

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

March 16, 2023

Chairwoman Murphy called the regular meeting of the Mount Laurel Township Municipal Utilities Authority to order at 7:01 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	Chair
Cheryl Coco-Capri	Vice Chair
Elwood Knight	Secretary
John Francescone	Member
Jim Kehoe	Member

Also in attendance were:

William Long	Consulting Engineer
George Morris	Solicitor
Pamela Carolan	Executive Director
Russell Trice	Operations Engineer
Rachael Concepcion	Operations Admin. Assistant
Jonathan Sears	Director of Finance

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

Ms. Carolan introduced the member of the public, Mr. Devon Coughlin, who is trying to open his chiropractic business that he is moving from Evesham to a new location at 4516 Church Road, Mount Laurel.

Mr. Coughlin explained that he purchased the property in January 2022. The building was on a well that needed replacement so he decided that he would abandon the well and connect to our water supply. Mr. Coughlin stated after much delay by the County, the connection was scheduled and attempted only to find the water main was not where it was marked out. Mr. Coughlin stated that because so much time and money has been spent, and there still isn't a clear answer as to the water main location, he wants to install a new well. The existing well could not be reused as improvements to the septic system were necessary and is now in too close a proximity to the well for it to be reused. Hence the reason for the new well.

Mr. Coughlin noted that the County has indicated that they will reimburse the road access permit fees and he will be requesting that Mount Laurel Township reimburse application fees; and he requests that the Board consider reimbursing his other sunk costs associated with the failed connection attempt to connect.

Ms. Murphy reported that she had previously spoken with Mr. Coughlin, and as a Board we should try to resolve this without any further delay.

Public Comment – General Cont’d.

Ms. Carolan explained that although the MUA would allow the well, because of the iron content in this area, she believed that long term it would be better for him to connect to our water system. Ms. Carolan added that a permit will be required from the County for a well. Ms. Carolan would prefer to try to get Mr. Coughlin’s property connected to public water now. Ms. Carolan stated that with special consideration by the Board, that the MUA would connect him to an alternative known location.

Member Jim Kehoe joined the meeting.

Mr. Trice went on to explain that the adjacent daycare provided us as-builts that show the water main in the middle of the road. There is a private hydrant connected to it so we are confident the main is located at that point. Mr. Trice suggested running Mr. Coughlin’s connection to that hydrant and tie into the main there.

Mr. Francescone asked exactly what we are trying to do. Mr. Francescone questioned if he can connect per Mr. Trice’s plan, how long would that take?

Mr. Trice explained that in order to determine if he can connect, the roadway will need to be opened up and because of the County’s requirements, it could take some time.

Mr. Coughlin stated that the County delayed him by over 5 months, and he only received a response after involving the State Senator’s office. Mr. Coughlin added that because of that delay and all of the money already spent (approximately \$25k) he believes that a well would be faster and less costly. He added that time is very short now as he needs to vacate his existing office so that he can move in a few weeks.

Mr. Francescone agrees with Ms. Murphy to vote to work with him.

Ms. Murphy will take a vote authorizing the MUA to attempt the hook-up, but if it can’t be done quickly, a new well can be installed and Ms. Carolan and Mr. Coughlin can work out the details.

Following a motion made by Mr. Francescone and seconded by Mr. Kehoe, the Board unanimously approved assisting and expediting the water situation at 4516 Church Road, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Minutes

Following a motion made by Mr. Knight and seconded by Ms. Capri the Board unanimously approved the minutes for the February 16, 2023, regular meeting, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Developments/New Connections

Following a motion made by Ms. Capri and seconded by Mr. Francescone, the Board approved Resolution No. 2023-03-40 Resolution Authorizing the Release of the Bond Posted for the 5158 Church Road Project for Sanitary Sewer Improvements, with unanimous agreement from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Following a motion made by Ms. Capri and seconded by Mr. Francescone, the Board approved Resolution No. 2023-03-41 Resolution Authorizing the Release of the Bonds Posted for Phases 1B and 2 of the Signature Place at Mount Laurel Project for Water Distribution and Sanitary Sewer Improvements, with unanimous agreement from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe. Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Ms. Capri and seconded by Mr. Francescone, the Board approved Resolution No. 2023-03-42 Resolution Authorizing the Release of the Performance Bonds Posted by JRB Property Group, LLC for Water and Sewer Improvements on the Hooton Road Tract, with unanimous agreement from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe. Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Ms. Capri and seconded by Mr. Francescone, the Board approved Resolution No. 2023-03-43 Resolution Authorizing the Release of the Performance Bonds Posted by the New Jersey Turnpike Authority for Water and Sewer Improvements, with unanimous agreement from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe. Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Operations

Water System Summary

Ms. Carolan reported there have been no water mains breaks since the last meeting.

