

April 11, 2019
REGULAR MEETING MINUTES

The Regular Meeting of the Board of Commissioners of the Borough of Cape May Point was called to order by Mayor Moffat at 6:00 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, Solicitor Brock Russell, CFO Jim Craft, and Auditors Mike Garcia and Joe Barrett.

2019 BUDGET:

Presentation on Budget by Borough Auditor Mike Garcia

Mike Garcia first reported there is no increase in the local purpose tax with spending increased by less than 1%. The budget is within both the 3 ½% spending cap and the 2% tax levy cap. He then reviewed the expenditures, revenues, and surplus figures. There will be an amendment to add a few grants, so the adopted budget will be slightly different, but the tax rate remains the same. Overall, the Borough is in strong financial condition.

ORDINANCE FOR SECOND READING / PUBLIC HEARING

01-2019 Calendar Year 2019 Ordinance to Exceed the Municipal Budget
Appropriation Limits and Establish a Cap Bank

Motion to open Public Hearing: vanHeeswyk, Moffatt

Roll call: all in favor

Mike Garcia explained the purpose of the ordinance is to carry over the \$62,000 difference that the budget is below the cap for the next two years in case it is needed. When no one wished to speak, the public hearing was closed.

Motion to Adopt: vanHeeswyk, Moffatt

Roll call: all in favor

BUDGET RESOLUTIONS AND PUBLIC HEARING

52-19 Read by Title Only and Open a Public Hearing on 2019 Municipal Budget

Motions: vanHeeswyk, Moffatt

Roll call: all in favor

Mary Kelly asked how the reasonableness of the surplus amount is determined. Mike Garcia explained there is no standard for the amount of surplus to carry, but you shouldn't anticipate more surplus than you generated the previous year. According to Mr. Garcia, the Borough is using less than 33% of total surplus, and only \$240,000 of the \$311,000 generated last year which is a cautious and conscientious use of funds. Commissioner vanHeeswyk stated the Borough needs to avoid overspending to be prepared for the potential for big changes in the future. The next beach replenishment is coming up in 2020 and if the state changes the school system, taxes in the Point could double. Mary Kelly felt that was a wise approach but expressed concern with land use, planning/zoning. She finds that often there are issues that take a long time to resolve or get answered. She would like to see money budgeted to hire someone to increase flexibility and depth in that area. She referred to the 2008 master plan that expected total build out in 20 years, but she felt like it is already close to being reached.

At the same time, the planning/zoning budget has decreased by \$6,000 or \$7,000. She sees big devastation in the community revolving around building and would like to see more money spent to keep up with it. She would like to see additional allocations for Environmental Commission and the Planning Board going back to the intent of the master plan to support wildlife and the natural sanctuary that defines Cape May Point. Commissioner vanHeeswyk thanked her for her comments and advised there have been big increases in the Environmental budget. She also felt planning is properly funded, one benefit of combining the boards was to reduce costs. Commissioner Mullock agreed with her assessment of the Environmental Commission budget and commended that board for their great work and professionalism. He stated the borough has a lot of big projects coming up and it must be ready for them. He will be presenting an overview later in the meeting.

When no one else wished to speak, the public hearing on the budget was closed.

- 53-19 Resolution to Amend the Budget
Motions: vanHeeswyk, Moffatt
Roll call: all in favor
- 54-19 Adoption of 2019 Municipal Budget
Motions: vanHeeswyk, Moffatt
Roll call: all in favor

COMMISSIONERS' REPORTS:

Commissioner Mullock commended Catherine Busch and the Environmental Commission for the great job they did with the discussions on landscaping and walkway and he thanked everyone who attended the meeting and gave input. He gave an update on the bulkhead work, which is expected to be completed by the end of May, weather permitting. He also reported the increased snow fencing on the beaches were again a success as he anticipates doubling the amount again next winter.

Commissioner vanHeeswyk reported the League of Municipalities is supporting bills that would change the transient tax law that became effective last October. The new bills would exempt private property owners who rent their properties themselves, not through a marketplace like VRBO.

Mayor Moffatt reported the beach programs are moving forward seamlessly.

