

Plumsted Municipal Utilities Authority Minutes
May 15, 2018

Chairman Bronson called the May 15, 2018 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, Richard Brown and Anthony Esposito. Committeeman Marinari was also present.

Ronald Dancer and Nancy Lawrence were absent.

Treasurer's Report: Peter Ylvisaker said the balance in Investors government escrow account is \$10,716.93. The MUA now has the capability to transfer money between accounts. If there is an expense against the escrow account it can be transferred online to the general checking account. There were no bills against the government escrow account for May.

Mr. Ylvisaker reported the government checking account had an opening balance of \$85,017.39, expenses of \$61,742.07 and deposits of \$51,891.46, with a cleared balance as of April 30, 2018 of \$75,166.78. There is an uncleared balance of \$74,926.78. The check register balance as of May 15, 2018, is \$46,217.97, which includes the items on the Bill List. There are funds available to pay the bills.

There were no 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 or comments on the Bill List. On motion of Mr. Weirsky, seconded by Mr. Brown, the Bill List for May 15, 2018, was approved as submitted. Roll Call Vote: All Ayes

Minutes:

Mr. Bronson asked if there were any comments, corrections or additions to the Meeting Minutes for March 27, 2018. There were none.

On motion of Mr. Minter, seconded by Mr. Weirsky, the Meeting Minutes for March 27, 2018, were approved. Roll Call Vote: All Ayes, except Mr. Bronson and Mr. Esposito abstained.

Mr. Bronson asked if there were any comments, corrections or additions to the Meeting Minutes for April 17, 2018. There were none.

On motion of Mr. Weirsky, seconded by Mr. Minter, the Meeting Minutes for April 17, 2018, were approved. Roll Call Vote: All Ayes, except Mr. Esposito abstained.

T&M Associates Monthly Update

James McGoldrick provided the monthly report for T&M Associates.

Easements and Property Acquisitions

All of the easements and the property acquisitions are in place.

Local Planning Board Submittal

The subdivision for the Wastewater Treatment Plant has been approved and all local planning board requirements have been met.

High School Connection and Ocean County Engineering

T&M has designed an extension of the sanitary sewer from the original design from the intersection of Bright and Evergreen Roads to the high school to connect to the gravity sewer at the high school. T&M has also designed an extension further up that line to connect with the Municipal Building and the historic building. All those buildings will flow by gravity to the same sanitary sewer line and into the new line down to the pump station.

Mr. McGoldrick and the Executive Director also met with Ocean County Engineering. The County had some comments concerning road opening permits and additional traffic control plans.

The design for the high school connection and the traffic control plans were put together in one addendum. An addendum was issued to address those issues. A separate addendum was issued to address contractor questions that had lingered from February to the extended bid date. The addendums were issued seven days prior to the proposed bid opening date of May 23, 2018, in accordance with Public Bidding Law.

Also, the sewer extension design will be submitted to the State to get a modification for the original TWA permit. The permit modification is expected to be approved by NJDEP.

Bidding Schedule

The current bid opening date is May 23, 2018 at 10:00 am.

Venue at Crosswicks Creek Development

Mr. McGoldrick said that Maser Engineering submitted another round of responses to comments made by T&M. The comments were acceptable and T&M recommended to the Executive Director that the applicant's package be approved.

Mr. Bronson asked if there were any questions. There were none.

Executive Director's Report:

Energy Aggregation

Mr. Ylvisaker said he has had several telephone conversations with Constellation about recalculating the budget billing so customers will not have large utility bills at the end of the contract. Constellation appears to be sensitive to the experience of Tri-Eagle customers. They do not want that to happen again.

Constellation has set their budget billing higher than necessary. If a customer asks about it, the information is sent to Mr. Gable, who has requested Constellation reduce their monthly budget billing.

The customers that Mr. Ylvisaker has spoken with seem to be happy with the change. Customers are told that this may mean that they will have a higher bill at the end of the contract.

