



HMUA MINUTES

REGULAR  
MEETING OF

September 10, 2019

ADMINISTRATION BUILDING  
424 Hurley Drive  
Hackettstown, NJ



REGULAR MEETING September 10, 2019

JACOB GARABED ADMINISTRATION BUILDING

The meeting was called to order by Chairperson Kuster at 7:00 P.M. Chairperson Kuster announced that adequate notice of this meeting has been given to the area press and the Town of Hackettstown, and the meeting shall be convened and conducted in accord with the requirements of the Open Public Meetings Act.

Roll call indicated the following members in attendance: Kuster, Jerry DiMaio, Harper and Kunz.

Also attending: Counselor John Zaiter, Executive Director Corcoran, Deputy Director Biank, and Recording Secretary Palma.

Chairperson Kuster led a salute of the United States Flag.

Chairperson Kuster indicated approval of the August 13<sup>th</sup> Regular Meeting minutes as the next agenda item. A motion to approve the minutes was made by Harper, being seconded by Kunz with Kuster, Harper and Kunz voting yea and Jerry DiMaio abstaining.

Chairperson Kuster indicated approval of the August 13<sup>th</sup> Executive Session minutes as the next agenda item. A motion to approve the minutes was made by Kunz being seconded by Harper with Kuster, Harper and Kunz voting yea and Jerry DiMaio abstaining.

Chairperson Kuster opened the meeting to public participation and noted there were no members of the public present.

Chairperson Kuster stated the next agenda item was the discussion and possible action regarding any project Change Orders. Executive Director Corcoran stated there were Change Orders for contract closeout on Contracts 48S and 47W.

Change Order No. 2 on Contract 48S credits \$1,709.50 to HMUA for water usage during construction in addition to a \$2,320.00 credit for the unused AP Neuros services allowance. A motion to approve the credits in the total amount of \$4,029.50 on Contract 48S was made by Jerry DiMaio being seconded by Kunz with Kuster, Jerry DiMaio, Harper and Kunz voting yea.

Change Order No. 4-Rev. A on Contract 47W for final quantity reductions and credits reduced the total contract amount by \$85,663.37. A motion to approve a credit in the amount of \$85,663.37 on Contract 47W was made by Kunz being seconded by Jerry DiMaio with Kuster, Jerry DiMaio, Harper and Kunz voting yea.

Chairperson Kuster stated the next agenda item was to entertain Resolutions approving the Operations Expense Account Requisitions #OEA-1164, #OEA-1165 and #OEA-1166 in the total amount aggregate amount of \$356,231.93.

The following Resolution #19-3415 was proposed by Harper who moved its adoption:

Resolution #19-3415

BE IT RESOLVED, that the following Operations Expense Requisitions be formally approved:



Dated:	August 02, 2019	OEA-1164	SL-18	\$100,041.76
Dated:	August 16, 2019	OEA-1165	SL-19	95,100.38
Dated:	August 30, 2019	OEA-1166	SL-20	<u>161,089.79</u>
			Total	\$356,231.93

This Resolution was seconded by Harper and upon roll call vote carried:

Ayes: Chairperson Kuster, Jerry DiMaio, Harper and Kunz

Chairperson Kuster stated the next agenda item was to entertain a Resolution approving Renewal & Replacement Fund Requisition #RR-261 in the aggregate amount of \$135,972.38. The following Resolution #19-3416 was proposed by Kunz who moved its adoption.

Resolution #19-3416

BE IT RESOLVED, that the following Renewal and Replacement Fund Requisition #RR-261 be formally approved:

REQUISITION #RR-261

American UV Depot, LLC	UV Lamps	\$	5,185.00
Iron Hills Construction	Nitrification System		6,251.22
Mott MacDonald	Professional Engineering		19,518.50
Pillari Bros. Construction	Contract 47-W App. #9		33,314.46
Town of Hackettstown	Repaving of Streets		<u>71,703.20</u>
	Total	\$	135,972.38

This Resolution was seconded by Jerry DiMaio and upon roll call vote carried:

Ayes: Kuster, Jerry DiMaio, Harper and Kunz.

Chairperson Kuster stated the next agenda item was to entertain a Resolution approving Escrow Subaccount Requisition #ESR-292 in the amount of \$1,544.50. The following Resolution #19-3417 was proposed by Harper who moved its adoption.

Resolution #19-3417

BE IT RESOLVED, that the following Escrow Subaccount Requisition #ESR-292 be formally approved:

REQUISITION #ESR-292

Mott MacDonald	HEATH VILLAGE	\$	599.50
Mott MacDonald	LION GATE (WaWa)		<u>945.00</u>
	Total	\$	1,544.50

This Resolution was seconded by Kunz and upon roll call vote carried:

Ayes: Kuster, Jerry DiMaio, Harper and Kunz.

Chairperson Kuster stated the next agenda item was discussion and possible action to retain a contractor for disposal of soil.

