

**JERSEY CITY MUNICIPAL UTILITIES AUTHORITY  
MINUTES OF THE BOARD OF COMMISSIONERS MEETING  
JUNE 28, 2018**

**CALL TO ORDER** – 5:07 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 N. Mastria  
Commissioner, Marcos D. Vigil  
Commissioner, Jeannine Zampella  
First Alternate Commissioner, Maureen Nally  
Second Alternate Commissioner, Kathleen Hartye

**ALSO PRESENT:**

Jeremy Farrell, Executive Director  
Richard Haytas, PE, Senior Engineer/Infrastructure Maintenance Supervisor  
Judy Rybka, Recording Secretary  
Frank Borin, Esquire, DeCotiis, FitzPatrick & Cole, LLP  
John D. Folk, CPA, Director of Finance  
Joseph Coviello, Director of Public Affairs  
Krystyna Pawlowska, Administrative Assistant  
Maria Polimeni, Secretary  
John Hroncich, Suez Water Environmental Services, Inc.  
Edward Traina, PE, CME Associates  
Michael McClelland, PE, PP, CME Associates  
Jayson H. Burg, 85 Neptune Avenue, Jersey City, NJ

**FLAG SALUTE**

**PUBLIC COMMENT** – Mr. Jayson Burg addressed the Board explaining that he has been attempting to get a hydrant adaptor in order to care for plants in the islands on Stegman Place but has been unsuccessful. Additionally, he advised the Board of a crooked manhole in the vicinity of 90-92 Neptune Avenue. Mr. Burg explained that he has discussed these matters with MUA Engineering and has also emailed Commissioners. Copies of the email to the Board were distributed during Public Comment along with copies of an email to The Jersey Journal.

Mr. Farrell advised he will “look into it.”

Mr. Burg also discussed personnel matters that took place when the former Executive Director headed the JCMUA.

Commissioner Vigil advised that comments/information concerning the former Executive Director were based on a prior audit and preceded the current Board of Commissioners.

Per Mr. Farrell, going forward the MUA will have a Personnel Committee for oversight.

**APPROVAL OF MINUTES**

Approval of minutes of the May 24, 2018 Commissioners meeting

Motioned to approve by Commissioner Zampella

Seconded by Commissioner Nally

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

**RESOLUTIONS**

Mr. Borin advised there are two add-on Resolutions. Resolution 6/18/24 approving appointment of committee members for the 2018-19 term and Resolution 6/18/25 authorizing rejection of all bids and directing re-bidding for the provision of Route 139 water main replacements, JCMUA project number RT139WR-2018-18.

Per Mr. Borin, Resolution 6/18/24 contains a typo. Financial Oversight and Audit Committee members are: Chairwoman Hulings and Commissioner Mastria. Personnel Committee members are: Chairwoman Hulings and Vice Chairwoman Zampella.

Mr. Farrell explained there was an issue with Resolution 6/18/25 regarding the Route 139 project. Bid specifications went out with old pipe configuration. It was determined the old pipe needed to be torn out and new pipe/bypass installed. This will result in significant changes to the specifications and costs.

Commissioner Vigil questioned Resolution 6/18/6 concerning communications and cell towers.

Mr. Farrell explained negotiations are underway and infrastructure is in place.

Commissioner Gibbons discussed Resolution 6/18/18 dealing with a change order for police services and expressed his dissatisfaction. He noted a good deal of MUA activity is taking place in the downtown area which could result in costly police coverage.

Mr. Farrell advised he will address this matter during the Executive Director's Report.

Commissioner Gibbons asked if the Commercial Street property is part of the proposed Bayfront project.

Commissioner Vigil replied, "Commercial Street is not part of Bayfront."

Mr. Farrell and Commissioner Vigil discussed the demolition/remediation of the current JCMUA Administration Building/land and responsibility for this work. Per Commissioner Vigil, the cost estimate is approximately \$6 million but the final price will depend on where the responsibility falls.