Solid Waste

Mr. Ylvisaker reported last month that there were some complaints about Waste Management. He and Bob Minter met last Friday morning with representatives from Waste Management. According to their statistics, there were approximately eight complaints over the last sixty days. Most of the complaints were for missed pick-ups. There were another twelve or sixteen complaints, depending on the week, where Mr. Ylvisaker would contact Waste Management about a missed pick-up, or leaving some of bulk trash pick-up, etc.

Mr. Ylvisaker said that he had been expecting a large number of complaints. Most of the complaints were about missed pick-ups caused by replacement drivers or a new driver who is learning the route and their GPS system was not working properly. The garbage can might be out, but the system shows the customer is not currently active.

Mr. Weirsky asked if it is better for customers to call Mr. Ylvisaker or to call Waste Management with complaints. He suggested a notice be put in with the bills advising customers to call Mr. Ylvisaker with service complaints. That way they know that he will track it down and get it taken care of. Sometimes Waste Management does not register the call and that is when people get frustrated. Mr. Ylvisaker said that it can certainly be done and then indicate on the calendar next time that if you have a billing or service problem to call the MUA. Mr. Weirsky said that it will show that the MUA cares, rather than sending it to Waste Management.

Mr. Ylvisaker said that Waste Management appears to be open to having him call them with service complaints. He is able to cut through to the managers of the recycling and trash routes. If a person calls Waste Management customer service directly, a ticket is issued and it goes from there.

Mr. Weirsky asked about the status of the spreadsheet from Waste Management. Mr. Ylvisaker said he has not received it yet. Waste Management said it would be provided at the end of the week.

Mr. Bronson asked about a corrective action plan from Waste Management. Mr. Ylvisaker said that is what he is expecting to get on Friday. If not, he will work with Bob and Rob Allen to get it.

Mr. Ylvisaker said that as far as bulk, they were told to take whatever is out there, with the exception of contractor material. There is a limit on contractor material of two bundles of fifty pounds. But if the right stuff is out there, WM has to load it all up.

Concerning mattresses, if their drivers see bedbugs on mattresses, they will not pick them up. They will put a notice somewhere close to the mattress that they determined there were bedbugs present on the mattress. If the customer seals it up, Waste Management will come back and pick it up. Mr. Ylvisaker said that Mr. Dancer indicated that legislation was adopted to encase mattresses and box springs in plastic, but it only applies to mattresses that are being sold.

Mr. Ylvisaker said that he told Waste Management that he does not look at every monthly report in detail. He looks to see what the charges are that month. He does not look any farther, as long as it is within last month's total. At least twice a year he looks at the report in detail. He writes his comments and sends them to Waste Management. They do not always respond. Waste Management agreed to respond to his report in the future.

Mr. Ylvisaker said that one way to keep the lists current is for him to provide Waste Management with a list of MUA customers so they can cross reference them with their customers. They will remove anyone from the system who is no longer a customer with the MUA.

Mr. Ylvisaker said they also talked about delinquencies. It was agreed that he will notify Waste Management to cancel service if customers have not cleared up their account after two delinquent notices. Then he will notify Waste Management when service should be reinstated. In the past, he did not ask for the containers to be picked up. Waste Management thought it would be helpful, and Bob agreed, that going forward we ask for the containers to be picked up. It would provide an incentive for customers to pay their account. Mr. Bronson said he thinks it would work better to have the cans picked up. Mr. Ylvisaker said that it will be started with the next quarterly list.

2018/2019 Budget

Mr. Ylvisaker said the 2018/2019 Budget was sent to the State. We are waiting for the State to sign off on it. The plan is to adopt the budget at the June meeting and make any transfers that need to be made. He reported a couple of months ago that there is only one account that needs to be replenished. He will review the status and it will be on the June agenda.

