

FEBRUARY 4, 2019
COMMISSION MEETING MINUTES
BOROUGH OF COLLINGSWOOD, NJ

A regular meeting of the Board of Commissioners was held at the Collingswood Community Center 30 Collings Ave. Collingswood, NJ, on the second floor, at 7:00 P.M. Mayor M. James Maley, Jr. *called the meeting to order*, with Commissioner Joan Leonard *present* and Commissioner Robert Lewandowski *present*.

Mayor Maley read the Sunshine Notice stating that the Borough has complied with provisions of the Sunshine Law by adopting before January 10 of this year, a resolution prescribing the dates, times and locations of all regular meetings of the Commission. Mayor Maley led the Pledge of Allegiance.

The Tax Collector and Municipal Court reports were approved and seconded.

The Commissioners called for the Second Reading and Public Hearing of Ordinance 1655

ORDINANCE 1655

BOND ORDINANCE AUTHORIZING THE CONSTRUCTION OF A PUBLIC WORKS BUILDING AND RELATED UTILITY IMPROVEMENTS IN AND FOR THE BOROUGH OF COLLINGSWOOD, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$7,500,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF COLLINGSWOOD, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$7,350,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the Board of Commissioners of the Borough of Collingswood, County of Camden, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Borough of Collingswood, County of Camden, New Jersey ("Borough").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Borough from all sources for the purposes stated in Section 7 hereof is \$7,500,000;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$7,350,000; and
- (c) a down payment in the amount of \$150,000 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, N.J.S.A. 40A:2-11.

Section 3. The sum of \$7,350,000, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$150,000, which amount represents the required down payment, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Borough in an amount not to exceed \$7,350,000 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

All or a portion of the bonds authorized to be issued hereunder may evidence one or more loans from the New Jersey Department of Environmental Protection and/or the New Jersey Infrastructure Bank, under an Application for Financial Assistance ("Application") submitted by the Borough to said entities.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Borough in an amount not to exceed \$7,350,000 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, N.J.S.A. 40A:2-20, shall not exceed the sum of \$1,500,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount of obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A. Construction of a Public Works Building (General Capital Portion) in and for the Borough, together with related Sewer Utility Improvements, together with the acquisition of all materials and equipment and completion of all work necessary therefore or related thereto	\$3,000,000	\$150,000	\$2,850,000	30 years
Construction of a Public Works Building (Sewer Utility Portion) in and for the Borough, together with related Sewer Utility Improvements, together with the acquisition of all materials and equipment and completion of all work necessary therefore or related thereto	2,900,000	0	2,900,000	30 years
B. Various Sewer Utility Improvements related to the Construction of the Public Works Building, together with the acquisition of all materials and equipment and completion of all work necessary therefore or related thereto	1,100,000	0	1,100,000	40 years
C. Various Water Utility Improvements related to the Construction of the Public Works Building, together with the acquisition of all materials and equipment and completion of all work necessary therefore or related thereto	500,000	0	500,000	40 years
Total	\$7,500,000	\$150,000	\$7,350,000	

Section 8. The average period of useful life of the several purposes for the financing

of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 32.17 years.

Section 9. Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Borough, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$7,350,000 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the Borough are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance, and to the extent payment is not otherwise provided, the Borough shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The Borough hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Borough prior to the issuance of such bonds or bond anticipation notes.

Section 14. The Borough hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the Borough may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby

repealed to the extent of any such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage .

With no comments Mayor Maley moved the public hearing closed and the ordinance be adopted on second and final reading which was seconded and approved by the call of the roll:

Aye: M. James Maley, Jr.
Aye: Joan Leonard
Aye: Robert Lewandowski

The Commissioners called for the Second Reading and Public Hearing of Ordinance 1656

ORDINANCE 1656

BOND ORDINANCE AUTHORIZING THE CONSTRUCTION OF AN EMERGENCY RESPONSE BUILDING AND RELATED ACQUISITION AND IMPROVEMENTS IN AND FOR THE BOROUGH OF COLLINGSWOOD, COUNTY OF CAMDEN, NEW JERSEY; APPROPRIATING THE SUM OF \$12,000,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE BOROUGH OF COLLINGSWOOD, COUNTY OF CAMDEN, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$11,475,000; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the Board of Commissioners of the Borough of Collingswood, County of Camden, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Borough of Collingswood, County of Camden, New Jersey ("Borough").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Borough from all sources for the purposes stated in Section 7 hereof is \$12,000,000;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$11,475,000; and
- (c) a down payment in the amount of \$525,000 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A. 40A:2-11*.