Ms. Carolan said that we are still in the off-peak period, buying from NJAWC.

Ms. Carolan added that routine winter maintenance is taking place in the water plant.

Ms. Carolan reported there are 11 public hydrants out of service and 7 privates.

Sewer System Summary

Ms. Carolan reported that there are 3 pumping stations running outside of normal parameters.

Ms. Carolan added that there were 2 force main breaks since the last meeting. Ms. Carolan felt she should explain that one was a leak that occurred on a private shared lateral for 263 and 265 Mount Laurel Road that is tied into our force main that has had numerous leaks in the past. Ms. Carolan stated that the customer at 263 Mount Laurel Road is talking about running a new line to a gravity main and getting off the force main. Ms. Carolan added that the other leak was on the Library force main, in the section that is scheduled for replacement later this year.

Dick Alaimo joined the meeting.

Ms. Carolan stated that we are performing routine maintenance at the sewer treatment plant.

Ms. Carolan added that we are still having trouble with the dialer on the collection system's SCADA.

Covid 19

Ms. Carolan reported that at this moment, we do not have any employees out with COVID19.

Presentation of Engineer's Status Report

Mr. Long presented the report.

Active Projects in Construction

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

This project includes electrical and control system replacement and upgrades at both the Atrium and the Hooton Road stations. The Atrium station work also includes pump replacement and replacement of the emergency generator which also connects to the adjacent Horizon Way Water Booster Station. Financing will be via a NJIB loan. On December 16, 2021, a contract in the amount of \$1,177,150.00 was awarded to Eagle Construction Services. Controls for both stations have been installed, Atrium control panel on March 6, 2023 and Hooton on March 15, 2023. Emergency generator for Hooton is installed. We still anticipate additional delays for delivery of the Atrium generator.

Devonshire Pump Station Upgrade, M-180-353-001

This project included a major rehabilitation of the Devonshire Pump Station. A contract in the amount of \$759,000 was awarded to B & H Contracting, Inc. at the December 2020 meeting. Construction started on April 6, 2021. Project completed; final documentation is being processed.

Hartford Road WPCF Orbal Aerator Repairs, M-180-360

This project is for the repair of broken discs and hoods on some of the aerators located on the orbal tank. When the aerators are repaired, the Orbal cell channel 2 will also be cleaned. This project will be financed via NJIB loan. Contract # 2018-03 awarded to Eagle Construction Services in the amount of \$752,514.00 on August 18, 2022. Cell 2 is back in service. Delivery of bearings scheduled for early April. Discs were previously installed. Construction is 85% complete.

Union Mill Farms Force Main Replacement, M-180-376-001

This project included installation of a new force main that redirects the pump station discharge out of the primary force main in Union Mill Road and into the gravity sewer collection system for Holiday Village East Pump Station. Financing will be via an NJIB loan. Contract No. 2019-02 was awarded to Earle Asphalt Company in the amount of \$409,713.13 during the October 21, 2021, meeting. Still waiting to get paperwork processed but moving forward. Mr. Trice added that Garrison agreed to reimburse the Authority.

Well No. 3 Redevelopment M-180-391

This project includes removal and rehabilitation of the existing pump and well piping, redevelopment of the well and installation of Authority supplied pump and well piping. Contract awarded to A.C. Schultes in the amount of \$128,500.00 during the October 20, 2022, meeting. Construction is 95% complete.

Active Projects in Design

Replacement of Part of Library Force Main and Millstream Force Main Connection, M-180-322-002

The project includes 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. The project includes cleaning and televising the force main crossing under Route 295/NJTP. The project also includes 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. Project out to bid, looking to award at the April board meeting.

Pump Station Monitoring System, M-180-365

This project includes updating of 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 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. Design is 90% complete. Plans submitted to the Authority for review.

Air Release Manhole Improvements Union Mill Road M-180-390

This project includes the replacement of a force main air relief valve at the intersection of Union Mill Road and the entrance to Signature Place. The project schedule is to coincide with the Township project to improve Union Mill Road. Priority and construction schedule will be done when UMR is closed for improvements which are now scheduled to begin in spring of 2024. Design has started.

Air Release Manhole Improvements 101 Hartford Rd & Isolation Valve Removal Pike Rd M-180-292

The project includes the replacement of the air relief valve at 101 Hartford Road. The project also includes the removal of the valve and fittings for the Pike Road isolation valve. We recommend awarding Contract No. 2022-14 in the amount of \$599,670.00 to J.F. Kiely Construction, Inc. tonight.

