

CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY
REGULAR MEETING September 17, 2019

The meeting was called to order by Chairman Rullo at 5:30 p.m. with the pledge of allegiance and stating the following: This meeting is being held in compliance with the Open Public Meeting Act. Advance notice of this meeting was given by way of the annual notice which was filed with the Carneys Point Township Clerk, forwarded to the South Jersey Times and the Elmer Times and was posted on the bulletin board in the lobby of the Carneys Point Township Municipal Building. The pledge of allegiance was recited.

Roll Call

Present: Mr. Rullo, Dr. Racite, Mr. Brown, Mr. Newton, Mr. Pelura

Others Present: Mr. Biermann, Mr. James DeBlock, Mr. Telsey, Mr. Whittaker and Mrs. O'Neill

Payment of Vouchers:

On motion by Mr. Newton, second by Mr. Brown, it was moved to approve all properly audited vouchers.

RECORDED VOTE: Aye: Mr. Rullo and Mr. Pelura
 Nay: None
 Abstain: None

MOTION CARRIED: 4-0-0

Approval of Minutes:

On motion by Mr. Brown, second by Mr. Newton to accept Regular Session minutes from the August 20, 2019 meetings.

RECORDED VOTE: Aye: Mr. Rullo and Mr. Pelura
 Nay: None
 Abstain: None

MOTION CARRIED: 4-0-0

Old Business – Section 2: n/a

Correspondence – Section 3:

Formal request from Carney's Point Township for E Street Project Agreement Payment. Please see letter attached.

Mr. Biermann stated that this is the annual refund to the township as they borrowed the funds for the project. This is a 10-year note. Mr. Welding added that the township bonded these funds.

On motion by Mr. Pelura, second by Mr. Newton, it was moved to approve all properly audited vouchers.

RECORDED VOTE: Aye: Mr. Rullo and Mr. Brown
 Nay: None
 Abstain: None

MOTION CARRIED: 4-0-0

Sanitary Sewer Review #1 – Harding Hwy Distribution Ctr (Bk #250; Lot 3) and Reservation of Sewer Capacity Agreement. Please see attached letter and agreement.

Mr. Biermann said this is essentially according to our rules and regulations they are looking to establish an agreement with the authority to pay for ½ of their allocation now and the remainder when they get their CO. The payment now plus the agreement will allow them to reserve the full amount of their compacity. Mr. Telsey stated that this is correct and this concept is set forth in our rules and regulations. Mr. Telsey does have the sewer capacity agreement and as per my conversation with Sean need to change some numbers with regards to the connection fees. Otherwise we are ready to enter into this agreement. Mr. Telsey added there is a provision in the agreement that after a period of time we could do a re-evaluation of their usage of the sewer capacity and if they are not using the full amount try to get it back in the event, we have another location for it and they are not just sitting on unused sewer capacity. We will need to approved this agreement so it can be signed. Mr. Biermann stated that he doesn't know where they are in the process, we don't have the TWA approval so there is time as they can't start construction until they get their TWA's.

Mr. Brown asked what does payment now mean – 60 days/30 days? Mr. Telsey responded that it would be payment at the time that they sign the agreement. Mr. Biermann added that they are not reserved anything until they pay the funds and the agreement is executed. Mr. Brown stated they will give ½ of the 1.25 million dollars to reserve it. Mr. Telsey is going to go back with their attorney and make sure we are all on the same page as far as the numbers as there is a discrepancy on the numbers, then get this into a final form and get this before the board for the October meeting. Mr. Pelura asked that shortly after the October meeting we will be getting a check. Mr. Telsey replied yes once they sign the agreement, otherwise they're gambling because we could run out of capacity. Mr. Brown asked if this will be rated separately from the secondary warehouse. Mr. Biermann stated that is

correct. Mr. Telsey stated that in the rules and regs this is site specific. Mr. Biermann added that they can't transfer to another owner or property per the rules and regs. Mr. Telsey said they also can't transfer from one project to another and he will add that to the agreement.

Sanitary Sewer Review #5 – NFI Real Estate for 9 Gateway Blvd. (Bk #29; Lot 6.10). Please see attached letters.

Mr. Biermann, we have a draft resolution for this and we issued two letters. This applicant came before the board a few years ago to develop a warehouse at the Gateway Business Park. This parcel already has connection fees paid under the original Gateway Business Park agreement. They are changing their sanitary sewer design. The originally had proposed to connect by gravity but they have decided to put a pump station in. They have revised their plans and actually increased their flow but are within the amount that was purchased. Mr. Biermann has reviewed it and have no further comments so we don't have any objections to the board approving it. We have also provided recommendation for the performance bond and safety and stabilization guarantee amounts which is part of the resolution as well. All of the sanitary sewer with this project will be privately owned and operated. The authority will not have any ownership of it. If the board so choses Mr. Biermann recommends approval by Resolution 2019-25.

