

**OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY
REGULAR MEETING
APRIL 17, 2024**

Call to Order: The Regular Meeting of April 17, 2024, was called to order at 11:00 a.m. with the Pledge of Allegiance.

Announcement: Vice Chairman Blair announced that this meeting is in conformance with the Open Public Meetings Act. Notice has been published in the Asbury Park Press on December 31, 2023, and in the Home News Tribune on December 31, 2023. Notice of the meeting has been posted at 15 Throckmorton Lane, Old Bridge; at 71 Boulevard West, Cliffwood Beach; and on the OBMUA Website at www.obmua.com.

Roll Call: This Public Meeting is being recorded.

Present:

James Blair, Vice Chairman
Anita Greenberg, Treasurer
Edward Casserly, Secretary
Bruce Walker, Commissioner
Frank Weber, Commissioner
Perry Simone, Second Alt. Commissioner

Absent:

Mark Razzoli, Chairman

Also Present:

Michael Roy, P.E., Executive Director
Michelle Smith, Comptroller
Mitchell B. Jacobs, Esq.

Previous Minutes: **Regular Meeting – December 20, 2023**
A motion to approve the Regular Meeting Minutes of December 20, 2023 was made by Dr. Greenberg and seconded by Mr. Casserly.

The roll call vote as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes

0 Nays

1 Absent

Chairman's Report: Chairman Razzoli was absent.

Acting Chairman Blair said no report.

Executive Director's
Report:

Michael Roy, P.E./Executive Director

Mr. Roy said that we once again completed our Annual Consumer Confidence Report. He said that it was posted on our website, and all the Authority's customers have been or will be notified on their billing statement that this is available online. He said that the copy in your package is the online version, so if any customer wishes to have a hard copy, we will mail it to them upon request. Mr. Roy said that the bill has this statement on it, and he had copies of the notice if any of the Commissioners wanted a hard copy of it.

Mr. Roy said that this is our 26th CCR issue. He said that there are over a hundred contaminants with regulated limits and the EPA every five years is required by law to list ten new contaminants that have regulated maximum contaminant levels that we have to then test for. Mr. Roy said that this legislation to the EPA was back in the 80's. Mr. Roy said that the EPA had to put out ten contaminants every five years, and now we are up to 100. Mr. Roy said that what we have detected above the laboratory detection limit must be put into this Consumer Confidence Report. Most of the regulated contaminants are below the detection limit of the lab, so we don't need to list them in the CCR. He said that that we only found nine of the contaminants above the laboratory detection limit

Mr. Roy said that the first page of the CCR is just mandatory information about where our source of water comes from and the treatment that we apply to it. He said that the second page shows the nine contaminants. The MCL listed in the second column on page 2 is the limit that the EPA has set. He said that they are very conservative values. Mr. Roy said that they include a large safety factor in the values.

Mr. Roy said that a lot of these values are measured in parts per million, parts per billion, and even parts per trillion. He said that the last one listed there in only in New Jersey right now is in part per trillion. Mr. Roy said that he put in the CCR the definitions of what that means. Parts per million is like one second in 12 days. Parts per billion is one second in 32

years. Parts per trillion is one second in 32 thousand years. Mr. Roy said that the levels are so small that when they say that this is the maximum contaminant level, and if we are below this level, there is no harm. It is considered safe drinking water and no harm to humans' metabolism and health.

He said that when you look at the next column that shows the actual level that we detected, it is a fraction of this MCL. Mr. Roy said that it is a very small level, but we must identify it in the table because it is above laboratory detection limits. He said as the laboratories get better and better, they can measure to parts per trillion or even quadrillion sometimes. Mr. Roy said that we show what the actual limits are, but it is safe drinking water for human health. Mr. Roy said it is well below what the EPA has established as a maximum contaminant level, and the violation column of yes or no, shows everything as no violations of any contaminant level for any of these items.

He said that on the table below the Unregulated Contaminant Monitoring Rule shows the compounds that we must test, and this is all that was found. The EPA is going to make a maximum contaminant level for the nation, and then they pass it over to the New Jersey DEP to enforce it. They turn over the enforcement actions to the States.

