



**REGULAR MEETING
OF CITY COUNCIL OF THE CITY OF CAPE MAY, NJ
Tuesday, December 16, 2025 at 5:30 P.M.**

The Meeting of City Council of the City of Cape May was called to order by Mayor Mullock at 5:46 P.M. on Tuesday, December 16, 2025 in the Cape May City Hall Auditorium and streamed live on the City's website (capemaycity.com). The City Clerk called the roll and the Pledge of Allegiance was recited.

Erin C. Burke, City Clerk announced that under the Open Public Meetings Law, notice of this Special Meeting was sent to the Cape May County Herald and The Press of Atlantic City and a copy of the agenda was delivered to each Member of Council and was posted on the City Hall Bulletin Board.

Present:	Councilmember Lorraine M. Baldwin Councilmember Steve Bodnar Deputy Mayor Maureen K. McDade Councilmember Shaine P. Meier Mayor Zachary Mullock – present via telephone
Also Present:	City Solicitor Chris Gillin-Schwartz City Manager Paul Dietrich City Clerk Erin C. Burke Deputy Manager Justin Riggs Deputy City Clerk Brian Turner

Minutes do not reflect the actual order in which the events occurred.

ADDITIONS/DELETIONS – None.

EMPLOYEE OF THE MONTH

City Manager Paul Dietrich presents Brittani Roach with the Employee of the Month award.

UPDATES:

- City Manager – City manager Dietrich states that parking revenue is up \$183,682.00 from last year and provides an update on beach tag revenue.
- City Solicitor – City Solicitor Gillin-Schwartz provides an update on negotiations with West Cape May and Cape May Point for Police Shared Services Agreements.
- City Council – None.

ORDINANCES FOR SECOND READING AND CONSIDERATION FOR ADOPTION:

580-2025 An Ordinance to Update the Uniform Salary and Classification Plan for the Department of Personnel Positions in the City of Cape May

PUBLIC HEARING – None.

Motion: McDade **Second:** Bodnar

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

582-2025 An Ordinance of the City of Cape May Amending and Supplementing Chapter 7
"Vehicles and Traffic" To Regulate the Operation of Electric Bicycles and Scooters

PUBLIC HEARING

Jim Moffatt, 681 New England Road – Mr. Moffatt speaks on the importance of the ordinance, and states that BAPAC will be looking at E-Bike safety in the next year.

Motion: McDade **Second:** Meier

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

PUBLIC PORTION ON RESOLUTIONS ONLY

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan would like clarification on the sale of the bonds; what areas are covered in the sidewalk refurbishment project; and what the updates are to the City Manager's contract. Ms. Sheehan requests that beach concessionaires meet certain set up requirements.

Jules Rauch, 1010 New York Avenue – Mr. Rauch inquires how the City will be utilizing Phoenix Advisors; and if the bill for the pavers will be paid by the City or via grant money.

CONSENT AGENDA:

Reports:

Police Incident Report for the month of November 2025

Fire Incident Report for the month of November 2025

Tax Collector Report for the months of May, June, and July 2025

Resolutions:

350-12-2025 Resolution Authorizing a Professional Services Contract with Phoenix Advisors for Municipal Advisory Services in Connection with the Sale of \$20m General Obligation Bonds and the Issuance of \$7,014,000 Bond Anticipation Notes

351-12-2025 Resolution Authorizing a Professional Services Contract with Standard & Poor's for Analytical Review and Issuance of a Credit Rating for the City's 2025 Bond Sale and Issuance of Bond Anticipation Notes

352-12-2025 Resolution Approving Change Order #2 with Ford-Scott & Associates LLC to Assist with the Issuance of Bonds for the City of Cape May

353-12-2025 Resolution Authorizing Approval of A Required Disclosure Award to Ferguson Enterprises inc. for Supply of Snow Fencing

354-12-2025 Resolution of Award of Sidewalk Refurbishment Bid

355-12-2025 Resolution Authorizing Change Order #5 to Contract for City Hall Parking Lot & Claghorn Place Reconstruction

