

## FY22 Closed Minutes to Release to Open

**JULY 15, 2021**

### HADDON POINT – DELCO

Mr. Morris mentioned that the Letter of Credit towards connection fee payment has not been submitted yet and we have been waiting for 2 months since the Board's authorization of this relief for the project.

Mr. Long added that a soil conservation permit was recently received, so the developer can begin moving dirt but not begin on any infrastructure improvements.

### NJAWC RATE CASE

Ms. Carolan noted that the NJAWC PWAC rate case resulted in a rate decrease for our user class. Mr. Francioso participated in related meetings and suggests that we not oppose the settlement. The new PWAC portion of the rate is 5 ½ cents per 1,000 gallons but was 8 cents.

Ms. Carolan said Mr. Francioso's bill will be approximately \$5K for his services.

Ms. Carolan added that there is a provision in the Mt. Laurel – Evesham – Willingboro contract that if we can purchase water cheaper than Willingboro MUA's rate, we can ask WMUA to decrease the rate or dissolve the contract. No action has been taken as yet. WMUA charges \$3.06 flat rate per 1K gallons. The new NJAWC rate will be \$3.09 per 1K gallons with meter charges and \$3.04 per 1K gallons without including meter charges.

Ms. Carolan said whether or not to notify WMUA is still being discussed with special counsel but if WMUA proposes to increase rates again this December we will advise of the revised NJAWC rates.

**AUGUST 19, 2021**

### HADDON POINT – DELCO

Mr. Morris mentioned that we have been waiting 3 months for the Letter of Credit towards connection fee payment and it was just submitted by DELCO. Due to the Authority's quick action, the TWA and BDSW applications for sewer and water main extensions were submitted to NJDEP with a very short turnaround time.

### 1020 BRIGGS ROAD SEWER ISSUE

Ms. Carolan explained that there are 4 buildings with 4 different owners serviced by one private pumping located behind 1020 Briggs Rd. There was an overflow on 7/27 because the pump station is no longer functioning, so we have been pumping it out daily in order to prevent additional overflows. The management company needs to repair the pumping station (pursuant to the 1998 agreement with the Authority) and we will also charge for the hauling.

Ms. Carolan said that the management company needs to take action immediately as this has continued for too long – the MUA obtained a cost estimate for repairs, which is \$36K.

Mr. Morris [REDACTED]

**SEPTEMBER 16, 2021**

### HADDON POINT – DELCO

Mr. Kaufmann mentioned that the Letter of Credit towards connection fees was received and there is no further activity at this time.

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Ms. Carolan said that Municipal Maintenance started work today on the pumping station. The management company will also need an operator for the station.

### **NON-UNION SALARY INCREASES**

Ms. Carolan reviewed the organizational chart with the members and made her recommendations regarding non-union salary increases for 2020 and 2021.

### **OCTOBER 21, 2021**

#### **HADDON POINT – DELCO**

Mr. Morris reported no change with the status of this issue.

#### **208 UNION MILL ROAD**

Homeowner Eric Rizzo had a sewer line break between his house and the road that was believed to be caused by Verizon. The Authority sent a claim in to Verizon which they ignored, and the homeowner is refusing to pay the \$16K cost of repairs.

Mr. Morris [REDACTED]

### **NOVEMBER 18, 2021**

#### **HADDON POINT – DELCO**

Ms. Carolan noted that DELCO needs several state approvals for water and sewer; they have some. However, we allowed the permit applications to be submitted to the state without all our normal requirements, specifically cost sharing, so as not to hold up the project. We've been advised that they are working on the cost sharing requirement.

#### **COLLECTIVE BARGAINING NEGOTIATIONS AGREEMENT**

Ms. Carolan reported there are no updates. The Agreement was not taken to a Union vote as yet and is anticipated to happen after Thanksgiving.

### **DECEMBER 16, 2021**

#### **PERSONNEL**

The board expressed concerns with employee shortages, losing qualified personnel, especially those with licenses. Mr. Francescone suggested increasing wages and possibly a trigger for a onetime payment at the end of the year (\$1,000). Ms. Carolan is looking into apprentice programs and discussed educating employees on healthcare costs, pensions, and education. Also discussed sending home annual cost sheets to every employee.

#### **208 UNION MILL ROAD**

Ms. Carolan said that 208 Union Mill Road offered to pay a \$4,500.00 settlement from the private sewer line repair that involved possible damage from Verizon. The settlement agreement requested this amount be paid over 18 months' time. Ms. Carolan recommended agreeing to the settlement.

#### **HADDON POINT – DELCO**

Ms. Carolan noted that DELCO has all their water and sewer approvals from NJDEP and NJDOT to cross Route 38. They are waiting on cost sharing but close to being resolved. Soon they will have full MUA approvals

### **JANUARY 20, 2022**

## **COLLECTIVE BARGAINING NEGOTIATIONS AGREEMENT**

Ms. Carolan that there is no change in status as the parties have not yet met.