Redevelopment Project

Mr. Ylvisaker said that the Delaware River Basin Commission and New Jersey Department of Environmental Protection are looking for their annual TWA fees. NJDEP is \$4200.00 and DRBC is \$618.00.

Mr. Bronson asked if the MUA has to pay the fee even if we are not discharging to DRBC. Mr. Ylvisaker said he asked NJDEP about it last year. They said it is an annual fee that is paid whether the MUA is discharging or not.

Mr. Ylvisaker said there has been another request to expand service to Bright Road. The person will be sending in a letter with their request. He said requests have been made by property owners on Bright Road, Jacobstown Road, Alton Street and Maple Avenue. At some point, a recommendation needs to be made as to whether or not service will be expanded to these areas.

Mr. Bronson suggested that the Sewer Committee get an estimate as to what the cost would be to extend service and to see if it is even feasible. Mr. Weirsky said that the ROI needs to be looked at also. Mr. Ylvisaker said the Sewer Committee will be meeting sometime in the near future.

Mr. Ylvisaker said that the approval of a utilities plan for the Venue at Crosswicks Creek, Lennar Corporation needs to be done by resolution. Lennar provided the status of their development at

the pre-meeting and a decision needs to be made as to whether or not bids will be accepted on May 23rd.

Mr. Bronson said that the MUA is currently scheduled to receive bids on May 23rd. The final addendum revising the plans to include a gravity sewer line from Bright Road up to the school, and to add lines for the Municipal Building and the historical building, has been released. Everything that has been approved is now in the contract.

Bids were delayed last time because Lennar was behind schedule in obtaining all of its permits. The delay was caused when the Division of Land Use sent Lennar's project over to the Historical Preservation Office for review and SHPO asked for several studies to be done on-site. They found an old homestead and a couple of areas where Indians had been active.

Lennar had a meeting on site today with SHPO. The archeologist for Maser, Lennar's consultant, will write a summary report in the next day or two and provide it to SHPO. SHPO said that once they receive the summary, they will recommend that Land Use approve the wetland permits.

Mr. Bronson said that documentation work still has to be done. They located some foundations, so they are going to have to do Phase I test pits, which are 5x5 deep, and document and take pictures of whatever they find. It is nothing that is going to stop or cause a redesign of the project. With any luck, they will have their wetlands permits within the same time period that the MUA has allotted to award the project.

Mr. Bronson said the other hold up has been because of New Jersey American Water. They continue to delay doing things that should be accomplished very easily. The final item that needs to be done is to test the well that has been in the ground for a year or more. When they went to test it, the area where they were supposed to take water from was in the wrong place and had to be moved. They were supposed to do it right away, but that has not been confirmed.

It will take a couple of months to receive the test results. NJDEP should issue a permit to use the well once it has the results. That will allow NJAW to sign the agreement and the permit with Lennar for approximately 360 of their homes. At that point, the application goes to NJDEP Bureau of Safe Drinking Water for final approval.

It is expected that final approval will be received within sixty days after the bid opening. We are confident that NJAW will sign off on it once approval has been received, which Lennar agrees is the most critical thing. We can get an extension on the bid award if the low bidder is willing to grant it. It looks like things are going to come together.

Mr. Bronson said is his recommendation that the MUA go ahead and take bids on May 23rd. There are sixty days to award the bid. The wetlands and SHPO issue should be resolved by the end of June. The water should also be done by then.

Mr. Weirsky asked if it is sixty business days or sixty calendar days. Mr. McGuckin said it is sixty calendar days.

Mr. Bronson said nothing needs to be done tonight, other than to decide to keep the bid opening date. He asked Mr. McGoldrick if he had any comments. Mr. McGoldrick said he totally agrees with Mr. Bronson. Mr. Bronson asked if anyone else had any questions or thoughts. Mr.

Weirsky said he agrees with him. He does not want a delay. Mr. Bronson said if the bid opening date remains the same, the MUA can get ahead of Lennar and cut down on the honey-dipping.

