

Plumsted Municipal Utilities Authority Minutes
July 19, 2016

Chairman Bronson called the July 19, 2016 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, Robert Minter, Edward Weirsky, Ronald Dancer and Anthony Esposito. Committeeman Marinari was also in attendance.

Bill List: On motion of Mr. Minter, seconded by Mr. Weirsky, the Bill List for July 21, 2016 was approved as submitted. Roll Call Vote: All Ayes

There was discussion regarding the hiring of a Public Information Officer to maintain the Township's Website and possibly the MUA's as well.

Treasurer's Report: The Regular Account had an opening balance as of June 21st was \$15,436.08 operating expenses of \$32,614.92, deposits of \$56,070.32 with an ending balance on July 19th of \$38,891.48. On motion of Mr. Weirsky, seconded by Mr. Esposito, the Treasurer's Report was approved as submitted. Roll Call Vote: All Ayes

Minutes: On motion of Mr. Weirsky, seconded by Mr. Esposito, the Minutes of June 21, 2016 were approved as submitted. Roll Call Vote: All Ayes with Mr. Minter abstaining.

T & M Associates Monthly Update on the Sewer System Design: Mr. Richard Crane of T & M Associates was in attendance to give the monthly update. He said the final design for the wastewater collection and treatment project was started in July. The initial work will include a field survey for the sewer system, letters to the utility companies for the location of their utility lines and scheduling a pre application meeting with the DEP to discuss permitting issues for the project.

He said pursuant to the PMUA's recent authorization they conducted a preliminary investigation of a vacuum sewer collection system as a potential alternative to the current proposed gravity sewer collection system. After careful consideration and evaluating the numbers and additional cost factors, it was recommended that there may be a risk involved with the vacuum system as there were only a few systems to make a positive recommendation. The sewer committee made the decision to discount the vacuum system.

Executive Director's Report: Mr. Ylvisaker said the 2016 Audit was underway and he hopes to have it ready for the September meeting.

Mr. Ylvisaker said the Township was moving forward with selling Bond Anticipation Notes at which time we will have \$250,000 available for the MUA's budget and planning and design work not allowed by the NJEIT. This work will include developing sewer regulations and ordinance, a property appraisal for the WWTP site in addition to other things that will come up. He hoped by the next meeting he would have a property appraisal proposal for the Heller Property.

Energy Update: Mr. Ylvisaker said the Mayor of Allentown contacted him and may be looking into this. He said Manchester, Lacey and Stafford went out to bid, but Manchester pulled out. He felt that at some point, there may be an option to link up with Stafford and Lacey as well as Allentown.

Solid Waste: Since the price increase, there have been six cancellations based on the increase to \$80.

Redevelopment Project: Mr. Ylvisaker said a number of things were coming together. He said there had been a meeting with Matthew Jessup, the new Redevelopment Counsel for the Redevelopment Project and GluckWalrath. Bob Calabro of Lennar gave an update on the progress they were making. The MUA was promised a draft of the finance plan towards the end of August. As part of the finance plan the MUA or Township would be looking seriously at a resident financial assistance program by borrowing an additional amount of money as either a grant or grant loan for residents and businesses and to make sure the coverage requirements stay strong. He felt it had good potential for people and businesses in the downtown to do this without a heavy financial burden. Mr. Weirsky asked if there could be some kind of incentive for signing up early. Mr. Ylvisaker said this was discussed in the proposed sewer ordinance. Mr. Ylvisaker said this would all be supported by the pilot payment from the project.

Mr. Dancer advised the Authority members that there were conversations with Committeeman Marinari and the Mayor that they have asked Neil Grossman, Financial Advisor to factor in an estimate for the businesses and residents to hook up at no initial out of pocket cost. Mr. Dancer said if we could provide this opportunity with money from the pilot program and have everyone hooked up, but if or when they decided to sell their property within a certain period of time, there could be some kind of scale where a portion would come back to the Township. He wanted to plant a seed that when the numbers come back from the financial advisor that we comfortably, safely and conservatively provide that type of assistance, he felt that would go a long way with the residents and businesses. Dancer was hopeful that the numbers will come back favorable and then it can be discussed further. There was discussion and questions regarding the possibility of doing this. Mr. Ylvisaker said hopefully over the next couple of months this will be worked out and we will come up with a plan.

Mr. Ylvisaker said there was a meeting with the Mayor of North Hanover Township regarding details on the improvement of Province Line Road and Lennar's responsibilities. There will be a follow-up meeting in August. The objective is that the developer will take over the major responsibility of roadway improvements which would be at no cost to each municipality.

