

Minutes of the Regular Meeting of the Pine Hill Borough Municipal Utilities Authority held Wednesday, **December 18, 2024**, at 7:00 pm at the PHBMUA Building, 907 Turnerville Road, Borough of Pine Hill, County of Camden, State of New Jersey.

PINE HILL MUNICIPAL UTILITIES AUTHORITY

AGENDA

Wednesday December 18, 2024
7:00 PM

PLEDGE OF ALLEGIANCE TO THE FLAG

OPEN PUBLIC MEETING ACT

ROLL CALL

ON THE AGENDA

OPEN THE FLOOR TO THE PUBLIC-

MINUTES OF THE FOLLOWING MEETING
December 18, 2024

CORRESPONDENCE:

1. Pennoni – Self Storage (VMDH Enterprises LLC)

REPORTS

1. ENGINEER
2. SOLICITOR
3. LICENSED OPERATIONS MANAGER
4. EXECUTIVE DIRECTOR
5. BOARD MEMBERS

NEW BUSINESS

OLD BUSINESS

RESOLUTION:

ADJOURNMENT

Mr. Odenath called the meeting to order with the Pledge of Allegiance to the Flag and the reading of the Open Public Meeting Act.

Roll Call:

Present: Mr. Odenath, Mr. Green, Mrs. Burke, Mr. Knott, Mr. Ford,

Absent Mr. Hassett and Mr. Harris

Also, in attendance was. John Campanella, Executive Director, Mr. Hugh Dougherty, Engineer, and Mr. John Toal, Operations Manager

Mr. Odenath made a motion to seat Mr. Ford, second by Mr. Green

Mr. Odenath made a motion to open the floor to the public, seconded by Mr. Knott. Motion carried.

No one was present from the public.

Mr. Knott made a motion to close the floor to the public, seconded by Mr. Green, Motion carried.

Minutes:

All in favor to approve the minutes for December 18, 2024, meeting,

Ayes: Mr. Odenath, Mr. Green, Mrs. Burke, Mr. Knott, Mr. Ford

Nays: None

Correspondence: Mr. Odenath wanted to know more information on the DCU from Mr. Dougherty. He explained that they submitted a request to lower the DCU in the self-storage.

ENGINEER'S REPORT FOR

PHMUX 24003

PINE HILL BOROUGH MUA
December 18, 2024 Meeting

I. Active Projects

1. Various Water Projects
 - a. New Well "Well 8" and Well 6 & 7 Decommissioning

- 1) Opened Bids 7/7, Awarded to AC Schultes for \$1,554,150.00.
- 2) AC Schultes released to procure equipment. Well pump installation scheduled.
- b. Asset Management Plan (PHMUX 18007)
 - 1) Plan provided to MUA April 2019.
 - 2) Update/Develop a 5-year capital plan for assets. Review all assets/buildings.
 - 3) Flood Plain determination for Plant Assets.
- c. Backflow Prevention Assembly at NJ American Water Interconnection
 - 1) MUA inspection program.
- d. Investigate existing Branch Avenue PRV to increase flow capacity for fire safety.
 - 1) Pennoni submitted design details and cost estimate for MUA review.
 - 2) Coordination meeting held with MUA to review options for hydrants.
- e. Yearly Tank Inspections.
 - 1) Mt. Clement Avenue Tank Inspection provided.
2. Federal Law America's Water Infrastructure Act of 2018
 - a. Compliant with Risk and Resilience provisions.
3. Water Allocation Permit
 - a. Permit Renewal issued February 22, 2018. Permit expires February 29, 2028.
 - b. Well status update; John Toal submitted through E2 electronic filing. (Deadline Jan 31).
 - c. Pennoni submitted 2023 DRBC Audit (Deadline March 31st).
 - d. Request to reduce water purchase contract to NJAW Co approved effective June 2024.
 - e. Pennoni submitted Synthetic Organic Compound (SOC) testing waiver.
 - f. MUA submitted Storage Capacity form PA-11B. (Deadline June 18)
4. Map and Regulation Updates
 - a. Awaiting MUA markups.
 - b. Pennoni incorporated MUA CAD data into GIS (NJDEP requirement).
 - c. Solicitor to draft rule change for "Change in Use" connection fees.
5. Maintenance Bonds
 - a. Bromley Estates PS Generator Maintenance Bond expires July 2025.
6. Annual Water Bond Trustee Report
 - a. Pennoni submitted 2023 report.
7. Country Club and Turnerville Tank
 - a. Estimated budget: \$1.82 Million.
 - b. DEP Approval for I-Bank Loan.
 - c. Authorization to Advertise; Fall 2025/Spring 2026 Construction
- . Water Meter Replacement
 - a. DEP approved Environmental Planning Report; Installation Specifications.
 - b. DEP denied Requested SED waiver for procurement.
 - c. Pennoni submitted revised specifications to include installation and procurement through public bidding. Awaiting DEP approval.
 - d. Specs require contractor notices and provisions for weekend appointments.
 - e. Authority Authorization to advertise.
9. Tall Pines Sewer Pump Station
 - a. Cost estimate provided to MUA for installation of permanent generator.
10. Vibratory Rollers
 - a. Meeting held 2/13 with Borough to discuss use of nonvibratory rollers on paving projects.
11. Emergency Repair Contract
 - a. Awarded to RD Zeuli Inc.
12. Parking Lot Paving
 - a. Maintenance Bond expires 10/4/2026.
13. Xylem Pumps, Parts and Service
 - a. Awarded to Xylem.
14. Mount Clement Well Emergency Repair
 - a. Repair Complete.

