

TENTATIVE AGENDA FOR REORGANIZATION MEETING JANUARY 4, 2021, 5:30 P.M.

**PLEASE NOTE: MEETING WILL BE HELD VIA TELECONFERENCE TO ATTEND:
DIAL (978) 990-5000 AND USE ACCESS CODE 197407
PLEASE MUTE YOUR PHONE TO LIMIT OUTSIDE NOISE DURING THE CONFERENCE CALL**

ATTENDANCE OF ALL ATTENDEES WILL BE TAKEN AT THE BEGINNING OF THE MEETING

**DURING THE PUBLIC COMMENT PORTION THE CITY CLERK WILL CALL THE ATTENDEES
NAME IN THE ORDER IT WAS RECEIVED IN THE BEGINNING OF THE MEETING AND ASK IF
THEY WOULD LIKE TO MAKE ANY COMMENTS. THE ATTENDEE MAY UNMUTE THEIR
PHONE AND MAKE THEIR COMMENTS, IF ANY**

**THE PUBLIC MAY ALSO SUBMIT PUBLIC COMMENTS VIA SNAIL MAIL OR EMAIL TO BE
READ INTO THE RECORD OF EACH MEETING. THE COMMENTS MUST BE RECEIVED ON
OR BEFORE THE DAY OF THE SCHEDULED MEETING:**

EMAIL: JEANNE.HITCHNER@MILLVILLENJ.GOV

**MAIL: JEANNE HITCHNER, CITY CLERK
12 S. HIGH ST, MILLVILLE, NJ 08332**

1. CALL TO ORDER

2. ROLL CALL

Santiago__ Pepitone__ Parent__ Udalovas__ Cooper__

3. SALUTE TO THE FLAG

4. OPEN PUBLIC MEETINGS STATEMENT BY MAYOR MICHAEL SANTIAGO

"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."

5. CITY CLERK TO REVIEW CHANGES TO THE AGENDA

6. BILLS

Motion-

Second-

Pepitone__ Parent__ Udalovas__ Cooper__ Santiago__

7. MINUTES

Motion to approve and dispense with the reading of the following minutes and to proceed with the regular order of business:

December 15, 2020:

Regular Session Meeting

Motion-

Second-

Pepitone__ Parent__ Udalovas__ Cooper__ Santiago__

8. PUBLIC COMMENT ON AGENDA ITEMS ONLY

9. OLD BUSINESS

10. PETITIONS & LETTERS

10.I. Petitions And Letters Item (01)

Motion to receive and file correspondence received that our Millville Public Library has been approved as a receipt of a dollar-for-dollar match - \$3.2 million - under the 2017 NJ Library Construction Bond Act

Motion-

Second-

Pepitone___Parent___Cooper___Udalovas___Santiago___

Documents:

[MILLVILLE PUBLIC LIBRARY.PDF](#)

11. REPORTS OF COMMISSIONERS

12. COMMISSIONER COOPER

13. COMMISSIONER PEPITONE

14. COMMISSIONER UDALOVAS

15. VICE-MAYOR PARENT

16. MAYOR SANTIAGO

17. ORDINANCES 2ND READING

17.I. Ordinance 2nd Reading Item (01)

Ordinance amending the Municipal Code Chapter 39, Article X, Schedule 21 Parking Reserved for Handicapped Persons to REMOVE placard from 405 Fulton Street

Motion-

Second-

(Public Hearing)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[405 FULTON ORD 2ND READING.PDF](#)

[PN - ORD 2ND READING 405 FULTON STREET.PDF](#)

18. ORDINANCES 1ST READING

19. CONSENT AGENDA ITEMS

All matters listed under the Consent Agenda are considered to be routine and non-controversial by the Board of Commissioners and will be approved by one motion. There will be no separate discussion of these items unless a governing body member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

19.I. Resolution Item (CA01)

Resolution designating Ocean First Bank a depository and designating signatures for the disbursement of funds for the City of Millville

Documents:

[RES DESIGNATE BANK 2021.PDF](#)

- 19.II.** Resolution Item (CA02)
Resolution authorizing designating Ocean First Bank as depository for various City of Millville funds

Documents:

[RES DESIGNATING DEPOSITORY OF MUNICIPAL FUNDS.PDF](#)

- 19.III.** Resolution Item (CA03)
Resolution authorizing the adoption of the Cash Management Plan in accordance with N.J.S.A 40A:5-14

Documents:

[RES CASH MANAGEMENT.PDF](#)

- 19.IV.** Resolution Item (CA04)

Resolution designating the following as Official Newspapers for the City of Millville:

1. Daily Journal
2. Atlantic City Press
3. South Jersey Times

Documents:

[RES OFFICIAL NEWSPAPERS 2021.PDF](#)

- 19.V.** Resolution Item (CA05)
Resolution approving the designated meeting dates and times of the Board of Commissioners for the Calendar Year 2021

Documents:

[RES -2021 MEETING DATES FOR COMMISSION MEETINGS 2021.PDF](#)