Mr. Roy said that the next page is just some information on where these contaminants may come from. He said that some of them are just natural in the ground. Mr. Roy said that finally we have information on the back that explains some of the work that we have done through the NJ I-Bank; and, hopefully soon, we can report on the water service replacements that we are doing down in Laurence Harbor. Mr. Roy said that the last one that we are reporting on is the emergency fuel storage facility and the installation of two 10,000-gallon fuel storage tanks.

Mr. Roy said that the rest of the information is about lead and immune systems, and mandatory language that the DEP requires us to put in the CCR. He said that he will have to mention one other thing on the third page, highlighted in a blue rectangle and that is a notification about a monitoring violation. He said that we have so many requirements to monitor that if we miss the monitoring by one day or forget to do something, the DEP is down our throat. Here is an example, we came up with a coliform positive sample in our distribution system. We then must test every single well for fecal coliform, and we missed one well, and they gave us a violation for it. Mr. Roy said we did test it afterwards outside of the time range that we were supposed to do it, and there was nothing there. He said that there was never an issue or a problem.

Mr. Roy said kudos to Ray Totten for keeping up with the monitoring requirements on a daily, weekly, monthly and annual basis. He said it is overwhelming how much testing that Ray must keep up with. Mr. Roy said that when you just miss doing one well, and we get this violation on our website, it makes us look bad. He said that the DEP then wants us to put in the violation in the Consumer Confidence Report to tell everybody that we missed something. He said that it is so insignificant. Last year it was a testing for a pH measurement, and we did it a day early, and they gave us a violation.

Mr. Totten said that we must test the wells in use for the last seven days, and he said that the well that we didn't test ran for two hours, six days prior to the violation.

Mr. Roy said that you made a judgment call, and when the DEP does not agree with you, we are in the wrong. He said that people think we are not being monitored by the DEP. Mr. Roy said you can be assured that we are being monitored by the DEP and that we are putting out safe drinking water. Mr. Roy said we do not need a resolution for this.

Mr. Roy said that his next item is for the purchase of water meters from Rio Supply through a New Jersey Cooperative. Mr. Roy said that we have a need to purchase 500 water meters for use both with new construction and with old meters in need of replacement in the homes of residents and businesses. He said that the cooperative price is comparable to our bid prices from the last contract which we let expire. He said that the reason we let it expire is because we know that the metering system that we use, Neptune, is on a coop now, and there is no reason to roll the dice on pricing or different manufacturers if we are trying to standardize our system to a Neptune system.

Mr. Roy said that this is an opportunity to just buy from the coop, and it includes a 10% discount on our water meters. He said that the cost of the water meters for the new construction is reimbursed to the Authority in the water application fee. Mr. Roy said contractors pay for these meters. Mr. Roy said that Rio Supply has a contract with NJWC Cooperative, #B365A-4, and the OBMUA is a member of this cooperative. The price quote we received from Rio Supply quote #17866 dated April 3, 2024, is for \$145.00 per meter, and \$72,500 for a count of 500 water meters.

Mr. Roy said that he recommends that we authorize the purchase of 500 water meters from Rio Supply of Sicklerville, NJ in the amount of their price quote and in accordance with their Cooperative Contract #B365A-4.

A motion to authorize the purchase of 500 water meters from Rio Supply for \$72,500 for a count of 500 water meter was made by Mr. Walker and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

Mr. Roy said that the next item in his report does not need a resolution. Mr. Roy said that he wanted to advise the Commissioners that the NJWEA Trade Show is scheduled for May 6th, 7th, 8th and 9th. He said that the Authority employees will be in attendance to gain Continuing Education Credits for their State Operating Licenses, and to visit the various vendors in the Exhibit Hall. He said that the Commissioners are encouraged to attend to become better familiar with the issues facing the wastewater industry. Mr. Roy said that if the Commissioners would like to attend, please let Ronnie know. He said that we booked all the Commissioners for rooms, because the rooms can be easily cancelled, and they would not charge us for the rooms. He said that the conference registration, on the other hand, is not refundable. Mr. Roy said if the Commissioners want to attend the conference, and we encourage you to do so, to tell Ronnie today or by the end of the week.

