



developer some \$30,000.00 for the streetlights and I didn't know if that was a typographical error or did the developer pay it and was getting it back or how that works, perhaps you would explain that. The library roof, which is going out for bids apparently, I would note that \$12,000.00 was spent on the roof in July of '92 and normally there are warranties on roof work and I wondered if that had been explored and also how this fits in with the river plan, would suggest that the Library is due to be razed. Thank you very much."

Pat Chapman of Holly Village, 17 JFK addressed the Board of Commissioners and made the following comments:

"My name is Pat Chapman, I live at 17 JFK Boulevard in Holly Village. I have lived and I have worked and I have paid taxes in the City of Millville all of my life. I am now retired and I'm very happy in Holly Village, I am surrounded with my church family, I am surrounded by friends and I even have some of my own family in the park. I'm speaking on their behalf, because of these people are retired, they're seniors and they are on a fixed income. Now, I have had first, I'm going to miss the Mayor this evening, because I have had personal contact with everyone on this Commission. I have waited on your parents and your grandparents in the bank and I know that you're all wonderful people and I know that you love Millville as much as I do. Now, I have not been able to get much information about tonight's meeting, only what I have read for the past couple of days in the paper and I do quote from the Daily Journal, Saturday, July 1<sup>st</sup>, Millville First members criticized the City for allowing Liberty Village to be approved for construction, a decision made in 2004, by the Zoning Board and not seeking a way to correct it. The article goes on to say Liberty Village should not have received a zoning variance, the waiver allowed it to be built in an industrial area. As a result this proposed ordinance tonight for increase will be a great burden to the residents of the Holly Village, who will be asked to help correct this error. Several key people have not been available today to answer any questions. I only had one day, I started this morning at 8:30 and made some calls and I did learn that for the year 2004 the tax rate for homeowners in the City of Millville was rated at 4.257, in 2003 it dropped to 2.340, because the rate had not been...there was a revaluation. 2006 these taxpayers in the City of Millville will not know their tax rate until the 3<sup>rd</sup> quarter tax bill comes in August. What this all means that if this new tax proposal for the Holly Village goes through it will mean that we will be asked to pay 6 times the present rate or and I had to go to a High School Mathematics Retired Teacher to be sure that I'm going to give this interim to you. It's 600 percent increase and this is what we're going to be asked to pay. ????? it should appear, this is July, it'll appear on the August the quarterly tax bill. Now, due to the lack of time that I've had today, I haven't been really able to compile too much information and you see that we are very well represented here and a precious friend has asked me that we all remain in a very orderly, quiet manner and a dignified manner. So, I would ask the Commission to avoid a much heated and a nasty situation, I as a taxpayer would strongly suggest that this proposal would go back to the committee and that the committee would use wisdom and would resolve this situation. I thank you for listening."

James Jones: "My name is James Jones???? I live at 6 Eisenhower Boulevard in Millville, New Jersey. I want to know why, how come this meeting was ?????? you have two days notice and if had know sooner, I would have had Channel 6 News down here at this meeting to let the public know what's going on. Thank you."

Donna Lane: "I'm Donna Lane, I live at 1 Cleveland Drive and the one thing that I wanted to ask was Diane said, was it seems to me that if you folks want to assess this new municipal fee that it should be applied from this day forward, not this day backwards. Holly Village has been around between twenty and forty years, if not more and when we signed on, we didn't sign on with the agreement that we would have to be paying an enormous amount of tax. I pay my rental lot and I have a mortgage that I pay on top of that to pay \$120.00 more a month is not only unconscionable, it's impossible. I am also asking that if you insist on passing this that you have an income exemption for people who are on low or fixed incomes and only make incremental increases, not a drastic increase of \$120.00 dollars a month, which nobody can afford and we can't sell our houses and we're going to be stuck. Thank you."

Lynn Hatcher: "Hi, my name is Lynn Hatcher, I live at 20 JFK Boulevard and I just have a couple of questions and one comment. In the articles in the paper, in Friday's and Saturday's, I cut them out. In one part of the article it says this fee that is mentioned, is first called a business fee, then later on in the article it was changed to a finance fee. Now, I don't know if it's the same thing or two different things, I want to know what exactly is this, the two different things they are talking about, business and a finance fee. Another article in Saturday's paper it said 40 percent of this fee would go to the public school system. Where does the other 60 percent go? The City of Millville does not plow our roads, we have our maintenance man do it, the City does not come in, we have our own trash collection, I just don't see why we have to pay this \$120.00. There's a lot of senior citizens in this park that are on fixed income that are ?????? and not be able to do it and it's really going to be a hardship on a lot of people. Thank you."

Francis Riley: "I'm Francis Riley, I live on 36 Roosevelt. I got a couple of things written down here. Our current lot rent is \$390.00 a month, if this goes through it will be \$510.00, right now it's \$4,680.00 a year. I realize that's not all for taxes, but if the property is taxed through Holly Village, it would go up to \$6,120.00. That's not counting the mortgage or loans, they are considered motor vehicles, they are not houses, we don't get a deed. That's an increase of \$1,200.00 a year, if you deduct what you already pay. If I got my information correct the ????? is only \$20.00, which I realize that's low. But, up to \$120.00 a month is very high. The other question I got, we do have titles when we own them, because they're considered motor vehicles. What are they considered at Liberty Village? I'm under the impression they're modular homes, they ?????? and set them with a crane. Is the tax structure different? Thank you."

Regina Casey: "Hi, my name is Regina Casey, I live at Liberty Village. Let me explain something, it sounds like we're outsiders. I live at Liberty Village, it's a 55 and over community. I've lived in Millville for twenty-five years in Edgewood acres and paid over five grand a year in taxes, it just went up to sixty-five hundred, which made me decide that I can't afford to live in that house anymore. Liberty Village is for all those people who can't pay the taxes anymore, because we're retired. We paid our school taxes, we raised our kids here, we did everything here, we can't afford five or six grand in taxes anymore. The homes are mobile homes, I got the ??????, we don't own the land. The reason that I don't own the land is, because I don't want to pay taxes anymore, we can't afford to pay taxes. So, we sold our homes, we put everything we had into buying very fancy trailer, because that's what I have, ??? motor vehicles saying it's a trailer and the way I read the article, in fact and you tell from the people here, it's kind of like they're

trying to put the mobile home against Liberty Village. We are a mobile home, the senior citizens who have lived here the whole time. It's not our fault that a lot of abatements went to a lot of different places. Go after them, go after them somehow and get the money, from the Motorsports, from ACME, from all of the people, don't go after the people that have lived here their whole life and paid."

Steve Durst: "My name is Steve Durst, I'm with Goodmill, LLC, we're building a shopping center as some of you may know on Sharp Street on Route 47 Intersection of 55. I heard a word PILOT mentioned a few minutes ago by Judge Porreca and I don't mean to personalize my little soliloquy here, but it seems to me in the past three to four weeks that a great deal of concern has been raised at the instigation of the Judge regarding fair share of taxes and I believe our shopping center was..."

Commissioner Parent: "excuse me, excuse me, Mr. Vice-Mayor, really we should be focused on agenda items only."

Vice-Mayor Derella: "is that one of the agenda items with the tax abatements?"

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Commissioner Parent: "I just don't want to start to get into any debates with agenda items only, but then when we go to the public portion of the meeting you can all get up and speak on other matters. Mr. Solicitor?"

Richard McCarthy: "Commissioner you're correct. The agenda session, the agenda public comment session is related to the matters that are on the agenda. The one matter that was mentioned by Judge Porreca dealt with four entities that are coming up for approval on a PILOT and Goodmill is definitely one of those, ACME is one."

Commissioner Parent: "If you wish to come back..."

Vice-Mayor Derella: "Commissioner Parent's right. I was looking at the PILOT list and you're not on that, so I'll reword myself."

Richard Smith: "Richard Smith, ????Drive. I just, before you consider all this ?????? the cost of, we got about half of senior citizens in there, you're talking a \$120.00 a month and out of a year for senior citizens, that's one on their Social Security checks right there and they got enough dealing with Part B, which goes up every year and these are registered motor vehicles, I don't who was talking about, they're not a house. They depreciate with age, you go to pay twenty thousand for a car today, ten years down the road it ain't twenty thousand. Mobile homes are the same way. We are no more than renters, the same as everybody on 3<sup>rd</sup> Street and 4<sup>th</sup> Street, so if they're going to assess renters and we only get the renter rebate, we don't get a homeowner's rebate. If they're going to assess the renters, assess the whole town of everybody who has a rent, instead of just picking on the mobile home. ????? percent you got to pay from interest to buy a mobile home and there's only a few places you can even get a loan and when they get beyond ten years, you got to beg for a loan, if somebody wanted to buy a used one and when they come to Millville the idea is for something they can afford when they're getting read to retire. Just a little place to put some flowers, whatever, they don't want to go in a high rise, they don't want to go into the new one they're going to build for senior citizens. They want something to do, they want to mingle. Reversed mortgage, you can't do a reversed mortgage on them ???? it's not a home, got rebate, I got it all. I think they really

ought to think about it, you're just picking on us renters, everybody rents, whatever taxes go up for my landlord, they pass them on to us. Everybody's renting off of somebody downtown, his taxes go up, he passes it on to their renter. That's all this is an add on tax and they're all of sudden you hit us with \$120.00 a damn month. It's too much, it's ridiculous, because they're going to push some of these people out of here and they can't afford it now. As time goes on, somebody that retired 20 years or 10 years ago are living there, if they're still alive, their Social Security checks ?????? now, if they don't have nothing to backup on, they're stuck. That's all, thank you."

Kathleen Wilson: "Hi, my name is Kathleen Wilson and I live at Holly Village. I read something in the paper about Liberty Village and that was commercial land and we're residential land. Is that correct? Then when they okay'd Liberty Village that was actually commercial land?"

Commissioner Derella: "Correct. It was industrial..."

Commissioner Shannon: "out of variance."

Kathleen Wilson: "and that's how this mistake happened, that's how this mistake was found, is that what I read?"

Commissioner Derella: "I don't know it's a mistake, it's not really a mistake..."

Kathleen Wilson: "that's how it was brought up though, okay that's the question I had. Thank you."

Anthony DelVicario: "Anthony DelVicario, 1 Poplar, I'm also the ????? fan there. Everything's going up so naturally tax has to go up, but in reality you got to be fair to assess each individual, because one hundred fifty-five to anywhere from seven hundred fifty to seventy thousand, I mean that's a little different. You got to remember history too, in 1958 the park was built. Approximately fifteen years ago we were asked to cut our boat ramp. We did it. We love the school, they came in, we ran the sewer through our system, which three years ago they upgraded, it's just you know, you got to think. We've ?????? a lot for the City, now, I'm a homeowner, I'm two homeowners and I can't do it. You got to think about it in consideration."

Bruce Starcher: "Bruce Starcher, ?? Cleveland Drive. I'm here ?????????? I can take you through the park and show you residents over there that's getting eight hundred to a thousand dollars a month social security that's been retired for sometime. My rent alone is over four hundred dollars, you take some of these people that's only getting eight, nine, ten hundred dollars, they're trying to pay rent as it is now, plus their medications and all. It is totally impossible for anything like this to go through. Rent, that's what we're doing, the same as people like here in the high rise. If you throw it back on us, you're going to have to throw it back on the people in the high rise, right on through the whole scenario. Go after some of the bigger businesses, let's dot the money. People in there percentage wise are retired or right close to it. That's all I got to say."