356-12-2025 Resolution Updating City Manager Contract for the City of Cape May

357-12-2025 Resolution for the Refund of Overpaid 2025 Property Taxes – 704 Saint James Place

358-12-2025 Resolution for the Refund of Overpaid 2025 Property Taxes – 1307 Beach Avenue, Unit 4

- 359-12-2025 Resolution for Transfers of Appropriations – 2025 Budget
- 360-12-2025 Resolution Authorizing One Year Extension of Lease for a Portion of City Property Known as “The Welcome Center,” 609 Lafayette Street, Cape May, New Jersey
- 361-12-2025 Resolution Authorizing a Bid for Lease of Beach Concessions Parcel(s) A through I – Term: 2026 - 2030 Cape May, New Jersey
- 362-12-2025 Resolution Authorizing Change Order #2 to Contract for Reconstruction of Beach Avenue (Broadway to the Cove) with Charles Marandino LLC
- 363-12-2025 Resolution for the Payment of Bills

Motion to adopt consent agenda: McDade **Second:** Meier

Meier: Yes **McDade:** Yes **Bodnar:** Yes **Baldwin:** Yes **Mullock:** Yes

REGULAR AGENDA – None.

NEW BUSINESS:

- City Solicitor – City Solicitor Gillin-Schwartz thanks Council for a great year.
- City Manager – Mr. Dietrich wishes everyone a happy holidays, and reminds the public about the Cape May Police Department’s Annual Toy Drive, and encourages everyone to participate.
- City Clerk – The City Clerk announces that city offices will be closed on December 25th, 2025. Ms. Burke states that Council has been provided with meeting dates for 2026 and encourages Councilmembers to make note of any scheduling conflicts.
- **Councilmembers**
 - **Councilmember Baldwin** – Councilmember Baldwin states that May 13th HPC is bringing back the house awards, and wishes everyone happy holidays.
 - **Deputy Mayor McDade** – Deputy Mayor McDade provides an update on the chatty bench, which will be placed outside of the community center. Ms. McDade wishes everyone a happy holiday season.
 - **Mayor Mullock** – Mayor Mullock wishes everyone a happy holiday season.
 - **Councilmember Bodnar** – Councilmember Bodnar encourages everyone to get out in town, and wishes everyone happy holidays.
 - **Councilmember Meier** – Mr. Meier encourages people to think of Jay Schatz as he is in the hospital, and thanks everyone for a great year.

PUBLIC PORTION:

Dekon Fashaw, Chief of Police – Chief Fashaw thanks Council for a great year, and wishes happy holidays to all.

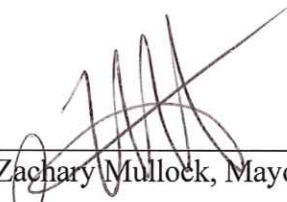
Brett Blythe, 1313 Massachusetts Avenue – Mr. Lythe expresses concern over the appearance of street poles in the City.

Jules Rauch, 1010 New York Avenue – Mr. Rauch asks for an update on the desalination plant, and wishes everyone happy holidays.

Stacy Sheehan, 928 Columbia Avenue – Ms. Sheehan requests clarification on DEP approval for the desalination plant. Ms. Sheehan would like to know if there is an update on the Jacob Jones Memorial.

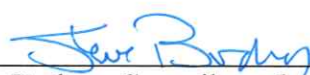
ADJOURNMENT

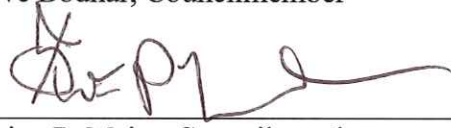
Motion is made to adjourn by Councilmember Meier with all in favor. The Regular Meeting adjourns at 6:36 PM.

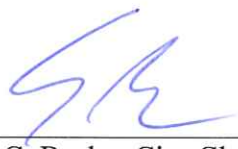


Zachary Mullock, Mayor

Maureen K. McDade, Deputy Mayor

Lorraine M. Baldwin, Councilmember

Steve Bodnar, Councilmember

Shaine P. Meier, Councilmember

Erin C. Burke, City Clerk