He attached the list of Conference classes to his report. On Wednesday Mr. Roy is monitoring one of the sessions, which is "Instrumentation and Controls". He said that we are going to talk about the OBMUA's GIS Mapping System. Mr. Roy said that R3M is going to give the talk and another speaker, Bill Stefanelli, OBMUA Deputy Sewer Superintendent, is going to be another speaker at that session.

Mr. Roy said that finally he wanted to say that the OBMUA sends their condolences to Mike McClelland of CME Associates and his family on the passing of his mother, Florence May McClelland, 84, of Brick, New Jersey.

Mr. Roy said that is my Executive Director's Report.

A motion was made by Dr. Greenberg to accept Mr. Roy's Executive Director's Report. It was seconded by Mr. Weber.

All Commissioners were in favor.

No Commissioners were opposed.

REPORT UPON DEVELOPER'S APPLICATIONS FOR APPROVAL

1. Woodhaven village, Inc./Woodhaven Village – 0C2 Domestic + 2 Fire = 12 EDCUs

Mr. Roy said that this project is located on the south side of Texas Road between McLean Street and Woodhaven Boulevard. He said that consists of the construction of 12" off-site and eight-inch on-site and DIP to be connected to the existing 12" water main in McLean Street and the existing 8" water main in Woodhaven Village Section 2 Phase 3 to service the proposed two 36,000 SF buildings of light industrial flex space.

Mr. Roy said that sufficient fees have been paid into the Water Escrow Account for Final Review and the start of inspection. He said that Preliminary Approval was granted pursuant to the "Agreement Regarding Regional Water System Improvements between Woodhaven Village, Matchaponix Estates, and the OBMUA" dated December 2, 1998, and confirmed by the "Settlement Agreement between Woodhaven Village, Matchaponix Estates, and the OBMUA" dated August 20, 2008. Township Preliminary & Final Planning Board Approval was granted on March 23, 2023.

Mr. Roy said that the Applicant has indicated that lawn irrigation is not proposed for this site; therefore, lawn irrigation is not included in this approval. If a lawn irrigation system using municipal water is proposed in the future, the plan must be submitted to the Authority to determine the number of additional Equivalent Domestic Consumer Units. He said that they must provide a fixture unit count with a peak water demand in gallons per minute (gpm) for the purpose of sizing the water meter and prior to making an application for the water meter in each building.

Mr. Roy said that the Applicant has indicated that the fire flow demand for the fire suppression system is 1,250 gpm at 104 psi. A recent hydrant flow test performed by the Authority indicates that the Authority's water distribution system has this fire flow available, but the applicant must

provide a fire pump for each building to achieve the required fire suppression system water pressure.

Mr. Roy said that the Applicant has indicated that the proposed 12" on-site and off-site water mains and fire hydrants within the proposed easement and right-of-way of Texas Road will be dedicated to the Authority. He said that the Applicant has acknowledged that all proposed on-site water mains and fire hydrants will remain privately owned and maintained by the Applicant. Mr. Roy said that each buildings' water service line shall be sized in accordance with the hydraulic calculation demand by a professional engineer who specializes in fire suppression and approved by the Fire Sub-Code Official at the time of Building Permit Application.

Mr. Roy said that the technical requirements sufficient for Final Water Approval have been satisfied. Mr. Roy said he recommends Final Water Approval as subject to the fourteen conditions in his report.

Attorney Jacobs said that a motion is needed for Woodhaven Village, Inc./ Woodhaven Village – 0C2 Buildings, W23-717, Final Water – 10 Domestic + 2 Fire = 12 EDCUs subject to the fourteen Conditions set forth in Mr. Roy's Engineering Report dated April 12, 2024.