II. Other Projects

1. New Projects
 - a. Self-storage; Retail/apartments; Pine Valley Cottages
2. Pine Valley Developers (Fairway Pines) Use Variance
 - a. Use variance approval for 85 units.
 - b. NJDEP permits resubmitted.
 - c. Branch Avenue/3rd Avenue PRV design and installation to provide redundancy.
3. Carl Pursell- 121 Berlin-Cross Keys Road
 - a. 20-year Recapture Agreement for Amboy Bank.
4. Amboy Bank/Foxmoor (Townhomes) (PHMU 1202)
 - a. Possible warehouse development.
 - b. Recapture agreement applies to new property owner.
5. "Pine Hill Partners" (Lakes at Pine Hill) (PHMU 0612) (Property purchased by Carl Pursell)

- a. Pennoni issued bond release recommendation (release not recommended).
- 6. Waiver for Water Connection
 - a. 251 Cross Keys Road Truck Facility.
 - b. 166 Watsonstown New Freedom Road.
- 7. Tank Antenna
 - a. ATT: Turnerville.
 - b. Cellco/Verizon: Mt. Clement.
 - c. Cellco/Verizon: Turnerville; Request for antenna swap-out.
 - d. T-Mobile/MetroPCS: T-Mobile request for generator installation.
 - e. T-Mobile/MetroPCS: Turnerville; Request for generator installation.
 - f. Ham Radio Operator Antenna: Turnerville.

Mr. Dougherty gave a brief description for the various projects – Well at Turnerville should be in operation next year. Flood insurance – buildings are in a flood plain - A, no elevation to compare to, will look further into it. He had a meeting about Hydrant at the Mansions, going to bag one hydrant so there are no issues. Painting of the towers maybe in the spring. DEP needs to Authorize MUA to go to bid for meters, hopefully in spring we will be doing the meters.

Solicitor : Mr. Long said we went over Resolution for bid for fixed rate for Electricity and it is good.

Operations Managers Report December 2024

87 Assorted work orders serviced:

14 Utility mark outs completed:

4th Quarter meter readings completed.

Mt Clement Ave well #2 not placed back in service due to sampling conducted on 11/20/24 resulted in Total Coniform Positive (TCT). We had the lab come out and resample on 12/10/24. We are waiting on these results. The Nitrate sample taken on 11/20/24 resulted in Non-Detected (N.D.).

We dug up and repaired sewer curb vents located at 82 E 12th Ave, 54 W 2nd Ave and 11 South Club Rd per homeowner’s request.

We jetted and chemically treated the sewer lateral at 21 W 3rd Ave due to root intrusion and repeated blockages.

We shut the water off at the Joey Green Field and Veterans Park on Erial RD. per Public Works request.

We cleaned a sewer main blockage on W Woodburn Ave. We routinely jetted Greenwood Ave Terrace Ave, Kirk Lane, and Highland Ave.

I have completed the New DEP mandatory lead service line inventory table and service line inventory form. I will E-file to the DEP. Next updated submittal will be before July 10, 2025.

We have also been doing some needed repairs and painting at out water/sewer stations.

Mr. Odenath ask John Toal about Mt. Clement- John explained the first 2 testing the well failed, the 3rd test it passed so they will be putting the well back in service soon.

PINE HILL MUNICIPAL UTILITIES AUTHORITY EXECUTIVE DIRECTOR’S REPORT December 18, 2024

A meeting was held on December 5th with Hugh Dougherty and Tom Leisse to discuss the water flow situation at the Mansion Apartments. John Toal, Joe Donohue and Mike Grogan attended the meeting as well and provided valuable input. After some discussion, it was recommended by all that the best course of action would be to take the necessary steps to put one of the fire hydrants located inside the Mansion’s property out of service. The Mansion Apartments has two fire hydrants located on their property. Both fire hydrants cannot be opened at the same time because it significantly reduces water flow needed for fire fighting operations. Additionally, it was recommended that the MUA move the fire hydrant located on the far side of Branch Ave. to the near side, in front of the Mansion Apartments. The planning willing have to be worked out since Branch Ave. is a county roadway.