Resident: "Sirs, I would just ask you from the bottom of my heart, please, I live at 20 Adams Drive and I moved there six years ago. My husband and I downsized and we bought this place and since then, my husband's passed away and we bought this place, knowing that this was something we could afford, something that we would be

able to handle. Now, he's passed away and I'm by myself and I would ask you from the bottom of my heart, please."

There being no further comments Vice-Mayor Derella closed the public comment portion of the meeting and called upon the City Clerk/Administrator for petitions and letters.

The City Clerk/Administrator read a Letter from Mayor Quinn appointing Gary Jones as Alternate No. 1 Member of the Millville Planning Board for a term ending December 31, 2006.

A motion was passed to receive, file and approve the correspondence, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

The City Clerk/Administrator read correspondence from the Laurel Lake Property Owner's Association regarding a meeting to be held on July 23, 2006 at 1:00 p.m. at the Laurel Lake Clubhouse to discuss collection of Fair Share Payments from all property owners in the Laurel Lake section of Millville to help defray expenses associated with ongoing care of the Laurel Lake Beach Club properties.

A motion was passed to receive and file the correspondence and to refer the matter to the City Solicitor for review and comments, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

The following proposed ordinance was read on first reading:

Ordinance No. 23-2006

Amending the Municipal Code of the City of Millville regarding Chapter 65 - Taxation, Article I- Manufactured Homes, to provide a method for the City and public school system to receive reasonable payment for public services afforded the owners of manufactured homes within mobile home parks, annual service fee in the amount of \$1,200.00 per calendar year per manufactured home.

Director Shannon moved for the adoption of the proposed ordinance on first reading with final consideration to be given on Tuesday, July 18, 2006 after due publication as provided by law.

Director Parent seconded the motion.

Commissioner Derella made the following comments:

*"First one of the issues we have, I have adjusted this Ordinance down to \$100.00 rather than \$120.00. It may not be a big difference to the people that spoke. One of the issues..."*

*(Commissioner Derella was interrupted by outcries of various audience members)*

Commissioner Parent: *"Point of Order Mr. Mayor..."*

Vice-Mayor Derella gaveled for order.

Vice-Mayor Derella: *"Please, we allowed you to speak, please allow us to give ours. All we ask for some decorum and some professionalism the way we tried to extend to the residents. One of the issues that we are faced with is that we are responsible to try to balance a budget and work diligently in regards to that. We have twenty-seven thousand citizens in the City of Millville and no*

matter what we do, per say, we are going to have people upset with us. We accept that responsibility. One of the issues in all of these modular home parks is that police, fire, recreation and library opportunities are a huge part of the City's budget. Those services are available to all residents, including the residents of Holly Village, Liberty Village and Country Meadows. Currently, just the police and fire are over, or almost, just about half of our municipal budget. That's 6.1 million dollars coming up in 2006. It is a challenge for us to keep those things under control, but we do the best we can. There are also issues with Country Meadows and Holly Village in regards to schools. We recognize that \$20.00 does not cover those costs, those things are available to everybody. We had to wrestle with the opportunity, there have been over two decades of this thing not being addressed appropriately. We have taken as much as we can over the last six months to try to understand and develop an Ordinance that we feel is fair across the board representing the 27,000 people that we have to, again represent as Commissioners. We will be able to explain and go into more, if you would like, after the meeting you can speak to myself and/or call me on my extension and we'll do the best we can. But, again, weighing all of the options and looking at this very, very closely and looking at other municipalities, looking at what we're offering to each and everyone of the residents to the City of Millville, we, I believe that it is fair at \$1,200.00 based on the tax rate of the rest of the City of Millville. I know Mr. McCarthy could explain more in regards to the statutory changes."

Richard McCarthy: "This Ordinance was adopted pursuant to the Manufactured Home Taxation Act, which was passed by the legislature. Now, just let me clarify a couple of points. The Pad Site Fee that a couple of you mentioned earlier, \$20.00, that's being repealed as part of this. So, in other words the increase we're talking about here is an \$80.00 increase. It was a \$20.00 Pad Site Fee that was basically an anachronism adopted more than two decades ago, it was increased one time that I know of since I was here and in fact it was written by Bill Forrester, I believe, Bill Forrester, he was City Solicitor and that's prior to 1989. The Manufactured Homes Taxation Act really is the appropriate vehicle to deal with this particular issue. I brought this independent of Liberty Village, which really wasn't on the radar screen when we talked about this originally internally. I brought this to the attention of the City Administrator more than six months ago that this particular section of the Municipal Code was antiquated and it was in affect not the appropriate vehicle in light of the State Statute that was in effect, The Manufactured Home Taxation Act, which required that. You follow this statutory scheme and that you set in place an ordinance that addresses various issues that are in the statutory scheme and in fact the Tax Collector's the one that's responsible to enforce it. Our other ordinance didn't do any of those things. Now, in dealing with the dollars and cents issue, which is really why you're here. You're not here about statutory schemes or procedures or stuff like that, I'm talking about the dollars and cents issue. The dollars and cents issue, as I said, is an increase of \$80.00 per month, it's \$20.00 right now, it's many years old and it's an \$80.00 increase and the \$80.00, \$40.00 of those \$80.00 is for schools for which there was never, it was never addressed in the old municipal regulations. In other words all these years the mobile home parks never contributed to the schools, whatsoever, in terms of the owner's of the manufactured homes, not in terms of those common areas, which are assessed, but in terms of the manufactured homes, they are exempt from taxation, they are not subject to assessment. Now, one of the residents, possibly two, got up to the podium and said we want to be treated like the apartment houses. The apartment houses in the community, all of them are

assessed, all of the properties in the community are assessed for tax purposes and they contribute not only to the municipal budget, but they contribute to the school budget and they contribute to the county budget. The mobile home parks, the manufactured homes and the mobile home parks only contribute \$20.00 per month for all these years and never contributed to the schools, never contributed to the county and really didn't represent a fair contribution towards those public services that other taxpayers have been paying for decades. As a result, we reviewed this whole thing in the context of the state statute, we put together the Ordinance in that fashion and we set a fee, which we feel is fair in light of what the requirements are. What the state did when it passed the Manufactured Home Taxation Act was to address that very issue. It said that, while it is true that some services that the Mobile Home, Manufactured Homes in the Mobile Home Parks receive from the owner, such as their own internal streets, their street lighting within the park and the garbage removal and snow removal are done by the park owner. But, all of the other services throughout the community that are provided by the City, they contribute nothing toward that. The park owner contributes only his share of what's assessed, no different from anybody else in the community, but everybody else that has their home assessed in the community contributes to all those other things and the manufactured homes contribute nothing except for the \$20.00. What this does is consistent with the state statute, addresses that deficiency and provides for an increase of \$80.00, \$40.00 of which goes to the municipality, \$40.00 plus the \$20.00, the \$60.00, now, that's the increase of the \$20.00 to the, we got \$20.00 before now we would get \$60.00 and \$40.00 to the schools, which they never contributed to. There's your \$80.00 increase it's a \$100.00 per month, it's \$1,200.00 per year. We recognize, as the governing body, the governing body has recognized that there is, there, with the various budgetary problems at the state level and everywhere that there is a burden that all of us share as taxpayers within the City, as property owners within the City. This is designed to simply make that a fair distribution among all of us and that's basically what it's designed to do."

There being no further comments by the Commissioners, Vice-Mayor Derella asked for a roll call.

The motion was passed, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

The following proposed ordinance was read on second and final reading:

Ordinance No. 19-2006

Amending Section 1:3-2 et seq of the Revised Ordinances of the City of Millville regarding increases to salaries for the following titles: Plumbing Inspector and Electrical Inspector.

Director Shannon moved for the adoption of the proposed ordinance on second and final reading.

Director Parent seconded the motion.

Vice-Mayor Derella declared a public hearing open and asked if any person present wished to be heard.

There being no response Vice-Mayor Derella declared the public hearing closed and asked for a roll call on the motion.

The motion was passed, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

The following proposed ordinance was read on second and final reading:

Ordinance No. 20-2006

Approving the Sale of Real Estate in a Public Sale pursuant to NJSA 40A: 12-13 regarding Block 425, Lot 11, consisting of vacant land located at 218 North 6th Street with a minimum bid of \$3,000.00 for the lot, on July 18, 2006 at 4:00 p.m.

Director Shannon moved for the adoption of the proposed ordinance on second and final reading.

Director Parent seconded the motion.

Vice-Mayor Derella declared a public hearing open and asked if any person present wished to be heard.

There being no response Vice-Mayor Derella declared the public hearing closed and asked for a roll call on the motion.

The motion was passed, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

The following proposed ordinance was read on second and final reading:

Ordinance No. 21-2006

Approving the conveyance of Real Estate by the City of Millville to Affordable Homes of Millville Ecumenical (AHOME) in the amount of \$1.00 pursuant to NJSA 40A:12-21 regarding Block 449, Lot 14, 606-608 East Main Street.

Director Shannon moved for the adoption of the proposed ordinance on second and final reading.

Vice-Mayor Derella declared a public hearing open and asked if any person present wished to be heard.

John Boyle addressed the Board of Commissioners indicating he didn't think this was appropriate to purchase a piece of land on the riverfront and receive tax exemptions and for the purchase of the property for \$1.00 by AHOME.

Commissioner Derella indicated this was a vacant lot that was not subject to anyone who had moved to the riverfront and was being purchased by AHOME for construction of a single family dwelling.

Joe Hanlon, Earle Avenue, addressed the Board of Commissioners and asked if the property is to be taxable.

Commissioner Derella responded that the AHOME properties are taxable dwellings.

There being no further comments Vice-Mayor Derella declared the public hearing closed and asked for a roll call on the motion.

The motion was passed, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

The following proposed ordinance was read on second and final reading:

Ordinance No. 22-2006

Approving Lease of Property owned by Redcorn, Inc. to the City of Millville pursuant to NJSA 40A:12-5, for a five year period from August 1, 2006 through July 31, 2011 with an option to extend the lease term for two additional 3 year terms regarding Block 462, Lot 5, 25 East Main Street for relocation of Construction Official's Office.

Director Shannon moved for the adoption of the proposed ordinance on second and final reading.

Director Parent seconded the motion.

Vice-Mayor Derella declared a public hearing open and asked if any person present wished to be heard.

Paul Porreca, Jr. addressed the Board of Commissioners and made the following comments:

*"Paul Porreca, Jr., 2439 West Main Street, Millville, New Jersey. I've been to a lot of these meetings and sometimes I stand up to speak and what I found is that it never really does any good or changes anything, because it appears that everybody has already made their decision. I think it's great tonight to see everybody here, but..."*

Vice-Mayor Derella: *"Could you please speak to the ordinance..."*

Commissioner Parent and Commissioner Hollingshead: *"speak to the Ordinance..."*

Paul Porreca, Jr.: *"need to be standing up on each one of these things in spending the money..."*

Vice-Mayor Derella: *"excuse me..."*

Commissioner Parent: *"Mr. Vice-Mayor, please, he's out of order..."*

Vice-Mayor Derella: *"you need to speak to the Ordinance please, Mr. Porreca you'll have an opportunity at the end of the meeting again."*

Paul Porreca, Jr.: *"one of the things I understand is that one person usually doesn't have any affect on this process, but now perhaps that people are showing that they're worried about taxes, which this Ordinance is going to spend. Hopefully, you guys will sit down and think about things, maybe discuss them a little more in front of us and explain a little better why it is important to spend this money and how you have evaluated the other courses that could cost less. At the last meeting you spent a lot of money, you spent \$475,000..."*

Vice-Mayor Derella: *"time-out, time-out, hold on we are dealing strictly with this Ordinance, nothing else..."*

Paul Porreca, Jr.: *"it's related to this Ordinance, about you spending away???"*

Vice-Mayor Derella: "no it's not, \$485,000.00 doesn't have anything to do with it..."

