

MINUTES
HARDYSTON TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
September 12, 2011

The meeting of the Hardyston Township Municipal Utilities Authority was held on Monday, September 12, 2011, at the Municipal Building located at 149 Wheatsworth Road. Members present were Mr. Kievit, Mr. Cicerale, Mr. Verrilli, Mr. Kula, and Mr. Marples. Also present were Mark Hontz, Paul Cuva, Mike Vreeland and Marianne Smith

After salute to the flag, Mr. Kievit stated compliance with the Open Public Meetings Act.

Minutes: A MOTION was made by Marples and seconded by Kula to approve the minutes of the June 6, 2011 meeting. In favor: Kievit, Cicerale, Verrilli, abstain, Kula, and Marples.

Minutes of the July 11, 2011 will be presented at a later date.

OLD BUSINESS:

Indian Field:

Phase II As-Built Plans – Mike stated nothing new at this time.

Phase III Conveyance – Mike stated a meeting was held with their project engineer how the conveyance process works including the punch list which was previously sent out. Escrow accounts also need to be replenished or established of which a letter was mailed out and no response has been received to date. We will not move further until this is completed.

Water Tank – Mike is hoping to have the bid packet completed by next meeting. He plans on having the bid process completed in the winter months and the painting project to begin in the spring and completed by the summer.

Crystal Springs:

Bramble Conveyance – Mike stated the as-built plans were reviewed and items were completed including the punch list. Due to the weather the final inspections were not completed. Hopefully it will be done and we will be ready to close prior to the next meeting.

The meeting was opened to the public.

Keith Sisco of Comet Management, property manager, 24 and 22 Bramble had wash out issues due to the weather. The contractor did not compact the soil enough, 22 has a

driveway washed out and the walkway at both 24 and 22 Bramble. Mike indicated that on the punch list all the areas were needed to be repaired to its original state. The sewer cleanouts at 18 and 20 are unusually high. Mike stated that if they do not comply it will be incorporated in the punch list.

Water Tank - Keith Sisco of Comet Management presented a proposal from Alpine Painting of Paterson, NJ. This was contributed to by Presidents of the Wentworth and Bramble Association. Mike stated he is familiar the company. Mr. Whitwell had sent in correspondence as he is on vacation at this time. The association would like to see this placed in the budget for next year. The proposal is for \$8,870.00 from Alpine.

Marianne stated that we performed some research with another MUA and it is right in line with their expenses.

Mark questioned Mr. Sisco whether the association would pay or ask the rate payers to pay. Mr. Cicerale questioned if the cost could be covered by the Association. The HTMUA would arrange for the cleaning and then be reimbursed by the Association.

Discussion continued regarding whom and how it will be funded including when the Crystal Springs tank is scheduled for painting and the interconnection/water storage issues.

Nigle Cuniffe of 14 Wentworth Court stated he resides in the area of the water tower. He is also a real estate agent and the number one reason sales do not go through is because of the condition of the water tower. If the HTMUA owned the water tower is it not the responsibility of the HTMUA? If it costs a quarter of a million dollars to paint the tank, it should be done instead. Marianne explained the difference in the operating and renewal and replacement portion and how each project would be allocated to the budget.

Further discussion was held.

Mr. Kievit questioned to Mark Hontz if it is possible that an Association can perform the cleaning. Mark stated yes but with our supervision. We have the ability to contract out but not the flexibility to change or add to the rates. Marianne stated that the master association may place on their agenda at their next meeting whether it would be a viable option for the maintenance or power washing to be paid by the association. I would rather pay for it in one shot instead of within your rate. As a next step, she suggested to have a meeting with your master association and then come back to us. It is not the unwillingness to do the power washing but instead how to fund the project.

High Ridge Properties:

Payment Status; High Ridge Properties & Beaver Run Shopping Ctr. – Gail stated the High Ridge portion is 12 full and 1 partial quarter behind with interest calculated through August 31, 2011 for a total due of \$297,101.92.

Marianne stated the property is on for tax sale.