On motion by Mr. Brown, second by Mr. Newton to accept Resolution 2019-25:

RECORDED VOTE: Aye: Mr. Rullo and Mr. Pelura

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

New Business – Section 4:

1. Resolution 2019-24 TWA Forms for Harding Hwy Distribution Center.

Mr. Biermann stated we did receive their application and we do have comments on it per our review letter. However, they are requesting that the board approve and endorse their application for a TWA. Mr. Biermann recommends that the board chose to do it because time is of the essence for the project. If the board choses to approved the TWA that it be contingent upon our review of the plan and determination that they have met all the requirements are in review. Mr. Pelura asked this is not reserving any capacity and it's a Treatment Works Approval for the state. Mr. Biermann agreed that this is their permit and that this takes approximately takes 120 days to get.

On motion by Mr. Brown, second by Mr. Newton to accept Resolution 2019-25:

RECORDED VOTE: Aye: Mr. Rullo and Mr. Pelura

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

2. Resolution 2019-25 – NFI Real Estate for 9 Gateway (Block 29/Lot 6.10) Oldsman Twp. For approval of sewer service and establishment of performance and escrow bonds.
Please see minutes above for Sanitary Sewer Review #5.

On motion by Mr. Brown, second by Mr. Newton to accept Resolution 2019-25:

RECORDED VOTE: Aye: Mr. Rullo and Mr. Pelura

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

Reports:

Solicitor's Report:

Mr. Telsey has no further report.

This concludes the Solicitor's Report

Engineer's Report:

Mr. Biermann stated we hit most of the important items. One more agreement that the solicitor & Mr. Biermann will have to work on is the Tri-State Distribution Center and the easement agreement for the force main that crosses their property. They need to re-route the force main and around where the building is currently as the building designed is set to go right over the force main.

We are continuing with the Route 48 Feasibility Study and as part of that we will be taking a look to see what funding sources are available.

Mr. Pelura asked in regards to old business. The bakery and the gas station on Shell Rd and Mr. Pelura was talking to them and they stated that no one has been out or contacted them. Mr. Biermann stated that Andy Whittaker will have to reach out to the several businesses along there to do inspections and see what connections they have. We don't want to just single out the bakery building and that we have to look at the gas station on the corner as well.

This concludes the Engineer's Report.

Superintendent's Report:

Mr. DeBlock stated that on the proposed new connection the flow is pretty significant and he's not sure if we need to incorporate but they should be made aware if the flow exceeds the population of 250 people then they are required to have a licensed operator to submit monthly reports to the authority. The State requires us to enforce that within our own apparatus.

RBC1B has been returned to service. ISS completed the replacement of the bearings.

RBC2C still remains off-line pending shaft replacement.

UV disinfection – we have been tracking our fecal coliform from our contract laboratory. We had some concerns that the results were not consistent with what we were seeing as far as operationally at the plant. Last monthly we began split samples for fecal coliform with another laboratory. You'll see that in the bill list as South Jersey Testing Labs. In order to confirm that the results are accurate we needed to do the split sampling. As a result, we have seen some significant deviation between the results of the two different labs. We are working on this with ALS to determine whether or not it is an issue on their side or our side. We are working thru these issues and there are some additional expenses with the laboratory work to confirm and hopefully we will have an updated report for the next meeting.

The average daily flows for the month of August was 0.7606 MGD. Average daily flow for September to date is 0.672808 MGD. The 12-month rolling average through August 2019 was 1.2082 MGD. Capacity Assurance is triggered at 1.235 MGD, 95% of our design capacity. We are continuing to track and it looks like we are turning the corner.

Game Creek Pump #2 has been rebuilt and returned to service the bill is pending and should be approximately \$10,000.00. Pump #1 will be pulled and serviced.

Budget preparations have been on-going. Jim and Tori in our office have been working thru as we have discussed all of the identification of the appropriated accounts with each expenditure this fiscal year. We should have a complete list by September 27, 2019. Preliminary numbers for you to look at on that date at which point we can schedule a budget committee meeting the first week in October. Mr. Welding asked for the meeting to be the week of October 7th, 2019.

The review of wages from December 1, 2017 thru November 30, 2018 is in progress and will be completed for the October board meeting.

Mr. DeBlock requests Board Authorization to charge the rebuild of Game Creek Pump #2 to the R&R account or we can hold it until it hits the bill list for the October meeting.

This concludes the Superintendent's Report.

Business Office Report:

Mrs. O'Neill's report reflects operating revenue and expense results for August 2019 are:

Revenue: \$145,159.12 Operating Expenses: \$82,878.26

We are receiving good results with the delinquency letters as well as the current tax sale.

This concludes the Business Office Report.

Public Session: n/a

Closed Session: n/a

Other Business: n/a

Adjourn:

On motion by Mr. Pelura, second by Mr. Brown

RECORDED VOTE: Aye: Mr. Brown and Mr. Rullo

Nay: None

Abstain: None

MOTION CARRIED: 4-0-0

Respectfully Submitted,

Joseph F. Racite, Authority Secretary