There was a general discussion about the time of the bid opening, who is taking the bids, who would attend, and what information can be provided to bidders once the bids are opened. Mr. McGoldrick recommended that bidders be advised that bid results will be available twenty-four hours after the bids are opened and have been copied and reviewed by Mr. McGuckin and T&M.

Mr. Bronson asked if there were any questions about Resolution 2018-14, approving a utilities plan for Venue at Crosswicks Creek. Mr. Weirsky asked if the resolution approves the plans that reviewed by Mr. McGoldrick. The answer was yes.

ON MOTION OF MR. Minter, SECONDED BY MR. Weirsky, RESOLUTION NO. 2018-14 – APPROVING A UTILITIES PLAN FOR THE VENUE AT CROSSWICKS CREEK, LENNAR CORPORATION WAS ADOPTED. ROLL CALL VOTE: ALL AYES.

Public Comments:

Mr. Bronson asked if there were any public comments. Committeeman Marinari said that Lennar and the MUA are doing a great job. He said he appreciates what is being done.

Mr. Bronson asked if there were any other comments. There were none.

Plumsted Township School District

Mr. Bronson said the gravity sewer and connection plans from T&M for the Municipal Building were presented to the school district. The Superintendent and Business Administrator/Secretary were present from the school district. They were fine with the plans. There was a discussion about the MUA taking over the gravity sewer mains from the school district. They agreed that there is no reason for the Township to have contracts on gravity sewers in this area. He asked Mr. McGoldrick to obtain a set of plans or a sketch of what the school district has and provide them to Mr. McGuckin so he can draft an agreement and easements.

Mr. Bronson said the County owns the property where the library is located. The County has an agreement with the school district for sewage treatment. He asked Mr. McGuckin if the MUA needs an agreement with the County for the library, or if they become a customer of the MUA. Mr. McGuckin asked if the County makes payments to the school district under their current agreement. There was a discussion about taking an assignment from their contract. It was agreed that the MUA needs a copy of their agreement. Mr. Ylvisaker said would contact Mark Jehnke to see if he has been able to locate a copy of the agreement.

Mr. Weirsky said the historic building also needs to be connected to the MUA system. Mr. Bronson said that was in that plan as well. He wondered if the MUA needs an agreement with the Historical Society. The Township owns the property. The Historical Society has a lease with them. Mr. Weirsky said that at the last meeting Mr. Dancer said that the agreement was that the Township would not incur any costs associated with the lease.

Mr. McGuckin asked what their intentions are with respect to the hook-up. Mr. Weirsky said the Historical Society will need to connect to the MUA system and their current septic system will have to be abandoned. There were questions about the usage fee that they would be charged by the MUA. Mr. McGuckin said he will need a copy of the agreement between the Township

and the Historical Society. Then he will need to find out who to talk to at the Historical Society. Mr. Bronson asked if there are any other facilities in town that are in a similar situation, i.e. the old municipal building.

Mr. Weirsky asked if the MUA needs to purchase the sewer lines that they will be taking over from the school. Mr. Bronson said that it would be part of the agreement. He would say that the MUA would not purchase the sewer lines. How old are they? Is the MUA going to maintain them? Is the MUA going to replace them? Whose responsibility is that? Who will pay for it? Mr. Bronson said that is something for the Sewer Committee to discuss. Mr. Weirsky said he wanted the issue to be noted in the Minutes.

Mr. Bronson said the MUA has buy-in with the school district as of their meeting this afternoon, so now the discussion can move into the details. Mr. Weirsky said he would like to be able to speak about it when he is asked. Mr. Bronson said the Sewer Committee will work on it with Mr. McGuckin.

Mr. Bronson asked if there were any other questions. There were none.

Since there was no further business, a motion was made to adjourn the meeting. Roll Call Vote: All Ayes.

The next meeting is scheduled for June 19, 2018, at 6:30PM.

Respectively submitted by:

Nadene Cicero, Secretary