20. MOTION TO APPROVE CONSENT AGENDA ITEMS

Motion to approve all items on the Consent Agenda
Motion-

Second-
Pepitone ___ Parent ___ Udalovas ___ Cooper ___ Santiago ___

21. RESOLUTIONS

21.I. Resolution Item (01)

Resolution appointing Brock D. Russell, Esquire to serve as Municipal Attorney and authorizing a Professional Services Contract through a Fair and Open Process for a flat annual compensation in the amount of \$162,500.00, with the exception of litigation which will be charged at the rate of \$120.00 per hour basis plus costs

Motion-

Second-

(Certification of Funds)

Pepitone ___ Parent ___ Udalovas ___ Cooper ___ Santiago ___

Documents:

[RES BROCK RUSSELL - SOLICITOR.PDF](#)

21.II. Resolution Item (02)

Resolution authorizing the adoption of the Calendar Year 2021 Temporary Budget

Motion-

Second-

Pepitone ___ Parent ___ Udalovas ___ Cooper ___ Santiago ___

Documents:

[RES TEMP BUDGET 2021.PDF](#)

21.III. Resolution Item (03)

Resolution appointing Bowman & Company, LLP as City Auditor through a Fair and Open Process and authorizing a Professional Services Contract in an amount not to exceed \$97,000 for the duration of one year

Motion-

Second-

(Certification of Funds)

Pepitone ___ Parent ___ Udalovas ___ Cooper ___ Santiago ___

Documents:

[RES PSC BOWMAN AND CO.PDF](#)

21.IV. Resolution Item (04)

Resolution appointing Allen Associates as Broker of Record for Employee Benefit Program and authorizing a Professional Services Contract through a Fair and Open Process for the duration of one year.

Motion-

Second-
Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PSC ALLEN ASSOCIATES.PDF](#)

21.V. Resolution Item (05)

Resolution appointing Phoenix Advisors, LLC as Financial Advisor and authorizing Professional Services Contract through a Fair and Open Process in an amount not to exceed \$5,000.00 for the duration of one year

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PSC PHOENIX ADVISORS - FINANCIAL ADVISOR.PDF](#)

21.VI. Resolution Item (06)

Resolution appointing M. Lou Garty as Hearing Officer and authorizing Professional Services Contract through a Fair and Open Process in an amount not to exceed \$8,000.00 for the duration of one year

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PSC M. LOU GARTY HEARING OFFICER.PDF](#)

21.VII. Resolution Item (07)

Resolution appointing J. Paul Bainbridge, MAI as City Appraiser and authorizing a Professional Services Contract through a Fair and Open Process with J.P. Bainbridge & Associates, Inc. at a rate of \$155.00 per hour, not to exceed \$10,000.00

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PSC JP BAINBRIDGE APPRAISER.PDF](#)

21.VIII. Resolution Item (08)

Resolution appointing Nona L. Ostrove of the Law Offices of Nona L. Ostrove, L.L.C. of 1000 White Horse Road, Suite 703, Voorhees, NJ 08043 for the provision of Special Counsel in Bankruptcy services and authorizing Professional Services Contract through a Fair and Open Process at a rate of \$205.00 per hour and \$120.00 per hour for paralegal services for a total contract amount not to exceed \$25,000.00 for the duration of one year

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PSC NONA L. OSTROVE LLC.PDF](#)

21.IX. Resolution Item (09)

Resolution appointing Theodore H. Ritter of The Ritter Law Office, L.L.C. of 55 Fayette Street in Bridgeton, NJ as Collections Counsel and authorizing Professional Services Contract through a Fair and Open Process for the duration of one year

Motion-

Second-

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES RITTER.010421.DOC.PDF](#)

21.X. Resolution Item (10)

Resolution appointing Bob Conner, Mints Insurance Agency as Insurance Broker of Record and authorizing a Professional Services Contract through a Fair and Open Process in an amount not to exceed \$39,000.00 for the duration of one year.

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES MINTS INS.PDF](#)

21.XI. Resolution Item (10A)

Resolution appointing Christopher J. Powell, Risk Management Consultant of Hardenbergh Insurance Group as Insurance Broker of Record for the duration of one-year in an amount not to exceed \$39,000.00 per year

Motion-

Second-

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RESOLUTION HARDENBERGH INSURANCE BROKER 1-4-21.PDF](#)

21.XII. Resolution Item (11)

Resolution appointing CME Associates as Planning Consultant for the City of Millville and authorizing a Professional Services Contract through the Fair and Open Process in an amount not to exceed \$5,000.00

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PLANNING CONSULTANT CME.PDF](#)

21.XIII. Resolution Item (12)

Resolution appointing Brendan J. Kavanagh, Esquire of Kavanagh & Kavanagh, LLC as Public Defender and authorizing Professional Services Agreement through the Fair and Open Process at a rate of \$400.00 per court session in an amount not to exceed

\$38,400.00

Motion-
Second-
(Certification of Funds)
Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES KAVANAGH.010421.PDF](#)

21.XIV. Resolution Item (13)

