

**MINUTES OF THE REGULAR MEETING OF THE
MOUNT LAUREL TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

August 15, 2024

Chairwoman Murphy called the regular meeting of the Mount Laurel Township Municipal Utilities Authority to order at 7:02 p.m. via in person and videoconference. A sign with the call-in information was posted at the Elbo Lane Water Treatment Plant Facility Meeting Room and posted on the Authority's official website.

Those in attendance were:

Carol Murphy	Chairwoman
Cheryl Coco-Capri	Vice Chair
Elwood Knight	Secretary
John Francescone	Member

Also in attendance were:

Pamela Carolan	Chief Operating Officer
Jonathan Sears	Chief Administrative Officer
Rachael Concepcion	Employee Engagement/ Safety Officer
William Long	Consulting Engineer
George Morris	Solicitor
Willaim Giegerich	Mount Laurel Township

Chairwoman Murphy announced that the notice requirements of the "Senator Byron M. Baer Open Public Meetings Act" have been satisfied. Annual notice has been transmitted to two newspapers; it has been prominently posted on the Municipal Bulletin Board and filed with the Mount Laurel Township Clerk.

Public Comment – General

No public in attendance

Following a motion made by Ms. Capri and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-86 Resolution Acknowledging Retirement of Charles "Chuck" Bernheimer with 37 Years of Service, with affirmative votes from Ms. Murphy, Ms. Capri, and Mr. Knight.
Total votes: 3 ayes, 0 nays, 0 abstentions, 2 absent

Minutes

Following a motion made by Mr. Knight and seconded by Ms. Capri the Board unanimously approved the minutes for the July 18, 2024, regular meeting, with affirmative votes from Ms. Capri, Ms. Murphy, and Mr. Knight.
Total votes: 3 ayes, 0 nays, 0 abstention, 2 absent

Developments/New Connections

Following a motion made by Ms. Capri and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-87 Resolution Authorizing Release of Performance Bonds and Issuance of a 2-Year Maintenance Bond for the Gables Project, Phases 1 and 2 – Pump Station, Force Main, Sanitary Sewer and off- Site Water, with affirmative votes from Ms. Murphy, Ms. Capri, and Mr. Knight.

Total votes: 3 ayes, 0 nays, 0 abstentions, 2 absent

Ms. Carolan reported that the Mount Laurel Animal Hospital has recently received the required Wastewater Management amendment from DEP for their expansion. So, they are getting much closer towards beginning construction.

Public Portion was closed at 7:05pm

Operations

Water System Summary

Ms. Carolan reported there have been no water main breaks since the last meeting, but we are repairing some slow leaks we have had on hydrant valves.

Ms. Carolan continued with water use, noting that last month she reported that June was our highest use in many years, with a peak of 8 MGD. July use slightly higher than normal, but not out of the ordinary range for a summer month, and the beginning of August has been trending lower because of local storms. If we assume return to normal use for the rest of the year our annual use will be 1550 MG, the highest since 2012. We are not anticipating problems in meeting that. We have allocation remaining and 80 MG in the ASR well.

John Francescone arrived at 7:07 pm

Ms. Carolan continued, last week there were issues with the fluoride system at this plant, we are not fluoridating here now, but the ASR and WMUA supplies are, so that it a similar mix as wintertime water delivered.

Ms. Carolan provided an update on Lead and Copper sampling on water system explaining that there is process set by the state regarding the amount of sampling that we need to do, because there are not any lead or galvanized services lines, we were historically only required to do 30 homes every 3 years, but it was increased 2 years ago to 60 samples every quarter, it was then adjusted to 60 every 6 months. Ms. Carolan explained that applied for a sampling reduction and will now be at the frequency of 30 samples once a year in the summertime, which is the best outcome we can expect.

Sewer System Summary

Ms. Carolan stated that 257 Mt Laurel Rd, the home discussed during the June meeting, originally had a leak on 5/29/24. We stepped in because we could not isolate it as their shutoff valve could not be located, and insert a valve. Their plumber was supposed to finish the work, leaving the sewer shut off in the meantime. A few weeks later it was still not repaired, and the tenant was still without sewer service, so we looped in the County Health Department and Mount Laurel Code Official. The plumber returned at the end of July and turned on the valve and it leaked, so we called Henkels back out to repair twice. During those repairs we learned that the required repairs were still not made in the private pump station. The plumber must still make those as of today, and the tenant is still without sewer service.

