

Plumsted Municipal Utilities Authority Minutes
June 20, 2017

Chairman Bronson called the June 20, 2017 Plumsted Municipal Utilities Authority Meeting to order and asked everyone to stand for the Flag Salute. Attorney McGuckin read the Open Public Meetings Act.

Those in attendance were Walter Bronson, Edward Weirsky, Robert Minter and Ronald Dancer. Richard Brown and Anthony Esposito were absent. Committeeman Marinari was also in attendance.

Treasurer's Report: Mr. Ylvisaker reported the opening balance on May 1 was \$73,584.28 with expenses of \$29,624.66, deposits of \$9,674.07, with an ending balance of \$53,633.69. Bank and QuickBooks were reconciled with each other. As requested, he included the QuickBooks register and as of 6/20/17 today, there was a register balance of \$54,780.58, which makes funds available to pay those Invoices included in the Bill List for June.

There were no further questions or comments about the Treasurer's Report. On motion of Mr. Minter, seconded by Mr. Weirsky, the Treasurer's Report was approved. Roll Call Vote: All Ayes

Bill List: There were no questions on the Bill List. On motion of Mr. Weirsky, seconded by Mr. Minter, the Bill List for June 20, 2017 was approved as submitted. Roll Call Vote: All Ayes

Minutes: On motion of Mr. Minter, seconded by Mr. Weirsky, the Minutes of April 18, 2017 and May 16, 2017 were approved as submitted. Roll Call Vote: All Ayes except Mr. Dancer who abstained on the May 16 Minutes.

T&M Associates Monthly Update:

Easement Maps and Property Acquisition:

Mr. McKelvey said the Authority is continuing to proceed with acquisitions for the project. There appears to be one change that is going to have to be made based on conversations Peter has had with Mr. O'Connor, who is the owner of the shopping center and the Subway. We had originally had the sewer in the entrance driveway to the shopping center. We moved it to the Subway property and now the property owner is concerned and wants us to move it back to the driveway. There will be some plan changes required and an easement change and possibly a new appraisal.

Permitting:

We are moving pretty well on the permits. The DEP is currently drafting a TWA permit for the project; we received the wetlands permit and air quality permits for the project although we have not yet received the air quality permit for the pump station as our payment for this permit is still being processed.

Ocean County Soil Conservation District Certification:

Ocean County provided several comments to our initial submittal. T&M reviewed those comments and resubmitted a package to them for review.

Ocean County:

T&M had forwarded preliminary concept sketches for the basin revisions to the County Engineer a month or so ago. We got comments back from the County on June 14th on the basin, as well as some other aspects of the site design. T&M is coordinating with their office and putting together a response to the comments and will make a revised submittal as soon as they can. Mr. McKelvey was asked if there was anything of significance on the comments to which he responded no. There were a couple of comments that we didn't quite understand and a couple comments where they must not have read our report closely enough. The information was there, but they were still asking for it. We are working with them and we will get a re-submittal back to them as soon as we can. Upon resolution of those concerns, the required agreement for connection to their system can be finalized. That agreement will then need to be executed and forwarded to the DEP for finalizing of the NJPDES permit modification.

New Jersey Environmental Infrastructure Funding Program (NJEIFP) Submittal & Planning Document Submittal:

T&M has responded to technical and environmental review comments received on the project documents. T&M has also recently contacted them regarding the additional information they were asking for with respect to the cultural resources survey. It turns out they had in an earlier letter requested a Stage 1A cultural resources report. Based on T&M's conversation with them on June 2nd, they are not going to require that, but they did ask for some information which T&M has since sent to them, so they are reviewing that now. Once they approve that, they will issue a Level 2 Environmental Decision Statement and then there will be a thirty (30) day comment period and, if no significant or adverse comments are received, the planning for the project will be approved and at that point, assuming we have all the permits, they should authorize advertisement for the project.

Last month we coordinated the required public hearing for the project. The public hearing was held on May 16th. There were only a few attendees from the public. A few questions were raised, nothing of significance. Those questions were addressed at the meeting and a transcript of the hearing was prepared and sent to the DEP.