A motion was made by Mr. Blair and seconded by Mr. Walker

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

2. Woodhaven Village, Inc./Woodhaven Village – 0C2 Buildings, S23-601, Final Sewer – 10 EDCUs

Mr. Roy said that this project consists of the construction of a 1,000 LF eight-inch PVC sewer main and on-site pump station with a two-inch (2") HDPE force main connecting into the existing manhole in Woodhaven Village Section 2 Phase 3 to service the proposed two 36,000 SF buildings of light industrial flex space.

Mr. Roy said that fees sufficient for Final Sewer Approval have been paid. Sewer connection fee credits are owed to Woodhaven Village in accordance with the 1984 Woodhaven Agreement for Regional Sewer Facilities.

Mr. Roy said that 1,552 Sewer Connection fees were credited to Woodhaven Village in 1999 because of the construction of the “Regional Sewer Facilities to the South Old Bridge Area” in accordance with the 1984 Woodhaven Sewer Agreement. An additional 967 Sewer Connection Fees were credited because of regional sewer facilities constructed during 1999 to 2011 bringing the total credit to 2,519. 1,589 Sewer Connection fee credits were then used with the approval of Woodhaven Section 1 (325), Matchaponix Estates a/k/a Rocky Creek (117), Woodhaven Estates 1 a/k/a Winding Brook (73), Woodhaven Plaza (32), Woodhaven Village,

Section 2, Phases 1 & 2 (286), Woodhaven Village, Section 2, Phase 3 (129), Woodhaven Village, Section 2, Phase 4 (88), Woodhaven Village, Section 2, Phase 7 (32), Woodhaven Village Section 2, Phase 5 (186), Texas Road Plaza III (239), and Woodhaven Village Section 2, Phase 6 (66). There are 10 units in this application (Woodhaven Village – OC2 Buildings) the remaining credit of Sewer Connection fee is 936.

Mr. Roy said that Preliminary Sewer Approval was granted pursuant to the Agreement Regarding Regional System Improvements between Woodhaven Village, Matchaponix Estates and the OBMUA dated December 2, 1998, and confirmed by the “Settlement Agreement between Woodhaven Village, Matchaponix Estates, and the OBMUA” dated August 20, 2008. Township Preliminary & Final Planning Board Approval was granted on March 23, 2023.

Mr. Roy said that the Applicant has acknowledged that all proposed on-site sewer lines will remain privately owned and maintained by the Applicant. The on-site private pump station is designed to convey a peak flow of four times the average daily demand. He said that the size, slope and installation of the on-site sewer laterals and private pump station are subject to approval by the Township Plumbing Sub-Code Official.

Mr. Roy said the technical requirements sufficient for Final Sewer Approval have been satisfied.

Mr. Roy said that he recommends Final Sewer Approval subject to the eleven conditions in his report.

Attorney Jacobs said a motion is needed for Woodhaven Village, Inc./ Woodhaven Village – 0C2 Buildings, S23-601, Final Sewer – 10 EDCUs subject to the Comments and 11 Conditions in Mr. Roy’s Engineering Report of April 12, 2024.

A motion as made by Mr. Casserly and seconded by Mr. Weber.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

OTHER ENGINEERING REPORTS

1. Vista at Old Bridge, LP/The Vista at Old Bridge, W22-704, S22-554, Water and Sewer Developer Agreements

Mr. Roy said that the Water and Sewer Developer Agreements for the referenced applications have been prepared by Attorney Jacobs in accordance with the Final Water and Sewer Approvals granted on August 16, 2023, which included the payment of all applicable fees.

Mr. Roy said that the Developer Agreements consist of the standard language, and the conditions of the Final Water and Sewer Approvals to construct approximately 1,200 LF of 8” on-site water main connecting into the existing 16” water main on an unnamed gravel access road and into the existing 12” water main on Marlboro Road; and approximately 1,100 LF of 8” off-site sewer main and 400 LF of on-site sewer main connection into the existing 8” sewer main on Marlboro Road to service three 3-Story apartment buildings consisting of twenty-four (24) apartments each and a 4,660 SF clubhouse that includes one (1) apartment for a total of 73 residential apartment units located on the west side of Marlboro Road, adjacent to the Authority’s Marlboro Road Elevated Water Storage Tank site.

