Commissioner Pepitone stated that new EMS vehicles arrived last Tuesday. He continued that he is very excited to have our own EMS Department again. He stated that the City is hoping to have everything up and running by the end of July. He added that getting approved by the State of NJ was a challenge, but it is coming together well.

Commissioner Pepitone commented on the rally that was held on Saturday. He stated that he was very proud of the citizens of Millville. He thanked all those involved for having proper conduct and doing it the right way.

Commissioner Udalovas

Commissioner Udalovas gave updated information on the COVID-19 CDBG funding and gave instructions on how to access the application for this program.

Commissioner Udalovas spoke of outdoor dining that was approved by the Governor. She continued that the Zoning Department is working on an application review for site plan issues and will seek guidance from the State to navigate this process.

Commissioner Udalovas made a motion to receive and file the correspondence between City Solicitor, Brock Russell and a representative of Dollar General. The motion was seconded by Commissioner Pepitone which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Vice Mayor Parent

Vice Mayor Parent stated there is revenue coming in so we can pay bills. He expressed his concerns over August with whether or not taxes going to be paid by residents due to so many having lost their jobs. He stressed these are uncertain times and the future of the City is still to be determined based on whether the State and Federal Government offer financial relief to the local level.

Vice Mayor Parent commented on the demonstration. He thanked Mayor Santiago and Commissioner Cooper for being there and supporting our City through these hard times.

Mayor Santiago

Mayor Santiago stated the rally was very informative. He recognized JT Burks for volunteering and doing what is right for others. He continued that JT Burks coordinated and organized the peaceful rally and that it went really well. He stated that he felt very proud to see Freeholder Joe Derella, Mayor Kelly, Chief Farabella and Commissioner Cooper at the rally. He continued that they were all very well received, and it was safe and effective. Mayor Santiago stated it was a great feeling to get out and communicate with people.

Mayor Santiago stated that last Tuesday was great success with the delivery of the new EMS vehicles. He complimented Chief Lippincott and Chief Feltes. He continued that it was a great welcome to the City.

Mayor Santiago asked residents to not let their guard down regarding the pandemic. He continued that things appear to be getting better, but safety precautions that are in place from the CDC should still be followed.

Ordinances on 2nd Reading

City Clerk read Ordinance No. 12-2020 on second reading adopting the Redevelopment Plan for Block 260, Lot 1, former Wheaton Glass Factory.

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

Don Carty of Millville asked for specifics of numbers of employment prior to the adoption of this Ordinance.

Seeing nobody else come forward, the public hearing was deemed closed.

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

Commissioner Udalovas gave some insight that this will now lead the City into entering a Redeveloper's Agreement.

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

Consent Agenda

City Clerk read the following resolutions on the consent agenda which will be approved on one motion rather than individually:

Resolution No. 141-2020 directing the Tax Collector to prepare and issue estimated tax bills for the City of Millville's third quarter 2020 tax bills in accordance with the provisions of N.J.S.A. 54:4-66 et seq. The entire estimated tax levy for 2020 is hereby set at \$52,579,243.08..

Resolution No. 142-2020 authorizing the insertion of an additional item of revenue in the CY 2020 Budget which is now available as revenue from U.S. Department of Justice, Bureau of Justice Assistance, Edward Byrne Justice Assistance Grant Program in the amount of \$39,899.00.

Resolution No. 143-2020 authorizing adjustments in the Tax and Utility Records.

Resolution No. 144-2020 authorizing Special Assessment of Municipal Liens for certain properties due to expenses incurred by the City of Millville relating to Board and Secure plus administrative fees in accordance with Chapter 11, Article I, Subsection 11-6 of the Municipal Code.

Commissioner Cooper made a motion to approve all items on the Consent Agenda which was seconded by Commissioner Udalovas. The motion carried by the following vote of Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolutions

City Clerk read the following resolutions:

Resolution No. 145-2020 authorizing corrected professional service contract awarded by Resolution No. 115-2020 on April 7, 2020 through a Non-Fair and Open process to Advanced GeoServices Corp., a Montrose Environmental Company to perform water quality monitoring and associated engineering services in an amount not to exceed \$10,000.00 for the period covering April 1, 2020 through December 31, 2020. Corrections were made to properly identify the corporate entity, amend certain payments process and indemnification terms. Commissioner Pepitone moved for the adoption of this resolution. Vice Mayor Parent seconded the motion which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolution No. 146-2020 authorizing corrected professional service contract awarded by Resolution No. 115-2020 on April 7, 2020 through a Non-Fair and Open process to Advanced GeoServices Corp., a Montrose Environmental Company to perform water quality monitoring and associated engineering services in an amount not to exceed \$10,000.00 for the period covering April 1, 2020 through December 31, 2020. Corrections were made to properly identify the corporate entity, amend certain payments process and indemnification terms. Commissioner Pepitone moved for the adoption of this resolution, stating he is in receipt of the proper certification of funds. Vice Mayor Parent seconded the motion which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolution No. 147-2020 authorizing the purchase of one (1) Ford F-450 4x4 Remount for an existing ambulance including options and installation from 1st Priority Emergency Vehicles through the HGACBuy Cooperative Pricing System in the amount of \$133,251.00. Commissioner Pepitone moved for the adoption of this resolution, stating he is in receipt of the proper certification of funds. Vice Mayor Parent seconded the motion which was carried by the following vote: Yeas: Commissioner Pepitone, Vice Mayor Parent, Commissioner Udalovas, Commissioner Cooper and Mayor Santiago.