Debbie Warrington is recovering from her injury and is expected to be back to work on January 8, 2025. During her recovery, Debbie has checked in on a regular basis to see if she could be of assistance with respect to paying the invoices. Debbie has been very helpful while out. Julie and I had a Zoom meeting with John Smith from a company called Mantis Innovation. Mantis provides services which include electricity auctions. The MUA had a contract previously for an electric supplier negotiated by Mantis Innovation. It is time to lock in energy prices again. There is a resolution on the agenda to authorize Mantis Innovation to enter the MUA into an electricity auction to lock in the cost of electricity. The auction purchases 24-to-36-month strips in the electricity futures market. Buying electricity in the futures market is a bit of a gamble. It is assumed that energy prices will continue to rise so locking in the future cost now makes sense. Ryan Muckley entered the MUA's dump truck into the Borough of Pine Hill's Annual Christmas Parade. Ryan volunteered his time, decorated the truck himself and drove in the parade. Beth Fianza was very helpful in supplying all the boxes and wrapping them in Christmas paper for display on the truck. The truck looked great and the parade was a big hit. Fire Chief Joseph Hunter added the "on-call" phone number to the Camden County Communications Center. If there ever is a serious emergency in Pine Hill, a text will be sent to the phone requesting "all hands" respond to the emergency location. The "on call" employee will report to the emergency location and offer assistance to the officer in charge. I authorized Chief Hunter to add this phone number. If we can provide any assistance to the police department or fire department in an emergency, we should do so. We all support the same town. We received an OPRA request from a private investigator for camera footage pertaining to the pedestrian death that occurred on 11/2/24 at approximately 1 am. We complied with the OPRA request. However, there were issues downloading the video. A technician will be here on Friday to address any issues with the CCTV System. I attended the League of Municipalities meeting in Atlantic City for one day only. Attending was very beneficial. I was able to resolve some issues with three of our vendors.

Board Members:

- Mr. Green – Thanks for having the MUA truck in the parade, hope to see it next year.
- Mr. Knott – Wished everyone a Merry Christmas.
- Mrs. Burke- Thanked everyone, she learned a great deal while she was here. Exceptional group of people. Wished everyone the best.
- Mr. Odenath – Thanked Mrs. Burke and appreciated her openness and willingness, like to hear her feed back.

New Business:

RESOLUTION #24-0109

**PINE HILL BOROUGH MUNICIPAL UTILITIES AUTHORITY
 AUTHORIZING THE PURCHASE OF ELECTRICITY SUPPLY SERVICES
 FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE**

WHEREAS, the Pine Hill Borough Municipal Utilities Authority (“PHMUA” and/or “Authority”) has determined to move forward with the EMEX Reverse Auction in order procure electricity for the Authority; and

WHEREAS, the Local Government Electronic Procurement Act (P.L.2018, c.156) (the “Act”) authorizes the purchase of electricity supply service for public use through the use of an online auction service; and

WHEREAS, the PHMUA will utilize the online auction services of EMEX, LLC, a division of Mantis Innovation an approved vendor pursuant to the Act; and

WHEREAS, EMEX, LLC is compensated for all services rendered through the participating supplier that a contract is awarded to; and

WHEREAS, the auction will be conducted pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED by the Chairman and Board Members of the Pine Hill Borough Municipal Utilities Authority that the Chairman, Executive Director and/or her designee of the Pine Hill Borough Municipal Utilities Authority be and hereby is authorized to execute on behalf of the Authority, in the sole discretion of the PHMUA, any electricity contract proffered by the participating supplier that submits the winning bid in the EMEX Reverse Auction.

**WATER
RESOLUTION # 24-0110**

BE IT RESOLVED BY THE PINE HILL BOROUGH MUNICIPAL AUTHORITY that the following accounts be adjusted for billing:

1382000-0	134 E Clearview Ave	Service Line Leak	res done for 52T (\$329.16)
2455000-0	19 Kirk Lane Ave	Leaky Meter	res done for 88T (612.48)

I hereby certify that the following is a true and exact copy of the resolution passed at a meeting held December 18, 2024

Payment of Bills
Revenue Resolution

BE IT RESOLVED by the PINE HILL BORO MUNICIPAL UTILITIES AUTHORITY, that the following amounts are hereby approved and authorized for payment out of the Revenue Fund.

Water Fund	\$47,120.44
Renewal & Replacement	\$7,467.58
Sewer Fund	\$36,195.90
Sewer General	\$251.87
Total Funds Approved	\$91,035.79

BE IT FURTHER RESOLVED that a check or checks of the Authority drawn on the William Penn Bank, payable to the parties claiming payment in the amounts due on said requisitions be executed in the name of the Authority by its Chairman or Vice-Chairman and its Secretary.

Passed Pine Hill Boro Municipal Utilities Authority this
18th day of December 2024.

Mr. Green made a motion to approve all above resolutions and reports, seconded by Mrs. Burke
Ayes: Mr. Odenath, Mr. Green, Mrs. Burke, Mr. Ford, and Mr. Knott
Nays: None
Motion to adjourn meeting by Mr. Ford, second by Mr. Green. All voted in favor.
Adjournment: 7:22 pm