Civil Action – Mark requested executive session for the purpose of discussing civil action regarding High Ridge Properties. Executive session will be held at the end of the meeting.

YMCA:

Mike stated the total usage and average per month is down.

Ridgefield Commons Emergency Interconnection:

Mike stated nothing new at this time. Mark recused himself.

Mike stated there was conveyance correspondence from Collins office. But, the transfer of property from Wallkill Water to Aqua seems to still be in transition.

North Church Technical Center:

Marianne stated the ordinance for special assessment to the property owners is on the Agenda for the next town council meeting on September 20, 2011. Individual letters were sent to each individual homeowner even though it is not required which stated that once the improvements are made and conveyed over to the HTMUA quarterly charges will ensue.

New Business

Mark requested approval for a lease agreement between Hardyston Township and the HTMUA for the use of the water tower at Indian Fields for the purpose of emergency service. All the specifics of the installation have been removed from the lease agreement.

A MOTION was made by Cicerale seconded by Kula to approve of the lease agreement between Hardyston Township and the HTMUA for the use of the water tower located at Indian Fields for the purpose of antennas used for emergency services. In favor: Kievit, Cicerale, Verrilli, Kula, and Marples.

PAYMENT OF BILLS:

A MOTION was made by Verrilli and seconded by Kula to pay the bills as per the bill list. In favor: Kievit, Cicerale, Verrilli, Kula, and Marples.

CORRESPONDENCE:

A MOTION was made by Kula and seconded by Cicerale to accept the correspondence as presented. In favor: Kievit, Cicerale, Verrilli, Kula, and Marples.

OFFICER'S REPORTS:

Nothing at this time.

Budget Approval 2011-12:

Paul stated at the August 1, 2011 meeting the 2011-12 budget was presented. The revenues and expenses increased by \$39,507 over the previous year.

A MOTION was made by Kula seconded by Marples, WHEREAS the Annual Budget for water as introduced reflects Total Revenues of \$408,100, Total Appropriations, including any Accumulated Deficit if any, of \$434,643 and Total Unreserved Retained Earning utilized of \$26,543 and WHEREAS the Capital Budget as introduced reflects Total Debt Authorized of \$0, Total Appropriations of \$420,000 and Total Renewal and Replacement reserves planned to be utilized as funding thereof, of \$420,000. In favor: Kievit, Cicerale, and, Kula.

A MOTION was made by Kula, seconded by Marples, WHEREAS the Annual Budget for sewer as introduced reflects Total Revenues of \$869,138, total Appropriations, including any Accumulated Deficit if any, of \$1,059,226 and Total Unreserved Retained Earning utilized of \$190,088 and WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations f \$180,000 and Total Reserve for Renewal and Replacement planned to be utilized as funding thereof, of \$180,000. In favor: Kievit, Cicerale, and Kula.

PROFESSIONAL'S REPORTS:

Administrator – Nothing further

Operator – Not present

Billing Clerk – Gail stated 4th quarter billing was sent out last week. The fiscal year ended and Sam and I are in the process of completing the fiscal year financial records.

Tax liens are in process with the tax collector. We have nine accounts which are listed. At this time 1 account has paid. The tax sale is September 27, 2011.

CFO – Not present

Accountant – We will start to prepare for the end of year audit in October.

Attorney – Nothing further except executive session.

Engineer – Despite the weather our system did not endure any issues.

OPEN PUBLIC PORTION:

The meeting was opened to the public.

No public comment was offered.

The meeting was closed to the public.

A MOTION was made by Verrilli seconded by Kula to adjourn to executive session to discuss existing litigation. In favor: Kievit, Cicerale, Verrilli, Kula, and Marples.

The meeting returned to regular session.

A MOTION was made by Kula seconded by Marples for the Administrator and HTMUA attorney to engage in discussion with Lakeland Bank with regard to Beaver Run Shopping Center. In favor: Kievit, Cicerale, Verrilli, Kula, and Marples.

There being no further business, A MOTION was made by Verrilli to adjourn, meeting adjourned.

Respectfully submitted,

Gail Hensal
Recording Secretary