

MINUTES
HARDYSTON TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
June 5, 2017

The meeting of the Hardyston Township Municipal Utilities Authority was held on Monday, June 5, 2017 at 7:00 p.m., at the Municipal Building located at 149 Wheatsworth Road. Members present were: Mr. Cicerale, Mr. Kula, Mr. Marples and Mr. Kaminski. Also present Ryan Scerbo, Mike Vreeland, Paul Cuva, Marianne Smith, Carrine Piccolo Kaufer and Bob Schultz.

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

Minutes: A MOTION was made by Kula, seconded by Marples, to approve the minutes of the April 3, 2017 meeting. In favor, Cicerale, Kula, Marples, and Kaminski. The May 2, 2017 meeting was cancelled.

OLD BUSINESS:

Indian Fields:

Phase II As-Built Plans- Mike stated nothing has been received.

Phase III Conveyance – Ryan and Mike reported they had a meeting with Beazer Homes representatives and all paperwork is prepared for execution. The homeowners association has not advanced the execution of the deed. There has been no communication and Ryan recommended the HTMUA adopt the following resolution.

A MOTION was made by Kula, seconded by Marples to accept certain easements and facilities from Beazer Homes, LLC in connection with the Indian Field, Phase III Development. In favor Cicerale, Kula, Marples and Kaminski.

HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

A RESOLUTION OF THE
HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
AUTHORIZING THE ACCEPTANCE OF CERTAIN EASEMENTS AND
FACILITIES FROM BEAZER HOMES, LLC IN CONNECTION WITH THE
INDIAN FIELD, PHASE III DEVELOPMENT

WHEREAS, the Hardyston Township Municipal Utilities Authority (the "Authority") owns and operates a water supply system and a wastewater conveyance system servicing the residents of Hardyston Township (collectively the "Systems"); and

WHEREAS, a development known as Indian Field was constructed in Hardyston Township (the "Township") in phases over the course of multiple years ("Indian Field Development")

WHEREAS, Phase III of the Indian Field Development was constructed and is currently owned by Beazer Homes, LLC (the "Developer"); and

WHEREAS, as a condition of approvals received from the Township the Developer was required to post certain performance security to ensure that the construction of the developments would be completed in accordance with Township approvals and that the water and sewer facilities associated with Indian Field Phase III (the "Facilities") would be properly transferred to the Authority; and

WHEREAS, as a condition of approvals received from the Township the Developer was required to transfer the Facilities as well as certain easements to the Authority upon the completion of the development; and

WHEREAS, the Indian Field Phase III development is now complete; and

WHEREAS, the Developer has fulfilled its obligations to the Authority with respect to providing a final inspection of the Facilities, and as-built drawings of the Facilities; and

WHEREAS, the Developer now desires to transfer of the Facilities and associated easements to the Authority; and

WHEREAS, the Authority desires to accept the Facilities, as-built drawings of the Facilities and associated easements; and

WHEREAS, the transfer of the Facilities to the Authority is necessary to ensure the health, safety and welfare of the residents of Indian Field Phase III, as well as the smooth and efficient operation of the Systems; and

NOW, THEREFORE, BE IT RESOLVED by the Board of the Hardyston Township Municipal Utilities Authority as follows:

1. The Chairman of the Board is hereby authorized and directed to execute the documents necessary to effectuate the transfer of the Facilities and associated easements from Beazer Homes, LLC to the Authority.
2. Following execution of all necessary and appropriate documents, the Authority's General Counsel is authorized and directed to properly record said documents.
3. Upon execution of all necessary and appropriate documents and upon receipt of a maintenance bond provided by Beazer Homes, LLC, the maintenance period associated with the Facilities shall begin.
4. Upon execution of all necessary and appropriate documents and upon receipt of a maintenance bond, the Authority's Engineer is authorized and directed to recommend to the Township that the Beazer Homes, LLC Performance Bond No. 104307972 and associated cash escrow be further reduced to account for the Facilities transferred to and accepted by the Authority.

Bonds - Mike stated nothing new at this time.

Well #3- Mike stated the additional parts are in and the well is back together. He will meet with Ron to run the test. At that point we will be able to report the information and make a recommendation.

Crystal Springs:

Shotmeyer Tract/ Bypass- Mike stated nothing new officially to report.

Water Tank- Mike stated we received draft specs and Ryan will complete and have documents for next meeting.

Assisted Living Facility – Marianne reported she had a meeting with the developer and there is an interested investor.

Grand Cascades Hotel – Water Meter has just been picked up from the HTMUA.

YMCA – Expansion to open January 2018

Mountain Ridge (Ridgefield Commons) Emergency Interconnection– Mike stated nothing new at this time.

North Church Technical Center:

Marianne stated Ryan had made some comments to the draft agreement. Further discussion was held and will also be discussed at the council. The agreement will be between the HTMUA, North Church Property Owners, and the Township.

Strategic Planning - Discussion of operational issues including financing tank painting, metering, repair & replacement, funding, globalized curb box repair

New Business -Discussion of staffing changes relative to the resignation of the utility billing specialist.

PAYMENT OF BILLS:

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

CORRESPONDENCE:

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

OFFICER'S REPORTS:

Nothing at this time.

OPEN PUBLIC PORTION:

The meeting was opened to the public.

As there were no members of the public present, A motion was made by Kaminski to adjourn. Meeting adjourned.

Respectfully Submitted,

Patty Egan
Recording Secretary