

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

October 17, 2024

Chairwoman Murphy called the regular meeting of the Mount Laurel Township Municipal Utilities Authority to order at 7:00 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:

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| Carol Murphy | Chairwoman |
| Cheryl Coco-Capri | Vice Chair |
| Elwood Knight | Secretary |
| Christopher Gray | Deputy Secretary |
| John Francescone | Member |

Also in attendance were:

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| Pamela Carolan | Chief Operating Officer |
| Jonathan Sears | Chief Administrative Officer |
| Diane Ordille | Administrative Assistant |
| Rachael Concepcion | Human Resources Supervisor |
| William Long | Consulting Engineer |
| George Morris | Solicitor |

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 Mr. Francescone and seconded by Mr. Gray the Board unanimously approved the minutes for the September 19, 2024, regular meeting, with affirmative votes from Ms. Capri, Ms. Murphy, Mr. Francescone and Mr. Knight.

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

Developments/New Connections

Following a motion made by Mr. Knight and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-10-117 Resolution Authorizing the Release of the Performance Bonds Posted by WAWA at Route 38 for Water and Sewer Improvements, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Gray and Mr. Knight.

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

Ms. Carolan mentioned that the Gables Pump Station, that is still on bond, had some operational issues yesterday. One pump impeller had a damaged volute. This is still the developer's responsibility but there are concerns among our staff since it is brand new.

Operations

Water System Summary

Ms. Carolan reported that there have been 2 water main breaks since the last meeting. Ms. Carolan explained that one was from flushing and the other was a broken hydrant valve on Mount Laurel Road. Ms. Carolan said that the fire department did not consult us, and it was operated improperly when they used it to fill barriers for the food truck festival. Ms. Carolan explained that the valve was in the roadway, so the road was shut down 24 hours for repair and the police department had no water during that time.

Ms. Carolan stated that there is an operational issue in the water system. Ms. Carolan said that the water plant and townwide system are running in manual mode and are being staffed 24/7 to monitor. Ms. Carolan will discuss further in closed session.

Sewer System Summary

Ms. Carolan reported that there have been 2 sewer leaks since the last meeting. Ms. Carolan said that an air release valve became clogged and spilled over. Ms. Carolan stated that last night there was a break on the Ramblewood force main on MUA property near the solar panels. Ms. Carolan explained that a section of the pipe had to be replaced but there were no sewer back ups into homes.

Ms. Carolan mentioned there were alarm issues at the sewer treatment plant and that they were being monitored 24/7 by personnel.

Ms. Carolan didn't have other information available, and the reason will be discussed in the closed session.

Public Portion was closed at 7:15pm

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. Physical work complete, need to decide how to handle televising.

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. Waiting on electrical as-builts.

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

This project includes updating the alarm system at 27 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. A contract was awarded to DeMaio Electrical Co., Inc in the amount of \$4,349,719.23 during the August 2024 meeting; contract duration is 730 days. Preconstruction meeting has taken place.

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. Contract No. 2024-06 was awarded to JVS Industrial & Commercial Contractors, Inc, in the amount of \$272,500.82 during the August 2024 meeting. Project is 90% complete.

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. Complete.

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

No change. 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 has taken place.

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. Recommendation to award tonight to Kiely Civil, LLC in the amount of \$573,670.00. Preconstruction meeting is scheduled for November 21, 2024.

Active Projects in Design

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. This project is behind schedule.

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

No change. 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.

Leadenhall Water Main – July 2023 Leak

Bill Long sent proposal for water main.

Union Mill Water Main at Parker’s Creek

Main has been out of service since 2018 when damaged by Township lawn mowing equipment at the bridge between Briggs Road and Hartford Road. Project will be rolled into improvement plan by the Township. No update.

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. A contract was awarded in August 2024 to the Kaser Mechanical LLC in the amount of \$1,381,950,00. Shop drawings are underway.

HRWPCF Sludge Dewatering Equipment Replacement (Engineer: Colliers)

No change. 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. A pre-construction meeting took place. Construction won’t be for approximately 9- 12 months due to waiting on equipment.

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

No change. 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. Completed including paving.

March 2024 Ramblewood Sewer Emergency Declaration-All items are complete with the exception of installation of the watertight castings in the Rogers Walk and Gaither easements and all work in the golf course easement. Discussions with plans have occurred. BJ Jaworski isn’t in agreement and wants a meeting.

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 at the August 15, 2024 meeting. Schedule to begin next Monday, Oct. 21, 2024.

Mill Run/St. David Drive Water Main Replacement – Phase e (Engineer: ERI)

This project is the replacement of 1400 feet of 8” water main, 30 house services, 4 handicap curb ramps and the milling and paving of the roadway, curb to curb. Project will be advertised in September and awarded during the October board meeting. In design.

Closed Session

A motion was made by Mr. Gray, seconded by Mr. Francescon, the Board unanimously approved to pass Resolution 2024-10-118 to close the meeting to discuss Litigation and Potential Litigation which are exempt from open meetings under the Sunshine Law, at 7:27 p.m., with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Gray and Mr. Knight.

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 8:10 p.m., following a motion made by Mr. Francescone and seconded by Mr. Gray with unanimous agreement from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Gray and Mr. Knight.

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

Contracts

No contract resolutions this month

Accounting and Financial

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

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

Following a motion made by Mr. Gray and seconded by Ms. Capri, the Board unanimously approved Requisition #660 in the amount of \$386,159.93 for the Accounts Payable Vouchers, with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Gray and Mr. Knight.

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 #6232 through #6246, in the amount of \$173,391.47 from the Renewal and Replacement list with affirmative votes from Ms. Murphy, Ms. Capri, Mr. Francescone, Mr. Gray and Mr. Knight.

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

Comments

Ms. Carolan mentioned that she failed to report an update during the operations section on the cold storage warehouse on Pleasant Valley Avenue. Ms. Carolan reported that the project was ordered to stop work until they received our approvals.

Mr. Sears reported that the Professional Services were advertised today.

Following a motion made by Mr. Knight and seconded by Mr. Francescone, and with unanimous agreement from the members, the meeting was adjourned at 8:17 pm.