APPROVAL OF MINUTES:

- February 12, 2019 Work Session
- February 12, 2019 Closed Session
- February 14, 2019 Regular Meeting
- February 14, 2019 Closed Session
- February 26, 2019 Work Session
- March 5, 2019 Special Meeting
- March 12, 2019 Work Session
- March 14, 2019 Regular Meeting

Motions: vanHeeswyk, Moffatt
Roll call: all in favor, Mullock abstaining on March 12th meeting

ORDINANCES FOR INTRODUCTION/PUBLICATION:

- 03-2019 Bond Ordinance Providing for Various Capital Improvements in and by the Borough of Cape May Point, in the County of Cape May, New Jersey, Appropriating \$1,703,000 Therefor and Authorizing the Issuance of \$1,503,000 Bonds or Note of the Borough to Finance Part of the Cost Thereof (Supplemental Debt Statement - 0.463%)
Second Reading/Public Hearing/Consideration to Adopt – May 9, 2019
Motions: Mullock, vanHeeswyk
Roll call: all in favor

Commissioner Mullock gave an overview of existing and proposed capital projects for the next several years and how they are anticipated to be budgeted. The majority of the projects are roadway, drainage and flood mitigation projects. In addition, the Yale Avenue water line will need to be replaced in the next few years, which will be a larger road project because it is the oldest line existing and lead goosenecks need to be removed. There have been no instances of lead in the water system, but they need to be removed before that changes. CFO Jim Craft has just provided information on a possible source of funding for that project. Following the proposed capital project schedule would result in roughly \$3.4 million in completed projects without incurring additional debt and while maintaining the same balance in the capital improvement fund.

RESOLUTIONS:

- 55-19 Adopting Health and Wellness Policy and Workplace Wellness Best Practices
Motions: Moffatt, vanHeeswyk
Roll call: all in favor
- 56-19 Supporting “Green Amendment” to the New Jersey State Constitution
Motions: vanHeeswyk, Moffatt
Roll call: all in favor
- 57-19 Consenting to the Cape May County Proposed Water Quality Management Amendment
Motions: Moffatt, vanHeeswyk
Roll call: all in favor
- 58-19 Approval of Bill List
Motions: vanHeeswyk, Moffatt
Roll call: all in favor

ORDINANCES FOR SECOND READING AND PUBLIC HEARING:

- 02-2019 An Ordinance Amending Chapter 90 “Flood Damage Prevention”, Section 5.2 “Specific Standards” and Section 5.3 “Coastal High Hazard Area and Coastal A Zone” of the Code of the Borough of Cape May Point
Motion to open Public Hearing: vanHeeswyk, Moffatt
Roll call: all in favor

Catherine Busch asked the purpose of the ordinance. Clerk Wallace explained it was to bring the flood management ordinance into compliance with the zoning ordinance which requires 2’ above base flood elevation. The state sample only requires 1’ and that discrepancy was missed when it was adopted the previous year. Commissioner vanHeeswyk further explained the Borough was able to increase the requirement by

1' with very little impact because when the new base flood maps were released the Borough elevation was .8' lower than before. The Borough was able to make the change without losing any points toward CRS and insurance premium discounts.

When no one wished to speak, the public hearing was closed.

Motion to Adopt: vanHeeswyk, Moffatt

Roll call: all in favor

PUBLIC PORTION:

Jack Leming stated he wasn't aware the public works building was part of the approved capital budget. The chart showed no expenditures for 2019. Commissioner Mullock stated no decisions have been made, but planning for it in the future is important. He stated the Borough is going to need a building that can withstand at least a category 3 or 4 hurricane but the question of where and how still remains.

Connie Campanella suggested the Borough consider a more expansive way of reaching people and not rely on the Taxpayers Association as heavily. She also asked if there were a way to have a projector and some way to display charts, like the one Commissioner Mullock presented, so people could read them easily from the audience. Lastly, she asked that the public be given an opportunity to comment on any policy setting resolutions prior to adoption. The resolution adopted regarding a green amendment to the state constitution is a prime example. In that case, it wasn't even available on the Borough website prior to the meeting.

Helen Chezem asked if the chart Mr. Mullock presented could be found in the budget. CFO Craft explained it is based on page 40-D in the budget but is expanded to include more possible projects and how they could be funded. The capital budget is a planning tool and inclusion does not mean a project has been approved.

When no one else wished to speak, the meeting was adjourned at 7:20 pm on motion of Commissioner vanHeeswyk, seconded by Commissioner Mullock.

Respectfully submitted,

Accepted:

Elaine L. Wallace, RMC, CMR
Municipal Clerk

Commissioner Mullock

Commissioner vanHeeswyk

Mayor Moffatt