Mr. Roy said that the Water and Sewer Developer Agreements have been signed by the Developer and are ready to be considered for authorization to be countersigned by the Authority.

Attorney Jacobs said we will do the Water and Sewer separately.

Attorney Jacobs said the first one is authorizing a representative of the Authority to countersign the Developer Agreement for Vista at Old Bridge, LP/The Vista at Old Bridge, W22-704 Water Developer Agreement.

A motion was made by Mr. Walker and seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

Attorney Jacobs said that the second resolution is for authorizing a representative of the Authority to countersign the Developer Agreement for Vista at Old Bridge, LP/The Vista at Old Bridge, S22-554, Sewer Developer Agreement.

A motion was made by Mr. Casserly and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

2. Redevelopment of Well No. 3, contract No. W23-228, Final Quantities Change Order

Mr. Roy said that this well is located on Throckmorton Lane behind the Fire House.

Mr. Roy said that Change Order No. 1 to A.C. Schultes, Inc. represents the final quantities Change Order for the referenced project that includes the decrease in cost and the reason for the changes to the Contract Documents.

Mr. Roy said that this Change Order consists of the reduction in costs because of not needing to perform certain work that was provided for in the Contract Documents. The actual amount of pump equipment replacement items utilized during the repair and replacement work was less than the amount provided for in the Contract Documents. The full amount of allowance for the miscellaneous work, the recoating of the discharge column pipe as well as the total amount of chemicals to be utilized during the redevelopment work that were provided for in the Contract Documents were also not needed.

Mr. Roy said that the total cost of the Change Order is a minus \$99,874.50 which is a 50.18% decrease of the original contract amount of \$199,050.00 to a new contract amount of \$99,175.50. Mr. Roy said that the Change Order is ready to be considered for approval by the Authority.

Attorney Jacobs said that a motion is needed for a resolution approving the Final Quantities Change Order for Redevelopment of Well No. 3, W23-228.

A motion was made by Dr. Greenberg. It was seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

3. Lakeridge Development Slope Stabilization Project – Design and Bid Phase Engineering Services to Alaimo Associates

Mr. Roy said that a soil embankment behind 27 Greenbrook Drive in the Lakeridge Development has failed and a large section of the slope has significantly slid due to the intense amount of rainfall in the month of January this year. The Authority has a 10” sanitary sewer in an easement behind the homes on Greenbrook Drive that conveys sewage flow from an area south of Rt. 516, that includes a portion of the Lakeridge Development, and conveys the sewage to the Lakeridge Pump Station as shown highlighted in green and yellow on the map in his report with the sewage drainage area shown shaded.

There is a need to stabilize this slope to ensure the operational integrity of this 10” sanitary sewer and to allow access for future maintenance. This slope failure was reported to us by the Township Engineering Office that received a complaint from the homeowner at 27 Greenbrook Drive. Mr. Roy said it is a safety issue and needs to be addressed as soon as possible because it could damage our pipe.

Mr. Roy said that we have a copy of a proposal from Alaimo Associates dated March 27, 2024, for Engineering Services to prepare a Design that includes Plans, Specifications and Contract Documents for Public Bidding for a project to stabilize the slope embankment behind 27 Greenbrook Drive in the Lakeridge Development. The cost estimate of the proposal to perform these engineering services is \$40,000. Once the Plans, Specifications and Contract Documents have been completed for this slope stabilization project, a recommendation will be presented to the Commissioners to go out for public bids.

Mr. Roy said that the dollar amount of these estimated fees appears to be reasonable. The fees are based upon an estimate of the number of hours required for the level of effort anticipated for each of the engineering tasks shown in their “Man Hours” table, all in accordance with their Consulting Engineering Agreement dated February 7, 2024.