Mr. Giegerich added that the township is waiting for a court date.

Ms. Carolan asked if we had billed them from the last repair?

Mr. Sears responded that we have not received all of the bills from the contractor yet, but we did send them notice that there would be additional bills coming.

Ms. Carolan reported there are 7 pump stations operating outside of normal parameters

Ms. Carolan reported on the 8/7 storm which included 3 inches of rain which caused us to truck in the Ramblewood system, including outside haulers, so there will be cost for both trucking and overtime.

Ms. Carolan provided an update on the March 2024 emergency Ramblewood drainage area work: Rogers Walk, 200 Ramblewood and Gaither Easement manholes have been raised. All the key mains have been lined, and the contractor still needs to grout the laterals. The only remaining work is the golf course manholes.

Mr. Francescone asked, "Didn't we decide last meeting we were just going to perform the work if they were unresponsive?"

Ms. Carolan explained that Ms. Murphy was going to call them.

Ms. Murphy stated that she would reach out to the golf course again.

Ms. Carolan added that we have to order the manhole parts, and she was not sure if all parts have been ordered. We are still having issues with obtaining the watertight castings; due to a mold cracking at the manufacturer, so delivery is not anticipated until October.

Presentation of Engineer's Status Report

Mr. Long stated that there is a development issue he needs to address in closed.

Mr. Long presented the report.

Active Projects in Construction

Replacement of Part of Library Force Main and Millstream Force Main Connection, M-180-322-003

The project included replacing a section of the existing PVC library force main with 10" HDPE (via directional drill), beginning at the pump station, through the adjacent wooded area to Route 295, and cleaning and televising the force main crossing under Route 295/NJTP. The project also included replacement of the connection of the Millstream force main to the primary force main in Union Mill Rd. Project will be financed via an NJIB loan. Contract awarded to JVS Industrial and Commercial Contractors, Inc. in the amount of \$1,219,000.83 on April 20, 2023. Contractor is completing punch list items.

Atrium & Hooton Pump Station Upgrades, M-180-347-001

This project included electrical and control system replacement and upgrades at both the Atrium and the Hooton Road stations. The Atrium station work also included pump replacement and replacement of the emergency generator which also connects to the adjacent Horizon Way Water Booster Station. Financing via NJIB Loan. On December 16, 2021, a contract in the amount of \$1,177,150.00 was awarded to Eagle Construction Services. The contractor is addressing punch list items.

Air Release MH Improvements 101 Hartford Rd & Isolation Valve Removal Pike Rd M-180-392-000

No change in status. The project included the replacement of the air relief valve at 101 Hartford Road and the removal of the valve and fittings for the Pike Road isolation valve. Contract No. 2022-14 in the amount of \$599,670.00 was awarded to J.F. Kiely Construction, Inc. at the March 2023 meeting. Both valves have been replaced. Site work is complete. The contractor and County need to coordinate road restoration at 101 Hartford.

Water Main on Hainesport-Mount Laurel Road County Bridge #B4.71 M-180-393-000

This project was for a repair of a 12" water main which is strapped to the side of the County bridge. A contract was awarded to JVS Industrial and Commercial Contractors, Inc. in the amount of \$109,000.83 during the July 2023 meeting. Construction is complete and the contractor is addressing punch list items.

Well No. 4 Redevelopment-M-180-395-000

This project was for the redevelopment of Well no. 4, including removal and rehabilitation of the existing pump and well piping, redevelopment of the well and installation of Authority supplied pump and well piping. A contract was awarded to A.C. Shultes, Inc. in the amount of \$117,600.00 in late 2023. The rebuilt pump has been installed and we are waiting on punch list items.

Active Projects in Design

Pump Station Monitoring System, M-180-365-000

This project includes updating the alarm system at 29 of the Authority's 41 sewage pumping stations. In addition, condition monitoring will be included with the system. The Authority authorized the start of design work with a construction completion of March 2021, which was not met. Financing for this project was originally planned for NJIB bundle #1 but the Authority was able to get I-Bank approval to move this to a separate financing so the remainder of bundle #1 can go to loan closing. Bids were received on July 10, 2024, and came in high, over \$1 million more than the engineer's estimate. We are recommending award, tonight, to the low bidder, DeMaio Electrical Co., Inc in the amount of \$4,349,719.23.