County and Local Planning Board Submittal:

T&M made a submittal to the County Planning Board in February 2017. They had issued conditional approval subject to a few conditions being satisfied, which we are addressing and will get back to them on. Also, T&M finalized the submittal package for the wastewater treatment plant and the pump station and forwarded that to the municipal planning board for a courtesy review and that will be on the agenda for the July meeting.

Schedule:

As noted, T&M is maintaining contact with various review agencies and responding to their comments. Mr. McKelvey said he thinks that we are pretty much done with comments. Some of the permits have been received. Peter and Mr. McKelvey are going to attend a DEP permit

coordination meeting on June 22nd. Hopefully, that will help to expedite any remaining loose ends on permits and they will be able to help us in that regard. The one concern he does have at this point with the schedule is with the county issues and he suggests a meeting be arranged with the county, the Authority and T&M to review and discuss their comments so we do not hold up the NJDPES permit application.

Mr. Bronson asked if there were any further questions regarding Mr. McKelvey's report. There were none.

Executive Director's Report: Mr. Ylvisaker wanted to note that in the Treasurer's report section, he included the requisition for \$10,000 from the 2016 Clean Communities grant to be applied as a credit to PMUA customers to offset the increase in recycling costs. We applied that to accounts that were current or made current on their account. Right now, he is planning to do this for the fourth quarter so that will be reflected in the invoice mailed in September. It looks like it might be around \$9.00 off the \$80.00. For the July meeting, he will put together what the conditions are and how many. He also put in a request to the Township for the fourth quarter administrative fee and he noted we received from Lennar a project review fee of over \$27,000. T&M has reviewed the initial plans for the pump station and the collection system and their comments are included in the packet

Redevelopment Project: Mr. Ylvisaker said after our meeting tonight, there is a meeting of the Land Use Board where Lennar is applying for preliminary approval on the entire site and final approval for the first three sections of the project. As John mentioned, DEP's major modification, which apparently they have drafted and are ready to issue, will not be issued until there is a signed agreement with the county. A meeting with the County to address their concerns will be scheduled. He reported that two of the three land/easement agreements have been prepared and sent to the owners. Peter spoke to Mr. Challender about his easement and he indicated that he was reviewing it and he was considering whether or not he needed to talk to an attorney. Peter will stay in contact with Mr. Challender and see what happens there. With Mr. O'Connor, if we end up having to go back to the driveway entrance at the supermarket as opposed to across the Subway property, that is probably going to require another appraisal; probably not for the same amount of money; it was \$2000 for each of those appraisals. It was discussed at the pre-meeting that Peter will contact John O'Connor and have another conversation with him to see if he is absolutely firm in not going across the Subway property. John McKelvey has suggested that a person in his office who would be willing to meet with Mr. O'Connor to explain what it is we are doing and how we are doing it and whether or not we can change his mind. We will also ask Mr. O'Connor whether or not he might accept the price of the easement for the Subway property so that we would not have to do another appraisal. Depending on how the conversation with John goes, instead of waiting until the July meeting, whether or not we want to pass a resolution tonight to retain Peter Maher to do an appraisal of the Market Place easement. Mr. Bronson asked if Peter wants action and approval if necessary for an extra \$2000 for this appraisal. Peter said yes, for up to \$2000. A motion by Mr. Minter and seconded by Mr. Weirsky, Resolution 2017-29 was approved. All Ayes.

Finance Plan - Mr. Ylvisaker mentioned tomorrow night the Township is holding the second reading on the financial plan between the Township and Lennar. That is a major component of the Redevelopment Agreement and a substantial accomplishment if it is adopted tomorrow night.

North Hanover Township – Mr. Ylvisaker commented he had talked to the Clerk this afternoon and they did approve the roadway resolution, so we should be getting a copy of the signed version of the Agreement next week. In discussion, Peter said that Plumsted Township is going to take over Province Line Road for a period of thirty (30) years and that it appears that the work that roadway improvements by Lennar are going to be done within the existing right-of-way. He noted there is one location, because of grading situations, they are going to have to go outside of the right-of-way, but most of the work is now within the existing right-of-way.

