

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY
Minutes of Regular Meeting
Thursday, August 17, 2017 @7:30 P.M.

The regular monthly meeting of the East Windsor Municipal Utilities Authority was held on Thursday, August 17, 2017 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
Steven Kurs
Michael Shifman

Absent: William Lawler
Leonard Millner

Also present:

Edwin W. Schierer, Esq., of Mason Griffin & Pierson
David Klemm, Mott Mac Donald
Ronald Ghrist, Finance Officer
Richard Brand, Executive Director
James Mackie, Assistant Operation Manager
Clark Wolverton, Operations Manager
Susan Pretz, Board Secretary

Chairperson Moore requested that the Public Notice be read. The secretary read the statement stating that the agenda for this meeting was mailed to the Windsor Hights Herald and Trenton Times on August 15, 2017. 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 August 11, 2017. Chairperson Moore then asked for a roll call after which she asked if any Member had any objection to holding this meeting as advertised. No one objected.

Chairperson Moore asked if there was anyone present that would like to speak on any issue not on tonight's agenda. Hearing no one Chairperson Moore closed the public portion of the meeting.

Chairperson Moore asked Mercadien to report any issues with the audit. Mercadien thanked Mr. Ghrist and his team at the MUA for their help. Mercadien reported no finding or discrepancies. That being said Chairperson Moore asked for approval of the Audit Affidavit. Mr. Kurs made the motion, seconded by Mr. Lippman and unanimously carried

Chairperson Moore asked to open the public rate hearing and asked Mr. Brand and Mr. Ghrist to speak about the request to increase connection fees. Mr. Brand stated that Mr. Ed Schmierer Esq. of Mason, Griffin and Pierson had served all the proper statutory notices required by N.J.S.A. 40:14b-1. Mr. Brand stated that every year we evaluate the connection fee's which is required by law to determine the cost for a single dwelling unit equivalent. A single dwelling unit equivalent by definition of the NJDEP is equal to 300 gallons per day or a single family dwelling. Mr. Brand stated that Mr. Ghrist, the financial officer had made the computation for the connection fee's and determined an increase in the connection fees for both water and sewer were necessary. Mr. Brand referenced to Mr. Ghrist to explain the computation that he performed to the board. Mr. Ghrist explained our debt service for water that was paid through up until December 1, 2016 was \$26,887,503.04 and \$5,245,987.93 that came out of the general and operating fund for capital improvements with a total of \$32,133,490.97. The Authority has 12,575 connections to the water system. With that being said plus \$100.00 administrative fee the new connection fees for water will be \$2,655.00. Mr. Ghrist explained our debt service for sewer that was paid through up until December 1, 2016 was \$65,690,986.81 and \$4,652,089.51 that came out of the general and operating fund for capital improvements and \$111,400.00 which was transferred to debt service reserve fund from general fund with a total of \$70,454,476.32. The Authority has 11,842 connections to the sewer system. With that being said plus \$100.00 administrative fee the new connection fees for sewer will be \$6,050.00. The new connection fee will take effect September 1, 2017.

Mr. Schmierer, Esq. asked Mr. Ghrist to raise his right hand and to answer the questions to the best of his ability. Mr. Ghrist answered all the questions that are required for the rate hearing.

A motion to approve resolution #2017-21 approving the increase in connection fees was made by Mr. Kurs, seconded by Mr. Lippman and unanimously carried.

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION AMENDING THE RULES AND REGULATIONS OF THE EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY WITH RESPECT TO SEWER AND WATER CONNECTION FEES EFFECTIVE SEPTEMBER 1, 2017

RESOLUTION NO. 2017 -21

WHEREAS, the East Windsor Municipal Utilities Authority (AAuthority@) has adopted Rules and Regulations to provide for water and sewer service and establish rate and fee schedules (ARules and Regulations@) pursuant to *N.J.S.A. 40:14B-1 et seq.*; and

WHEREAS, Section I, Chapter 3, Subchapter 3-7.0100 of said Rules and Regulations provides that the Authority reserves the right to change or amend, from time to time, these Rules and Regulations with the approval of a majority of all members of said Authority; and

WHEREAS, the Authority desires to review said Rules and Regulations by amending the schedule for water fees; and

WHEREAS, public notice as required by *N.J.S.A. 40:14B-23* has been provided; and

WHEREAS, on August 17, 2017, the Authority conducted a public hearing on the foregoing sewer and water connection fees, and it is of the opinion that the proposed revision of the fees set forth in Schedule A should be adopted.

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

1. Schedule III of the Authority=s Rules and Regulations establishing said sewer and water connection fees is hereby amended as set forth on Exhibit A attached hereto and made a part hereof.