Resolution No. 148-2020 authorizing award of contracts For Furnishing Various Chemical Supplies awarded to JCI Jones Chemicals, Inc. to furnish liquid chlorine at \$0.6666 per lb. and a contract to George S. Coyne Chemical Co., Inc. to furnish 50 lb bags of lime for \$425.8824 per ton. Vice Mayor Parent moved for the adoption of this resolution, stating he is in receipt of the proper certification of funds. 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.

New Business

Mayor Santiago asked if there was any New Business. Ms. Hitchner stated there was no New Business.

Public Comment

Mayor Santiago stated that this is the time for any 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.

Don Carty of Millville stated he was glad to hear from Commissioner Cooper about a Land Sale. Mr. Carty stated he called and spoke with Construction Official, Robin Young regarding a property that needs a clean-up. He explained the response he got did not make any sense. He gave the specific property information and demanded it to be cleaned up. Mr. Carty addressed Vice Mayor Parent about taxes being paid in Millville and stated that Commissioner Pepitone was now 30 days behind in his taxes while he is sitting at the dais raising the taxes.

Bill Davis of Millville thanked the Commissioners for tabling the Dollar General Maintenance Bond. He spoke of an upcoming Zoning Board application being a gun shop on High Street. Mr. Davis stated that High Street sits in between two of the worst places in the City and it would not be good for our City. Mr. Davis addressed Vice Mayor Parent regarding the COVID scare and our budget. He stated that he wanted to stress that the negative effectives are still unknown, and the City needs to take extra precautions with the spending plan. Mr. Davis thanked the Commissioner for seeing EMS through and getting rid of the corporate greed of Inspira.

Kirk Hewitt of Millville stated that the new EMS rig looked really nice riding by with it saying "City of Millville" down the side of it. He thanked the City Commission.

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

Comments by Commissioners

Commissioner Cooper stated he is happy the City is moving forward with the Wheaton property. He thanked JT Burks, Todd Edwards, Mayor Kelly and Mayor Santiago for showing their support of non-violence at the rally held on Saturday while voicing their concerns on these societal issues.

Commissioner Cooper stated that concerns brought forth by Mr. Carty about 427 N. 4th Street will be addressed. He continued that his Department will get on it tomorrow.

Commissioner Pepitone stated he was excited for the Wheaton property and moving forward for the City. He expressed his excitement for the new EMS Department. He stated, "Millville knows how to do it right". He added it needs to be recognized how the City conducted themselves while rallying.

Commissioner Udalovas addressed questions regarding the Wheaton property that were given by Mr. Carty. She stated that 300 jobs were stated by the redeveloper. Commissioner Udalovas explained the process for unkempt property and his complaint concerning 427 N. 4th Street.

Commissioner Udalovas addressed Mr. Davis' comments on a gun shop on High Street. She encouraged citizens to publicly express their sentiment at that Zoning Board Meeting.

Commissioner Udalovas stated that the next step for the Redevelopment of Block 260, Lot 1 is final site plan approval.

Commissioner Udalovas thanked JT Burks, Chief Farabella and others for their conduct in demonstrations. She thanked them from the bottom of her heart.

Vice Mayor Parent stated that budget-wise, the City is constantly meeting and going over numbers. He continued that we are now coming into our 6th month and will be monitoring accordingly. He added that we must watch spending carefully due to the uncertainty. Vice Mayor Parent stated that until federal grant comes through, this is going to be devastating. He continued that for 2021, the Federal Government and State need to come forth with funding for all municipalities.

Mayor Santiago thanked former Commissioner Bill Davis for his comments. He continued that we need to continue to monitor and watch our spending.

Mayor Santiago spoke of the rally/protest. He stated that residents might have information that can be helpful to the Police Department. He continued if residents see something that does not look right to call it in to the police or contact them through the internet.

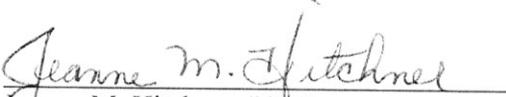
Mayor Santiago announced that the landfill is open as of today.

Mayor Santiago stated that this was a great meeting and asked residents to stay safe.