Air Release Manhole Improvements Union Mill Road & Armistead Way

This project includes the replace of the air relief manhole at the intersection of Union Mill Road and Armistead Way (Signature Place). This project includes demolition of the existing manhole at the intersection and construction of a new air relief manhole. We are recommending award of Contract No. 2024-06 tonight to JVS Industrial & Commercial Contractors, Inc, in the amount of \$272,500.82.

Manual Transfer Switch Installation-81 Elbo Lane M-180-394-000

This project is to install a transfer switch with the capability of connecting a portable generator to it when needed, at the Authority's Engineering Office Located at 81 Elbo Lane. Contract No 2023-05 was awarded in July 2024 to Hughes Electric Co., LLC in the amount of \$50,600.00. Pre-con scheduled for the second week in September.

Air Release Manhole Improvements Union Mill Road (2) Locations M-180-396-000

This project is for the replacement of 2 air release valves along Union Mill Rd, Marter Ave and Walton Ave. Preparing for advertisements.

Library Pump Station Upgrades M-180-397-000

This project includes rehabilitation of the pump station with was originally installed in the 1980's. Work includes replacement of electrical controls, emergency generator, addition of a flow meter and addition of an electric building as an alternate. Design plans and specs are being worked on.

81 Elbo Lane Site Work M-180-397-000

This project includes milling and paving of the parking lot, drainage improvements and a dumpster pad. Plans submitted to the authority for comments.

Ms. Carolan added that 81 Elbo lane site work is not a priority, and this project is on hold.

Ms. Carolan reported on the following projects as they are being designed by firms other than Alaimo Associates:

Elbo Lane WTP HVAC Replacement (Engineer: Mott MacDonald)

This project includes the replacement and rehabilitation of the HVAC system at the Elbo WTP. Financing will be via the NJIB. We received bids and are recommending award tonight to the Kaser Mechanical LLC in the amount of \$1,381,950.00.

HRWPCF Sludge Dewatering Equipment Replacement (Engineer: Colliers)

This project includes the replacement of the sludge handling and dewatering equipment in the sludge dewatering building which was originally constructed in 1996. Contract No. 2022-09 was awarded BR Welding, Inc. in the amount of \$3,675,000.00 in July 2024. Precon is on Monday 8/19/24.

Cornwallis Drive and Carteret Court Water Main Replacement (Engineer: ERI)

Project includes replacement of 1000 feet of 8” water main on Cornwallis Drive and 570 feet of 6” water main on Carteret Court. A contract was awarded to A-to-Z Site Contractors in the amount of \$540,165.00 at the December 21, 2023, meeting. Ms. Carolan reported that the mains and services are in. Paving is scheduled for October.

Ramblewood Sanitary Sewer Rehabilitation (Engineer: ERI)

This project is for lining ~1800 feet of gravity sewer in the Ramblewood drainage area. A contract was awarded to Vortex Services, LLC in the amount of \$201,889.00 at the May 16, 2024, meeting. Mains are lined. The contractor will return next week to test and grout laterals.

Chelsea Water Main Replacement (Engineer: ERI)

This project is for the replacement of approximately 650’ of water main, which has had three recent breaks and underdrain issues. Award of Contract No. 2024-12 to Landberg Construction LLC in the amount of \$272,355.00 is recommended for tonight.

Closed Session

A motion was made by Mr. Francescone, seconded by Ms. Capri, the Board unanimously approved to pass Resolution 2024-07-79 to close the meeting to discuss Litigation and Potential Litigation which are exempt from open meetings under the Sunshine Law, at 7:30 p.m., with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Litigation, Potential Litigation and Regulatory Matters – SEE CLOSED PORTION OF MEETING

The meeting was re-opened at 7:47 p.m., following a motion made by Mr. Knight and seconded by Ms. Capri with unanimous agreement from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Contracts