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

The project is for repair of a leaking 12" water main which is strapped to the side of the County bridge. Originally a repair was planned but due to configuration a replacement is necessary. Revising design based on Authority comments and applied for approval from County. The plan has been with the County under review for several months.

Automatic Transfer Switch Installation-81 Elbo Lane M-180-394

No change in status. This project is to install an Automatic Transfer Switch (ATS) with the capability of connecting an existing portable generator to it when needed, at the Authority's Engineering Office Located at 81 Elbo Lane. Design started.

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

East Saint Andrews Drive Water Main Replacement (Engineer: ERI)

This project was to replace approximately 900 LF of 10" water main on E. St. Andrews Dr. and an upgrade of approximately 400 LF of 4" water main to 6" on Pebblebrook Lane. Contract awarded July 13, 2021, to Earle Asphalt Company in the amount of \$400,213.13. Project is complete and a resolution is on tonight's agenda for acceptance of project.

Sanitary Sewer System Modeling, Capacity Assessment and Master Planning (Engineer: Mott MacDonald)

The hydraulic model has been completed and calibrated. Mott MacDonald is currently using the model to develop and analyze alternatives for alleviating operational problems experienced in the system and to evaluate alternatives identified by the Authority in the initial SOW. On January 27th Mott MacDonald submitted the hydraulic modeling results report and the design memorandum which identifies the system deficiencies and provides recommendations for capacity relief projects and project cost estimates. The reports are under review and Mott MacDonald is finalizing other sections of the report. We will be including some of their recommendations for pumping station upgrades and rerouting of pump station force mains in our upcoming capital budget.

Elbo Lane WTP HVAC Replacement (Engineer: Mott MacDonald)

No change in status. This project includes the replacement and rehabilitation of the HVAC system at the Elbo WTP. Mott MacDonald's revised schedule indicates that the 90% complete bid documents will be submitted to the Authority for review in late April 2023.

Ramblewood Pump Station Generator Replacement (Engineer: Remington & Vernick)

No change in status. This project is to replace the existing standby generator at the Ramblewood Pump Station. A contract was awarded to Lee-Way Electrical in the amount of \$173,400.00 at the February 17, 2022, meeting. Anticipate the generator being delivered August 2023.

HRWPCF Sludge Dewatering Equipment Replacement (Engineer: Colliers)

No change in status. This project includes the replacement of the sludge handling and dewatering equipment in the sludge building which was originally constructed in 1996. Colliers Engineering and Design has been actively working on the Planning Document submission required by the IBank and on design and bid documents. Colliers did not make the January 2023 date, but anticipates having the documents completed within a couple of weeks. We are waiting on a revised schedule to be submitted.

Chapel Hill Road and Trefoil Terrace Water Main Replacement (Engineer: ERI)

This project includes the replacement of approximately 1,020 feet of 6" and 8" water main and 45 services on Chapel Hill Road and Trefoil Terrace. Contract No. 2022-07-84 was awarded to CTX Infrastructure in the amount of \$430,673.50 in July 2022. The contractor has completed the water main and service installation work on Trefoil Terrace. The contractor brought in a leak detection company for a second time, and with the existing water main and sewer force main shut down so there was no noise interference the leak detection company was able to locate the leak. They found that the bolts on one of the fittings installed on the new main were not adequately tightened and the fitting had come apart from the main. Once that was fixed the contractor was able to pressurize the main and pass the pressure test. The contractor is waiting for acceptable bacteria test results and should be able to start installing the new water services next week.

Tricia Meadows Force Main (Engineer: ERI)

No change in status. This project is for the replacement of a section of the Tricia Meadows force main from the vicinity of the PS to Moorestown-Mount Laurel Road. Davis Enterprises had no issues with the proposed work. ERI continues to work on the contract documents and wetlands, stream encroachment and TWA applications. We have received some permit applications from ERI that we have to get endorsed by the Davis as the property owner.

Hartford Road WPCF Headworks Facility (Engineer: Mott MacDonald)

No change in status. Mott MacDonald has been authorized to perform an evaluation of the existing comminutors and grit removal facilities at the Hartford Road WPCF. Mott MacDonald's scope of work includes the evaluation of new screening and grit removal equipment technologies and the ability to construct a new headworks at both on and off-site locations. The equipment technology evaluation is scheduled to be completed by the end of March 2023 and a draft report completed by the end of May 2023.