Paul Porreca, Jr.: "it's about how you make decisions and about how you spend our money without discussing it..."

Vice-Mayor Derella: "you need, Mr. Porreca, you need to speak to strictly this Ordinance in regards to the lease and the terms of..."

Paul Porreca, Jr.: "it's definitely related to the lease. Anyway, you're spending our money very quickly. Another way you're going to spend it is with this lease and one of the things you are doing by spending our money with this lease, you haven't examined, I don't believe or I haven't seen any evidence that you have examined all of the opportunities with spending less. I understand that hindsight is easy, but tonight you're going to vote yourself less, spends money for five years. You're locking yourselves into it for five years and I want you to spend more time considering the fact that there may be cheaper or more businesslike ways to spend this money. I want to suggest that you table the vote tonight or that you vote no. I don't think that there has been an opportunity to pursue less expensive alternatives. In fact, I understand or I have heard, I don't know if it's true or not, but I'm going to bring it up, is that there was a suggestion that office space could be built and owned by the City for less than half the cost of what it's going to cost for the five year lease. At the end of the time when you pay for a building that you bought, you still own the building, at the end of the lease when you spend twice the money that it would cost to build the space, you don't own anything you're giving all of that money away. One of the reasons that was given at the last meeting of why you wanted to locate at the office building that you're going to rent is that it was close, because you're going to hardwire. It's not necessary to hardwire this day and age, there's a thing called the internet that's been around for a ??? they use a virtual product member over the internet that you can connect with routers and wireless situations where you don't have to wire. So, it doesn't matter where you are, you can be almost anywhere in the country or almost anywhere in the world and still have computers continuously connected for a cost that is much, much less than hardwire. So, a reason to say that you need to lease a building that is close to City Hall for wiring purposes, it doesn't seem to be an appropriate reasoning. Perhaps it would be a good opportunity again to table or vote no on this Ordinance in order to review other methods for getting office space at a less expensive cost. Has there ever been any evidence presented that the Ordinance you're presenting tonight ????? time is the only alternative ????? or that's the most cost efficient alternative. It's never been explained why the taxpayers need to be saddled with one hundred forty thousand dollar lease agreement. As a taxpayer and a member of Millville First I would appreciate a full and complete disclosure of all the alternatives, a cross analysis and a report on available space throughout the City and a candid discussion as to why or what you believe would be the most taxpayer friendly solution. I believe that without this information or the reports it's impossible for anyone to make an informed, intelligent decision and any decision to approve this lease tonight would be negligent. Committing taxpayers money tonight is premature and it's going to further a poor management practice that has cost us a lot of money in the past. It's a money that I don't wish to be spent or wasted in the future. Please don't approve this Ordinance."

Vice-Mayor Derella asked if any other person wished to be heard regarding this Ordinance.

There being no response Vice-Mayor Derella declared the public hearing closed and asked for any comments by the Commissioners:

Vice-Mayor Derella made the following comments:

*"If I may briefly, the selection of this particular site was done after a couple of months of discussion with the construction official. There was a proposal by the construction official in regards to building a pole building somewhere in or around the City Hall. Again, in my recommendation back to the construction official I did not feel and my recommendation to my fellow Commissioners it was not as cost effective as he originally proposed for the simple of fact having to run water, sewer, location, parking, all the things that we're faced with. We have the building directly across the parking lot, there is an opportunity for us to be able to be wired, because of state connections that we have to have due to safety and other issues in regards to the construction official. We also have to have people have access to this building in regards to payment of their permits. We do not take cash in that office, we had a situation several years ago with a problems and at that point on we eliminated all payment being received in the office, they go directly downstairs into the tax office where they are appropriately handled by the cashiers and taken care of. We feel this is a cost effective move, the construction officials office is self-liquidating in regards to it takes care of it's own budget and carries its own cost. It has run in a surplus, it does not mean that surplus may not always be there, but the office is very well run under the Construction Official, Milt Truxton, the space is adequate, it meets our needs, it is close by and it also frees up space in this building for other programs that have nowhere else to grow. It has been the recommendation from myself to the fellow Commissioners that this is a smart move in regards to what the construction office needs for it's opportunity for us to continue it to function completely and more efficiently in regards to the day-to-day operations of that department. Roll call please."*

The motion was passed, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

Resolution No. A-5506 authorizing adjustments to the City of Millville Utility and Tax Records was adopted by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Resolution No. A-5507 establishing dockage regulations and fees for the use of the Waterfront Park Marina and docks by Commercial Vessels, dockage fee in the amount of \$150.00 per month was adopted by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Resolution No. A-5508 authorizing cancellation of mortgage in the name of Ivy Simpkins in the amount of \$10,305.00 was adopted by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Resolution No. A-5509 authorizing Special Assessments for Clean Up of Properties known as block 371, lot 18, 428 E. Oak Street in the amount of \$40.00; block 375, lot 13, 427 N. 4th Street, in the amount of \$40.00; block 473, lot 2, 308 S. 4th Street, in the amount of 40.00; block 475, lot 1, 327 Smith Street, in the amount of \$40.00; block 530, lot 16, 467 S. 2nd Street in the amount of 100.00 plus \$125.00 in counsel fees was adopted by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Resolution No. A-5510 approving the following applications for abatement and exemption of local property tax pursuant to a formula for the computation of a PILOT pursuant to Article I, Chapter 65 titled Taxation of the City of Millville Municipal Code: Block 228, Lot 10 Acme, 101 Bluebird Lane; Block 416, Lot 12, Oliver Twist, 66 Sassafras Street; Block 580, Lot 6.01, Sorantino Trucking, 1-27 Reese Road and Block 233, Lot 13, Wawa, 2105 North 2nd Street was adopted by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Commissioner Derella made the following comments:

*"I know there was several questions in regards to this. Mr. McCarthy correct me if I'm wrong. All these are coming on first year in regards to the PILOT..."*

Richard McCarthy: *"yes, 5-year PILOT..."*

Vice-Mayor Derella: *"5-year PILOT as we've done in the past and if I'm not mistaken when you calculate out the 5-year PILOT, when it's all said and done at the end of the 5-years, we would get approximately 40% of the money from that taxes otherwise due, right. If we had them on the tax roles from the very beginning after that five years the City Municipal share would be 37%. So, when it's all said and done after a five year period there's about a 3% increase in revenues to the City of Millville."*

Richard McCarthy: *"yes, to explain how that works on a year-to-year basis is 0% of the otherwise due in the first year, 20% of the taxes otherwise due in the second year; 40% of the taxes otherwise due in third year; 60% of the taxes otherwise due in the fourth year and 80% of the taxes otherwise due in the fifth year effectively over a five year period just an average of 40% a year..."*

Vice-Mayor Derella: *"and all those monies come directly to the City of Millville, there's no share in regards to the other entities..."*

Richard McCarthy: *"that's correct."*

Resolution No. A-5511 authorizing Atlantic Electric Company to install 37 streetlights to the City of Millville's street lighting system at the Forest Walk Major Subdivision was adopted by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Resolution No. A-5512 acknowledging escrow funds in the amount of \$30,933.64, concerning The Forest Walk development covered by the Atlantic City Electric Lighting fee and authorizing the release of the escrow funds was adopted by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Commissioner Shannon authorized the approval of the resolution subject to the amended terms correcting the escrow funds paid to the developer to repay to the City of Millville.

Resolution No. A-5513 authorizing an Interlocal Services Agreement with the Millville Board of Education for Sharing Information Technology from July 1, 2006 to June 30, 2007 in the amount of \$30,000.00 for services and \$45,675.00 for City share of two Senior Computer Services Technicians was adopted by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Director Shannon submitted the appropriate certification as to the availability of funds.

The City Clerk/Administrator read the following letter from the Engineering Department concerning bids for the Maurice River Bikeway Trail - Phase III:

June 27, 2006

Mayor and Commissioners:

On Tuesday, June 20, 2006 at 10:00 a.m., the Millville Purchasing Board received bids for "Maurice River Bikeway Trail - Phase III." There were a total of four (4) bids received ranging from a low bid of \$147,550.00 to a high bid of \$284,000.00. The three (3) lowest bids received were extremely close at \$147,460.00. Funding for this project is available in the amount of \$150,000.00 through a grant from the New Jersey Department of Transportation Local Aid Bikeway Program FY2002.

Based on a thorough review of the bids received, I hereby recommend award of contract to R.A. Walters & Sons, Inc., 18 Hoffman Drive, Cape May Court House, New Jersey 08210 for their successful low bid in the amount of \$147,550.00. I hereby further recommend that this award of contract be subject to the approval of the New Jersey Department of Environmental Protection Green Acres Program.

Respectfully Submitted,  
Richard S. Jones, PE  
Assistant Municipal Engineer

A motion was passed to receive and file the correspondence, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

Resolution No. A- 5514 authorizing award of Bid to R.A. Walters & Sons, Inc. in the amount of \$147,550.00 for Maurice River Bikeway Trail - Phase III was adopted by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Director Shannon submitted the appropriate certification as to the availability of funds.

A motion was passed to authorize a Catering Permit regarding Larry's Bar & Restaurant, September 16, 2006, 5:00pm to 11:00pm, for the End of the Year Block Party at the Maurice River Waterfront was passed by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

A motion was passed to authorize a Social Affair Permit for the Millville Woman's Club, 3rd and E Streets for a Wine and Cheese Party to be held on November 2, 2006, 6:30 p.m. to 8:30 p.m., by the following vote: Yeas: Shannon, Parent, Hollingshead and Derella.

Raffle License No. 784 on behalf of St. Mary Magdalen Church for 50/50 to be held on August 5, 2006; Raffle License No. 785 on behalf of St. John Bosco Church for Wheels Games to be held on September 27, 28, 29 & 30, 2006; Raffle License No. 786 on behalf of St. John Bosco Church for 50/50 to be held on October 7, November 4, December 2, 2006 and January 6, February 3, March 3, April 7, May 5, June 2, July 7, August 4 and September 1, 2007 were ordered, received, filed and the proper officials authorized to execute same, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

A motion was passed to authorize the City Clerk to advertise for bids for the Millville Public Library Roof Restoration. Said bids to be returnable to the Purchasing Board on Tuesday, August 1, 2006 at 10:00 a.m. after due publication as provided by law, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

Commissioner Shannon made the following comments:

"I would like to address one question I think Mr. Porreca had about the roof restoration and the possibility of the library not being there. We've been working Mr. Porreca with the Board of Director's of the library for about the last year and a half trying to band aid situations over on that roof. That roof, again, is a flat roof, we've had problems with that for years and it got to the point where they were actually starting to lose volumes of books over there, magazines that were in storage. We had a major problem with mold and mildew and we had employees that were suffering from health related issues from that situation. There was also a water problem under the floor that was questionable on whether it was coming from the actual scuppers on the roof where the water was coming down through the walls or that was a plumbing problem. We've addressed the internal, we are now trying to address the external with the idea that again, we're not looking to do a major restoration, but we do need to stop that water flow into the library, because of the damage, not only to the volumes of books, but also to some of the electrical equipment there, the computers and things of that nature. So, that's what we're looking at right now."

