

JANUARY 8, 2019
WORK SESSION MINUTES

The Work Session of the Board of Commissioners of the Borough of Cape May Point was called to order by Mayor Moffatt at 12:00 PM. The Open Public Meetings Statement was read by the Mayor who then led those present in the flag salute. Mayor Moffatt, Commissioner Mullock and Commissioner vanHeeswyk answered roll call. Also in attendance: Administrator Steve O'Connor, Clerk Elaine Wallace, and Solicitor Brock Russell.

NJ CLEAN ENERGY DISCUSSION WITH GARY FINGER

Gary Finger, the TRC Energy Services regional account manager for southern New Jersey, formerly of the NJBPU, joined the Board to give a presentation on what types of programs may be available to the Borough through New Jersey's Clean Energy Program. Some of the energy efficiency and renewables programs include: free benchmarking, Direct Install, Smart Start, and energy audits. Administrator O'Connor thanked Mr. Finger for his assistance with the HVAC installation in 2018, although the Borough didn't qualify for funding per the state required contractor. Mr. Finger opined the Borough must have applied through Direct Install, but should have tried through Smart Start. Smart Start would pay for 70% of the direct costs and the rest could be made up through energy savings, usually within two years. He was surprised the contractor didn't look into it. He would like to see Hutchinson come back and see what they have to work with now. He suggested upgrading lighting to LED, which wasn't part of the program when it was done 7 years ago. Public Works Supervisor Bill Gibson was more concerned with having the HVAC systems replaced because they were 20 years old and breaking down repetitively.

Mr. Finger also suggested the Borough consider changing all the street lights to LED. There are two options of how to do that, the better option costing more up-front but offering more savings over time. Mr. Finger will speak with Atlantic City Electric and see what kind of financing may be available to the Borough. There is also a state rebate per light of \$150, and possibly \$300 depending on which purchasing cooperative is used. The total cost of all the lights would be around \$23,000 and the cost savings would be about \$10,000 per year. Several other programs Mr. Finger suggested the Borough included an NJDEP program that is available periodically for electric vehicle charging stations, and installing solar panels on Borough-owned buildings through a power purchase agreement. Administrator O'Connor asked if there was anything dealing with wind power, but Mr. Finger stated the BPU hasn't approved anything yet. The State wants wind power and he expects it will happen, but it won't solve all the State's energy needs. On the other hand, if all the street lights in the State were changed to LED, it would save 200 GW of power annually.

ADMINISTRATOR'S REPORT: None

COMMISSIONERS' DISCUSSION (NEW BUSINESS/OLD BUSINESS)

Commissioner Mullock reported South Jersey Gas is putting in several automatic shutoff valves at various homes. He also met with the engineer about the Lake Lily project. The plan is to divide the work into 3 phases, the first being the bulkhead and manhole replacement. Those items are key to the Borough's flood mitigation program. He expects to cut the price down and hopes to get the project done in under \$500,000. One way to keeping costs down is having Public Works do the site preparation work of removing vegetation and the like. Lastly, he announced there would not be a water rate increase in 2019, but a small sewer increase may be necessary starting with the 3rd quarter.

Mayor Moffatt suggested including some traffic calming measures in the Ocean/Pavilion/Central road project that had previously been discussed with the County. He felt it would be a good time to get them done instead of waiting for the County to do them.

Commissioner vanHeeswyk discussed the upcoming budget process. She emphasized the importance of protecting the surplus in keeping the tax rate constant and hoped everyone keeps that in mind when working on their departments' budget. She was concerned when last year's budget used roughly \$30,000 more than the "use it or lose it" surplus.

REVIEW OF NEXT REGULAR MEETING AGENDA: The clerk reviewed the agenda items for the January 10th meeting. Commissioner Mullock asked that resolution 29-19 "Reappointing the Borough Administrator" be moved to the February 14th meeting to give the Commissioners more time to look at it.

PUBLIC PORTION:

Connie Campanella asked what the process would be to fill Commissioner Mullock's position. Solicitor Russell explained the municipal vacancy law is followed once a written resignation is received. Nothing can be done until then. Commissioner Mullock was hoping to work with his replacement to allow a smooth transition. He'd like to be done within 60 days, but is flexible.

Cathy Stambaugh thanked the Borough for supporting education about mosquitos last year and asked if there was anything she could do this year to help. Mayor Moffatt explained the plan is to have Kyle Rossner of the County Mosquito Commission come to a Borough meeting in the early spring to give another presentation. There hasn't been any movement on becoming part of a pilot program to have new mosquito control devices in the Borough. There was also discussion about giving out educational materials when people purchase beach tags or with other Borough mailings. Commissioner vanHeeswyk suggested Ms. Stambaugh could look into companies that might donate products that could be distributed to residents. Ms. Stambaugh felt it important to educate the public that things can be done to improve the situation, it is not a lost cause.

Sandy Allison suggested putting information in the kiosks at the beach.

Catherine Busch reported the Environmental Commission has talked about sending information out to property owners. They could include information on mosquitos since it fits into the EC's purpose of educating the public.

Helen Chezem asked how many inflows there are to Lake Lily in the area being constructed. She was advised there is 1 inflow and 1 outflow/inflow that goes to the bay. Commissioner Mullock wants to do an outflow project next year.

When no one else wished to speak, the meeting was adjourned at 12:52 pm on motion of Commissioner Mullock, seconded by Mayor Moffatt.

Respectfully submitted,

Accepted:

Elaine L. Wallace, RMC, CMR
Municipal Clerk

Commissioner Mullock

Commissioner vanHeeswyk

Mayor Moffatt