

**JERSEY CITY MUNICIPAL UTILITIES AUTHORITY  
MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS  
SEPTEMBER 28, 2017**

**CALL TO ORDER** – 5:01 PM

In compliance with the Sunshine Laws, Chairwoman Hulings ordered and directed that a Public Notice of a Public Meeting of the Jersey City Municipal Utilities Authority be posted in the main lobby of the Jersey City Municipal Utilities Authority Administration Building and that a copy of the notice be sent to The Jersey Journal, The Star Ledger and the City Clerk.

**ROLL CALL OF MEMBERS PRESENT:**

Chairwoman, Maureen C. Hulings  
Commissioner, Thomas M. Gibbons  
Commissioner, Vincent Mastria  
First Alternate Commissioner, Maureen Nally  
Second Alternate Commissioner, Kathleen Hartye

**ABSENT**

Commissioner, Marcos D. Vigil  
Commissioner, Jeannine Zampella

**ALSO PRESENT:**

Jeremy Farrell, Executive Director  
Judy Rybka, Recording Secretary  
Francis J. Borin, Esquire, DeCotiis, FitzPatrick & Cole, LLP  
John D. Folk, CPA, Director of Finance  
Richard Haytas, PE, Senior Engineer/Infrastructure Maintenance Supervisor  
Joseph Coviello, Director of Public Affairs  
Krystyna Pawlowska, Administrative Assistant  
Jerome A. Harris, PE, PP, CME Associates  
Edward Traina, PE, CME Associates  
John Hroncich, Suez  
Robert McNinch, CPA, CFE, FWCC

**FLAG SALUTE**

**PUBLIC COMMENT** – No Public Comment

**MINUTES**

Minutes of the August 24, 2017 Commissioners meeting

Motioned to approve by Commissioner Gibbons

Seconded by Commissioner Mastria           Aye

Roll call vote: Commissioner Nally           Aye

                  Commissioner Mastria           Aye

                  Commissioner Gibbons           Aye

                  Commissioner Hartye           Abstention

                  Chairwoman Hulings           Aye

**RESOLUTIONS – CONSENT AGENDA**

**Resolution 9/17/1** authorizing transfer of funds for sewer operations

**Resolution 9/17/2** authorizing payments of audited claims for sewer operations

**Resolution 9/17/3** authorizing transfer of funds and payments of audited claims for water operations

**Resolution 9/17/4** authorizing cash disbursements

**Resolution 9/17/5** authorizing payments from the capital improvement, project and note funds

**Resolution 9/17/6** ratifying the execution of a temporary construction access agreement with the historic Jersey City and Harsimus Cemetery for the replacement of an existing water main

**Resolution 9/17/7** ratifying the execution of a license agreement with the Consolidated Rail Corporation for the replacement of a section of the 54 inch force gravity combined sewer beneath the Conrail tracks in the vicinity of Pine and Ash Streets

**Resolution 9/17/8** authorizing the filing of applications for loans from the New Jersey Environmental Infrastructure Financing Program

**Resolution 9/17/9** awarding a contract for the provision of preventative maintenance and repair of emergency generators and related equipment; JCMUA contract number PMREG-2017-18

**Resolution 9/17/10** authorizing change order number one for the final quantities and closeout of contract for Third and Coles Street sewer replacement project; JCMUA contract number TCSC-2015-23

**Resolution 9/17/11** correcting Resolution 5/17/7 authorizing an amendment to professional engineering services contract with Remington, Vernick and Arango for design, bid and construction phase services for replacement of six inch water main in Van Winkle Avenue

**Resolution 9/17/12** authorizing MMREF expenditure for upgrade of instrumentation at the Boonton Water Treatment Plant and other water system facilities

**Resolution 9/17/13** awarding change order number one for Public School No. 5 and green infrastructure projects; JCMUA contract number PS5GI-2016-23

**Resolution 9/17/14** authorizing amendment number four to contract for professional engineering services with T&M Associates for flood hardening improvements to pump stations 1, 2 and 3B

**Resolution 9/17/15** authorizing the award of a contract for professional engineering consulting services to T&M Associates to provide design and construction administration services for water mains for sewer Phase V project

**Resolution 9/17/17** authorizing the award of a contract for professional engineering consulting services to CME Associates to provide construction administration services for water replacement in Tonnelle Avenue

**Resolution 9/17/18** authorizing the award of a contract for professional engineering consulting services to CME Associates to provide engineering design and permitting of the Carteret Avenue sewer replacement

Motioned to approve by Commissioner Gibbons

Seconded by Commissioner Mastria

Roll call vote: Commissioner Nally	Aye
Commissioner Mastria	Aye
Commissioner Gibbons	Aye
Commissioner Hartye	Aye
Chairwoman Hulings	Aye

**RESOLUTIONS – DEFERRED**

**Resolution 9/17/16** authorizing the award of a contract for special counsel services

Commissioner Gibbons noted the contract is retroactive to January 2017 and will terminate October 1, 2017.