A motion was passed to authorize Records Disposal submitted on behalf of the Tax Assessor's Office, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

A Special Event Permit on Public Lands Permit on behalf of Maurice River Cruises, Captain David Scherer to be approved for utilization of the Ware Avenue Docks for the months of July, August and September at the rate of one hundred fifty (150) dollars per month as recommended by the Millville Recreation Department was approved, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

Vice-Mayor Derella made the statement 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, address your concerns and please limit your comments to approximately five (5) minutes.

Pat Chapman: "I do have a question. Would this tax increase for the Holly Village provide additional, better street lighting with the two City streets that are within the park? Also, No. 2 would the City provide trash collections for the park? As I understand the park now pays for the trash collection, maybe if they did not have these fees, they could in turn return that to the people within the park. Would we have postal delivery? We do not have postal delivery to our doors. Another thing, would we have better street signs within the park? These are my questions that I have."

Commissioner Shannon: "Okay, I will address the street lighting issue Mrs. Chapman. That's something that falls under my Department. Basically, we have aggressively either gone throughout the City to the various neighborhoods, the group meetings and things of that nature and as they point out areas that are deficient in lighting, yes we do upgrade. That would be something that I could look into. I can tell you that right now I've been working very closely with Atlantic City Electric and as you know they just made this changeover. We are not in a crunch situation in the fact that they have reduced or downsized their workforce, so the work that we were use to getting from them is a little bit slower now, but that is something that I will look into and I will put that on our list."

Mrs. Chapman: "I think our lights ????? I think we need ????? lights in the ??????"

Commissioner Shannon: "you're absolutely correct, it is throughout the City, I will tell you that, because we are addressing those areas, that is something I will look into and I will check out that and I will have my superintendent check out and see what type of upgrade we possibly could do on those City streets."

Mrs. Chapman: "What about the trash collection? I understand that the Village does pay to have our trash collection collected. If then they did not have to pay the services, maybe they in turn could put the money back into, against our rates, our rentals."

Commissioner Hollingshead: "Mrs. Chapman, we'll certainly look into that for you. I'll look into that for you and get back to you."

Vice-Mayor Derella: "As far as signage, if it's street signs that are on City streets within your complex, which I believe you said there were two, if that signage is poor, we can take care of that."

Mrs. Chapman: "the entrance into the park from the Riverside Drive is an octagonal stop sign that is not clear at all and that goes out onto Silver Run Road."

Vice-Mayor Derella: "traffic safety..."

Commissioner Shannon: "I'm sorry Mrs. Chapman, I don't want to be confused. Did you say it was the stop sign that you're looking to have replaced?"

Mrs. Chapman: "yes"

Commissioner Shannon: "it's coming out on, it's at the corner of Silver Run..."

Mrs. Chapman: "JFK and Silver Run Road and I think also off of Roosevelt..."

Vice-Mayor Derella: "if that's a City street then Traffic Safety through Commissioner Parent will take a look and correct that."

Mrs. Chapman: "now, what if, you know I love the park. The one thing is the mail now..."

Vice-Mayor Derella: "that's a federal situation and we have no jurisdiction over that."

Mrs. Chapman: "okay, thank you very much."

Charles Morrow: "My name is Charles Morrow, I live at 23 JFK Boulevard. I've been there two years and I didn't expect my rent to go up \$120.00. Did any of you expect your rent to go up \$120.00? No. Neither did we. Why don't you just let that gentlemen read all your ordinances at one time and you all pass them. I believe it was Mark Twain who once said, if everybody passes everything be very careful. You guys just rubberstamp everything and not one person objected. What's wrong with you people? Why don't you just get it over with on the first reading and say that's it? Because, you all passed everything that was there."

Vice-Mayor Derella: "First, we'll clarify, it's an \$80.00 increase and there's weeks and months of work before these things become in front of us and we have our debates, because only two of us can be together at one time in regards to whether we're in favor of something or whether we're not in favor of those and this is the end result of that..."

Charles Morrow: "Where's the Mayor?"

Vice-Mayor Derella: "The Mayor is out of town."

Charles Morrow: "Where?"

Vice-Mayor Derella: "We're not going to discuss his personal things, sorry, I apologize for that, but we can't..."

Charles Morrow: "you don't want to discuss anything you don't agree with. You all agree with everything right down the line. It's a waste of time coming here."

Betty Monteleone: "Betty Monteleone, Briar Drive. I would like to start out with reminding everyone that we passed over a hundred percent increase in our taxes since the year 2000. You can't blame this on the state and you can't blame it on the county and you can't blame it on the school, because it's the municipal part and it's been out of control and running wild. I wonder if when you guys ran for office if you had said to everybody, my main priority is going to be raising your taxes. How many people would have voted for you? No one of you said when I get into office the first thing I'm going to do is raise your taxes every time a budget comes up and ????? we've created a whole new type of welfare of handouts, the businesses and things that are not helping in the City at all. It will be years before they will ever see any relief of what this Commission has done since they took office. A lot of these people would be put out of their homes before they would even see any relief from all of this stuff. I just looked at the paper today and there is Sheriff's Sales, a lot of them in Millville. Every time I pick up the paper there's Sheriff's Sales in Millville. People are losing their homes, because they can't afford to keep up with it. It's not only senior citizens, it's young families, young families that are living on their credit cards. I don't know when you guys lost site of what's going on in this town. Maybe because you have side jobs that you make money that can support your tax increases. Other people don't have side jobs and cannot get them. Some of them are too old to even have another job and living under social security. I hear people all the time come up to me and tell me, my whole social security check goes to pay my real estate tax. What is wrong with you people, I just don't understand where you lost sight of what a small municipality is suppose to be about, it's supposed to be about the citizens and their well-being. Not about getting this one signage and this one advertising and this one an abatement. You've lost track of what ????? is important and I hope next election that all the people in this City realize that if they vote for you guys they're going to vote for the same old thing and don't forget. Because, people forget very easily and I hope I'm around to repeat what I've been saying since I've been in this town. Now, I want to talk just briefly about the property that you...some senior citizen complex down on 49 and I want ????????, which you created, you know, had this been upfront these people wouldn't be hit with it, because they would've knew up front before they bought this. Mistake after mistake, it goes from everything from taxes to cutting trees down, to the airport to the racetrack, it constantly...oh that was an oversight, that was an oversight. Well, why don't you let the public know who is overseeing these things, so

we can get rid of them, so all these oversights doesn't happen anymore. If it's an oversight, let's get rid of the person that's doing the job. Because, it's constant every time you pick up the paper and it's not a small issue, it's big. About that and I wanted to say one thing and I can't understand how it is an oversight, because I had a little shed in my backyard when I got appraised, not only that I got appraised for a basement I don't have and it cost me \$385.00, which I still haven't got my money back to get rid of the basement that I don't have on my tax record. I had a little shed I paid eight hundred and some dollars for when I moved here, well the appraiser appraised it at \$1,500.00, so I called them up and said it's sitting on concrete blocks. How do you get this \$1,500.00, I paid eight hundred and some dollars? Oh, I'll lower it to 12, okay, he lowers it to 12, these people have sheds, not only do they have sheds, they own garages. Nobody saw those. I drove through ??????? I saw the front of them. What was the oversight? How do you let these people know before they moved in there that this is what you're going to get and they could make a more educated decision. The municipalities priority is the citizens, not this business, that business, those people don't even live in this town and you're so busy watching out for them. We have this Sister City and that Sister City, we've got this party and that party, we've got this band and that band. That's too much, we can't afford it. When are you going to wake up and realize that this City cannot afford you. You want to have parties, get sponsors, have volunteers play music. My money is going out the window. It amazes me that you guys have time to raise our taxes and run for cover as fast as you spend it. You spend it so fast, I don't know how you keep up with raising the taxes. But, believe me if I was spending my money that fast at home, I wouldn't be able to go out and get my own ?????? left in front of my spoon ?????? Thank you."

Diane Muhlig: "Diane Muhlig, 1 Cleveland Drive, Millville, Holly Village. My first question is, what's a PILOT? Actually, my first statement is this is my first City Commission Meeting and I'm ashamed to say that and that it took something like this proposed increase to get me here. It may be my first meeting, it will not be my last. What is a PILOT? What does that mean? That's my first one. Second, I heard Milt Truxton's name mentioned, what is his official title?"

Commissioner Derella: "He's the Construction Official."

Diane Muhlig: "Okay, so my next question is...and I could be way off on this, it wouldn't be the first time I was wrong. Does that constitute a conflict of interest with a manager of a Mobile Home Park with the coding and everything? I'll just put that right out there. Third question about Ivy Simpkins, who is she and why was her mortgage canceled and can I get mine canceled? \$40.00 of this increase goes to schools. I don't have children, why am I paying the schools? Somebody else mentioned the people in park have, some of them only get \$800.00 or so a month, I get \$666.00 a month, of that \$666.00 I have to pay half of the lot rent, half of a mortgage payment, telephone bill, gas, electric, HBA's, which is silly things like toilet paper, soap, shampoo. I have right now, left over from my check, my \$666.00, I have maybe \$25.00 a month left over, which I can ?????? Now, I'm going to be asked to pay \$50.00 a month increase, actually \$40.00 a month increase. Does this mean I'm going to get an increase in my social security to pay for this. The mobile home, I know they..Mr. McCarthy, you mentioned that all apartments and rentals are subject to that kind of fee, right?"

Richard McCarthy: "All property outside of mobile home parks that's of a similar kind are assessed for tax purposes. Mobile

*Manufactured Homes within a Mobile Home Park are not assessed for property taxes, while as manufactured homes located outside of the Mobile Home Park are assessed for property taxes."*

*Diane Muhlig: "Okay, places like, ??? Village on High was mentioned, the owner, she would only be assessed this right?"*

*Richard McCarthy: "Are you talking about a particular property?"*

*Diane Muhlig: "Yeah."*

*Richard McCarthy: "Well, there's ten thousand line items, so if you're asking me about a particular property I would have to go and look at the tax assessment records on the 5<sup>th</sup> floor. I don't want to answer a question like that off of the..."*

*Diane Muhlig: "okay, any apartment building, we'll say, the owner does..."*

*Richard McCarthy: "the owner of property, yes..."*

*Diane Muhlig: "so, rest assured those increases get passed down to the tenants eventually, but now..."*

*Richard McCarthy: "I'm sure that the cost of real estate taxes are, in fact does affect the lease arrangement from time to time..."*

*Diane Muhlig: "So, when Holly Village is assessed this, more than likely we will be assessed the difference or just the 120 or the 100 increase..."*

*Richard McCarthy: "\$80.00 increase, it's already \$20.00 right now and it's going to \$100.00, which means it's an increase of \$80.00, \$40.00 increase for the municipality and \$40.00 to the schools..."*

*Diane Muhlig: "okay, so we'll get that passed down to us..."*

Someone asked a question from the audience (inaudible) and Richard McCarthy made the following response:

*Richard McCarthy: "everybody contributes, as a, everybody contributes to the schools. Even commercial establishment and industrial establishments pay school taxes even though they don't send school children there for ??????"*

*Diane Muhlig: "our lot rent already gets increased every time the lease is renewed..."*

*Commissioner Parent: "twice a year, your lease is every two years?"*

*Diane Muhlig: "Yes and as I mentioned earlier, we were threatened by the management for even trying to find out about our security interest that supposedly we are supposed to get, I believe it says every year we're supposed to get it in cash, the interest or applied to our renter security and we ?????????????? Thank you, thank you. New Jersey law the Tenant Landlord states that our security is to be put into a bank that is named, which they did, the type of account, which was not let known to us at least and the current interest rate for that account, which also was not let known to us. It says that they have to give us, every year, to pay us in cash or subtract it from the amount of rent you owe on the renewal or the*

anniversary of the lease. They have to give you written notice. Now, I asked, you know, how much is due us, because we've never gotten anything, you know. I was not given an answer, I called the bank to find, because I thought, well heck it's my money, you know, I should be able to find out. I got a call from Holly Village Management telling me I had no right to call the bank. I was called into the office like a school kid, no wonder I'm a recovering alcoholic, and I was threatened, threatened that she was not somebody I wanted to make an enemy of and was told after five years, more than five years at the park our interest was 60 cents. Now, the law also states that if this is not done we are allowed to ask for that money to be put against..." (End of tape 1).

