

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

July 18, 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
Christopher Gray	Deputy Secretary
John Francescone	Member

Also in attendance were:

Pamela Carolan	Chief Operating Officer
Jonathan Sears	Chief Administrative Officer
Diane Ordille	Executive Administrative Assistant
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

Minutes

Following a motion made by Ms. Capri and seconded by Mr. Gray the Board unanimously approved the minutes for the June 20, 2024, regular meeting, with affirmative votes from Ms. Capri, Ms. Murphy, Mr. Knight and Mr. Gray

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

Developments/New Connections

No Developments/New Connections this month

Operations

Water System Summary

Ms. Carolan reported that there have been 4 water leaks since the last board meeting, 2 on MUA water mains and 2 on private service lines.

Ms. Carolan provided a water usage graph to the board members showing the increased amount of water being used by customers, citing summer use associated with irrigation due to lack of rain as the major factors except for the last week of the June where a private leak to a storm sewer drove up usage. Ms. Carolan explained the importance of this is when we can accept new connections and permits, the NJDEP looks at annual, monthly and daily use versus allocation, using a five year look back. Ms. Carolan said that because of this, there must be a good balance between how much water we nominate with NJAW so we don't pay for water that we never receive, but also to make sure we have enough water for new connections/permits.

The board members questioned what other options are and indicated that they believe we need a backup plan for water supply and questioned the tabled plans to construct a Rancocas Creek Surface Water Plant. Ms. Murphy stated that this meeting wasn't the time for a lengthy discussion and directed Ms. Carolan to obtain the costs that were determined from the original plans, and further discussion will take place regarding water supply and a plan that will make us more independent, during a future board meeting.

John Francescone arrived at 7:08 pm

Sewer System Summary

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

Ms. Carolan stated that 257 Mount Laurel Road with the May sewer ejector leak that was previously reported, remains without sewer service. Ms. Carolan said that there are tenants in the home and the MUA has been making regular checks on the property and as of this date, the homeowner still has not made the repairs necessary to reconnect to the sewer system.

Ms. Carolan added that there was another sewer overflow at 607 Union Mill Road at their check valve pit, and we have advised the customer and are concerned that it could break and suggested reconnection to the nearby gravity sewer that did not exist at the time of the original connection to our force main.

Ms. Carolan said she plans on presenting something during a future meeting regarding a plan to get customers with private ejector stations off the force main. Ms. Carolan added that we have been working for over 10 years to get a handle on the various situations for ejector stations that are tied into pressure lines. Ms. Carolan stated that because the systems are not all constructed to our standards as most connections occurred over 30 years ago, there isn't one solution for all. Ms. Carolan indicated that a piece of the plan is to determine what our legal authority is if we want to force the customer to reconnect to a lower pressure pipe or to gravity.

Ms. Carolan reported that we still haven't met with Ramblewood Golf Course due to them cancelling multiple meetings. Mr. Morris stated he feels that we should just move forward with beginning the project. Ms. Murphy offered to contact the owner, Ron Jaworski, which the board thought as a good neighbor, she should call and give it one more attempt. The board agreed with one more attempt before starting rehabilitation our work.

Ms. Carolan stated that we have been experiencing electrical issues with PSE&G and because of that, the HRWPCF plant was running on a generator, which since has been resolved. Ms. Carolan added there was also an issue at Union Mill Farms PS and 41 Elbo (VFD damaged) from the same problem.

Ms. Murphy noted for the record that Mr. Francescone arrived an hour ago at 7:08.

Mr. Morris also wanted to note for the record that the public comment portion of the meeting closed an hour ago at 7:10.

Presentation of Engineer's Status Report

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. Videoing was received but not reviewed yet. The contractor has not gotten the entire 1200 feet done yet; Alaimo is working with them on that.

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. Work is basically complete, and the contractor is due out tomorrow to address the problems.

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, 101 Hartford electrical connection completed. The project is completed, and the contractor is working on punch list items.

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 completed, with a change order on tonight's agenda to reduce it for close out.

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 project is basically complete but we're still operating on the contractor's pump motor.