2. The sewer and water connection fees hereby adopted and set forth on Schedule A attached hereto and made a part hereof shall take effect on September 1, 2017. Said fees have been approved by the adoption of this Resolution by a majority of the members of the Authority and the signatures of the Chairperson and Secretary of the Authority hereon, which shall serve as conclusive evidence of the fact that this Resolution was reviewed and approved by a majority of the members of said Authority.

3. Except as otherwise provided herein, the Rules and Regulations of the Authority as from time to time amended shall remain unchanged and in full force and effect.

4. This Resolution shall take effect immediately upon its adoption.

EAST WINDSOR MUNICIPAL
UTILITIES AUTHORITY

By: _____
Linda L. Moore, Chairperson

CERTIFICATION

I, Marc Platizky, the Secretary of the East Windsor Municipal Utilities Authority, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Authority at its regular meeting held on the 17th day of August, 2017.

Marc Platizky, Secretary

Chairperson Moore asked Mr. Brand to speak about the One Mile Self Storage project Resolution 2017-22. Mr. Brand stated that they met all technical requirements and recommended moving forward. Chairperson Moore asked for a motion. Mr. Shifman made the motion, seconded by Mr. Platizky and unanimously carried.

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EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY
RESOLUTION OF APPROVAL FOR THE DEVELOPMENT PROJECT
COMMONLY KNOWN AS "ONE MILE SELF STORAGE"

RESOLUTION # 2017-22

W I T N E S S E T H

WHEREAS, ONE MILE STORAGE, LLC (hereinafter the "Developer"), is the owner of one parcel of land consisting of 7.17 acres located within the Township of East Windsor more particularly described as Block 5.01, Lot 11 (hereinafter referred to as the "Property") as depicted on the East Windsor Township Tax Map and more specifically located on a long trapezoidal piece of property that is adjacent to New Jersey State Highway Route 133the east-bound side of the Princeton-Hightstown Road (County Route 571). The address of the Property is 79 One Mile Road; and

WHEREAS, the Developer has submitted to the Authority for approval Plans and Specifications for the construction of certain water and sanitary sewer facilities to be located on the Property for providing sanitary sewer and water service to that development known as "One Mile Self Storage" (the "Development") consisting of a self-storage facility of 10 buildings for a total of 62,879 sq. ft. more particularly described on plans entitled "Preliminary and Final Major Site Plan One Mile Storage for Lot 11 Block 5.01, East Windsor Township, Mercer County, New Jersey" prepared by Crest

RESOLUTION 2017-22
One Mile Storage, LLC

Engineering Associates and Surveying, Millstone Township, New Jersey
November 2, 2015, latest revisions dated August 4, 2017 for the site plans,
as approved by the Authority ("Approved Plans and Specifications") and any
other governmental entity having jurisdiction thereover; and

WHEREAS, the Planning Board of the Township of East Windsor
("Approving Board" or "Board") granted Preliminary and Final Major Site Plan
Approval on June 6, 2016, memorialized July 11, 2016, for the subject
Property; and

WHEREAS, the Developer and the Authority desire to enter into an
agreement setting forth the rights, duties and obligations of the parties in
connection with the construction of the water and sanitary sewer utility
improvements related to said Development, including off-tract improvement
obligations of the Developer.

NOW, THEREFORE, BE IT RESOLVED BY THE EAST WINDSOR
MUNICIPAL UTILITIES AUTHORITY as follows:

1. The EWMUA hereby approves the Development Application of
One Mile Road, LLC, and
2. The EWMUA directs the EWMUA Chairperson and Secretary to
execute this resolution where indicated and cause that a duly
executed copy of this approval be delivered to the Developer and all
other parties having jurisdiction in this matter, and

RESOLUTION 2017-22
One Mile Storage, LLC

3. The EWMUA further directs that the Executive Director of the EWMUA shall take all necessary steps to expedite the directions specified in this resolution, as appropriate, and

4. This resolution shall take effect immediately.

Linda L. Moore, EWMUA Chairperson

I hereby certify this to be a true and accurate copy of the Resolution adopted by the East Windsor Municipal Utilities Authority, Mercer County, New Jersey at a public meeting held on August 17, 2017.

Marc Platizky, EWMUA Secretary

Chairperson Moore Asked Mr. Brand to tell the board about his findings on the Solar Energy at the wastewater plant. Mr. Brand explained briefly the advantages of Power Purchase Agreement-PPA vs Owner Operated Solar. Mr. Brand also asked the board to award the consulting to Casandra Cling of Alternative Energy Consultants in assisting in the preparation of Power Purchase Agreement for the Millstone Road wastewater treatment plant. Chairperson Moore asked for a motion on Resolution 2017-23.

