

**MINUTES
HARDYSTON TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
October 3, 2016**

The meeting of the Hardyston Township Municipal Utilities Authority was held on Monday October 3, 2016, 7:00 p.m., at the Municipal Building located at 149 Wheatsworth Road. Members present were: Mr. Cicerale, Mr. Kula, Mr. Marples, Mr. Roof, and Mr. O'Grady (arrived at 7:05). Absent: Mr. Albanese, Mr. Kaminski. Also present Ryan Scerbo, Mike Vreeland, and Bob Shultz.

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 September 12, 2016 meeting. In favor, Cicerale, Kula, Marples, Roof.

OLD BUSINESS:

Indian Fields:

Phase II As-Built Plans- Mike stated nothing new.

Phase III Conveyance – Mike stated Beazer is moving along. It appears the contractor has completed all but two items. One is the sanitary sewer lateral which had standing water. It's not creating a big enough issue at this time but suggests having it TV'd towards the end of the two year required maintenance bond. An additional sewer clean out and the riser pipe, which needs to be addressed. Ryan stated updated documents are in the works including the quit claim deed issue. The escrow accounts have not been replenished, but were just triggered when the invoices were received from the professionals.

Bonds – Ryan stated he has reached out to Fred, as per Marianne's request. No return response has been received.

Well #3- Mike stated Ron had a well driller inspect and pull the pump. There was a hole in the discharge pipe, which was contributing to the issue. At the same time the well driller videoed the line, and though the well looked in pretty good shape, we recommend the well driller develop and clean the well prior to re-installing via a double surge block process The well was taken off line prior, as it was only producing 20, 10 or 15 gallons a minute, normally it should be approximately 50 gallons a minute. It was felt that it was a mechanical issue. This would make sure the well will maintain its optimum efficiency. This should be done on the wells on a regular basis every few years. The cost is approximately \$2,500 per day as quoted by the well driller. It was the original pump which was placed in the late 80's.

A MOTION was made by Kula, seconded by Marples to not exceed \$6,000 for the well driller to provide a surge block process on Well #3 in the Indian Fields section. In favor; Cicerale, Kula, Marples, Roof, and O'Grady.

Irrigation – Bob stated we are caught up with the issues. There was an issue with one of the back flow preventers not being the right height. There were reports provided by Indian Field, as required for the usage. We are not responsible for the system, but as per the agreement we were to replace the meters and test the backflow preventers. Mike stated due to the lack of precipitation and the lower production levels of the wells, Ron has recommended for Indian Fields to wrap up and shut down the irrigation. We did not set a firm start and finish date prior to this, but with these reasons, it may be ideal for the system to be shut down. A letter will be mailed to the Indian Fields Association instructing the irrigation system be shut down effective October 3, 2016.

Crystal Springs:

Shotmeyer Tract/ Bypass- Mike stated there is a representative from Crystal Springs in attendance tonight. As a quick history of the project; a TWA permit for the Shotmeyer / By-pass tract, which is beyond the original approval, included a pump station which would discharge to a line behind the Craig. There is an access issue, given the surroundings, and we were concerned not with the flow from the additional units, but the access. When Crystal Springs applied for a TWA permit, as a condition of the endorsement, the Craig By-pass was to be built. Essentially, rerouting some of the flow from the old section away from that pipe to compensate for the units which would flow towards it. It is memorialized in a resolution dated 2009, with some of the conditions that the By-pass is to be built either prior to the 140 units being built or November 2012, whichever comes first. They have built 59 of the 140 units and we are well past the November 2012 deadline. Crystal Springs is in attendance to resolve the non-compliance with the condition as stated in the 2009 resolution.

Dale Pierson - Consultant- Crystal Springs;

Dale Pierson stated they are requesting an update to the condition of the resolution with consideration from the board. We are only at 59 of the 140 units being built. We have 81 more units to be built before we reach the capacity to build the Craig By-pass. We are actively working with investors to recapitalize the new construction business which has come to a stop due to the market and an elderly partner whom passed away. We want everything in order, and this is one of those items which we would like to get back in order by coming before you for your consideration.

Mr. Cicerale questioned as to why it was never put forth prior to the date as listed on the resolution being discussed. Ms. Pierson stated it was not brought before her, and was not put on a tickler. It was forgotten. Also, their counsel believed it was part of the permit extension act.

Dale Pierson is requesting an update to the Resolution. The permit, when re-applied, should not have any issue with the NJDEP, we believe. We would like to apply when we get closer to the 180 units. As we are in the process of working with a new investor, this is one of the items we would like to have cleared up.

Mike Vreeland explained that the TWA permit would have to be re-applied for as it has now expired and there is no flow associated with it.

Ryan questioned if there was a time line associated with the investor?

Dale stated most of the due diligence is completed, with only a few loose items. But, there is no concrete date at this time.

Further discussion was held regarding the issue and it should be discussed during closed session. Not all members were part of the board at that particular time.

The Board stated that discussion will be held during executive session.

Ryan stated, Crystal Springs has requested a Will-Serve letter on water and sewer. This is an available or not available letter, which can be discussed in executive session.

High Ridge Properties:

There is movement in regards to the company which is foreclosing on the property, but nothing the HTMUA can control.

Mountain Ridge (Ridgefield Commons) Emergency Interconnection –

Mike stated there is nothing new to report. He is aware of an amended site plan application that has been filed. No escrow monies have been posted to date.

North Church Technical Center:

Mike stated there was an inquiry from the group regarding an update as to the status. A meeting will most likely be set up with the groups' attorney as to the status of the council meeting workshop.

New Business

Nothing new at this time.

PAYMENT OF BILLS:

Bob explained the bill from Badger, which was discussed at the last meeting. This is the company for hydro excavation for the location of the shut off in crystal springs. The bill amounted to \$9,570, which is well worth it. The issue which occurred trying to locate the shut off to deal with a leak in a home prompted the use of Badger. The As-Built were not correct, as there are problems which may occur such as this in the future. This is one of our goals in the spring to locate and check all these valves, from a preventative maintenance stand point. We are planning to work with the local Sussex County Vo-Tech School using it as a work program as opposed to using man hours for this arduous task.

A MOTION was made by Kula and seconded by Roof to pay the bills, for October 2016 as per the bill list. In favor: Cicerale, Kula, Marples, Roof, and O'Grady.

CORRESPONDENCE:

A MOTION was made by Kula and seconded by Marples to accept the correspondence as presented, for October 2016. In favor: Cicerale, Kula, Marples, Roof, and O'Grady.

OFFICER'S REPORTS:

Nothing at this time.

METERING:

Gail stated as there was a short period between meetings, there is nothing new to report. Mike mentioned the Cedars section in Crystal Spring, as the meters are not labeled correctly. This will be one of the neighborhoods which are going to remain to be difficult.

PROFESSIONAL'S REPORTS:

Administrator – not present

Operator – nothing further

Billing Clerk – Gail stated the 2015-16 fiscal year was completed and closed. The audit will begin tomorrow.

The tax sale being held on October 12th will contain 3 properties with outstanding water and sewer charges totaling approximately \$600.

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.

A MOTION was made by O'Grady seconded by Kula to convene to executive session to discuss the Crystal Springs Shotmeyer-Craig Sewer By-pass.

The meeting convened to executive session. Minutes will be made available when the item of discussion can be made public.

A MOTION was made by Kula seconded by Marples, to return to regular session.

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

Respectfully submitted,

Gail Hensal
Recording Secretary