Mr. Ylvisaker said at the July Land Use Board Meeting, Lennar received GDP Approval for the project and within six months Lennar expects to submit their first application to the LUB to receive preliminary approval for the entire project site and specific approval for a certain number of sections. By the end of the year Lennar should have their plans developed to go before the Land Use Board for approval.

Regarding NJEIT funding, Mr. Ylvisaker explained that a Level Two Hearing will have to be held, which should be scheduled for early next year. He said that basically the major components that make up the project both on Lennar's side and the MUA's side are moving forward and getting more complicated but he felt that as they get a little more complicated he felt progress was being made.

Mr. Ylvisaker said Lennar suggested an idea for connecting the sewer to the Evergreen Road side. They are looking at doing a directional drill underneath the Crosswicks Creek coming up on Evergreen Road that would tie into the gravity line coming from downtown to Bright Road. He said if a fourth well is needed, they would use the property the church owns and bring the water across as well. Mr. Calabro said this was the plan they were moving forward with. It was noted that it would not cost the MUA anything as the engineering and the cost of running the gravity up Jacobstown Road would be better and would not have to go as deep. The other thing is that they plan to provide a path through the woods and over the Crosswicks Creek coming on Evergreen side that would tie into the UTT Trail, access to the schools, community, services to the Library and Municipal Building. He felt that the plan has some very positive aspects to it.

Chairman Bronson asked for any questions. Mr. Dancer had some questions and reservations regarding a questionnaire that would be sent to all of the residents that would be potential users in the sewer service area. He was confused about it and said if we could let the residents know of the potential assistance program and that part of receiving this assistance there are some incentives that may be provided would be helpful. He had strong reservations about sending the letter dated July 16, 2016, which Mr. Ylvisaker said this was not being done at this time. Chairman Bronson indicated that the bill from T&M for additional meetings is to be disregarded.

New Jersey American Water: Mr. Ylvisaker said there was a meeting with NJ American Water where they presented a site plan for the well house on Jacobstown Road. They said by the end of August/September of next year they will have the third well operational. Another meeting will be scheduled with them to discuss if a fourth well will be required for the PRRC.

Regarding anyone that will be connected to the sewer system, Mr. Weirsky questioned how many residents had wells and not city water, which Mr. Ylvisaker said close to half. Mr. Weirsky questioned how that would affect the sewer rate. Mr. Ylvisaker said he hoped it would be a flat rate because not everyone would have water meters. There was discussion regarding this with Attorney McGuckin.

Resolutions:

On motion of Mr. Dancer, seconded by Mr. Minter, Resolution No. 2016-32, authorizing Change Order #2 to T & M Associates to investigate the feasibility of Vacuum Sewer Technology for the Downtown New Egypt Wastewater Collection System in an amount not to exceed \$3,275.00 was adopted as amended. Roll Call Vote: All Ayes

Mr. Ylvisaker said that since Mr. Fearon has some personal issues, GluckWalrath recommended Matthew D. Jessup, Esq. of McManimon, Scotland & Baumann, LLC to continue with the work for the Redevelopment Project until such time as Mr. Fearon returns. It was noted that the Township has also appointed Mr. Jessup for the Township.

On motion of Mr. Minter, seconded by Mr. Dancer, Resolution No. 2017-01, authorizing the award of a Non-Fair and Open Contract to Matthew D. Jessup, Esq. of the Firm of McManimon, Scotland & Baumann, LLC for the Plumsted Township Redevelopment Project was adopted. Roll Call Vote: All Ayes

Chairman Bronson opened the meeting to the public. Committeeman Marinari had concerns regarding Mr. Crane's report with respect to the preliminary investigation of the Air Vacuum

System. He was pleased that the MUA was looking into some kind of assistance for the downtown residents and businesses. This is an area that is really in need of sewers.

Chairman Bronson asked for any old or new business, there was none.

Mr. Ylvisaker said with the Township selling the BAN, he has a Certificate of Availability of Funds in the amount of \$5,500 from CFO Madden to allow T&M to start work on the sewer ordinance and rules and regulations. He asked for a resolution so the ordinance will be in place by the end of the year.

A motion was made by Mr. Minter, seconded by Mr. Dancer, to authorize T&M Associates to proceed with the evaluation and recommendations on the sewer ordinance in amount not to exceed \$5,500. A resolution will be done for this at the August 16th meeting.

Since there was no further business, a motion was made by Mr. Minter and seconded by Mr. Weirsky, to adjourn the meeting. Roll Call Vote: All Ayes. The next meeting is scheduled for August 16, 2016 at 6:30PM.

Respectively submitted by:

Nancy Hendrickson, Secretary