

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

Minutes of Regular Meeting

Thursday, November 19, 2015 @ 7:30 P.M.

The regular monthly meeting of the East Windsor Municipal Utilities Authority was held on Thursday, November 19, 2015 at the Administration Building on Wiltshire Drive and called to order by Chairperson Moore at 7:30 p.m.

The following Members were present:

Linda L. Moore
Marc Lippman
Marc Platizky
Leonard Millner
William Lawler
Michael Shifman

Absent: Steven Kurs

Also present:

Edwin Schmierer, Esq., of Mason Griffin & Pierson
James Farry, Hatch Mott MacDonald
Ronald Ghrist, Finance Officer
Richard Brand, Executive Director
Clark Wolverton, Wastewater Superintendent
Skip Lovejoy, Water Superintendent

Chairperson Moore read the Public Notice statement announcing that the notice and agenda of this meeting were mailed to the Windsor Hights Herald, Trenton Times and Trentonian on November 13, 2015. An agenda was posted on the official bulletin board of the Authority and delivered to the Township Clerk for posting on the bulletin board at the East Windsor Township Municipal Complex on November 13, 2015. The Board Secretary then called the roll after which the Chairperson asked if any Member had an objection to holding this meeting as advertised. No one objected.

Chairperson Moore asked if there was any one present in the audience that would like to discuss an item not on tonight's agenda and hearing no one moved to the first item on the agenda the approval of the Allocation Agreement for Galleria. Mr. Brand stated that the Galleria is going to be a mixed use development of retail/commercial, restaurants and profession offices located in the Twin Rivers area. The project has been given both preliminary and final site plan approval by the Township Planning Board. After some discussion during which various Members asked if we knew what restaurants might be going in. Mr. Brand responded that we did not know at this time who the tenants might be. A motion was made by Mr. Platizky to approve the Allocation Agreement, seconded by Mr. Millner and unanimously carried.

Mr. Brand shared with the Board Members the terms of the one year shared service agreement with Cranbury for pump station maintenance. Under the agreement one Collection system employee will be used in Cranbury for ½ day twice a week. This will have no adverse effect on EWMUA operations. The MUA has in place an indemnification clause, payment clause, appropriations clause and dispute clause. Mr. Brand stated that he felt it was a good opportunity for the Authority and we should proceed on a trial basis for one year. Mr. Brand continued by saying he sees this as beneficial to the MUA and its rate payers as a means to offset cost and reduce any near future rate increases on the wastewater operating budget. At the end of discussion Chairperson Moore requested a motion to proceed with the Shared Service Agreement with Cranbury. Mr. Millner made a motion for the staff to proceed with finalizing the terms of the Cranbury Shared Service Contract, seconded by Mr. Platizky and unanimously carried. It was determined that the contract would be executed at the December meeting after the signed contract and the adopted resolution by Cranbury were received.

After a brief discussion of the Authority budget for fiscal year from December 1, 2015 to November 30, 2016 Mr. Lippman made a motion to adopt the budget and approve the resolution for wastewater, seconded by Mr. Platizky and unanimously carried.

Mr. Lippman made a motion to adopt the budget and approve the resolution for water, seconded by Mr. Millner and unanimously carried.

Mr. Millner made a resolution to approve Operating Bills in the amount of \$287,500.48; payroll 10/14/15 for \$73,425.02; payroll 10/28/15 for \$73,438.30 and payroll 11/10/15 for \$68,519.30. Also approval of prepaids for Atlantic City – Richard Brand AEA Conference for \$228.00 and New Jersey Turnpike Authority – Wycokff Mills Road Water Main Betterment Project for \$841,316.17. Mr. Lippman seconded the motion which was unanimously approved.

Chairperson Moore requested a motion to accept the Operating Report for October. Mr. Millner made a motion to accept the Operating Report and there be no comments from Members, Mr. Platizky made a second to the motion which was unanimously carried.

After a brief discussion of possible tenants for various projects Mr. Millner made the motion to approve the Development Report for November, seconded by Mr. Lippman and unanimously carried.

A motion was made by Mr. Lippman and seconded by Mr. Millner to approve the Finance Officer's Report for October. The motion was unanimously carried.

The Attorney's Report for October was approved on a motion made by Mr. Platizky, seconded by Mr. Millner and unanimously carried.

The Engineer's Report for October was approved on a motion made by Mr. Lippman seconded by Mr. Millner and unanimously carried.

The minutes of the Regular Meeting of July 16, 2015 were approved on a motion made by Mr. Lippman, seconded by Mr. Millner and unanimously carried.

The minutes of the Regular and Executive Session Meetings of August 20, 2015 were approved on a motion made by Mr. Platizky, seconded by Mr. Millner and unanimously carried.

There being no additional items for discussion in open session Chairperson Moore requested a motion to enter into Executive Session. Mr. Lippman made the motion, seconded by Mr. Lippman and unanimously carried.

Executive Session Resolution

WHEREAS, Section 7 of the Open Public Meetings Act, ("Act") C. 231, P.L. 1975 the (N.J.S.A. 10:4-12B) permits the exclusion of the public from a meeting of the East Windsor Municipal utilities Authority ("Authority") under certain circumstances; and

WHEREAS, the Authority is of the opinion that such circumstances presently exist and desires to authorize the exclusion of the public from that portion of the meeting in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED by the East Windsor Municipal Utilities Authority, in the county of Mercer, State of New Jersey, as follows:

1. The public shall be excluded from discussion and action upon the specified subject matter as set forth in Exhibit "A" attached hereto and made a part hereof.
2. The general nature of the subject matter to be discussed as set forth in Section 7b of the Act (N.J.S.A. 10:4-12b) is set forth next to the subject matter in the attached Exhibit "A".
3. It is anticipated at this time that the stated subject matter will be made public on or about the time set forth next to the subject matter in attached Exhibit "A".
4. This Resolution shall take effect immediately.

Exhibit "A"

<u>General Subject Matter</u>	<u>Basis Under For Exclusion of Public</u>	<u>Anticipated Date when Discussion Will Be Disclosed to Public</u>
Negotiations	Attorney/Client Privilege	Certain information at the discretion of the Board tonight. Other information will remain

confidential.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Marc Platizky", with a stylized flourish at the end.

Marc Platizky, Secretary