Diane Muhlig: Beginning of Tape 2 "I've stated before there are diseased trees, there are potholes, limbs have fallen, we had one of the diseased trees, which I brought to the managements attention, more than two years ago with pictures, with documentation about the disease. Limbs are falling, half the time I'm afraid to park our car in the driveway, because we don't want a limb coming through the windshield. We are paying and getting nothing, getting very little I should say. Someone brought up mail delivery and I realize that's a federal thing, but right now we are getting our mail on a lot that is ??????, where's the handicapped access?"

Vice-Mayor Derella: "Ma'am with these concerns, obviously you're paying a lease to the owner, you're going to have to go to that owner and organize yourselves now. There will be and I will check, to go back to Mr. Truxton, he doesn't handle issues at that particular park. There is a conflict, at least in my eyes and we have another inspector who has the same certificates..."

Audience members shouted out "yes, he does".

Vice-Mayor Derella: "To my knowledge. I will ask and make sure another inspector handles any issues or any concerns out there. I will make sure of that."

Diane Muhlig: "let me address that. When we moved in there was no ramp on our porch or whatever. I'm disabled, my roommates mom is disabled, my mom, who has since passed away had trouble climbing steps. We had at our own expense a ramp put on, we were told by Carol that Milt would have to approve it."

Vice-Mayor Derella: "alright, you know, we're going to have to move along a little bit here, because, we try to keep...so the rest could speak. The issue is, again, I try to keep and she may have said Milt, I would have to go back and look up your property number and the permit and all of those things to see which inspector was there, but we make every attempt and I will make sure that Mr. Truxton is not involved with decisions that are made out there. He has, in my eyes, when I've gotten calls from your park from other residents, not been involved purposely, because I believe there's a conflict, since his wife is there."

Diane Muhlig: "With all respect Commissioner Derella, what is on record and what actually happens at that park are two different things. Because, we often, often, get Milt's name brought into things when we want to do things in the park."

Vice-Mayor Derella: "Then you can contact the office direct or you can contact me at City Hall and we can follow through to make sure that I assign another inspector to be able to help you in regards to the construction issues and permits and that kind of stuff. In regards to the other issues that you're speaking to with

the tenant lease and things of that nature, unfortunately that's going to have to go through you and an attorney or however you want to do that as it is done in other places."

Diane Muhlig: "Everything that we've said here tonight is on record, correct?"

Commissioner Parent: "it's on record and televised, there's a camera right up there on that little round thing..."

Lew Thompson: "No, the TV is broke."

Diane Muhlig: "I'm curious about one thing, real briefly, you were talking about street lights. I know that all of our streets, except for the two that come out onto Silver Run are privately owned. But, I know some are there that own, you know, lamps and streetlights and some don't, it's there, are they supposed to be uniformed? I'm just curious about that."

Commissioner Shannon: "Again, I think that would be more of a thing with tenant and the group that runs the park. The only thing I can address would be the two City owned streets and upgrading streetlights there is the only thing I can address."

Diane Muhlig: "okay, thank you."

Barbara Rush: "My name is Barbara Rush, I live at 3 Lincoln Court in Holly Village. I would like to ask, No. 1 is the ownership of the park paying a tax through the City of Millville separately from this pad tax we were talking about?"

Richard McCarthy and Vice-Mayor Derella: "Yes."

Richard McCarthy: "For common areas out of their ownership, not for the manufactured homes."

Barbara Rush: "Okay, for the streets and the layout. Okay, now the pad tax, if this is City of Millville and you have talked about, I believe it was a state bill that you said had changed the Pad thing, that's why you were pulling the pad thing off..."

Richard McCarthy: "The Manufactured Home Taxation Act was just passed by the state legislature in response to the series of tax court decisions, which basically ruled that manufactured homes were not subject to assessment if they were located within a Mobile Home Park. There's a number of issues, but that's the primary issue. The legislature addressed that by enacting that statute, which authorizes municipalities to ordinances similar to the one in consideration this evening."

Barbara Rush: "Do you have any idea before you set this motion in place the pad thing, did you check to see what Vineland is doing? Bridgeton, as far as I know doesn't have trailer parks, Fairfield Township has two, but I mean did you get their notes about what they did?"

Richard McCarthy: "I looked at Vineland's Ordinance six months ago..."

Barbara Rush: "and follow...was it compared to the one..."

Richard McCarthy: "it doesn't compare and I don't agree with it..."

Barbara Rush: "okay..."

Vice-Mayor Derella: "I spoke to Mayor Barse briefly in regards to the situation and they are having the same dilemma that we are and they spent almost the same amount of time since this thing with their solicitor trying to address the issue."

Barbara Rush: "Okay and thirdly, I was going to say that I want to agree with the previous comment about the street signs in the park, especially going out to Silver Run Road by Roosevelt. It washed away, the metal is there, but there's no paint and it's not the only one in the park, but I don't know if the others are on, I don't think they are on to...Let me ask you this, if Roosevelt is a City street and one of the side streets like JFK runs into that and the stop sign before you get onto, turn onto Roosevelt, is that the City or the park?"

Commissioner Shannon: "that I'm going to have to take a look at with Traffic Safety, I would have to sit down with Wickward and Sgt. Rabbai to actually determine where our responsibility is..."

Barbara Rush: "we've been there many years, we know more or less they're there, but when strangers come in, there is nothing really to stop a major accident..."

Commissioner Parent: "We'll have someone out there, we'll have someone out there."

Elizabeth Hauser: "Good evening my name is Elizabeth Hauser I live at 4 Monroe Place, Holly Village. I have a question I do agree everything is going up in price, the economy, everything has gotten much more expensive, okay. When taxes are raised out in the community and they have been raised, everybody reads the paper. People pay taxes and they file a tax return. Now we're being asked to give \$80.00 as I've been told, so much for the school, which I always thought those things went on when you vote, that was put up to a vote, but maybe I'm wrong about that I've only been voting since I'm 21. My concern is, you're asking for money, which will trickle down to us paying it, not the owners, because they're out of state. I don't know what out-of-state ownership pays to the City of Millville, I do know what we pay. We're considered a renter, yet we all own our homes and they're all valued at a different price, so you expect everyone to pay the same, we're talking the disabled, we're talking the senior citizens, we're talking people that are hanging on by their nails to get by. What I'm seeing here tonight after you made your decisions is you are going to be overburdened in your senior citizen housing, your developmentally disabled housing, because people are not going to be able to afford to continue to pay and pay and pay. You're asking for taxation and where is the representation, can anybody answer that? And excuse me Mr. Shannon, those two streets belong to the development, I have been told that by Mr. Truxton, just because they happen to be on the City map they are in the development and they belong to Holly Village ????? So, great luck with the lighting hon, if you want to pay for it fine, OLG does have the responsibility, okay. She's let us know in no uncertain terms that park is OLG's and if you don't like it, move, we're all free to move and that is said constantly. So, can anybody answer me on why we're going to be taxed with no representation. Because, if I lived outside of Holly Village and paid for what I paid for my home, was done paying for my home and was paying you guys taxes, nobody would be walking into my house and knocking on my door and saying guess what we planned another development down the road and you're going to be paying a hundred bucks or eighty bucks a month more. I'd get a little more respect. But, since we do live

in a manufactured housing, where's our respect? Yeah, things have gone up, but guess what, it's going up us and it's not in a favorable way, okay."

Vice-Mayor Derella: "As Mr. McCarthy has said, not to interrupt you, whether you're finished, as Mr. McCarthy has said, the common area is the land is what is being paid in taxes by the owner of the property. But, none of the structures are assessed, as are the other households in the City of Millville, so to subdivide all those lots and give an assessed value to everything, yeah there would be some differences, probably in the assessed value just like it is throughout the rest of the City. But, because of the structure the way it is and the state statute those aren't taxed individually based on assessed values within these types of parks. So, the fee is across the board equally and distributed as such. Correct me if I'm wrong Mr. McCarthy."

Richard McCarthy: "Correct, for the manufactured homes."

Vice-Mayor Derella: "for the manufactured homes."

Barbara Rush: "Why has it been allowed to go on for so long then? You're stating you got peanuts before, you're getting cracker jacks to go with your peanuts even after this raise and it's being allowed. When I lived on 3<sup>rd</sup> Street and I paid for what I paid for my home 30 years ago next month, I'd be worth a pretty penny today, okay. I'm still am not worth anything. I own my home, but it sits on their land...no lights."

Vice-Mayor Derella: "Again that's the arrangement that you have with the particular park owner..."

Barbara Rush: "We tried to change that when we had an association years ago and we were blocked every which way we turned and yes we came to a many meeting over it and nothing was done. Yes, your person you have in the place he's at does deal a great deal of havoc."

Vice-Mayor Derella: "Thank you."

Kathleen Wilson: "Kathleen Wilson, 5 Madison Place, Millville, Holly Village. I just moved here. I really like the park. We went to Liberty Village and we looked at those homes, we looked at the cost. How nice they are, they have attics, they have garages and they're all on pads. When I moved to Holly Village and started walking around, there's a lot of homes that don't even have a pad, they sit on dirt. And you want a tax the same tax that you do at Liberty Village? This, I mean, this really needs to be looked at, if I'm sitting on dirt and don't have these elaborate garages and don't have these attics that are 7ft high and completely done, 9 ft high and completely done, I mean from one end of the house to the other end they are completely done and there's not a home in Holly Village that has an attic, not a home in Holly Village that's going to have garages that we were told that could have one car, two car, to park your boat and have all the amenities, like gated community. We want to have this fair and I don't feel if they're going to pay that \$80.00 too, correct?"

Vice-Mayor Derella: "Correct."

Kathleen Wilson: "And these people that are on dirt with no attics, no garages, just shanty's, little buildings to store your extra whatever you have, lawnmowers, this, that and everything and that's going to be the same?"

Richard McCarthy: "I would like to respond to that, the tax assessor's office is currently reviewing the common areas in Liberty Village to appropriately set that assessment, also any common buildings as well including fences."

Kathleen Wilson: "Will there be a ceiling to this or will this be tax yearly?"

Richard McCarthy: "Which are you talking about? What Brian's doing in respect to Liberty Village or what we're doing with respect to the annual service fee?"

Kathleen Wilson: "the annual service fee..."

Richard McCarthy: "The statute says this is supposed to be reviewed annually, like taxes. It's supposed to be reviewed annually like taxes are."

There were outcries from several members of the audience.

Vice-Mayor Derella: "Excuse me, this is a public meeting, if you would like to go to the microphone feel free to do so. He's just answering the questions directly."

Kathleen Wilson: "So, then on these one hundred fifty to two hundred thousand dollar homes we're going to be taxed the same. Just think about the people that are on dirt, think about the people that don't have an attic, don't have a garage..."

Vice-Mayor Derella: "but, we don't have the ability to assess each property and that is a dilemma, I will grant you, we are addressing Liberty Village with the added structures to make them taxable, but again they fall under a category that makes it a bit challenging for everybody."

Kathleen Wilson: "Yes, I understand that, thank you."

