

**MINUTES  
HARDYSTON TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY  
October 5, 2015**

The meeting of the Hardyston Township Municipal Utilities Authority was held on Monday, October 5, 2015, at the Municipal Building located at 149 Wheatsworth Road. Members present were Mr. Cicerale, Mr. Kula, Mr. Marples, Mr. Albanese, Mr. Roof, Mr. Kaminski, and Mr. O'Grady. Also present Mike Vreeland, Ryan Scerbo, Bob Schultz, and Marianne Smith

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

Minutes: A MOTION was made by Kula, seconded by O'Grady, to approve the minutes of the September 14, 2015 meeting. In favor, Cicerale, Kula, Marples, Albanese, Roof, Kaminski (abstain), and O'Grady.

**OLD BUSINESS:**

Indian Field:

**Phase II As-Built Plans** – Mike stated nothing received.

**Phase III Conveyance** – Mike stated nothing new at this time.

**Irrigation meter replacement** – Mike stated he is certain the back flow meters have been ordered. But, there is a question as to if the order exists. If not, we should cancel the order and instead order the appropriate meters which correspond with the new meter reading equipment. Bob will speak with Ron.

**Bonds** – Cicerale and Kula recused themselves from this portion of the meeting.

Ryan stated research was completed on all bonds, credit bond, cash bonds, etc. as it relates to Indian Fields. All of the bonds, with the exception of one, are in the control of the Township not the HMTUA. We are requesting approval for Mike to perform inspections of the site which will include as-built plans, inspection of the entire system, list of work for repairs of the existing system to make it acceptable, and whether or not making the repairs ourselves or by an outside contractor would be viable. Ultimately the goal is to convey the system over to the HTMUA. This includes the land and the facility itself.

The goal is to have this development complete, but in order to do so the funding is necessary and we don't want it to come out of the pocket of the HTMUA. One way is to pursue the available bonds. At a minimum there is a cash bond of \$170,000. A letter can be written to Fred Semrau, town attorney requesting him to call the bonds and then create a shared service agreement between the HTMUA and the Town to funnel the funds back to the HMTUA. A big question is

how we perform a conveyance when the developer is no longer present. Ryan is consulting with other staff in his firm as to the best way to approach this.

Further discussion was held.

A MOTION was made by O'Grady seconded by Albanese to authorize the HTMUA engineer to perform an inspection to compile a punch list of items within the Indian Fields development, and the HTMUA attorney to speak with the Hardyston Township attorney about addressing the bonds. In favor: Marples, Albanese, Roof, Kaminski, and O'Grady.

#### Crystal Springs:

**Pump Replacement – Flow Meter** – Bob stated the pumps and control box are complete. The flow meter and chart recorder have been ordered. Once the vendor notifies us of delivery we can schedule this portion of the installation. SCMUA has been notified and will perform an inspection once complete.

#### High Ridge Properties:

Payment Status – Gail stated 28 full and 1 partial quarter behind with interest calculated through September 30th for a total due of \$ 888,966.58.

#### Ridgefield Commons Emergency Interconnection –

Mike stated nothing has been received.

#### North Church Technical Center:

Marianne stated she has been e-mailing back and forth with Damian and has not finalized a meeting date.

#### Water Allocation Permit

Mike stated the report is being compiled. Information was sent to the leak detection company and they will be compiling prices.

#### New Business

Nothing at this time.

#### **PAYMENT OF BILLS:**

A MOTION was made by Marples and seconded by Kula to pay the bills, as per the bill list. In favor: Cicerale, Kula, Marples, Albanese, Roof, Kaminski, and O'Grady.

**CORRESPONDENCE:**

A MOTION was made by Kula and seconded by Marples to accept the correspondence as presented. In favor: Cicerale, Kula, Marples, Albanese, Roof, Kaminski, and O’Grady.

**OFFICER’S REPORTS:**

Nothing at this time

**METERING:**

Gail stated the order was placed and estimated delivery time for the equipment and software is early November. MSI, Neptune, and our IT department have all been notified and have coordinated amongst themselves with regard to the software installation. We will be determining how many meters should be ordered based on pricing and quantity discounts, to have on hand to perform repairs or maintenance in the Indian Field development. Mike stated walk through and meter inspection will begin Wednesday on the Crystal Springs development.

Gail suggested placing the Itron equipment on Gov Deals.

**AT&T LEASE OPTIMIZATION:**

Ryan stated he spoke with the representatives of AT&T. The draft leases were received as we discussed during last month’s meeting. The rent guarantee is actually for the entire term which begins December 1<sup>st</sup> and continues until 2030. There are limited circumstances in which the rent guarantee would not apply and mostly relate to the behavior of the HTMUA. Such as, if we were to terminate the lease, if we were to violate the lease we would not get a payout. Documents should be in the mail to us tomorrow. The new rent, \$3,600, will begin December 1<sup>st</sup>.

Mike questioned if there is a clause for interruption of service when we take the tank out of service for repair and maintenance. We don’t want to be in a situation where we are shrouding the tank and then we will be violating the contract.

Ryan will research the provision within the presented amendment and original contract and contact the representative.

**PROFESSIONAL’S REPORTS:**

Administrator – Nothing further

Operator – Nothing further

Billing Clerk – Gail the fiscal year was completed and the books closed. The auditors will begin October 13<sup>th</sup>.

Our most recent budget was received and approved by the State.

The tax sale will be held on October 14<sup>th</sup> of which we have four remaining accounts on the list.

CFO – not present

Accountant – not present

Attorney – nothing further

Engineer – nothing further

**OPEN PUBLIC PORTION:**

The meeting was opened to the public.

As there were no members of the public present, the meeting was closed to the public.

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

Respectfully submitted,

Gail Hensal  
Recording Secretary