Resolution appointing Shanna McCann, Esquire of Chance & McCann as City Prosecutor and authorizing Professional Services Contract to Chance and McCann in an amount not to exceed \$57,600.00

Motion-
Second-
(Certification of Funds)
Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES CHANCEMCCANN.010421.DOC.PDF](#)

21.XV. Resolution Item (14)

Resolution appointing Barker, Gelfand, James and Sarvas as Special Counsel - Labor Counsel for the City of Millville and authorizing a Professional Services Contract through the Fair and Open Process at a rate of \$120.00 per hour for Attorneys and \$50.00 per hour for Paralegals in an amount not to exceed \$100,000.00

Motion-
Second-
(Certification of Funds)
Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PSC BARKER GELFAND JAMES SARVAS.PDF](#)

21.XVI. Resolution Item (15)

Resolution appointing Marmero Law, LLC as Special Counsel - Labor Counsel for the City of Millville and authorizing a Professional Services Contract through the Fair and Open Process at a rate of \$120.00 per hour in an amount not to exceed \$100,000.00

Motion-
Second-
(Certification of Funds)
Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PSC MARMERO LAW LLC.PDF](#)

21.XVII. Resolution Item (16)

Resolution appointing Triad Associates as Community Development Block Grant Advisor and authorizing a Professional Services Contract in an amount not to exceed \$24,500.00 through a Fair and Open Process for the duration of one year

Motion-
Second-
(Certification of Funds)
Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES TRIAD PSC.PDF](#)

21.XVIII. Resolution Item (17)

Resolution appointing Pennoni Associates, Inc. as Engineer Consultant for Special Projects and authorizing a Professional Services Contract through a Fair and Open Process in an amount not to exceed \$50,000.00 for the duration of one year.

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PENNONI AS SPECIAL PROJECTS ENGINEER.PDF](#)

21.XIX. Resolution Item (18)

Resolution authorizing electronic tax lien certificate sale services with RealAuction.com for a one year term to commence on January 1, 2021 through December 31, 2021

Motion-

Second-

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[AGREEMENT OF SERVICES RESOLUTION.PDF](#)

21.XX. Resolution Item (19)

Resolution appointing Fleishman Daniels Law Offices, LLC for the provision of bond counsel services and authorizing a Professional Services Contract through a Non-Fair and Open Process in an amount not to exceed \$10,000.00 for the duration of one year

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES PSC FLEISHMAN DANIELS.PDF](#)

21.XXI. Resolution Item (20)

Resolution appointing Marmero Law LLC as Counsel for Tax Foreclosure Services for the City of Millville and authorizing a Professional Services Contract through the Fair and Open Process at a rate of \$120.00 per hour not to exceed \$15,000.00

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES MARMERO LAW - TAX FORECLOSURE.PDF](#)

21.XXII. Resolution Item (21)

Resolution appointing Comegno Law Group LLC as Counsel for Tax Foreclosure

Services for the City of Millville and authorizing a Professional Services Contract through the Fair and Open Process at a rate of \$130.00 per hour with a rate for paralegal services set at \$85.00 per hour, not to exceed \$15,000.00

Motion-

Second-

(Certification of Funds)

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES. COMEGNO LAW GROUP 1-4-21.PDF](#)

21.XXIII. Resolution Item (22)

Resolution authorizing City Redevelopment Counsel and City Attorney to negotiate an extension to the Purchase and Sale Agreement for the sale of 200 G Street to Anthony DeSantis et al which has now expired

Motion-

Second-

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[ATTACHMENT FOR DESANTIS RESOLUTIONS.PDF](#)

[RES DESANTIS.ALLOWING NEGOTIATIONS TO EXTEND CONTRACT.PDF](#)

21.XXIV. Resolution Item (23)

Resolution authorizing and ratifying the pending complaint filed by the City Attorney to quiet title to 200 G Street and to declare the Purchase and Sale Agreement for the sale of 200 G Street to Anthony DeSantis et al null and void and the Complaint filed by the City Attorney in the New Jersey Superior Court under docket number CUM-L-000677- 20 is hereby expressly authorized and ratified

Motion-

Second-

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[ATTACHMENT FOR DESANTIS RESOLUTIONS.PDF](#)

[DESANTIS.RATIFYING PENDING LAWSUIT.200 G STREET.PDF](#)

21.XXV. Resolution Item (24)

Resolution ratifying and approving Employment Agreement between the City of Millville and Jody D. Farabella for the term of January 1, 2021 through December 31, 2024

Motion-

Second-

Pepitone___Parent___Udalovas___Cooper___Santiago___

Documents:

[RES RATIFY CHIEF EMPLOYMENT CONTRACT.PDF](#)

22. NEW BUSINESS

23. PUBLIC COMMENT PORTION

"We have now reached the public comment portion of our meeting. Anyone who would like to address the Commission, please go to the podium, state your name and address your concerns. Please limit your comments to approximately 5 minutes."

Open Public Portion

Close Public Portion

Comments by Commissioners

24. ADJOURN

Motion-

Second-