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 JUNE 02, 2020**

ALL SIGNED BY CMFO MARCELLA SHEPARD (DUE TO COVID-19)

CUMBERLAND FIRE PROTECTION	502.25
ATLANTIC CITY ELECTRIC	27,634.96
ATLANTIC TIME SYSTEMS, INC.	5,534.23
CASCADE ENGINEERING INC.	70,244.00
CCIA	5,148.95
CME ASSOCIATES, LLP	811.00
COMCAST, INC.	1,689.52
CONSTELLATION NEWENERGY, INC.	15.58
DEARBORN NATIONAL	1,767.45
DEERFIELD ELECTRIC CONST., INC.	2,910.37
DELTA DENTAL OF NEW JERSEY INC	19,798.79
DOCUVAULT DELAWARE VALLEY, LLC	750.00
ENVIRONMENTAL RESOURCE ASSOC.	1,675.58
FACTORY CLEANING EQUIPMENT INC	74.45
FIREFIGHTER ONE LLC	367.08
GARDEN STATE LABORATORIES, INC	10,705.00
GARRISON ENTERPRISE INC	462,382.13
GLOBALTEK COMPONENTS LLC	837.75
GRACE AND MARMERO, LLP	8,342.50
GRANT WRITING USA	495.00
GREG L. ERBER, SR.	306.53
HACH COMPANY, INC.	1,038.21
HALFMOON, LLC	299.00
HD SUPPLY FACILITIES MAINT LTD	259.82
HITECH GLASS, LLC	648.76
JARAMIA M. FRAZIER	1,041.00
JOHN W. KRAUSE, LLC	650.00
JOHN WETTSTEIN III	84.75
JOSEPH SUTHERLAND	1,500.00
JPMONZO MUN CONSULTING, LLC	100.00
KEYSTONE DIGITAL IMAGINE INC.	20.43
KYOCERA DOC SOLUTIONS AMER, INC	131.04
LOWE'S CO., INC.	455.52
MILLVILLE GLASS CENTER LLC	1,675.00
MISSION COMMUNICATIONS, LLC	1,810.20
MITCHELL HUMPHREY & CO	5,000.00
MOTOROLA SOLUTIONS, INC.	380.00
NEW AGE FASTENING SYSTEMS, INC	400.00
NJ STATE DEPT OF HEALTH	183.60
PAGEFREEZER SOFTWARE INC.	2,100.00
PINE ENVIRONMENTAL SERVS, INC.	190.10
POSTMASTER, CITY OF VINELAND	10,000.00
PRINT O STAT, INC.	141.11
QUADIENT FINANCE, USA	872.50
R.E. PIERSON MATERIALS CORP	2,901.60
RARITAN GROUP INC.	7,154.60
REMINGTON & VERNICK ENGINEERS	805.00
RIVERFRONT RENAISSANCE CENTER	826.37
SAMANTHA SILVERS	179.18
SERVICE TIRE TRUCK CENTER, INC	575.28
SHANNA MCCANN, ESQ	3,000.00
SHI INTERNATIONAL CORP	11,853.53
SHOPRITE OF MILLVILLE	27.96
SOUTH JERSEY GLASS CO. INC.	445.00
SOUTH JERSEY REG ANIMAL SHELTR	15,040.25
SPECTERA, INC.	5,289.60
SPIRIT ENVIRONMENTAL SERVICE	250.00
TAX COLLECTOR & TREAS. ASSN NJ	200.00
THE PRESS OF ATLANTIC CITY	286.40
THE RITTER LAW OFFICE	322.95

TOMLIN BROTHERS AUTO BODY, INC	1,863.50
TREASURER, STATE OF NJ	2,830.00
TREASURER,STATE OF NJ/727 GSPT	17,001.84
TRI-CITY PAPER & JAN. SUPPLIES	207.30
USHLER'S FRAME & BODY SHOP INC	170.00
VITAL COMMUNICATIONS, INC.	100.00
W. B. MASON COMPANY, INC.	55.56
W.W.GRAINGER, INC.	811.74
WASTE MANAGEMENT OF SJ, INC.	647.55
WATER WORKS SUPPLY CO., INC.	1,219.40
XTEL COMMUNICATIONS, INC.	12,003.56
TOTAL BILLS FOR 06/02/2020 MEETING	737,042.33
TOTAL HANDWRITTENS FOR 06/02/20 MTG	0.00
CITY OF MILLVILLE PAYROLL DED ACC (W)	81,226.18
CITY OF MILLVILLE PAYROLL DED ACC (W)	182,350.48
CITY OF MILLVILLE-P/R DEDUCTN (W)	165,368.78
CITY OF MILLVILLE SALARY ACCOUNT (W)	505,531.50
POLICE & FIREMEN'S RETRMENT SYS (W)	1,784,860.94
PUBLIC EMPLOYEE RETIREMENT SYS (W)	812,967.17
TOTAL WIRES FOR 06/02/2020 MEETING	3,532,305.05
TOTAL BILLS, HW, & WIRES FOR 06/02/20 MTG	4,269,347.38