Mr. Roy said that he recommends that Alaimo Associates be authorized to proceed with the Engineering Services of the referenced project in accordance with their March 27, 2024, proposal and their February 7, 2024, Consulting Engineering Contract.

Attorney Jacobs said that a resolution is needed for the Lakeridge Development Slope Stabilization Project – Design and Bid Phase Engineering Services to Alaimo Associates.

The motion was made by Dr. Greenberg and seconded by Mr. Walker.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

4. Laurence Harbor Sewer Easement Access and Manhole Rehabilitation – Conceptual Phase Design Engineering Services to Alaimo Associates

Mr. Roy said that a 15” diameter sanitary sewer in the Presidents Section of Laurence Harbor travels through an easement behind Harding Road that has become taken over by the marshland over the years making the access to this sewer very difficult. This 15” sanitary sewer conveys sewage flow from both sides of Route 35 that includes the Presidents Section and conveys the sewage to a 27” Trunk Sewer, as shown highlighted in yellow and green on the map attached to his report. There is a need to develop a plan to both provide better access to this sewer and to seal up any cracks or holes in the manholes and/or pipe that allows groundwater to enter the sanitary sewer system.

Mr. Roy has a proposal from Alaimo Associates dated March 27, 2024, for Engineering Services for an Evaluation Study to determine the best approach for rehabilitating this 15” sanitary sewer and allowing better access to it for future maintenance. The cost estimate in the proposal to perform these engineering services is \$25,000. Once an evaluation has been completed, and the best approach is determined for rehabilitating this 15” sanitary sewer, recommendations will be presented to the Commissioners for any further action.

Mr. Roy said that the dollar amount of these estimated fees appears to be reasonable. The fees are based upon an estimate of the number of hours

required for the level of effort anticipated for each of the engineering tasks shown in their “Man Hours” table, all in accordance with their Consulting Engineering Agreement dated February 7, 2024.

Mr. Roy said that he recommends that Alaimo Associates be authorized to proceed with the Engineering Services of the referenced project in accordance with their March 27, 2024, proposal and their February 7, 2024, Consulting Engineering Contract.

Dr. Greenberg made a motion to authorize Alaimo Associates to proceed with the engineering service for the Laurence Harbor Sewer Easement Access and Rehabilitation – Conceptual Plans Design Engineering. It was seconded by Mr. Walker.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

5. Ellen Heath Townhouse Sewage Pump Station Upgrade – Study Report and Preliminary Design Engineering Services to Alaimo Associates

Mr. Roy said that the Ellen Heath Sewage Pump Station was installed in the 1970’s by the Developer of the Ellen Heath Townhouse Development. The pump station was not built in compliance with the Rules and Regulations of the Authority because the entire sewer system including the pump station was intended to remain privately owned by the Planned Unit Development (PUD). The Authority later inherited ownership of the entire sewer system including the pump station after a court decision for the Authority to take over control of the operation of the sewer system in 1982.

Attached is the March 24, 1982, agreement between the Ellen Heath Homeowners Association and the Old Bridge Township Sewage Authority, predecessor to the Old Bridge MUA, that grants the Authority the necessary access to the Ellen Heath sewer system. The Authority has

been operating the sewer system and pump station ever since. There is a need to upgrade this pump station now since the equipment is now old and obsolete and has surpassed its useful life.

Attached is a copy of a proposal from Alaimo Associates dated March 21, 2024, for Engineering Services for an Evaluation Study of the Ellen Heath Townhouse Sewage Pump Station that will include a Preliminary Design Report of recommended improvements and upgrades to the pump station. The cost estimate in the proposal to perform these engineering services is \$47,000. Once an evaluation has been completed for this sewage pump station, the Preliminary Design Report recommendations will be presented to the Commissioners for any further action.

The dollar amount of these estimated fees appears to be reasonable. The fees are based upon an estimate of the number of hours required for the level of effort anticipated for each of the engineering tasks shown in their "Man Hours" table, all in accordance with their Consulting Engineering Agreement dated February 7, 2024.