Section 3. The sum of \$11,475,000, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$525,000, which amount represents the required down payment, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Borough in an amount not to exceed \$11,475,000 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law. All or a portion of the bonds authorized to be issued hereunder may evidence one or more loans from the New Jersey Department of Environmental Protection and/or the New Jersey Infrastructure Bank, under an Application for Financial Assistance ("Application") submitted by the Borough to said entities.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Borough in an amount not to exceed \$11,475,000 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$2,500,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount of obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimate d Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligatio ns</u>	<u>Period of Usefulne ss</u>
A. Construction of an Emergency Response Building in and for the Borough, together with related property acquisition and improvements, together with the acquisition of all materials and equipment and completion of all work necessary therefore or related thereto	\$10,500,000	\$525,000	\$9,975,000	30 years
B. Various Sewer Utility Improvements related to the Construction of the Emergency Response Building, together with the acquisition of all materials and equipment and completion of all work necessary therefore or related thereto	800,000	0	800,000	40 years
C. Various Water Utility Improvements related to the Construction of the Emergency Response Building, together with the acquisition of all materials and equipment and completion of all work necessary therefore or related thereto	700,000	0	700,000	40 years
Total	\$12,000,000	\$525,000	\$11,475,000	

Section 8. The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 31.30 years.

Section 9. Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this

Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Borough, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$11,475,000 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the Borough are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance, and to the extent payment is not otherwise provided, the Borough shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The Borough hereby declares its intent to reimburse itself from the proceeds of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code"), for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Borough prior to the issuance of such bonds or bond anticipation notes.

Section 14. The Borough hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the Borough may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of any such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage

With no comments Mayor Maley moved the public hearing closed and the ordinance be adopted on second and final reading which was seconded and approved by the call of the roll:

Aye: M. James Maley, Jr.
Aye: Joan Leonard

Aye: Robert Lewandowski

The Following Resolutions were Approved without a Dissenting Vote

Appointing Police Officers

Full Time Police Officer Jamie Knecht
SLEO II Lucas Barousse
SLEO II Ryan Morze

Appointing Robert M. Fox as a Junior Firefighter for the Collingswood Fire Department

Reappointing members to the Collingswood Zoning Board

Tim Search
Pat Hoban

Approving Raffle Licenses

2019-1 and 2019-2 Paw it Forward
2019-3 Collingswood Rotary

Approving a MOU with Camden County and the Collingswood Fire and Police Departments -
Radios

Authorizing Increase to Emergency Temporary Budget Appropriations in the 2019 Municipal
Budget

Approving the Grace Period for Taxes, Water and Sewer Payments to February 11, 2019

Authorizing the Release of the Performance Guarantee- 27 Cuthbert LLC for Block 59 Lots 6 &
6.01

Authorizing Grant Agreement DVRPC - Bicycle and Pedestrian Plan

Authorizing Contract with AECOM for Planning Services - Bicycle and Pedestrian Plan

Authorizing Submittal of Application for Year 2019 Community Development Block Grant

Authorizing the Acceptance of Federal Funds and Participation in the Safe and Secure
Communities Grant Program

Designating of Official Newspaper for Legal Advertising-Press of Atlantic City

Approving the Payment of Bills as Presented by the Treasurer

Commissioner Lewandowski informed residents that AARP would be at the Library helping with seniors with their tax filings. Commissioner Lewandowski talked about ways to report potholes to the DPW. Commissioner Lewandowski invited residents to a free concert at the Scottish Rite featuring the US Army Field Band.

Commissioner Leonard talked about green initiatives being incorporated into the building of the new Public Safety and DWP Buildings. Commissioner Leonard invited residents to reach out to the Shade Tree Board to have trees planted in their neighborhood.

Mayor Maley announced a Cabaret Night being held at the Scottish Rite in memory of Barbara Matousch. Mayor Maley said any proceeds will be donated for to care for a family member of Barbara's who is in a long-term care facility.

Mayor Maley opened the meeting to the Public:

Brad Ingerman, owner and operator of the Lumberyard apartments talked about the Lumberyard Project and how and when he became involved. Mr. Ingerman explained what a PILOT program is (payment in lieu of taxes) the terms, criteria and incentive. Mr. Ingerman stated his firm recently decided to sell the complex; an interested buyer was found and his firm is ready to move forward. Mr. Ingerman explained he reached out to Mayor Maley to advise him of the sale and to get approval for a PILOT transfer. Mr. Ingerman added that there is a criteria that needs to be fulfilled to get approval to transfer a PILOT and his firm has fulfilled those obligations but they have not yet received the approval. Mr. Ingerman stated the Parkview Apartments recently sold with a PILOT transfer without incident. Mr. Ingerman said he wanted Commissioners Leonard and Lewandowski to be aware of this time sensitive matter. Mayor Maley responded that not all the obligations have been fulfilled, specifically the purchase price which is required to be disclosed and that the Parkview and the buyers disclosed the purchase price when it was requested of them. Mayor Maley added that the Commissioners Lewandowski and Leonard are aware of this situation. Mayor Maley explained that properties that receive tax abatements are limited on the profits they are allowed to make. Excess profits are to be paid to the borough, which is determined through the Financial Statements submitted to the Borough annually or the price of the property when it is sold. Mayor Maley added the borough attorney, Mr. Ingerman's attorney and the buyer's attorneys have been in contact with each other. A discussion ensued in reference to the possibility of excess profits factoring in with the approval of the PILOT transfer.