Elizabeth Leone: "Hi, my name is Elizabeth Leone, I live at 30 Roosevelt. I just moved two years ago. I just have a comment to make. Obviously, you guys made your minds up when we came here to make comments. I see you shaking your heads, but yeah, I believe you did make up your mind. So, basically, we wasted our breath, I mean you just, you know, the old saying you can't fight ??? City Hall, it just seems like that basically. That's all I have to say."

Carl Woolbert: "Carl Woolbert, 200 Riverside Drive. I'm not quite sure who gets this, but I've been trying for the last three years. There's a problem at the Riverfront parties and I would like to see it fixed. It's just something simple, I'm not going to make a big deal out of it. The cables, the electric cables that go from the electric box on the ground all the way up to the top of the hill, is there a way that these cables can be strung overhead or underground? The reason I'm asking, last year I was seriously injured from someone who fell over those cables. Injured in a leg that I had to wind up with an operation on my leg, I had artificial hips, I had pins in both my legs. The gentlemen that tripped over the cord, in all fairness, everybody had been drinking, but the question is, if the cords hadn't been there, he wouldn't have tripped. If he hadn't been drinking and the cord was there, would he have still tripped? Okay, so I don't know who's to blame. But, this year I was there a couple of weeks ago with some friends and one of the ladies took a fall 3 times, because somehow I don't know where she walked, this cable went over a low spot and she got her

foot caught underneath of it and luckily she did not get hurt. But, gentlemen I'm telling you now, it could be anyone of you, it could be anyone of your family, fall and get hurt very seriously, break their neck, break their arm, hurt their backs, whatever and I'm sure you would be up here doing just what I'm doing to try to get it fixed. Now, is there a solution to this? Can it be repaired somehow, can it be fixed, what can be done about it? Because, God forbid I should fall again, I'm not going to pay my bills, the City's going to pay them..."

Commissioner Shannon: "okay, Mr. Woolbert can I..."

Carl Woolbert: "the last 3 years I have talked to the police, showed them and thank God for a couple of nice policemen, last year when a gentlemen tripped over my leg and almost broke it, he cut my leg open and they repaired it and they went and got a first aid kit out of one of the police cars and they fixed me up. Thank you for that, for them guys. It's a very dangerous situation and all I want to know is can it be looked into and something done about it. It seems to be it would be cheaper to spend \$500.00 to fix it than put out a \$350,000.00 lawsuit. Okay, can there be something done about it?"

Commissioner Shannon: "Okay, first thing I didn't realize that you were injured at one of our events. Was there a report filed?"

Carl Woolbert: "I didn't file any reports over it, no. The police seen what happened, the police were standing right there. There was two police officers that stood right there and seen it all happened. It was an accident, but it happened."

Commissioner Shannon: "Okay, now my next question is this. When you speak of the cables, you got to help me out, are we talking the cables that are running from the gentlemen, the audio, that's running the cables to the stage..."

Carl Woolbert: "No, these cables are running from the big electric box, the big silver boxes that were just put in, on the ground up to the hill to the kiddie, for the kiddie amusements."

Commissioner Shannon: "Okay, so you're talking about the electrical box at the corner of Buck and Sassafras..."

Carl Woolbert: "right where the ?????? is..."

Commissioner Shannon: "and you're saying cables are run all the way up to the top of the hill..."

Carl Woolbert: "yes, there was two of them..."

Commissioner Shannon: "okay, I will take a look at that and we will have that addressed. I was unaware of that situation."

Carl Woolbert: "you did not know?"

Commissioner Shannon: "no, absolutely not. Had you filed a report originally I probably would have known, but see I didn't even realize that you were hurt to be honest with you. So, I apologize for that and I will check into those cables for you."

Carl Woolbert: "I got insurance and took care of it..."

Commissioner Shannon: "okay, well, please if that happens, file a report so we have a record of that, because that's the only

way I'd be able to address that and you say it happened, what a couple of years ago."

Carl Woolbert: "last year..."

Commissioner Shannon: "oh, last year, oh I was unaware of that Mr. Woolbert and I apologize and I will look into those cables and find out what we can do about getting them taken care of..."

Carl Woolbert: "I had seen the lady down here at the Parks trailer and she was aware of the situation of what was happening down there and admitted that it should be taken care of, here's a year later, in fact two years later, since she seen it and nothing has been done yet. If a senior citizen falls, which I am one, but older than me with our rickety bones, we might go down and not get back up and that's not too good. I'm not only looking out for me, I'm looking out for everybody in this room."

Commissioner Shannon: "We appreciate that. Thank you."

Vice-Mayor Derella: "Ma'am, can you hold one second, I just want to make sure everybody else who hasn't had a chance to speak yet. Is there anyone else who would like to address the Commission?"

Francis Riley: "Francis Riley, Holly Village. I have two things, one thing I take a little exception to the statement of the Mayor earlier that we don't pay anything towards school tax or the county tax. Well, part of our lot rent, Holly Village is a business, so they're passing all of the expenses on through our lot rent. They're assessed property taxes, I know that. Now, isn't school tax and county tax in that?"

Richard McCarthy: "yes, it's the manufactured home I said that did not pay anything towards the schools..."

Francis Riley: "but in some ways we are contributing to that with our lot rent. The other thing is, I think Silver Run Road is a county road, correct?"

Vice-Mayor Derella: "yes."

Francis Riley: "I know there's a law in process and all, but I would like to see that 40 mph speed limit going towards Laurel Lake moved closer to the police firing range and keep it 35 in front of the park. Because, we stop to make left hand turns into the park and nobody really drives 35 and I'm guilty sometimes myself, because especially now where you're talking about ??? the truck traffic and stuff, the sand mining thing keeps going. That should be moved...because if you're coming the other way it says 35 back on the ??? But, if you're going out of town after you pass the school and a little bit passed the Holly Village Office there's a 40 mph speed line and I think maybe it should be moved down the road a little further. Thank you."

James Jones: "I'm James Jones, I was here once before. In Florida we lived in ????? we had a mobile home. Now, I don't know if you can legally do this or not, because in Florida we would have to buy a tag for each unit we had and display it in our window every year, because we didn't have property tax, but they make you buy a tag for each unit you have and you have to pay for two units. Every year we get a bill in the mail just like you do for a car. Now, this is really a mobile vehicle??? thing, so I don't think you can really put on homes, because it's mobile and you have to have a tag

for it. I wouldn't call it a real estate property, it can't be real estate property..."

Richard McCarthy: "the answer to your question is, no, it's not real estate and it's not...it's under this statute and this statute..."

James Jones: "every year for two units, so I don't know whether you can get away with this or not, but I'm just going to tell you Florida tried and they couldn't do it, so I had to buy a tag for it. Thank you."

William Eisinger: "My name is William Eisinger and I live at 156 S. 2<sup>nd</sup> Street. In reference to taxes, again, I submitted to Mr. Derella an idea about cutting some taxes, and he said we couldn't do it. I would like to know why. I worked for a factory for 30 years and when that factory got tough and it was hard up, it cut back. The City doesn't cut back. It cut back of what I read in the paper of new hires. Proven fact, the state even approved it, if you lay off 20 percent of your people, I'm not going to be liked by municipal workers, but I don't care at this point, I'm losing my home, you can cut back 20 percent and pull overtime and still pay less, because you're not paying pensions and other and all your paying is overtime. Now, why can't it be done. You've got to stop spending money. The State even knows better, it has to stop spending money, not just shuffling taxes around, like our Governor does right now, wanting to give a 1 percent increase to your sales tax and compromise by saying we'll give half of that as a property tax rebate to cut the property taxes down, that's still stealing out of my pocket. You're just playing number games. Why can't the City start learning how to balance a budget instead of increasing the budget. Thank you."

Diane Mullen: "I'm still Diane Mullen and I still live at Holly Village. First, it does make a difference that we're here, every voice does count and you can fight City Hall and if we didn't believe that ???????? we would not be here, that's first. I just heard something said about an increase every year that this would be assessed every year?"

Richard McCarthy: "Reviewed, reviewed..."

Diane Mullen: "okay, if I'm understanding this right, right now we can't even refinance our home, because it's too old. Our home is 18 years old, some homes in the park are newer, some are older, but we're all going to be assessed the same increase. That to me is unfair, right off. But, now am I understanding correctly that not only are we going to pay \$80.00 a month more, but every year we may be asked for another increase, am I understanding that correctly?"

Richard McCarthy: "All I said was the state statute says that it should be reviewed every year. I didn't say that it should be increased every year."

Diane Mullen: "Okay, but you're not answering my question..."

Richard McCarthy: "I've just answered your question, that's the only question I could answer, that's what the State Statute says..."

Diane Mullen: "that means that we can get an increase, is it feasible..."

Vice-Mayor Derella: "yes..."

Richard McCarthy: *"it's feasible..."*

Vice-Mayor Derella: *"it is absolutely feasible..."*

Diane Mullen: *"that we could get another increase every single year?"*

Richard McCarthy: *"it's feasible that a review might lead to an increase, but it's not automatic, it's not automatic."*

Diane Mullen: *"I don't understand, I truly don't. Why we are being asked for such an increase, why we now know that it can be increased every year. Why homes are all going to be assessed the same fee no matter what the condition and some of the homes in Holly Village are beautiful, some look like crap, but we're all going to be assessed the same."*

Commissioner Derella: *"but, it's because we don't assess the property, you understand what I'm saying, you're not a subdivision, you don't have your own lot, we don't have the ability to go in, unless someone wants to go through the whole process and it would be a challenge to subdivided everything out, but the park doesn't want to do that. Again, I said it before it's a very challenging issue, we can't go in and say this property is assessed at this value, like we do in the rest of the City. It doesn't work that way on these particular issues and that's where the state came out with this particular statute to try to create some kind of equity across the board."*

Diane Mullen: *"Okay, It being a very complicated issue, why was the meeting called together so abruptly? Why wasn't more notice given? Why the rush? And, is it true, and I'm asking right up front. Yes, I believe we do have a voice. Yes, I believe we can fight City Hall. But in this instance, are we all blowing smoke? Is there a chance that this will not go through?"*

Commissioner Derella: *"We take all the comments. I know I take diligent notes to try to make sure that we address the concerns to the best of our ability. We take everything under control or under advisement and then we move forward. We may or may not make a change in that. There have been instances where we have, but, again this has been a six month process before we got to here. The laws tell us what kind of notification we have to do and what the process that we have to go through. There were some articles in the paper about some concern by Millville's First and some other people, but again, you're not just blowing smoke. You're here with a concern. We do hear you and we will take it under advisement, because we still have another public hearing in regards to this particular Ordinance on July 18<sup>th</sup>, the next meeting. Between now and then, we can't meet again as Commissioners, but we can voice our concerns to the City Clerk through the Attorney if there are changes or issues that we may want to try to make."*

Diane Mullen: *"Okay, is there a reason this meeting was called so quickly, why more notice wasn't given."*

Commissioner Derella: *"Our meetings are always the first and third Tuesdays of every month except for today, because of the holiday tomorrow."*

Diane Mullen: *"Okay, Thank you. I just wanted... I don't know if you were going to wait until after everyone spoke, but, about what was the pilot?"*

Commissioner Derella: "Yeah, we have some things we'll respond to."

Diane Mullen: "Thank you."

Betty Monteleone: "Betty Monteleone, Briar Drive. Gee, a second chance to get up here and say something. You know I'm going to take advantage of that, I mean I've waited how many years, six or seven."

Commissioner Derella: "All I ask Betty is that you just try to keep it about five minutes, let's keep it moving along."