Executive Director Corcoran explained that soil from the water main construction project was stored at the WFP. The Authority has received quotes for the removal of approximately 20 tons.



There was some discussion as to why they were not disposing it all at one time. Kathy stated that there was money left in the budget this year to get rid of some of it, and this will give us a good idea on what is actually in the pile, i.e. rock quantities, etc. She stated that next year they will need to go out to bid to dispose of the remaining soil. Kathy confirmed that they are waiting for a proposal from Mott MacDonald to prepare the bid specifications.

The following Resolution #19-3418 was proposed by Kunz, who moved its adoption.

Resolution #19-3418

WHEREAS, the Hackettstown Municipal Utility Authority has the need to dispose of soil from the water main project and has received two quotes; and

WHEREAS, the Authority has determined and certified in writing that the value of the acquisition will exceed \$17,500 and has solicited quotations; and

WHEREAS, Clean Earth of Carteret, LLC of Carteret, New Jersey has submitted the lowest quotation indicated they will provide the services in the amount of \$49.00 a ton not to exceed \$40,000; and

WHEREAS, Clean Earth of Carteret, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Clean Earth of Carteret, LLC has not made any reportable contributions to a political or candidate committee in the Town of Hackettstown in the previous one year, and that the contract will prohibit Clean Earth of Carteret, LLC from making any reportable contribution in the coming year; therefore

BE IT RESOLVED, the Hackettstown Municipal Utilities Authority authorizes Clean Earth of Carteret, LLC to proceed with the removal of the soil at a price not to exceed \$40,000.

This Resolution was seconded by Harper and upon roll call vote carried:

Ayes: Kuster, Jerry DiMaio, Harper and Kunz

Chairperson Kuster stated the next agenda item was discussion and possible action to authorize release of the Performance Bond and contract closeout for Iron Hills Construction, Inc. in relation to Contract 48S.

The following Resolution #19-3419 was proposed by Jerry DiMaio who moved its adoption.

Resolution #19-3419

WHEREAS, Iron Hills Construction, Inc. has requested the release of the project Performance Bond (#HICNE-10-154-0256) in the amount of \$396,000.00 for sewer construction associated with the project; and

WHEREAS, all documents have been submitted, reviewed and approved; therefore

BE IT RESOLVED, that the Hackettstown Municipal Utilities Authority authorizes the release of Bond (#HICNE-10-154-0256) to Iron Hills Construction, Inc.

This Resolution was seconded by Kunz and upon roll call vote carried:

Ayes: Kuster, Jerry DiMaio, Harper and Kunz

Chairperson Kuster stated the next agenda item was discussion and possible action to authorize



release of the Performance & Labor & Materials Payment Bond and contract closeout for Pillari Brothers Construction Corporation in relation to Contract 47W.

Kathy stated that this approval would be contingent upon receipt of executed final project closeout documents including maintenance bond, but she expects to receive them within a few days.

The following Resolution #19-3420 was proposed by Kunz who moved its adoption.

WHEREAS, Pillari Brothers Construction Corporation has requested the release of the project Performance & Labor & Materials Payment Bond (#0215273) in the amount of \$1,358,977.95 for Contract 47W; therefore

BE IT RESOLVED, that the Hackettstown Municipal Utilities Authority authorizes the release of the Performance & Labor & Materials Payment Bond (#0215273) to Pillari Brothers Construction Corporation once all supporting documents have been received, reviewed and approved by the Executive Director.

This Resolution was seconded by Jerry DiMaio and upon roll call vote carried:

Ayes: Kuster, Jerry DiMaio, Harper and Kunz

Chairperson Kuster requested the reports from the Executive Director and Deputy Director.

Executive Director Corcoran began by giving an update on developers as follows:

- Heath Village West is continuing construction and the Authority continues the water and sewer system inspections.
- Quick Check has met all the requirements of the Authority and is good to go.
- Residences at Bilby Road application is incomplete, as they have not provided Planning Board approval and connection fees.
- Woodmont is awaiting County approval.

Kathy also stated the Arsenic Treatability study meeting will be September 19<sup>th</sup> at NJDEP for the large work group. She should learn at that meeting how the NJDEP intends to proceed to implement the variance procedure allowed by the USEPA.

Kathy continued by stating the diffuser system project is complete at the WPCP and we are achieving very high dissolved oxygen readings at the lowest possible blower settings. She confirmed that they are operating one blower at the lowest possible setting during average flow periods. The operation of a single blower should save significantly on energy costs. There have been issues with new settings causing alarms and shut downs, which Neuros is currently looking into.

Kathy also stated the pilot PAA chemical injection and testing is ongoing and results are generally good, although some of the E. Coli results have been higher than desired. The dosing rates have been increased and sampling continues twice a day, 3 days per week. At the end of the study, Mott MacDonald will prepare a report summarizing the results and anticipated capital/operating costs.

Kathy also stated in the past month they have assisted the DPW on Baldwin Street with the jet and camera at four locations.



