

A Regular Meeting of the Members of the Pompton Lakes Borough Municipal Utilities Authority was held at 2000 Lincoln Avenue, Pompton Lakes, New Jersey on January 18, 2023.

In accordance with the New Jersey Open Public Meetings Act, adequate notice of this meeting was provided. Letters to North Jersey Herald News, Suburban Trends, and the Administrator of Pompton Lakes, dated February 16, 2022 gave notice that the Regular Meeting of the Authority would be held at 6:00pm Wednesday, January 18, 2023. The meeting was held at 2000 Lincoln Avenue, Pompton Lakes, New Jersey. A notice stipulating the time and date of this meeting was also posted in a public place, to wit: 2000 Lincoln Avenue, Pompton Lakes, New Jersey.

Roll Call was as follows:

PRESENT: Kevin Carroll
Neal Galletta
Michael Longo
Lloyd Kent
Tim Troast
John Wegele (Executive Director)
Billy Doty (Superintendent)
Jeffrey M. Kassover (Attorney)
Erik DeLine Council Liaison

UPON MOTION duly made by Mr. Galletta and seconded by Mr. Kent, and upon roll call vote the minutes from the Regular Meeting held on December 19, 2022, were accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None
Abstain:	None

Chairman Carroll noted that no one was present for the Public Portion of the meeting.

Chairman Carroll presented a resolution to accept the annual audit report for the fiscal year ending May 31, 2022.

UPON MOTION duly made by Mr. Galletta and seconded by Mr. Troast the annual audit report for the fiscal year ending May 31, 2022, was accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

FINANCIAL OPERATIONS:

Mr. Galletta presented the following bills for approval:

Operating/Vouchers for January	\$103,100.06
Additional Expenses for December	\$2,636.91
Hospitalization for January	\$25,815.34
Operating Payroll/Gross December	\$122,445.89
Social Security for December	\$5,830.50
Meter Deposit Refund for December	<u>\$185.00</u>
TOTAL	\$260,013.70

UPON MOTION duly made by Mr. Galletta and seconded by Mr. Kent, and upon roll call vote it was certified that the funds are available and budgeted to pay these expenses and was accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

Mr. Galletta noted that in March another CD will mature we will renew the CD and we should get a better rate.

PERSONNEL:

Mr. Troast reported progress.

WATER OPERATIONS:

Mr. Kent submitted Mr. Doty's Water Report and inquired about the change of recording Mark Outs daily instead of the usual monthly total number of completed Mark Outs on the last page. Mr. Doty stated he can do the total monthly number instead of reporting them daily. Mr. Kent also noted that on December 26, 2022, Chris Brown was called out for an emergency. Mr. Kent stated its good to have employees that are on call for emergencies. Mr. Galletta inquired if the Summit Fall's water booster station heating system issue was fixed. He also inquired if the Authority's employees set up heaters to prevent freezing. Mr. Doty advised that Summit Falls hired another company instead of the M.U.A to repair the issue. Mr. Kent also reported that water pumping is still going up.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Longo, and upon roll call vote the water report was accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

WASTEWATER OPERATIONS:

Mr. Longo submitted Mr. Doty's Wastewater Report and inquired when grease and oil testing will start. Mr. Wegele stated that the testing has already began.

UPON MOTION duly made by Mr. Galletta and seconded by Mr. Kent, and upon roll call vote the Wastewater Report was accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

EXECUTIVE DIRECTOR:

Mr. Wegele reported that he has put in his paperwork for retirement and, his last day is set for June 30, 2023.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Longo, and upon roll call vote the Executive Director Report was accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

SUPERINTENDENT'S REPORT:

Mr. Doty reported progress.

ATTORNEY'S REPORT:

Mr. Kassover reported that he drafted a developer's agreement with Pompton Five a while ago. The agreement was put on hold due to unpaid property taxes. Recently the

outstanding taxes were paid, and the certificate of redemption has been recorded. Mr. Kassover noted that there were some issues on title which is that Pompton Five merged under Pompton Five Urban Renewal LLC as a partnership recorded on title. However, title for the land reads Pompton Five. Mr. Kassover noted he revised the developer's agreement to read Pompton Urban Renewal LLC formally known as Pompton Five. Mr. Kassover stated that title shows two mortgages on the property and the owner is getting new financing to pay off both mortgages. Mr. Kassover noted he sent the revised developer's agreement to the owner to sign and send back to the Authority for signatures. Mr. Kassover will then have the developer's agreement recorded before the new mortgage shows up on title this will put the agreement as the first lien on title. Mr. Kassover stated nothing else has changed with the project the same number of units and a couple of commercial units on the first floor. Mr. Kassover would like a motion to authorize the Chairman and the Secretary to sign the agreement without waiting for the next meeting.

