

March 26, 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.

ADMINISTRATOR'S REPORT

Lake Lily: Commissioner Mullock advised there was roughly 105' of bulkhead that wasn't part of the original Lake Lily bid because the Borough wasn't sure it would fit within the budget. At this time, that length could be added as a change order while staying within the budget when combined with changes that would reduce other costs in the project such as fill and disposal of spoils. Administrator O'Connor advised it must also stay within the 20% limit on change orders. Mr. Mullock agreed it would and was sure the entire project could be completed within the original budget amount, which includes the open space grant money and the Borough's commitment of approximately \$200,000. The next phase of the project will be the walkway. Mr. Mullock would like the Environmental Commission to discuss the walkway and landscaping plans as they were provided by the Borough Engineer and Stan Sperlak. He would like all the Commissioners to attend that meeting as part of the public. Solicitor Russell confirmed all three members could be present because it is a publicly noticed meeting. Commissioner vanHeeswyk corrected a statement that was made at a previous meeting that there are two outflow pipes at the Lake. There are two in the work area, but all together there are 7 outflow and/or inflow pipes at Lake Lily.

Ocean/Pavilion/Central Drainage Project: Administrator O'Connor recommended holding off resurfacing Ocean/Pavilion/Central until after the summer. It's possible to get some of the drainage work done before the summer, but not the paving.

New Jersey Clean Energy: Gary Finger spoke with Mr. O'Connor and apologized that none of the funding recommendations he discussed in January were going to work out for the Borough. The option of going to Atlantic City Electric for LED lights is possible, but the cost would be around \$100,000 and would take about 60 years to recoup.

COMMISSIONERS' DISCUSSION (NEW BUSINESS/OLD BUSINESS)

Consent to Assignment of Solid Waste & Recycling Contract: Earthtech is selling its assets to Gold Medal Environmental of NJ, including the recently awarded Cape May Point contract. Solicitor Russell and Clerk Wallace worked on the required assignment. The Borough drafted an additional consent that specifies the new company agrees to be bound by all the obligations of the original contract. The new company will be required to post a performance bond. Commissioner Mullock was pleased the contract is a set fee over the next 5 years and was bid just in time to avoid

a large increase. Cape May City bid more recently and the cost tripled. He was also pleased the contract requires pickup by noon. Commissioner vanHeeswyk agreed the earlier deadline is beneficial.

Commissioner vanHeeswyk reported the County has distributed the equalization table and Cape May Point is at 92.04%. If that figure gets too low, the County could require a revaluation. Commissioner Mullock stated the national realtors did a study of the effect of periodic flooding and estimated a decline of about 7% in property values. That could be a negative impact of roughly \$30 million in Cape May Point. The Borough's flood mitigation projects save the Borough from that risk. Commissioner vanHeeswyk stated the work of the Floodplain Manager is beneficial for property owners, particularly in light of the ramping up of premiums as a result of the 2012 Biggert-Waters legislation.

Mayor Moffatt attended the Jersey Shore Partnership meeting in Stone Harbor. The local legislators introduced a bill to increase the state funding for shore protection from \$25 million to \$50 million. Dr. Moffatt also suggested the Taxpayers' Association may want to put information in the next bulletin about an app called Recycle Coach. It will give local information about trash, recycling, leaf pickup, etc.

RESOLUTIONS:

48-19 Authorizing the Water/Sewer Clerk to Issue a Credit for Overpayment of Water/Sewer Bills

Motions: Moffatt, vanHeeswyk

Roll call: all in favor

49-19 Authorizing Execution of a Consent to the Assignment of the Contract for Solid Waste and Recyclable Material Collection Services from Earthtech Contracting, Inc. to Gold Medal Environmental of NJ, Inc.

Motions: Mullock, vanHeeswyk

Roll call: all in favor

50-19 Approval of Bill List

Motions: vanHeeswyk, Moffatt

Roll call: all in favor

PUBLIC PORTION:

Catherine Busch confirmed that Commissioner Mullock wanted the Lake Lily walkway and landscaping discussion to be held at the April 10th meeting. She asked that the EC members be given as much material as possible regarding walkway materials and plantings, etc., prior to the meeting so they can be ready to fully discuss. She felt the meeting should be moved to the Firehouse to accommodate the additional participants plus interested members of the public. On a separate matter, Ms. Busch asked if the Borough's CRS rating and discount would be adversely affected if a variance were granted that didn't conform to FEMA flood

regulations. Commissioner vanHeeswyk confirmed that it would. Ms. Busch thought maybe the Floodplain Administrator should give a presentation to the Planning Board, not in connected with an application, but for general information so the members understand the implications of approving anything that doesn't comply with flood regulations.

Commissioner Mullock asked if the Planning Board provided comments on the proposed Water Quality Management Plan amendment. Commissioner vanHeeswyk advised the Board did discuss it, but since then the County has sent a letter stating the allocations are going to be done on a first-come, first-served basis, so the Borough's original concerns about keeping the capacity high are no longer pertinent. After some discussion, it was decided Bruce Graham's original comments were adequate and nothing further needed to be changed.

Helen Chezem spoke in follow-up to a question she raised at a previous meeting about recycling cardboard separately and gave a report on what the North Jersey town she spoke to does with recycling. Regular recycling has no value at this time, but good, clean cardboard does. Much of the information was similar to what Cape May County MUA does. Catherine Busch reported the Green Team is working on recycling in general and plans to come up with initiatives for educating the public on what they should and shouldn't be recycling and how. Helen Chezem also spoke on the tax rates in Cape May Point as the compared to the taxes in her North Jersey town. Cape May Point's local and school taxes are much lower. Commissioner vanHeeswyk expressed concern over potential legislation that may force the Borough to combine with other districts, thereby increasing the Borough's school taxes exponentially.

When no one else wished to speak, the meeting was adjourned at 1:25 pm on motion of Commissioner Mullock, seconded by Commissioner vanHeeswyk.

Respectfully submitted,

Accepted:

Elaine L. Wallace, RMC, CMR
Municipal Clerk

Commissioner Mullock

Commissioner vanHeeswyk

Mayor Moffatt