

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

September 19, 2024

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	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	Administrative Assistant
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 Ms. Capri and seconded by Mr. Francescone the Board unanimously approved the minutes for the August 15, 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

Ms. Carolan reported that Haddon Point (Delco) has an issue at Mason's Creek pump station that needs addressing. Ms. Carolan stated that a sink hole has formed around the bypass valves. Ms. Carolan said Municipal Maintenance was scheduled to come out to dig it up and explore what the issue is, but they cancelled because they want to make one trip to handle this at same time as the cathodic protection issue.

Ms. Carolan commented that there is an issue with 907 Pleasant Valley Avenue, the new cold storage warehouse. Ms. Carolan explained to the Board that the Township issued the footings and foundation approvals without MUA approval. Ms. Carolan stated that the project has been stopped and the water and sewer plans are at Alaimo for review. Ms. Carolan continued to explain that a concern of the Authority is this facility will have a large ground storage fire system protection tank of 358,000 gallons and depending up how they fill/refill it from our water system, it can cause disruptions in supply. Ms. Carolan told the Board that the original preliminary paperwork came into the MUA in early 2023, and the preliminary (S-1/W-1) approval issued March 2023, but we heard nothing until August 2024 when the developer tried to have us rubber stamp the S-3/W-3 plans by saying there were no changes; however, the original plans didn't show water storage tank as connected to our water supply system. She added that there are also several sewer connections shown which are not permitted by our regulations. Ms. Carolan mentioned that we have been trying to fast track the review since early August.

Public Portion was closed at 7:10pm

Operations

Water System Summary

Ms. Carolan reported that water use is still up, and we will use at least 1550 million gallons for the year.

Ms. Carolan stated there are 20 million gallons left in the ASR well to use by September next year. Ms. Carolan said there were some issues with the ASR well, but our electricians were able to handle it so the well didn't need to be taken offline.

Ms. Carolan added that the annual hydrant flushing program is scheduled to begin on September 24th.

Sewer System Summary

Ms. Carolan stated that there was a private ejector leak at 269 Mount Laurel Road. She added that this home was part of the Mestichelli subdivision where several previous problems have occurred; however this connection had the proper setup for valving, allowing it to quickly be shut off so that the homeowner could repair their leak.

Ms. Carolan added that 257 Mount Laurel Road is the ejector line that broke in May-also in the Mestichelli subdivision, and has still not been repaired, so their sewer service is still off. We have noticed that a private hauler has pumped the pit a few times in the last month. Ms. Carolan added she has no update from the Board of Health or the Township Code Official's office.

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

Ms. Carolan stated that the sewer treatment plant is running well.

Ms. Carolan added that there was a sewer force main leak on Forest Lake Drive in the Lakes Development on line which has never previously leaked; a section of main, including an unmapped air release valve and manhole had to be removed. Ms. Carolan pointed out that the summary was sent home in the board meeting packet, but that the MUA is likely to add replacement of this entire section of main to the capital budget.

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. There are minor issues at the Library force main connection that the contractor is addressing.

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. We are down to as-builts and record drawings, all field items are done.

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. Precon to be scheduled the first week of October.

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. Precon took place, tentatively scheduled to start September 30th.

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. Punchlist items left.

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. Project is complete.

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 has taken place.

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. This project is basically complete.

Active Projects in Design

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.

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

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

Test pits were done, Alaimo working on design.

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.

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. A pre-construction meeting took place.

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. 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. 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. Project is essentially complete.

March 2024 Ramblewood Sewer Emergency Declaration-All items are complete with the exception of installation of the water tight castings in the Rogers Walk and Gaither easements and all work in the golf course easement. The golf course has finally agreed to meet, but a date was not selected by them; we expect the meeting to occur in Sept. or Oct.

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. Precon took place this week.

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.