Betty Monteleone: "I'll keep it at 20 minutes. The library, I know... aren't I correct in this, we didn't rebuild the library. Okay, anyway, when you rent a property, the person you're renting it from is supposed to do the maintenance and repair. Only when the City gets involved do they do the repair for rental properties. I don't understand why the guy that's getting the rent money for this Library doesn't have to put a cent on it. And, I don't even understand why he don't have to pay for the damage to the books, because his leaky roof caused the damage. So, they should be billing him for all their losses. That's the way the real world works, that's not the way the City of Millville works, but that's the way the real world works. And that's why all you people are looking at all these tax increases, because somebody has to pay for, when things are mismanaged and money is flying out the window, somebody's gotta pay for it so that's us, the tax payers. And they'll reach into every pocket, every hole, every place they can find to get it. That's number one. If they can tax the air you breathe, they would. Okay, now my next thing is, here you are talking about a new City Hall and a new Justice Center. ??????? at High Street ???? here, knock this building down, knock the Justice Center down and make it go to the Riverfront. I want a round of applause from everybody in here that wants a new City Hall and a new Justice Center."

Commissioner Derella: "Excuse me, we're not asking for a poll and it's a plan that would..."

There were outcries from the audience, which was inaudible.

Vice-Mayor Derella gaveled: "IF I MAY, IF I MAY, and I rarely, and you know I rarely, rarely interrupt, but understand it's a fifteen to twenty year plan. That is a plan."

Betty Monteleone: "I'm doing you guys a favor though, don't you want the public's opinion and when they're discussing....."

Commissioner Derella: "Excuse me, it has been in the paper's. There have been public hearings, public opportunities. Many people have attended those. This is not a sampling, it's a small sampling, okay, of the entire City. It's a small sampling. But, again we're not asking for anyone to take a vote. Please, just make your comments and we'll try to respond."

Betty Monteleone: "Then I have a better suggestion, when you get down to the time that you are going to make this decision to build this Justice Center and City Hall, then put it on the ballot, let's get a wide variety of people to respond."

Commissioner Derella: "When we get to the point where this plan is in place, whether it's this administration, another one, whatever, we're trying to set a plan and a vision as we've done in the past for the rest of, the entire Riverfront. And that's what the purpose of the plan is."

Betty Monteleone: "I know what the purpose of the plan is, nobody had a chance to say about the entire Riverfront either. It's just, that's why our taxes are going through the roof. You're making decisions without the people who have to pay the bills. Let me come to your house and make all your decisions. I want fifteen big screen TV's. I want a swimming pool. And let me see you pay the bills. Let me make your decisions for a month. And then you pay the bills and then...but, that's what's practically going on here. You're making these decisions and saying you guys have to pay, we have no choice. Okay, that was one thing, now let me get to my next little thing. Now, the other thing, talk about saving money and gas is \$3.00 a gallon. Why do you let all these people take the cars home? They don't need to take these cars home. Other City's don't take their cars home. Philadelphia don't take their cars home. There's no need for cops, Construction Officials, all these people to take their cars home. They should be sitting here and they shouldn't be allowed to take them home. Are they claiming that gas as income on their income tax? They get free transportation to and from work while the rest of us, and I'm not picking on the City employees, I'm just saying, and even so, if you're going to give one City employee a car to take home and come back to work then it should be a benefit for all City employees or no City employees. I don't think that's right and that thing about, well they have to be on call. Every City has to be on call. You're not out here by yourself. So there's one thing, and who's watching the gas pumps?"

Commissioner Derella: "That's monitored."

Betty Monteleone: "Uh, huh. It's monitored. Who's watching where this gas goes? If they take the car home and stop and they're out and they come back two days later and get it filled up again. How do you know that?"

Commissioner Derella: "I personally do not know. Correct."

Betty Monteleone: "It's same ???? thing as the cell phone situation."

Commissioner Derella: "We get bills on that, yes."

Betty Monteleone: "Exactly. But, no one is really technically monitoring. So, actually, if they left them here, it wouldn't be as easy to do these things. Thank you."

Cathy Tummelty??: "I am Cathy Tummelty???, I live at 20 Roosevelt Drive in Millville. I just have a question. Who actually owns the lake in Holly Village? Is it the park owner?"

Vice-Mayor Derella: "Lake in Holly Village? It would be the ???? lake, they do."

Mr. Scanlon: "Is this owned by the park? Okay. The other thing I wanted to say it's just a statement. I know a lot of people are angry and upset about this and the possibly that this might happen. I don't think it's our managements, uh, I know a lot of the tax ???? about management, report her husband. I think all of the Commissioners have respectfully listened to everything we had to say tonight. I will say, I've never been treated ???? too differently, because I live in a trailer park, except the Attorney, here, I feel I've treated everyone who spoke tonight with disregard. I feel like we were treated like we came from a trailer park. Not the Commissioners, I think you treated us respectfully and for that I thank you. I think the point is the tax and that's the only thing. I

think people are trying to say, ??? out of the rent we pay, isn't some of it going towards our schools in which I think, I think we got out of the Attorney, that yes, that is being paid out of the schools. But, I think the subject is I don't think any of these gentlemen got up this morning to hurt us or to make our life any harder. I think they will listen and they will try to make a reasonable decision. I don't think Mr. Truxton has done anything wrong. I think just because of where his wife works, is where his wife works. I think the anger is just coming from, we're all scared of the money and I understand that. And I do think the Attorney does know ?????? to the disrespect he's treated us tonight. Thank you."

Steve Durst: "Steve Durst, Goodmill, LLC. I would concur with the lady who I just heard speak. I think you folks have a real solid, honest, ??? right City government. We've been dealing here for several years and I can assure you, even though I feel your unhappiness and it's normal. I can assure you that compared to the dozens and dozens of towns that we go into to develop real estate, we've never had a more positive experience in terms of straight shooters?? and fair treatment. You may think that's amusing, but that's my experience and it's what we do for a living. I would direct the Commissioners to look at this in a slightly different way. I have eight kids and when I start running out of money, I don't think about spending less, I think about making more. And I would direct the Commissioners in this concern that I hear voiced so much tonight, I've heard it over the past month or so, I've heard it needs to be the Race Track, I've heard it needs to be the pilots. I would direct the Commissioners perhaps to revisit how the entire town is assessed. Is everybody paying what is right and reasonable? I'm hearing tonight that these folks don't feel that what was proposed for them is right and reasonable and that's a fair enough view and certainly their view. I would direct your attention, for instance, I heard a gentleman tonight who spoke before, uh, right now, asking to produce literally a full audit on a certain situation. I would ask for the same circumstance relative to Block 21, Lots 59 & 65, assessed at \$16,300.00, purchase price \$123,000.00 plus dollars in 2002, 53 acres, paying the City of Millville \$126.00 a year in taxes. Why should these folks pay \$1,200.00 bucks by way of an in...(inaudible due to applause from audience) who owns over 40 properties is paying \$123.00 bucks a year on 53 acres? Why would the same investor who owns Block 21, Lot 56 paying \$386.00 dollars a year on 18 acres, the same investor and same, lets say family, owns 125.01 Block, Lot 1 and that piece of land is 88 acres paying the City of Millville \$462.00 bucks a year. I would suggest that since we are under a PILOT with the Shopping Center and we will be paying the City of Millville an average of a million one to a million five a year for eternity and we're spending 70 million dollars to develop a Center and we're bringing 1,000 jobs to the City and we're staying. We don't sell anything, so, we're your new neighbors and I think, feeling much the same the way they do, I would like to see some of the folks who berate you and give you a hard time, I would like to see some of those folks answer us as to those three properties. I'd like an answer on July 18 as to why these properties are paying next to nothing and, then we'll have a little more."

Commissioner Derella: "Hold on Betty, I allowed two, I'm not going to go three. I'm sorry. No. No, I think I've been gracious enough, so..."

Betty Monteleone: "Okay, I appreciate the two, don't get me wrong. But, I just wanted to respond to him, because we did just get..."

Commissioner Derella: "No, please."

Bruce Starcher: "Bruce Starcher, 22 Cleveland Drive, again. You spoke earlier about the services we have at Holly Village; the Police Department, Fire Department, Library. This is quite true. But, take and think or do a survey, most of your people living in Holly Village are Senior Citizens. How many times do you think the Police are called in there for domestics? Very few compared to 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> Streets, and I'm not trying to name anything. But any area. Your Senior Citizens, 60, 70, 80 years old people living in there, how many of those do you think goes over here in the ??? classes in your Library. Think about it. And like another individual spoke and said, we don't get the services from the City; no road repairs, no trash pick up, no street removal of bulk materials, no roads plowed other than what the City had to do, the park does for us. And yes you've already accepted this \$80.00 dollar in debt or whatever it may be, but in the same token, unless I get this wrong, on page four of this agenda, Resolution A-5510, you talked about the taxes for approximately three different establishments, correct?"

Vice-Mayor Derella: "yes"

Bruce Starcher: "and the way their tax structure is implemented over a five-year period, three, five year period. If you're going to do something like that for your businesses, why can't you at least consider doing this for your residents out here instead of slapping a full \$80.00 on them in one month time. Do that over a period, a five-year period. Thank you."

Gary Lawson: "My name is Gary Lawson, I live at 732 Overbrook Avenue in Millville. Unlike you people I get my mail delivered and I get City services, they plow my street and they take care of me. A friend of mine asked me to come today, they live in the park and they're physically handicapped and unable to be here, so they asked me and they had no idea of what was even going on and to be perfectly honest with you I still don't have a whole lot of idea of what's going on. So, maybe you can explain to me, I hear these people saying a hundred and twenty, I hear you saying eighty and I really don't understand exactly where you're coming from. Maybe just real quick if you could explain that to me exactly where you're at."

Vice-Mayor Derella: "yes, we will, once we close the public hearing we'll answer your question for you, okay."

Gary Lawson: "Alright, first of all, I don't have any, you know, there are people here with agendas. Mrs. Monteleone is here with an agenda..."

Betty Monteleone: "What agenda?"

Gary Lawson: "The Porreca's are here with an agenda..."

Betty Monteleone: "What is my agenda?"

Gary Lawson: "I'm not here to argue with you, I don't want to argue with you..."

Vice-Mayor Derella gaveled: "Excuse, excuse me, you must address the Commission. They have their ability to speak. So, please address the Commission. We paid them respect, you need to do the same for us..."

Betty Monteleone: "point of order..."

Commissioner Parent: "I did, thanks Betty..."

Betty Monteleone: "point of order."

(Betty Monteleone continued to make comments from the audience, but was inaudible.)