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. Received bids last Wednesday, the engineers estimate was 2.9 million and the lowest bidder was 4.4 million. Not recommending award tonight. Discussion on this project will take place during the closed session of the meeting.

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. Project is out to bid.

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 is recommended for award tonight to Hughes Electric Co., LLC in the amount of \$50,600.00. Scheduling a pre-con meeting.

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 at Signature Place, Marter Ave and Walton Ave. Design plans and specs are being worked on.

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

Elbo Lane WTP HVAC Replacement (Engineer: Mott MacDonald)

No change. This project includes the replacement and rehabilitation of the HVAC system at the Elbo WTP. Financing will be via the NJIB. The tentative bid date is 8/8 with expected award at the August meeting.

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. Recommending award tonight to BR Welding, Inc., in the amount of \$3,675,000.00.

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. Mains are in, service are in on Cornwallis, Carteret next week. We anticipate the project to be complete in August, with road repaving in 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. Precon meeting is scheduled for 6/25/24. Starting work next week.

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. Working on, to have bid in August.

Closed Session

A motion was made by Mr. Francescone, seconded by Mr. Gray, 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 8:14 p.m., with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

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

The meeting was re-opened at 9:02 p.m., following a motion made by Mr. Francescone and seconded by Ms. Capri, with unanimous agreement from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Contracts

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Resolution No. 2024-07-80 Resolution Approving Extension of Contract for 12 Months as Permitted in the Original Bid Specification – Contract 2021-04 Emergency Repair Work (Henkels & McCoy), with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Resolution No. 2024-07-81 Resolution Approving Extension of Contract for 12 Months as Permitted in the Original Bid Specification – Contract 2021-04 Emergency Repair Work (Crest Construction Group), with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Resolution No. 2024-07-82 Resolution Approving Extension of Contract for 12 Months as Permitted in the Original Bid Specification – Contract 2021-04 Emergency Repair Work (Mount Construction), with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Resolution No. 2024-07-83 Resolution Rejecting Bid Protest and Approving Award of Bid Following Receipt of Competitive Bids to BR Welding, Inc. in the amount of \$3,675,000.00 for the

HRWPCF Sludge Dewatering Building Upgrade, Contract No. 2022-09, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Resolution No. 2024-07-84 Resolution Approving Change Order No. 3, for the Hainesport Mt. Laurel Road Water Main Replacement Project Contract No. 2023-02, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Resolution No. 2024-07-85 Resolution Approving Release of Maintenance Bond for the Ramblewood Pump Station Valve Replacement, Contract No. 2022-02, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Accounting and Financial

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

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Mr. Francescone and seconded by Mr. Gray, the Board unanimously approved Requisition #657 in the amount of \$4756,923.23 for the Accounts Payable Vouchers, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

There are no payments proposed from the Acquisition and Construction Account

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Requisitions #6148 through #6161, in the amount of \$432,486.78 from the Renewal and Replacement list with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Knight and Mr. Gray.

Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Comments

Mr. Sears mentioned that the SREC's were sold at \$206 each, last time they were \$213 each. Mr. Sears said that values are expected to continue to decline.

Mr. Sears reported the there are a few more people internally that need to sign the new Civility Policy.

Mr. Sears mentioned that we received a grant through the state cybersecurity. We will do a cyber security round table drill to gauge our preparedness. Ms. Murphy commented that the cyber security initiative is a great opportunity for us to show that we are on top of cyber security concerns.

Mr. Knight commented that years ago the MUA held employee appreciation dinners, but they were taken away because some felt it didn't look right to spend money on our employees. Mr. Knight added that Mount Laurel Township had fireworks this year for the first time, and he asked how spending money on fireworks for the residents is different than spending money to show employees what they do is appreciated.

Ms. Murphy agreed that hosting something for the employees to show they are appreciated would help build morale and keep employees on board.

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Mr. Francescone commented that since Mr. Sears is working on employee retention, he can look at some options and see what makes sense.

Following a motion made by Mr. Gray and seconded by Mr. Francescone, and with unanimous agreement from the members, the meeting was adjourned at 9:11 pm.