Mr. Roy said that he recommends that Alaimo Associates be authorized to proceed with the Engineering Services of the referenced project in accordance with their March 21, 2024, proposal and their February 7, 2024, Consulting Engineering Contract.

Dr. Greenberg said that she has a question. She asked that when Ellen Heath originally got permission to build the pump station and manage it, why did they hook into us, and weren't they supposed to manage it?

Mr. Roy said that they do not have their own treatment plant. Mr. Roy said that this was built during the era of the PUDs. He said that the whole sales pitch of the PUDs was that they were not going to build it to the standards of the Authority's Rules and Regulations, but don't worry about that because you won't have to take it over or control it. Mr. Roy said that the PUDs said they were going to manage the streets, the snow plowing, the lights, and take care of the water and sewer systems. He said that it was allowed at the time, but it was a mistake.

Dr. Greenberg asked how they could be allowed to build something when they do not have a treatment plant.

Mr. Roy said that we took over the pump station, but we did not take over the sewer collection system. The Homeowners' Association still controls that part of the sewage system.

Dr. Greenberg asked if they were responsible for any of the cost to us when we must improve it, which they could have been paying through their homeowners' association fees?

Mr. Roy said that in the 90's there was a whole program to turn over the water and sewer utilities within PUDs to the Authority. He said that each homeowner association had to do certain repairs to bring the water and sewer systems up to good condition or pay the Authority for the value of the repairs and provide as-builts, and then we had them execute a takeover agreement. He said that the first one that we took over was Society Hill, then others came along after that. Mr. Roy said that others like Spring Hill Village have not turned over their water and sewer utilities yet, even though we gave them a ten-year period to make the payments.

Mr. Roy said that Ellen Heath was different. This pump station was pushed on us through a lawsuit. He said that in the 80's ten years before this program to take PUDs over, they took us to Court, and they won. He said that they had a Judge that said that the Homeowners' Association does not know anything about sewers, and the Sewer Authority knows about sewers, so we must take the pump station over. Mr. Roy said we lost the lawsuit.

Dr. Greenberg asked if they had presented minutes from the Planning Board when that development was approved.

Mr. Roy said that whether the Sewerage Authority at the time properly fought this, you can only second guess. He said that we entered into an easement agreement with Ellen Heath, and for years have been operating the pump station.

Mr. Roy said that today we are smarter about this. He said that when PUDs come in, we make sure that they are compliant in every way with our Rules and Regulations. Mr. Roy said that is done in case the development does not remain private, and they want it to be taken over like everyone else in town.

Mr. Roy said that in the 90's we set up a nice system, and many like Cherry Creek turned the water and sewer systems over to us and paid us money over a period. It worked out for many of them, others are still rolling the dice, since they are responsible for any repairs. Mr. Roy said that they still have ownership of these pipes, and when they start breaking, they will have to hire their own contractors to fix them.

Mr. Roy said that regarding the Ellen Heath pump station, we have been operating it for years, and now we need to replace this pump station because it has reached its useful life.

Dr. Greenberg made a motion to authorize the Ellen Heath Townhouse Sewage Pump Station Upgrade – Study Report and Preliminary Design Engineering Services to Alaimo Associates. It was seconded by Mr. Casserly.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

Mr. Roy said that concludes his report.

Dr. Greenberg made a motion to accept Mr. Roy's Engineering Report. It was seconded by Mr. Casserly.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Superintendent's
Report:

Wally Tier, Superintendent – Distribution -Water Division

Mr. Tier said he submitted his report. Mr. Tier asked if anyone had any questions?

There were none.

A motion to accept Mr. Tier's report was made by Dr. Greenberg and seconded by Mr. Casserly.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Superintendent's
Report:

Ray Totten, Superintendent – Treatment – Water Division

Mr. Totten said that he submitted his report, and asked if there were any questions.

There were none.

A motion to accept Mr. Totten's report was made by Mr. Walker and seconded by Dr. Greenberg.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Superintendent's
Report:

Walter E. Gillins – Superintendent – Sewer Division

Mr. Gillins said that he submitted his report, and asked if anyone had any questions.