Gary Lawson: "I have no personal problems with the Commissioners. I've had dealings with some of them and you know, we're fine and it's no problem. I've had, you know, I've sat here and watched the program and heard what you had to say, I listened to Pastor Kenyon and asked you to be, you know, and I think, you know, of all the people here, you deserve the applause for maintaining the calmness that you have shown the people here, you know, you wanted to applaud them. I think you deserve a round of applause for the way you've conducted yourself as people of this community and citizens of this community who deserve, you know, the respect from these people to you for the way you've acted tonight. Some of the people, I've watched some of the people get up and leave and you know, the things that go through your mind is well, did someone just get a \$1,200.00 increase, you know, that they've said, you know, they've got their mind made up and the heck with it I'm going home, you know, and that's all. If you have the \$1,200.00 and you can do the \$1,200.00, you know, then that's okay, you can leave. The people that are still sitting here evidently, you haven't come into \$1,200.00, I would find it, you know, the Commissioners is sitting here at the table, you know, I don't know what your personal incomes are, but if you were all of a sudden, you know, asked to come up with \$1,200.00 today or the next year out of your pocket and just throw it on the table and say there you go. If you could do that, you know, I don't know, without it hurting you, you know, I'm quite sure that you can do it. I still live in a house, but I'm totally disabled and I fight everyday to maintain my home and you know, I scratch and claw and I cut out this and I cut out that and I've gone to things that I can't cut out anymore, so I understand where you're at and what's going on. But, you know, I would strongly suggest to you, you know, that you maintain your position if you can't afford this. You know, singing about God Bless America is a wonderful thing and I believe that with my whole heart that this country is blessed, this City is blessed by God, okay. When you talk about that, God has other rules, God has rules about the tears and the widow. There was a widow who spoke tonight, very eloquently, who just said her husband died. In my estimation, that should move people, you know, people should sit and say, you know, we've got the City to run, we've got things to do, but the tears of a widow should affect. You know, I'm not inside your heads, I don't know what your thinking or what they're feeling and you know, quite possible they're sitting there with tears in their eyes and they're holding back. You know, I don't know, but I think that those, you know, if you bring God into the equation and you bring that equation all of the way around then it's for everyone. If you don't have \$1,200.00 stick to your gut, you know, you have to make these people understand that you don't have \$1,200.00, they have to write it down on that piece of when they meet the next time, that they have talked about it and you people just can't afford to do this and I believe you, because I'm in the same situation, I just happen to live in a house, because I'm still struggling to hang on. But, you know, I understand where you're at and where you're coming from and my heart goes out to you and I'm behind you one hundred percent, whatever that does for you, I don't know what it does for you, but I felt within the room and I felt, you know, I just have to get up and say something. I didn't come here to insult anybody or to praise anybody for that matter, you know, I'm just talking to you as people who live where friends of mine live. I know the people that are

sitting in this room, I've worked with people that are sitting in this room for years and you know, I know how hard it must be for them to struggle through and one of these people that I know, that I personally know tells me they don't have \$1,200.00, I have to believe them. I have to believe that they don't have it, because I work in the same situation and I could not come up with another \$1,200.00. So, my prayers are with you, you know, I wish you the best of luck, I'll support you in anyway that I possibly can, but I ask you, whatever you do, support yourselves, you know, if you really can't afford this, then you have to make that understood here at this meeting, because that's what this meeting is about. You know, you didn't come here, because you didn't have anything else to do today. This is a holiday, period. And I'm sure that you would much rather be home than sitting here for two and a half, three or four hours or whatever this meeting is going to take. Well, whatever it's going to take you're going to have to get up and say, you know, I can't do this. You know, no matter what happens, no matter what happens, no matter what anybody thinks, you know, we got it coming around to another corner, so what, because I can't do this. I'm sorry for the time and I'm sorry for any inconvenience that I caused anyone and you know, I apologize sincerely and I thank you very much for allowing me to speak."

Vice-Mayor Derella declared the public comment portion closed and asked for comments from the Commissioners:

Commissioner Shannon: "I would like to make a comment about the library. The library structure is a City-owned structure, I feel it is our responsibility to maintain that facility. In looking around here, I'm sure that most of you folks have had children go through in the school system, as I have, and I can tell you that the City Library has afforded my children a great opportunity to research, to utilize computers, to look at periodicals and to think that the City doesn't have some type of vested interest in a public library, you know, I got to disagree. I got to take a position that if I'm in charge of facilities and the City Library is coming under disrepair, I think I do have a responsibility to the taxpayers to make sure that facility is kept up and running and I would hate to argue the fact that the City of Millville wouldn't want a public library. So, I'm sitting here vowing to the people with children out there that we're going to try and maintain our public library, I think it's a neat asset. It's something, that again, I probably didn't utilize as much as I probably should have when I was a kid, but I do know that our children did use it and I appreciate the library staff doing what they do and the programs that they have there. I look at the Gant Room at the Millville Public Library and that was the original downtown Arts District. That's where people were able to go and see various culture events, art, exhibits and things of that nature, so as long as I'm sitting here and the public facilities in front of me, I'm telling you I'm going to maintain our public facilities to the best of our ability. I just needed to say that, to clear that up, that is a City-owned investment and I look at that as an investment and to me that's a quality of life issue and as long as I'm in this seat I'm going to vow money to the library to maintain that facility."

Commissioner Parent: "If I may Mr. Vice-Mayor? Again, I think Gary, you hit it on the nose of where you went to, you're back there next to Mrs. Monteleone, that's always nice. You know, we really don't like to get into name calling, when we're at meetings, you know, people have an opinion and you respect everyone's opinion. It is important that the way you folks came here this evening and presented your case to the Commission, I believe it was Isabel, who said that it's a done deal. It is not a done deal. There will be

another public hearing, it will be on the 18<sup>th</sup> and we have concerns ourselves and I know you folks have concerns and we'll be talking and we'll be meeting. Nothing is in stone. Some of those resolutions and ordinances you heard tonight as Vice-Mayor Derella has indicated were...a lot of meetings transpired to getting to the point. There are disagreements at times and we do disagree at times. But, we do it in a very professional manner and sometimes if we don't agree publicly on something, then yeah there is a no vote. But, most of our concerns and most of our desires is always to try to do what's best for the citizens. The City does belong to you folks, you know, and we appreciate that. We like to see people come to City Commission Meetings. It's very frustrating for us at times sitting here, no one shows except the press. So, you know, don't ever think that your voice will not be heard in City Hall. Once in awhile we get a little carried away, you know, and that's to be expected and I know the frustrations in there. We do care about the people, we care about, especially those that are on fixed income, those who are our senior citizens and we'll try to still do what's best for everyone in the City. But, again, I just want to let you know that I appreciate personally, you folks coming out. Tomorrow is 4<sup>th</sup> of July and that we all have better things to do. While speaking 4<sup>th</sup> of July we do have a fair and the fairgrounds are open, I encourage everyone, please get out to the fairgrounds this week, one thing you'll be guaranteed of is probably thunder showers, because it always rains at the County Fair for some reason. But, and please when you're out there visit the 4-H, because that is really what the fair is all about. The rides are nice the food is okay, but the fair itself really is the 4-H. Get out and tell the kids you really appreciate what they're doing and how they're doing things and the people out there. There's a lot of good going on in this City and it's very difficult times for all of us with tax increases that we're all faced with, but we'll continue to try to do our best for you and we'll see what happens. But, again, thank you very much for coming this evening."

Vice-Mayor Derella: "Briefly, someone asked what the PILOT stood for. It's payment in lieu of taxes. It's usually a 5-year plan and through that 5 year plan, as we explained earlier, we collect about 40 percent total, if we had them on the tax rolls, as compared to only 37 percent if they were full taxed for that entire year, that entire 5 year period. There is a bit of increase for the City of Millville and also helps to give an incentive for businesses to be here. There is a difference of opinion in the way, you know, people in the community and the way we handle that situation. We feel it's important to draw businesses into town, create those ratables and do everything that Mr. Durst had mentioned earlier. But, again that's what that stands for. Again, Commissioner Parent hit it on the head. There are a lot of discussions, we cannot meet together except for these meetings, so our discussion are limited to just two people and we depend on gathering that information from our professional staff. Speaking of our professional staff, you know, Mr. McCarthy, there was some comments made in regards to how he answers questions. As most attorney's he's very direct with his answers, I don't think there's rudeness in his answers, I think they're very direct very succinct and it is difficult for us, for the professional staff, when comments are directed at us. I don't know how many times this evening I had to ask for respect, quiet down, we gave you guys, anybody who was speaking that opportunity to do so and yet when we try to comment there's hisses and boos and this and that. Sometimes it gets frustrating for us to repeat the same answer over and over again and, you know, it gets frustrating for both sides. But, we do appreciate when people come out, we do appreciate when people feed and give us information. We need to go back and we take everything into consideration. We read these

minutes as soon as they're available, we go through this, so again it's not as you think that it's thrown in front of us today and we're making a decision. The people that are here for the first time, we try to get through our meetings in an orderly fashion, we do a lot of preparation prior to and when I say a lot I'm talking several, several hours, myself, at least 20 to 30 hours per week working on this job here. So, again, I want to thank Mr. McCarthy again, for the efforts he puts forth, he helps us keep us in check in regards to what we can legally and what we cannot legally. Which leads me to a question Mr. McCarthy and Mr. Thompson, some requests were made at the podium by several people with Mr. Durst were pretty direct, do they have to be required to come in and put an OPRA request in, as everybody else does to be able to get that information?"

Lew Thompson: "The proper procedure for an OPRA Request, because some people made comments about how it's obtained, you fill out the form, if it's directed to a particular department, whether it's tax assessing, collecting, assessing, economic development, water or sewer, streets and roads, whatever that is, you compile the information, it comes back and it's given back to the party that requested the information. That is the statutory requirement for Open Public Records Act and if they have that information, if they want to bring that information and address anyone, they can address anyone, but that's how that vehicle takes place and then discuss that with the City Attorney prior to this, because there was some questions posed by a member requesting that and they wanted the information disseminated in a different fashion."

Vice-Mayor Derella: "So, again, people who are requesting those things verbally at the microphone do need to come in and go through that OPRA Request. It was a thing put on by the state several years ago in regards to how to request records and all of the things you have to go. It's maybe a bit challenging, I will admit for the public to be able to gain records, it was supposed to streamline things, it's actually created an extra level of work and frustration at times."

Commissioner Hollingshead: "I'd like to make a comment, but I want to beg your indulgence, because I have a tremendous toothache and the less I say the better I feel, when the air gets to it, it kind of aggravates it. So, I want to beg your indulgence if, I don't speak. Thank you."

There being no further comments the meeting was adjourned subject to the call of the chair, by the following vote. Yeas: Shannon, Parent, Hollingshead and Derella.

Adopted: July 18, 2006

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Mayor  
  
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Commissioners

Attest:

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City Clerk/Administrator

**BILL LIST  
CITY OF MILLVILLE  
MEETING JULY 3, 2006**

ACMJIF		\$237,477.00
JENIFER BOJACIUK		\$605.25
BOND & COUPON		\$414,618.75
CITY OF MILV PAYROLL DED ACCNT		\$274,804.15
CITY OF MILV SELF INS "B"		\$6,412.61
CITY OF MILLVILLE PETTY CASH		\$200.00
CUSTODIAN OF SCHOOL MONIES		\$1,311,958.00
CONSOLIDATED POLICE & FIREMEN		\$8,360.40
FORT DEARBORN LIFE INS COMP		\$1,793.40
JOSEPH WHILDEN		\$20.00
TOTAL VOUCHER FOR 07/03/06		\$2,256,249.56
BANK OF AMERICA	HW WIRE	\$50,000.00
BANK OF AMERICA	HW WIRE	\$61,653.27
BANK OF AMERICA	HW WIRE	\$93,666.29
BANK OF AMERICA	HW WIRE	\$4,306.53
CITY OF MILLVILLE	HW WIRE	\$7,593.24
CITY OF MILLVILLE	HW WIRE	\$10,439.30
I.D.A. (DIRECT)	HW WIRE	\$3,704.19
I.D.A. (DIRECT)	HW WIRE	\$1,142.65
I.D.A. (DIRECT)	HW WIRE	\$1,565.77
TOTAL HW WIRE FOR 07/03/06		\$234,071.24
CITY OF MILLVILLE SALARY		\$289,179.23
TOTAL SALARY FOR 07/03/06		\$289,179.23
TOTAL VOUCHER & SALARY 07/03/06		\$2,779,500.03