Energy—we received a letter from Mr. Gable with a schedule for the upcoming bid for the energy aggregation program. He noted in the past that we would like to increase the number of people and get another town involved, possibly Manchester or Lacey Township. Manchester, according to Mr. Gable, is the best fit with Plumsted, so if we were to go that route, we would want to speak with Manchester to make sure they were happy with what they were doing and if they would be agreeable to working together with us. Their current agreement goes through June 2019. In talking to Bob Chilton today, it would not change anything that he is suggesting. He thinks we would still want to have the fall/spring timetable to get the best pricing, but that if we were going to go with Manchester the contract end date would be in June 2019 when their contract ends. He estimates that the energy pricing would be further reduced by one to two percent by going with Manchester. Mr. Bronson asked if we have had any conversations with Allentown. Peter said we have had conversations. He has forgotten what Allentown has done, whether they have actually gone out to bid. He will look in to this.

Mr. Dancer said that he noticed we received correspondence from Stephanie Brand, Rate Counsel for the BPU. She had some comments and recommendations. Peter said her comments will be addressed and are pretty standard comments we get each time we have gone out to bid on energy.

Mr. Dancer asked whether or not Matt Jessup or Neil Grossman will attend the public hearing tomorrow when the Township Committee meets? Peter said that Matt Jessup will be at the meeting in person and Neil Grossman will be available by phone.

Mr. Bronson said in reviewing the Minutes, did we get the MUA rules changed to match what the Township had put together for the loan reimbursement or waiving the final reimbursement? Mr. Dancer said that Greg McGuckin had given some more formal legal language that the Township Committee approved regarding repayment of the loan which the PMUA has also adopted.

Public Comments: Mr. Marinari said the conversation that is now going on concerning this meeting and this meeting's notifications, in discussion of the public meeting that was held recently; the discussion went into the Minutes of this meeting, it was stated that there were "a few" attendees. Is there any way we can define the number? Mr. McKelvey said that 3 people attended. Mr. Marinari asked if the Minutes of the June meeting could be revised to reflect the number of people who attended the public meeting was 3.

New Business:

Resolution 2017-25: Amendments to 2016/2017 budget transferring funds from accounts that are positive to accounts that are negative. Mr. Bronson said this does not involve any

expenditure of funds, just a transfer internally between line items within the budget. There were no questions or comments.

On motion of Mr. Weirsky, seconded by Mr. Minter, Resolution No. 2017-25 was approved. Roll Call Vote: All Ayes.

Resolution 2017-26: to approve the 2016/18 Budget. Peter said that nothing has changed since the budget was introduced in April. The numbers are the same. He did note we got some comments from the State that our auditor had responded to. Mr. Bronson confirmed nothing changed from what we originally acted upon. That process was what, once we got done with it, it goes to the State for them to approve and then comes back to us? Peter answered yes. We adopted the introduced budget in April, sent it to the DCA and they just responded to it clearing the way for the final adoption of it. Likewise, a copy of the adopted budget will be sent to the State. There were no questions or comments.

On motion of Mr. Minter, seconded by Mr. Weirsky, Resolution No. 2017-26 was approved. Roll Call Vote: All Ayes.

Resolution 2017-27: to reappoint Peter Ylvisaker as Executive Director for 2017/2018. There were no questions or comments.

On motion of Mr. Minter, seconded by Mr. Dancer, Resolution No. 2017-27 was approved. Roll Call Vote: All Ayes.

Resolution 2017-28: amending the Cash Management Plan to change our bank from BT&T to Investors Bank after BT&T started charging service fees after taking over our last bank. Some additional information was left on the dais this evening regarding Investors Bank. There were no questions or comments.

On motion of Mr. Minter, seconded by Mr. Weirsky, Resolution No. 2017-28 was approved. Roll Call Vote: All Ayes.

Peter commented that he will be meeting with Investors Bank tomorrow morning. Some authorization cards are going to have to be filled out by the Chairman, Vice-Chairman and Treasurer.

Motion by Mr. Minter and seconded by Mr. Weirsky, Resolution 2017-29 to approve up to \$2000 for the appraisal of the Market Place easement. Roll Call Vote: All Ayes.

Since there was no further business, a motion was made by Mr. Weirsky and seconded by Mr. Minter, to adjourn the meeting. Roll Call Vote: All Ayes. The next meeting is scheduled for July 18, 2017 at 6:30PM.

Respectively submitted by:

Nadene Cicero, Secretary