Kathy also stated they continue to work on a plan for the removal of the USTs, installation of ASTs and/or natural gas, upgrade of the HVAC systems and replacement of the emergency power generators at the WPCP. Mott MacDonald has recommended that we have one generator use natural gas and keep the other generator on diesel. Frank is heading up that evaluation with input from Mott MacDonald.

Frank stated that a cost and contract for natural gas service from Elizabethtown Gas Company has been received. The cost to install the natural gas service up to the WPCP Administration Building (AB) is approximately \$70,000. This includes the installation of a natural gas service and associated appurtenances from Newburgh Road to the WPCP AB via Esna Drive. Additional services to the remaining buildings on the WPCP site are separate. Frank stated that the proposed upgrades to the AB and Advanced Treatment Building (ATB) heating, ventilation, and emergency power generation equipment would be carried out in two phases. The first phase would include: installation of the natural gas service, the removal of the USTs, installation of a new AST for the ATB, conversion of the AB boiler's burner to natural gas, and AB generator replacement with a natural gas generator. The second phase would include the installation of a new diesel generator and HVAC system replacement for the ATB.

Kathy continued by stating the water main project is ready for close out pending final documents and the maintenance bond. Final contract amount with all adjustments was \$1,459,389.45, a little over \$100,000 more than the original bid price but still less than the second lowest bid (\$1,465,788.17) on the contract.

Kathy also stated PFAS-PFOS, PFNA & PFOA at Well Nos. 5, 7 & 9 were all non-detect. Well Nos. 6 & 8 had some results, but they were significantly below the new NJDEP maximum contaminant levels (MCLs). So we will not plan or budget for any PFAS treatment at the wells at this time.

Kathy stated that she and John Zaiter had a conference call with Corey Tierney and the county attorney to discuss easement requirements and a long term sales agreement. She confirmed they requested that the County pay \$135,000 for our property due to our cost to remove the 1.0 MG tank. She confirmed the Board of Recreation Commissioners is considering this at their meeting tonight.

Kathy stated that July's water usage was lower this year than in 2018 by 100,000 gallons.

Kathy stated the valve exercising program is going well and all of the (258) 12" or larger valves have been exercised per the Water Quality Accountability Act (WQAA). No issues were found during the exercising of the 12" or larger valves. She stated that the water utility has also exercised over 100 of the 10" and smaller valves, with no major issues.

Kathy continued by stating there have been three main breaks so far this year. Recently the water utility disconnected the old service line in front of the Raceway (formerly Hess), and discovered it has been leaking. During the service work, the water utility also paved in front of the old church, utilizing the traffic control for the service work. The water utility planned to pour the sidewalks today but had some issues with the concrete trucks and had to postpone the concrete work for tomorrow. Also, the existing HMA patches in Seber Road and Countryside Drive are now scheduled to be paved by Howard Burd & Sons in late September.

Kathy stated that they are investigating the purchase of new and updated leak detection bugs and



loggers, and plan to purchase within next couple of months.

Kathy also stated the Authority has reimbursed the Town \$71,703.20 for milling and paving of Franklin and Pine Streets.

Kathy stated that they continue to work with Mars Wrigley with regards to installing a meter pit at the entrance of the property. They have had several conversations with the site manager and know they are working on the design and installation of a new meter vault at the property line. The Board suggested that Kathy forward a letter to Mars Wrigley explaining the importance of the WQAA and the effort the Authority is making to reduce unaccountable water as required by the NJDEP. It was suggested that she could ask them for a time frame of when this work would be completed.

Kathy also stated she is working on the capital and operating budgets for introduction at the next meeting. Kathy stated she spoke with Robert McNinch about submitting a later budget as we were awaiting budget information regarding PFAS and the UST/diesel/natural gas issues, which would significantly impact the budget. She confirmed that budgets normally are submitted 60 days before the end of the fiscal year which would be Oct. 1. Robert indicated this is a common practice and we will simply need to pass a resolution about why it is late.

Kathy concluded by stating Robert McNinch is working on the connection fee calculation for the coming year based on the FY17/18 audit, and should have information for the Board by the next meeting. She stated at the October meeting we can discuss results and decide whether to move ahead with a rate hearing to increase them.

Chairperson Kuster requested Counselor Zaiter to proceed with his report. Counselor Zaiter stated the Authority was served a civil action summons by a law firm regarding the Lion Gate at Musconetcong Project behind the WaWa. He explained that HMUA has been named as a defendant as they have an interest in the property, but this should not have any real effect on the Authority. Counselor Zaiter is looking into the easement the Authority has rights to on the property and will respond to the law firm.

Chairperson Kuster asked whether anyone had business of a general nature to discuss. There being no additional comments or discussion, Chairperson Kuster declared a motion to adjourn would be in order and was so moved by Harper, seconded by Kunz and followed by a unanimous voice vote.

Time – 8:05 P.M.

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Kathleen Corcoran, PE, PP, PMP  
Executive Director & Secretary