There were none.

A motion was made by Dr. Greenberg to accept Mr. Gillins' report. It was seconded by Mr. Casserly.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Financial Report: Michelle Smith, CPA, Comptroller

Mrs. Smith said that in order to recover the costs of Middlesex Water Company rate increase, she would like authorization to advertise for a Rate Hearing to be held on May 15, 2024, at 11:00 a.m., with the Regular Meeting immediately following.

A motion authorizing a Rate Hearing to be held on May 15, 2024, at 11:00 a.m. was made by Dr. Greenberg and seconded by Mr. Casserly.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Mrs. Smith said that she had one resolution to fund the OPEB Liability for the Current Fiscal Year in accordance with GASB45, by transferring \$806,036 to the Trust for Post- Employment Benefits. She said that this Expense has been budgeted for, and by fully funding our Net OPEB Liability for the current year, our liability will remain steady. She said that this will give a favorable accounting impact and increase our ability to meet future obligations.

A motion was made by Dr. Greenberg to Fund the OPEB Liability for the Current Year in Accordance with GASB45. It was seconded by Mr. Walker and seconded by Dr. Greenberg.

There was no discussion.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 0 Absent

A motion to accept Mrs. Smith's Financial Report was made by Dr. Greenberg and seconded by Mr. Casserly.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

Bills & Claims: Dr. Greenberg said that the Bills and Claims are for a total of \$2,074,694.95.

A motion to approve the Bills and Claims for a total amount of \$2,074,694.95 was made by Mr. Casserly and seconded by Mr. Walker.

The roll call vote was as follows:

Ayes: Greenberg, Blair, Weber, Walker, Casserly

Nays: None

Absent: Razzoli

5 Ayes 0 Nays 1 Absent

Legal Report: Mitchell B. Jacobs, Esq.

Attorney Jacobs said that he does not have a report.

Old Business: Mr. Walker asked where we stand on the new tank that is going off Disbrow and the sewer line that is over by Canyon Woods?

Mr. Roy said that at the Disbrow Road Water Storage Tank we have the contractor gearing up to start clearing. He said that they are marking the trees for the clearing. Mr. Roy said that there will be a lot of activity going on this year.

Mr. Walker asked when that may be completed.

Mr. Roy said that they will be working on the foundation for a good part of this year. He said that once they get the foundation done, it will be a matter of having the steel delivered to the site. Mr. Roy said that it is going to be an elevated tank just like the one behind the Walmart. He said that once the steel is delivered, the erection of the tank occurs fast. Mr. Roy said that they have out of town people that are experts in doing this

kind of work, and they will work eight straight days, and then off six days, and work eight days again. He said that the welding of the steel plate will occur quickly, but it depends on the delivery of the steel plates. Mr. Roy said that it will most likely go into next year. Mr. Roy said that it is a good location for the tank since it will increase our fire protection in that area.

Mr. Roy said that regarding the sewer work at our Rt. 34 Pump Station over by Canyon Woods, we are finetuning the documents for bidding. He said that this project is in two separate contracts, the force main replacement that goes over to Balmoral Drive, that has already been given authorization to advertise, we are ready to put the advertisement in the newspapers. He said that the other one is the Rt. 34 pump station improvements, that we are going to increase the pump size to increase the capacity, we are working with Wayne Simpson, Alaimo Associates, on a weekly basis to get that contract ready to go out to bid. Mr. Roy said that once we are ready, we will come back to the Board to ask for authorization to advertise that contract.

New Business: None.

Open to Public: Acting Chairman Blair opened the meeting to the public. He said that it is limited to a maximum period of three minutes per person.

Seeing no hands, the public portion was closed.

Executive Session: Attorney Jacobs said that we do not have an Executive Session.

Adjournment: A motion to adjourn was made by Dr. Greenberg and seconded by Mr. Walker.

The voice vote was as follows:

All Commissioners were in favor.

No Commissioners were opposed.

The meeting was adjourned at 11:50 a.m.

Respectfully submitted,



Edward Casserly, Secretary