Mr. Platizky made a motion, seconded by Mr. Lippman and unanimously carried.

EAST WINDSOR MUNICIPAL UTILITIES AUTHORITY

COUNTY OF MERCER

STATE OF NEW JERSEY

RESOLUTION FOR CONSULTANT TO ASSIST IN WRITING REQUEST FOR PROPOSAL
FOR POWER PURCHASE AGREEMENT FOR SOLAR PHOTOVOLTAIC GENERATION
FACILITIES AT MILLSTONE ROAD WASTEWATER TREATMENT PLANT

RESOLUTION NO. 2017-23

WHEREAS, the East Windsor Municipal Utilities Authority ("Authority") had by Motion of the Board indicated its willingness to explore a solar photovoltaic generation system at its Millstone Road Wastewater Treatment Facility ("Facility") in order to generate solar energy to reduce the Authority's annual electric expense as well as to provide good stewardship to the environment; and

WHEREAS, the Authority has set up a Solar Committee to further study the purchase of the solar photovoltaic generation system at this time; and

WHEREAS, the value of Solar Renewable Energy Certificates ("SREC") have declined dramatically over the past several years such that the energy cost savings to the Authority may not be realized as originally projected through ownership; and

WHEREAS, upon further study, the Authority with its Solar Committee wishes to explore a Power Purchase Agreement ("PPA") so that the responsibility for all aspects, including equipment and construction costs of the solar generating system would be handled by a contractor vendor; and

WHEREAS, the Authority is advised that the volatility of pricing for a PPA is at its lowest price per kilowatt (\$.035/Kw); and

WHEREAS, the Authority has the opportunity to reduce its electrical cost by approximately 40%; and

WHEREAS, The East Windsor MUA Executive Director requested several quotes from prospective firms to assist the East Windsor MUA in writing a Request for Proposal (RFP) for a Power Purchase Agreement (PPA); and

WHEREAS, receiving a quote from Alternative Energy Consultant in the amount not to exceed \$9,975.00 for a total amount of 133 hours (\$75.00/hr); and

NOW, THEREFORE, BE IT RESOLVED by the East Windsor Municipal Utilities Authority as follows:

1. The East Windsor Municipal Utilities Authority hereby has determined that in the best financial interest of the East Windsor MUA and its ratepayers that the East Windsor MUA enter into a contract with Alternative Energy Consultant for the not to exceed price of \$9,975.00 to assist in writing a Power Purchase Agreement for the supply of solar energy at the Pollution Control Facility (Wastewater Treatment Plant).
2. The Authority Chairperson and Secretary are hereby authorized and directed to sign any documents necessary, and the Authority staff and professionals are authorized and directed to undertake any and all actions necessary, to effectuate the terms and intent hereof.

Linda Moore, Chairperson

CERTIFICATION

The undersigned, Secretary to the East Windsor Municipal Utilities Authority, do hereby certify that this Resolution was adopted by the Authority at its Regular Meeting held on this 17th day of August, 2017.

Marc Platizky, Secretary

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Chairperson Moore requested a motion to approve the August 2017 Payment of the Bills. Operating in the amount of \$264,342.83: Payroll for 7/19/17 \$72,489.37: Payroll for 08/02/17 \$71,632.28: Payroll for 808/16/17 \$67,876.04 Mr. Lippman made the motion, seconded by Mr. Platizky and unanimously carried.

Chairperson Moore requested a motion to accept the Operating Report for August 2017 and Mr. Platizky made the motion, seconded by Mr. Lippman and unanimously carried.

Chairperson Moore asked for a motion to approve the Development Report for August 2017 and Mr. Lippman made the motion, seconded by Mr. Platizky and unanimously carried.

Chairperson Moore asked for a motion to approve the Finance Officers Report for August 2017, Mr. Kurs made the motion, seconded by Mr. Platizky and unanimously carried.

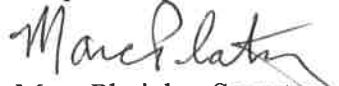
Chairperson Moore asked for a motion to approve the Engineer's Report for August 2017, Mr. Kurs made the motion, seconded by Mr. Lippman and unanimously carried.

Chairperson Moore asked for a motion to approve the Attorney's Report for July, Mr. Kurs made the motion, seconded by Mr. Millner and unanimously carried.

Chairperson Moore asked for a motion to approve the Regular Meeting minute for June 15, 2017, Mr. Millner made the motion, seconded by Mr. Kurs and unanimously carried.

Having nothing further to discuss Chairperson Moore adjourned the meeting.

Respectfully submitted,


Marc Platizky, Secretary