### **PERSONNEL**

In relation to the cost sheets discussion last month, Mr. Francescone indicated that he would supply information regarding employee contributions to healthcare for some other entities.

Ms. Carolan noted that she will try to put together a summary regarding MUA employee contributions pursuant to Chapter 78, for the Board for presentation during the February meeting.

### **WILLINGBORO MUA PFOS**

Ms. Carolan noted that on January 7, 2022, WMUA updated the information on their website, which was clearer and more comprehensive than previous.

## **FEBRUARY 17, 2022**

### **PERSONNEL**

Ms. Carolan would like to move forward with the non-union wage increases for 2022, retro to January, with a 3% increase which is in the budget. This increase is \$71,000 per year. Ms. Carolan noted that she intends to approach the board again in May/June with another proposal depending on the environment at that time. This proposal will contain a package to retain non-union employees and will most likely be around July 1, in conjunction with the budget. The board approved the 2022 proposed increase and agreed to revisiting again in May/June.

### **DELCO (aka HADDON POINTE)**

Mr. Morris reported that the Delco property is underway. They have all MUA approvals.

## **MARCH 17, 2022**

### **SOLAR**

Ms. Carolan stated that we are having a problem one of the invertors at the Ramblewood PS solar facility. We are currently in dispute with vendor about what is wrong with it and who's responsible for the repair. However, it is believed that a cooling fan stopped functioning which subsequently caused the inverter to overheat and become non-functional. Our contention that this is the vendor's responsibility pursuant to the contract. The vendor is saying that they sent us revised preventative maintenance schedule in winter 2021 which included new requirements for the fan. However, we never received any revisions to the PM that we were required to perform. We believe that was simply an excuse not to repair. The problem is that while the system is off-line, we are not generating electricity so we're losing money and increasing our expenses.

Mr. Sears added that the vendor originally wanted us to split the repair cost with them, our half being \$20,000. They are also asking for a \$5,000 deposit and a PO number. They are basing their estimate on a photograph as they won't come out to trouble shoot the facility without a PO for their expected repair.

Mr. Lamilla [REDACTED]

## **APRIL 21, 2022**

### **COLLECTIVE NEGOTIATIONS AGREEMENT**

Ms. Carolan reported that the union accepted the Memorandum of Agreement with the votes being 18-15. Ms. Carolan said the next contract will be in 2 ½ years.

[REDACTED]

**SOLAR**

Mr. Sears said that Mr. Lamilla sent a letter to the warranty company and received a response asking what we wanted. Mr. Lamilla [REDACTED]

**LINE EXTENSION PROGRAM**

Ms. Carolan reported that the Authority has money set aside to loan people who currently have well service. Ms. Carolan said that Rancocas Woods has a lot of residents that could use the loan. Ms. Carolan also asked if the board was open to expanding the loan program to businesses.

**LOW INCOME WATER BILL ASSISTANCE**

Mr. Sears reported that there is a state program for water bills for low-income residents that was created out of Covid funds. Mr. Sears added that although we want to help our residents, the language in the agreement doesn't make sense for our organization. Mr. Sears noted that we don't have a sense of who would be eligible, so we don't want to lock ourselves into an agreement that we don't understand. Ms. Murphy stated she would contact DCA to get more information.

**MAY 19, 2022**

**NEW JERSEY AMERICAN WATER BASED RATE INCREASE**

Mr. Lamilla said that a shared service agreement is being discussed between the Authority and 2 other water providers. This would be allowable through an MOU. Deptford and Evesham MUA's are interested but will not sign until they present to their Boards.

Mr. Lamilla indicated that if their Boards are in agreement, we will continue down this road.

**FUNPLEX CONNECTION FEE DISPUTE**

Mr. Lamilla stated we are in a dispute with the Funplex over conceptual connection fees. They believe they were overcharged for actual flow.

Mr. Trice stated that the fees were approved by MUA and Alaimo; the Funplex never paid which were due years ago and that the MUA missed with all the project phases until the FunPlex recently came in for another project.

Mr. Trice went on to say that the FunPlex never disputed the original amount due and believes they are attempting to pay nothing.

**JUNE 16, 2022**

**NEW JERSEY AMERICAN WATER-BASE RATE INCREASE**

Ms. Carolan reported that two other authorities have joined with us to fight the rate increase. Ms. Carolan noted that the sharing of counsel will be split proportionately between the parties, which comes out to about 1/3 each. Ms. Carolan said that by doing this with the other entities, it adds population to the fight and defers some of our costs.

**DELCO LITIGATION (aka Haddon Pointe)**

Mr. Lamilla reported that a suit was brought against the Authority by DELCO. Mr. Lamilla stated that DELCO disagrees with the connection fee calculation and the lack of cost sharing by the Authority associated with the upgrade to the Mason's Creek pump station.

Mr. Lamilla [REDACTED]