Mr. Farrell explained the contract, awarded by the previous Executive Director, concerns Hoboken water metering issues/accounting for all the water Hoboken was receiving. The former Executive Director did not bring a Resolution before the Board for this matter. The vendor provided a valuable service and is entitled to be paid. Mr. Farrell did not want to continue the contract without bringing it before the Board.

Motioned to approve by Commissioner Gibbons  
 Seconded by Commissioner Mastria  
 Roll call vote: Commissioner Nally           Aye  
                   Commissioner Mastria        Aye  
                   Commissioner Gibbons       Nay  
                   Commissioner Hartye        Aye  
                   Chairwoman Hulings        Aye

**COMMUNICATIONS** – None

**EXECUTIVE DIRECTOR REPORT** – Mr. Farrell reported on the following

1. JCMUA Status – a memo was submitted to City Council concerning an assessment of the MUA to determine if an independent agency is the right/best way to provide water and sewer services to City residents. “Based on the consent order and debt, it does not make sense to dissolve it now. We need to have an agency to plan, forecast, respond to emergencies and focus on infrastructure.” Mr. Farrell advised the matter will be revisited.

Commissioner Gibbons expressed his belief that because of politics, it is important to have an autonomous agency. The Authority’s “budget and plans span decades,” and large sums of money are involved. Bringing the Authority “back into City government” may not be beneficial.

2. JMCUA Administration Building – The Executive Director met with Commissioner Gibbons, Mr. Haytas and Mr. Coviello regarding sites for the new JCMUA Administration Building. Mr. Farrell requested the formation of an ad hoc committee (Relocation Committee) to deal with site selection matters.

Chairwoman Hulings agreed a two member ad hoc committee should be formed and requested volunteers. Commissioners Gibbons and Mastria volunteered to be Relocation Committee members.

3. Visitors from Japan - the MUA will host visitors from Japan interested in seeing how the Authority provides services and how it responds in situations such as Superstorm Sandy. The meeting will take place on October 2 and will include tours of Jersey City and PVSC.

**COMMITTEE REPORTS** – Chairman Hulings reported the Finance Committee met with auditors and reviewed the audit report. She requested an overview of the report from Mr. McNinch of FWCC.

Mr. McNinch reported 2016 was a “good year” for the MUA, and referred to page 21 of the report. The opinion of the auditors is “clean and unmodified with no findings.” Revenue on both the water and sewer sides exceeded budget due to an increase in customers and billable

water consumption. Additionally, expenditures for repairs were lower because of fewer problems. A multi-million dollar net gain was reported on both the water and sewer side.

**GENERAL COUNSEL REPORT** – No Report

**UNFINISHED BUSINESS** – None

**NEW BUSINESS** – Commissioner Gibbons discussed the following New Business items:

1. PS No. 5 – trees are ready to plant and a ribbon cutting is scheduled for October 6.
2. Rain Garden – Commissioner Gibbons toured the New Jersey City University's rain garden today. "It looks great." A ribbon cutting will be planned.
3. October 12 Day Without Water will be celebrated throughout the City led by the Mayor's office. The MUA and the City of Hoboken will also participate.  
Mr. Coviello reported an MUA employee was asked to be a "Water Warrior." A plan will be in place as the date draws nearer and additional information will be available.
4. Municipal Action Team would like a tour of PVSC, focusing on green infrastructure. MUA Board members are invited to participate.
5. Storm Water Trust and Resiliency Team (START) - Commissioner Gibbons has been named Co Chair of Jersey City's START.
6. Procurement Manual/Change Order Matrix – Commissioner Gibbons noted the matrix for change orders has proven to be a valuable tool for tracking change orders.

**EXECUTIVE SESSION** – No Executive Session


**ADJOURNMENT** – The meeting adjourned at 5:25 p.m.

Motioned by Commissioner Gibbons

Seconded by Commissioner Hartye

Unanimously approved by all Commissioners present.

Respectfully submitted,

  
Judy Rybka  
Recording Secretary