UPON MOTION duly made by Mr. Troast and seconded by Mr. Kent, and upon roll call vote for the Chairman and Secretary Longo to sign the developer's agreement for Pompton Five was accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

Chairman Carroll noted he wants to be sure that the Authority's developer's agreement comes first on title. Mr. Kassover stated the two open mortgages will be first until they are paid in full also both mortgages are past their due dates. Mr. Kassover spoke with the owner, and he has filed for a building permit. Mr. Kassover would like to get the agreement recorded and does not foresee any legal issues. Mr. Galletta inquired if there are any issues regarding the escrow. Mr. Kassover stated he will notify the owner and advise him the escrow account is depleting and will request for replenishment. Mr. Kassover noted that he sent out the request for the North Jersey Police Radio Association, Inc. to pay the first quarter taxes. Mr. Kassover also stated he sent the Disclosure Certificates to all the professionals seeking reappointment and sent one to H2M engineers. Mr. Galletta inquired if he spoke with Sal (Building Inspector) about the Meridia project. Mr. Kassover stated he did not because Meridia does not have the building permit. As per Sal they will not issue the building permit until the TWA application was approved. Mr. Kassover will follow up with Sal regarding the Meridia project. Mr. Kassover also reported on a resolution from the JIF (Joint Insurance Fund) to re-appoint the Fund Commissioner, Neal Galletta. The resolution will be signed by Chairman Carroll and Secretary Longo.

UPON MOTION duly made by Mr. Troast and seconded by Mr. Kent, and upon roll call vote for the Attorney’s report and the re-appointment of Neal Galletta as the Fund Commissioner was accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

COUNCIL LIAISON:

Council Liaison, Mr. DeLine, introduced himself and gave some background about himself including being part of the Lead Service line project for the Borough of Glen Ridge. Mr. DeLine stated he looks forward to working with the Authority in the next year. Mr. Doty advised Mr. DeLine that the Authority just started the inspections of the Lead Service lines. Mr. Doty stated that the Authority knows that the mains in town including, Wanaque Avenue, Ringwood Avenue, and Colfax Avenue are not lead because they have all been replaced by the Authority. The Authority has one employee putting hangers on doors giving the customer the option of checking the line themselves or having one the Authority’s employees do it for them. Mr. Doty stated that he is not getting a great response from homeowners with the door hangers. So far, 129 hangers have been left for homeowner and 10 people completed the inspection themselves. Mr. Doty feels there is a better response by the Authority doing the inspection for the homeowner. Mr. DeLine stated the Borough of Glen Ridge sent out certified letters to homeowner and that helped get a response from homeowners.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Kent, and upon roll call vote the Council Liaison’s report was accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

OLD BUSINESS:

Mr. Galletta reported that the hangers used for the Lead Service Line are not working and customers are calling to complain about the hanger notice. Mr. Galletta recommended a written letter sent to 100 people at a time explaining the process to see if that works better. Mr. Doty will consider changing the process to a written letter. Mr. Kent stated that maybe some kind of incentive for the homeowner could be an idea to get people’s attention to help with the response rate.

CORRESPONDENCE:

Chairman Carroll presented correspondence for discussion on items 1 through 2.

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Kent, and upon roll call vote items 1 through 2 were accepted.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

UPON MOTION duly made by Chairman Carroll and seconded by Mr. Galletta, and upon roll call the members of the Pompton Lakes Municipal Utilities Authority entered Closed Session at 6:40pm.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

RESOLUTION



CLOSED SESSION STATEMENT

Whereas Section 7 of the Open Public Meeting Act (N.J.S.A. 10:4-12) permits the exclusion of the public from a meeting in certain circumstances and.

Whereas, on January 18, 2023, this body is of the opinion that such circumstances presently exit.

Now, therefore be it resolved by the commissioners of the Borough Municipal Utilities Authority, county of Passaic, State of New Jersey, as follows:

1. That the public shall be excluded from discussion of action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:

To discuss employee health insurance.

3. The commissioners shall release and disclose to the general public the action taken on this matter of the above-mentioned litigation when the reason for discussing and acting on the matter in closed session no longer exists, but no later than one month of the commissioners arriving at a final decision of the specific subject matter.

Approved: _____

Kevin P. Carroll, Chairman

Attest: _____

Michael Longo, Secretary

UPON MOTION duly made by Mr. Longo and seconded by Mr. Troast, and upon roll call vote the members of the Pompton Lakes Municipal Utilities Authority entered back into Open Session at 6:58pm.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

UPON MOTION duly made by Mr. Galletta and seconded by Mr. Troast, and upon roll call vote the Regular Meeting of the Pompton Lakes Municipal Utilities Authority was adjourned at 7:00pm.

Vote:

Ayes	Carroll, Galletta, Longo, Kent, Troast
Nays:	None
Absent:	None

Prepared by: Mary Read

Respectfully submitted by

Michael Longo, Secretary