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-89 Resolution Approving Award of Contract, Following Receipt of Competitive Bids, to DeMaio Electric Co. Inc., in the amount of \$4,349,719.23 for the PLC Pump Station Monitoring System Project, MUA Contract No. 2022-15, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-90 Resolution Approving Award of Contract, Following Receipt of Competitive Bids, to Kaser Mechanical LLC., in the amount of \$1,381,950.00 for the Elbo Lane Water Treatment Plan HVAC Upgrade, MUA Contract No. 2022-08, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.
Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-91 Resolution Approving Award of Contract, Following Receipt of Competitive Bids, to Landberg Construction LLC., in the amount of \$272,355.00 for the Chelsea Place Water Main Replacement Project, MUA Contract No. 2024-12, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.
Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-92 Resolution Approving Award of Contract, Following Receipt of Competitive Bids, to JVS Industrial & Commercial Contractors, Inc., in the amount of \$272,500.83 for the Union Mill Road Air Release Manhole Improvements –Armistead Way, MUA Contract No. 2024-06, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.
Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-93 Resolution Approving Change Order No. 01, in an increase of \$3,745.00 for the Cornwallis Drive & Carteret Court Water Main Replacement project, MUA Contract No. 2023-09, MUA Contract No. 2024-06, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.
Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-94 Resolution Approving Change Order No. 02, in an increase of \$3,700.00 for the Well #4 Redevelopment project, MUA Contract No. 2023-10, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.
Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-95 Resolution Authorizing the Release of Maintenance Bond for the Union Mill Farms Force Main Replacement, MUA Contract No. 2019-02, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.
Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-96 Resolution Authorizing the Award of a Contract for Environmental Review of Block 205, Lot 6, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.
Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-97 Resolution Authorizing Execution Licensing Agreements with Ramblewood Parkway Residents, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.
Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Accounting and Financial

Following a motion made by Mr. Francescone and seconded by Ms. Capri, the Board unanimously approved Resolution No. 2024-08-98 Resolution Authorizing the issuance and sales of its subordinate project notes, Series 2024A, in the principal amount of up to \$5,400,000.00; Delegating to certain Authority Officials the power to make certain determinations and to award and sell the notes; Approving certain terms and provisions of the notes and the Pledge of Revenues to secure the payment of the notes; and determining certain matters in connections therewith (Sludge Dewatering) , with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-99 Authorizing the issuance and Sale of its subordinate project notes, Series 2024B, in the principal amount of up to \$6,000,000.00; Delegating to certain Authority Officials the power to make certain determinations and to award and sell the notes; Approving certain terms and provisions of the notes and the Pledge of Revenues to secure the payment of the notes; and determining certain matters in the connection therewith (PLC Project), with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Mr. Knight, the Board unanimously approved Resolution No. 2024-08-100 Resolution Expressing its Intention to Reimburse Itself for certain Expenditures relating the Authority’s Capital Improvement Program out of the Proceeds of Bonds or Other Obligations to be Hereafter issued by the Authority (Amend 2018-05-66, Capital Project Bundles), with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Roll call votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Resolution No. 2024-08-101 Resolution Expressing its Intention to Reimburse Itself for certain Expenditures relating to the Authority’s Capital Improvement Program out of the Proceeds of Bonds or Other Obligations to be Hereafter issued by the Authority (Amend 2022-01-13, Sludge Dewatering) with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Resolution No. 2024-08-102 Resolution Authorizing Execution of Employment Contracts, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Knight and seconded by Ms. Capri, the Board unanimously approved the Treasurer’s Report of June 2024 and Payment Plan Status Report for August 2024, with affirmative votes from with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Following a motion made by Mr. Francescone and seconded by Ms. Capri, the Board unanimously approved Requisition #658 in the amount of \$819,553.24 for the Accounts Payable Vouchers, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight.

Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

There are no payments proposed from the Acquisition and Construction Account

Following a motion made by Ms. Capri and seconded by Mr. Francescone, the Board unanimously approved Requisitions #6162 through #6194, in the amount of \$654,959.64 from the Renewal and Replacement list with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, and Mr. Knight. Total votes: 4 ayes, 0 nays, 0 abstentions, 1 absent

Comments

Ms. Carolan commented that she wanted to let the board know that the AEA has a program called the Environmental Professionals Development Academy (EPDA), and that so far 5 MUA employees have completed the approximately 20 session program; 3 employees are participating this session. Since the onset of the EPDA, we have led the water treatment course here at the MUA. Yesterday 24 students from Authorities all over NJ attended; one of our new supervisors, Samantha Wittenberger is currently in the program but also joined in a presenter. It was well received.

Ms. Murphy wishes everyone a safe and happy Labor Day.

Following a motion made by Ms. Capri and seconded by Mr. Francescone, and with unanimous agreement from the members, the meeting was adjourned at 7:56 pm.