



**MEETING MINUTES OF THE COUNCIL OF THE BOROUGH OF MOUNTAIN LAKES
JANUARY 15, 2020
HELD AT BOROUGH HALL, 400 BOULEVARD, MOUNTAIN LAKES, NJ 07046**

CALL TO ORDER AND OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is being held in compliance with Public Law 1975, Chapter 231, Sections 4 and 13, as notice of this meeting and the agenda thereof had been reported to The Citizen and the Morris County Daily Record and The Star Ledger on January 7, 2020 and posted in the municipal building.

Mayor Shepherd called the meeting to order at 7:00 p.m. in the municipal building.

ROLL CALL ATTENDANCE

Roll Call	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>
Happer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Menard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Horst	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shepherd	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Korman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barnett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Councilmembers Happer and Lane Entered the meeting at 7:03 p.m.

FLAG

Mayor Shepherd led the salute to the flag.

EXECUTIVE SESSION

R62-20 Resolution to Enter an Executive Session – Litigation/Tax Appeals

Motion made by Deputy Mayor Menard, second by Councilmember Barnett to go onto Executive Session., with all members in favor signifying by “Aye”.

COMMUNITY ANNOUNCEMENTS

Mayor Shepherd announced the Green Infrastructure Planning Workshop was held on January 14th and was well attended.

Mayor Shepherd announced the 6th Annual YMCA Polar Plunge took place on January 12th.

Mayor Shepherd announced the Whippany Watershed Committee will hold a presentation on the health of our waterways on January 22nd at 10am at the library.

Councilmember Korman announced the junior class of Mountain Lakes High School is holding a sneaker drive. All donations can be dropped off at the high school in the atrium. Only sneakers and cleats will be accepted.

PUBLIC COMMENT

Please state your name and address for the record. Each speaker is limited to one (1) comment of no more than five (5) minutes and no yielding of time to another person.

Mayor Shepherd opened the meeting to the public.

There was no one from the public who wished to comment.

ATTORNEY’S REPORT

Mr. Oostdyk advised the Borough needs to know their options regarding the revaluation before moving forward.

***CONSENT AGENDA ITEMS**

Matters listed as Consent Agenda Items are considered routine and will be enacted by one motion of the Council and one roll call vote. There will be no separate discussion of these items unless a Council member requests an item be removed for consideration.

***RESOLUTIONS**



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- a. R63-20 Resolution Appointing Mitchell Stern Acting Borough Clerk
- b. R64-20 Resolution Authorizing a Professional Services Agreement Between the Borough of Mountain Lakes and Arcari & Iovino, PC.
- c. R65-20 Resolution Authorizing a Professional Services Agreement for Auditing Services Between the Borough of Mountain Lakes and Nisivoccia LLP.
- d. Resolution Awarding a Contract for Integrated Canada Goose Management to the United States Department of Agriculture, APHIS Wildlife Services
- e. R67-20 Resolution Authorizing the Cancellation of General Capital Appropriation Balances
- f. R68-20 Resolution to Renew North Jersey Municipal Employee Benefits Fund

***APPROVAL OF CONSENT AGENDA**

Council member	M	2nd	Yes	No	Abstain	Absent
Happer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Horst	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Korman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Menard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shepherd	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barnett	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BOROUGH COUNCIL DISCUSSION ITEMS

Tax Assessor Discussion Regarding Revaluation

Tax Assessor, Rick DelGuercio, discussed revaluation. The last revaluation in Mountain Lakes was conducted in 2006. In 2012 a reassessment was conducted to reflect market conditions in response to the housing crisis of 2008-2009.

Mr. DelGuercio advised that the Morris County Board of Taxation determines which municipalities in Morris County need to conduct a revaluation. The Board primarily uses three criteria to determine when it's appropriate for a revaluation: time since last revaluation, current ratio of sale prices compared to assessed value and the coefficient of deviation. Beside these three criteria, the Board takes the amount of tax appeals into consideration.

Mr. DelGuercio estimates Mountain Lakes will be ordered by the Morris County Board of Taxation to conduct a revaluation within two years. Once ordered, a municipality has approximately two years to comply with the revaluation order and it takes approximately a year to complete the revaluation. The cost of a revaluation is between \$125,000 and \$150,000. The municipality may apply for a bond to pay for a revaluation.

Mr. DelGuercio advised that a cheaper alternative to revaluation may be to conduct a reassessment with full inspection. Mr. DelGuercio advised that after a municipality performs a revaluation or full inspection reassessment, they have the option of conducting an annual maintenance assessment. Doing so avoids having to conduct future revaluations since adjustments are made yearly. Mr. DelGuercio also noted that annual maintenance assessments reduce incidents of tax appeals. Mr. DelGuercio will provide information about the costs for a revaluation, reassessment with full inspections and annual maintenance assessment.

The consensus of the Council was for Mr. DelGuercio to speak with the County Tax Board about the situation in Mountain Lakes and determine options.

2020 Budget



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The following department operating budget proposals were discussed: Library, Police, Traffic & Safety, Dispatch, Municipal Court, Office of Emergency Management, Fire Department, Code Enforcement, Administration, Clerk, Finance. Also discussed was the Current Budget revenue projections.

PUBLIC COMMENT

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Mayor Shepherd opened the meeting to the public.

There was no one from the public who wished to comment.

ADJOURNMENT at 10:11 P.M.

Motion made by Council Member Lane second by Council Member Barnett to adjourn the meeting at 10:11 p.m., with all members in favor signifying by "Aye".

Respectfully Submitted

Mitchell Stern, Acting Borough Clerk