Jenn Rossi 114 E. Palmer Ave., introduced her daughter, the little girl stated playgrounds need to be safe. Ms. Rossi explained her daughter is in girl scouts and working on the good neighbor badge. Ms. Rossi also requested for the name and the model number of the swing bench at Roberts Pool so she can work on getting the equipment recalled due to injuries. Mayor Maley referred Ms. Rossi to Mr. Hastings.

Kathleen Shay Aregood, 610 Lees Avenue read a prepared statement about her concerns involving retirement income of residents, New Jersey property taxes, the new Collingswood Police and Fire Safety Building, the number of public safety employees, municipal bonds and public input.

Mayor Maley explained the borough has held several meetings about the bond for the new public safety building. Mayor Maley said the project is not expected to affect property taxes. Mayor Maley explained the bond for the new facility will be offset by debt that is being retired due to the borough's aggressive payment actions. Mayor Maley talked about the minimal estimated property tax increase, the ways the Borough is looking to reduce project costs by applying to the NJ Infrastructure Bank for a zero-interest loan for the project infrastructure, reducing the financing costs and initial interest only payments until additional debt is retired. Ms. Aregood asked if the public would have a say on the bond. Mayor Maley explained that there is not a public vote, public comment is made at the meetings.

Fiona Dawson, 841 Maple Ave., asked on the status of short-term rentals. Commissioner Lewandowski said it is still a work in progress. Ms. Dawson asked where she could find closed session minutes in reference to short term rentals. Mayor Maley said there are none. Ms. Dawson asked where she can find information on the how Air B&B are discussed. Mayor Maley explained informal individual conversations take place that include the borough attorney. Mayor Maley addressed a few interruptions by reminding that everyone would have an opportunity to speak but Ms. Dawson currently has the floor. Mayor Maley said in our form of government some interpretations of the law would require every time any of the commissioners spoke to each other an official public meeting would need to take place and we do not interpret the law that way. Mayor Maley also noted that there are exceptions on the state level in which party caucuses are held by the legislature in which during that time anything can be discussed.

Tom Peters, 912 Eldridge Ave. asked how can a resident comment and state their concerns on the short term rental ordinance once it is proposed. Mayor Maley advised that a draft ordinance would be circulated to the community and there would be time for comments. Mayor Maley explained that ordinances are introduced and usually not adopted for 30 days; public comment can occur during that time frame or at the scheduled meeting time when adoption takes place. Mayor Maley said because there has been such a strong interest on this topic that a draft will be released before it is officially introduced. Mr. Peters asked why has there been such a delay getting a draft developed? Mayor Maley said it is very complicated, we have looked at what other towns are doing, different regulations, options and it is extremely complicated. Commissioner Lewandowski explained and this ordinance would not stand alone, it needs to be

integrated with what we already have in place. Commissioner Lewandowski said something as simple as one word can change a meaning or an intent and then we need to focus on that one word, I did not expect it would be this complicated. Mr. Peters stated he wanted an update from the Commissioners. Mayor Maley and Commissioner Lewandowski both stated it is discussed at every meeting and that it is being worked on. Mr. Peters said he cannot attend every meeting and asked if the minutes are made public. Mayor Maley explained the minutes are made public but it takes time to prepare and approve. Mr. Peters stated the time to address an issue could be missed before it is voted on. Commissioner Lewandowski explained when there is something like this, we will make sure everyone has an opportunity to give feedback. Mr. Peters asked about the bond repayments for the construction of the safety building. Mayor Maley explained the process of borrowing for this project and the repayment procedure, which included that cost of borrowing, permanent financing, current short-term debt, the construction schedule and accumulated surplus. The discussion continued about additional projects and the reasons why the sites are not being rehabbed and any plans for the old stations. Mr. Peters

Steven Piaquadio 428 Browning Rd. expressed his concerns about Air B&B, temporary housing, boarding homes and the safety of neighborhood children and the need for background checks or a registration process because of the fears of sex offenders. Mayor Maley said they have not looked at a required criminal background check but they are looking at a tenant registration procedure to assist the fire department in case of an emergency.

Kate Delany, Palmer Ave asked how Collingswood's debt level compares to neighboring communities. Mayor Maley said it is probably higher but there are factors that change this every year. Some of the factors include our aggressive repayment schedule of our debt, adding ratables, property assessments and PILOTs. Ms. Delany read a comment from a resident concerning their support of work sessions. Ms. Delany read a portion of the Open Public Meetings Act.

Barbara Thomas, 912 Eldridge Avenue stated that residents have asked for a town committee to be formed to work on establishing regulations for an Air B&B. Ms. Thomas asked the Commissioners to stop using plastic cups at their meetings. Commissioner Leonard agreed.

Joan Bueller, reporter for the Retrospect stated she reported on the debt level and she received her information from the Debt Statement obtained from the CFO. Ms. Bueller added she was not aware of the other factors affecting the debt level.

With no further comments, Mayor Maley moved the meeting be adjourned at 8:05PM, which was seconded.