Closed Session

A motion was made by Mr. Knight, seconded by Ms. Capri, the Board unanimously approved to pass Resolution 2023-03-44 to close the meeting to discuss Litigation and Potential Litigation which are

exempt from open meetings under the Sunshine Law, at 7:43 p.m., with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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 8:31 p.m., following a motion made by Mr. Francescone and seconded by Ms. Capri with unanimous agreement from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Contracts

Following a motion made by Mr. Francescone and seconded by Mr. Kehoe, the Board unanimously approved Resolution No. 2023-03-45 Resolution Authorizing Release of Maintenance Bond for the Hartford Road WPCF Roof Replacement & Lightning Protection, MUA Contract No. 2018-17, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Following a motion made by Mr. Francescone and seconded by Mr. Kehoe, the Board unanimously approved Resolution No. 2023-03-46 Resolution Approving Acceptance of the East St. Andrews Water Main Replacement Phase 1 Project and Initiating the Two-Year Maintenance Period, MUA Contract No. 2021-01, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Following a motion made by Mr. Francescone and seconded by Mr. Kehoe, the Board unanimously approved Resolution No. 2023-03-47 Resolution Approving Acceptance of the Devonshire Pump Station Upgrade and Initiating the Two-Year Maintenance Period, MUA Contract No. 2017-13, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Following a motion made by Mr. Francescone and seconded by Mr. Kehoe, the Board unanimously approved Resolution No. 2023-03-48 Resolution Approving Change Order No. 3 with an increase of \$19,438.00 for the Hartford Road WPCF Orbal Aerator Repairs, MUA Contract No. 2018-03, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Following a motion made by Mr. Francescone and seconded by Mr. Kehoe, the Board unanimously approved Resolution No. 2023-03-49 Resolution Approving Award of Contract to J.F. Kiely Construction Co., Inc. in the Amount of \$599,670.00 for the Hartford Road Air Release Valve Replacement and Pike Road Isolation Valve Replacement, MUA Contract No. 2022-14, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Following a motion made by Mr. Francescone and seconded by Mr. Kehoe, the Board unanimously approved Resolution No. 2023-03-50 Resolution Approving Award of Contract to Spectraserv Inc. in the amount of \$93,500.00 for the Municipal Wastewater Treatment Plant Sludge Holding Tank Cleaning – Sludge, Grit, Rags Removal, MUA Contract No. 2023-03, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.

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

Following a motion made by Mr. Francescone and seconded by Mr. Kehoe, the Board unanimously approved Resolution No. 2023-03-51 Resolution Authorizing Entry Into A Shared Services Agreement with the Township of Mount Laurel in the amount of \$77,830.00 for Lawn Maintenance Services, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.
Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Mr. Francescone and seconded by Mr. Kehoe, the Board unanimously approved Resolution No. 2023-03-52 Resolution Authorizing the Disconnection of Water Service to 411 Acorn Road for Nonpayment of Water Bills, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.
Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Accounting and Financial

Following a motion made by Mr. Francescone and seconded by Mr. Knight the Board unanimously approved the Treasurer's Report for January 2023 and Payment Plan Status Report for March 2023, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.
Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Following a motion made by Ms. Capri and seconded by Mr. Knight, the Board unanimously approved Requisition #640 in the amount of \$291,719.48 for the Accounts Payable voucher's list, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.
Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

There were no bills from the Acquisition and Construction Bill List

Following a motion made by Mr. Kehoe and seconded by Mr. Francescone the Board unanimously approved Requisition #5812 through #5840, in the amount of \$302,705.24 from the Renewal and Replacement list with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Knight, Mr. Francescone and Mr. Kehoe.
Total votes: 5 ayes, 0 nays, 0 abstentions, 0 absent

Comments:

Ms. Carolan commented that the Board of Public Utilities approved a new clause/fee on New Jersey American Water bills lead service line replacements, and that we were charged the clause on our February 2023 bills. Ms. Carolan advised our special rate counsel of this, as we weren't supposed to be charged for this clause. We will continue to explore why.

Ms. Carolan said that the EPA issued draft drinking water limits for 2 of the PFAS chemicals and a combo of other. These limits are lower and more stringent than NJ limits. Ms. Carolan added that we will be updating our website to include this information.

Ms. Carolan reported that some of our employees received the WAVE award from Association of Environmental Authorities (AEA) for being the key employees during the Veteran Day's arc flash response when the sewer plant lost power. Ms. Carolan added that our employee, Scott Bayer, completed a once per week 6-month specialized training through AEA called the Environmental Professional Development Academy. Ms. Carolan mentioned that she also received an award from AEA for her involvement with PFAS.

Ms. Carolan stated that LukOil is reconnected to the system now. The MUA is sharing in the costs as previously discussed, but a bill has not yet been generated.

Mr. Sears mentioned that next month will be discussion and approval of the budget.

Mr. Alaimo commented that the acoustics in the room aren't good and it's difficult to hear if someone turns away from the microphone.

Following a motion made by Mr. Francescone seconded by Mr. Kehoe, and with unanimous agreement from the members, the meeting was adjourned at 8:45 pm.