Closed Session

A motion was made by Mr. Francescone, seconded by Ms. Capri, the Board unanimously approved to pass Resolution 2024-09-103 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, 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 7:44 p.m., following a motion made by Mr. Knight and seconded by Ms. Capri 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

Following a motion made by Mr. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-104 Resolution Authorizing Participation in NJ Cooperative Purchasing Alliance Bergen County, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-105 Resolution Authorizing the Purchase of Five Vehicles through a Cooperative Purchasing Program, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-106 Resolution Authorizing the Purchase of a 2024 Ford E-450 Commercial Cutaway Van with a Duracube Max FRP Body through a Cooperative Purchasing Program, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-107 Resolution Approving Appointment of Willis of New Jersey, Inc. to provide Property Insurance Coverage Including Boiler and Machine, Inland Marine, Crime, General Liability, Auto, Excess Liability and NJ PLIGA through National Union Fire Insurance in the amount of \$246,698.00 for the Mount Laurel Township Municipal Utilities Authority, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-108 Resolution Approving Appointment of Willis of New Jersey, Inc. to provide Public Officials Liability Insurance Coverage through Greenwich Insurance Group in the amount of \$20,390.00 for the Mount Laurel Township Municipal Utilities Authority, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-109 Resolution Approving Appointment of Willis of New Jersey, Inc. to provide Cyber Liability Insurance Coverage through CSC/Loyds of London in the amount of \$7,950.00 for the Mount Laurel Township Municipal Utilities Authority, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-110 Resolution Approving Appointment of Willis of New Jersey, Inc. to provide Excess Environmental Impairment Liability Insurance Coverage through Liberty Surplus in the amount of \$1,620.00 for the Mount Laurel Township Municipal Utilities Authority, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-111 Resolution Approving Acceptance of the Hainesport-Mount Laurel Road Water Main Replacement Project and Initiating the Two-Year Maintenance Period, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-112 Resolution Approving Acceptance of the Well No. 4 Redevelopment Project and Initiating the Two-Year Maintenance Period, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-113 Resolution Approving Change Order No. 1 with a Decrease of \$8,617.10 for the 2024 Sanitary Sewer Rehabilitation Project, MUA Contract No. 2024-03, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-114 Resolution Approving Award of Contract Following Receipt of Competitive Bids to Kiely Civil, LLC, in the amount of \$573,670.00, for the Union Mill Road Air Relief Manhole Improvements, MUA Contract No. 2024-10, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved Resolution No. 2024-09-115 Resolution Authorizing Award of a Contract to Colliers Engineering in the amount of no greater than \$17,500, for the Upgrade of Geographic Information Systems (GIS) Software, 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

Accounting and Financial

Following a motion made by Mr. Knight and seconded by Mr. Francescone, the Board unanimously approved Resolution No. 2024-09-116 Resolution Authorizing the Mount Laurel Municipal Utilities Authority's Absorption of all Increases in the 2023/2024/2025 Healthcare Benefits Premiums, 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. Francescone and seconded by Mr. Gray, the Board unanimously approved the Treasurer's Report of July 2024 and Payment Plan Status Report for September 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 Ms. Capri and seconded by Mr. Knight, the Board unanimously approved Requestion #659 in the amount of \$657,300.28 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. Gray and seconded by Ms. Capri, the Board unanimously approved Requisitions #6195 through #6231, in the amount of \$912,243.38 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

Mr. Sears reported that the Professional Services will be advertised October 17th with an opening date of December 6th and awarded during the February board meeting.

Mr. Sears also thanked the Board for Employee Appreciation Day; it was very well received by all.

Mr. Sears stated that we are in the first phase of our website design.

Ms. Ordille mentioned that the MUA would be participating in the Mount Laurel Food Truck Festival again this year.

Ms. Murphy commented that we should keep doing employee appreciation events.

Following a motion made by Mr. Gray and seconded by Mr. Francescone, and with unanimous agreement from the members, the meeting was adjourned at 7:51 pm.