## **CONSENT AGENDA**

**Resolution 6/18/1** authorizing transfer of funds for sewer operations

**Resolution 6/18/2** authorizing payments of audited claims for sewer operations

**Resolution 6/118/3** authorizing transfer of funds and payments of audited claims for water operations

**Resolution 6/18/4** authorizing cash disbursements

**Resolution 6/18/5** authorizing payments from the capital improvement, project and note funds

**Resolution 6/18/6** authorizing the first amendment of the site lease agreement with T-Mobile Northeast, LLC for the leasing of a portion of property for cell communications facilities and equipment

**Resolution 6/18/7** authorizing change order number 3 and final closeout for Sixth Street sewer replacement project: JCMUA contract number DAS-2013-11B

**Resolution 6/18/8** authorizing MMREF expenditure for replacement of motor for raw water pump number 5 at the Boonton Water Treatment Plant

**Resolution 6/18/9** amending contract for professional engineering services with Mott MacDonald for replacement of the Claremont/Carteret tide gate chamber

**Resolution 6/18/10** authorizing the award of a contract for engineering consulting services to French & Parrello Associates for formal inspection of Jersey City dams

**Resolution 6/18/11** authorizing the award of a contract to CME Associates for design, bid, construction administration and inspection services for Phases 2A and 5A water main rehabilitation

**Resolution 6/18/12** authorizing amendment to contract for professional engineering services to T&M Consulting for Phase 5 water main replacement

**Resolution 6/18/13** authorizing MMREF expenditure for change order number 1 of 6 inch water main on Cator Avenue

**Resolution 6/18/14** authorizing MMREF expenditure for change order numbers 1 and 2 of upgrade of instrumentation at Boonton Water Treatment Plant

**Resolution 6/18/15** authorizing MMREF expenditure for cut and cap of 42 inch water main at Summit Avenue and Carlton Avenue

**Resolution 6/18/16** authorizing MMREF expenditure for change number 1 for cut and cap of 42 inch water main at Summit Avenue and Carlton Avenue

**Resolution 6/18/17** granting partial abatements of sewerage charges

**Resolution 6/18/18** authorizing change order number 3 for MMREF expenditure for installation of new pressure reducing valve at Sixth Street and Marin Boulevard

**Resolution 6/18/19** authorizing application for loan from the New Jersey Environmental Infrastructure Trust for the Phase 5 water main replacement project

**Resolution 6/18/20** authorizing application for loan from the New Jersey Environmental Infrastructure Trust for the Phases 3 and 4 water main replacement project

**Resolution 6/18/21** authorizing MMREF expenditure for change order number 1 for cleaning of sludge holding tank at the water treatment plant

**Resolution 6/18/22** awarding contract for the removal and disposal of street excavation materials from JCMUA facilities: JCMUA contact number DSM-2018-13

**Resolution 6/18/23** authorizing agreement with the City of Jersey City for the purchase of property on Commercial Street

**Resolution 6/18/24** approving appointment of committee members for the 2018-2019 term (new)

**Resolution 6/18/25** authorizing rejection of all bids and directing re-bidding for the provision of Route 139 water main replacements; JCMUA contract number RT139WR-2018-18 (new)

Motioned to approve by Commissioner Vigil

Seconded by Commissioner Gibbons\

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

**COMMUNICATIONS** – No Communications

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

1. 4<sup>th</sup> of July - Jersey City will host a 4<sup>th</sup> of July festival next Wednesday. The MUA will supply free bottled water, cups and fans. With a hot weather forecast, a large turnout is expected. It is hoped the MUA survey will be ready for this event. Questions for the survey are being developed and tablets have been ordered for young residents of the City who will conduct the survey. Mr. Farrell advised anyone interested in participating should contact Mr. Coviello.
2. Off Duty Police – The City's off duty police program will be discontinued, and the MUA will create its own team to replace off duty officers. August 1 is the deadline set by the Public Safety Department for creation of the Authority's program. An in-house team, supervised by retired police, will be established. A retired senior officer will join the Authority's safety/security team, and will report to the Safety Officer. Civilians will be supervised by police officers who will also be available for more difficult issues. The MUA will hold a job fair for supervisors and flaggers who will be Jersey City residents. Training will be in-house and OSHA traffic safety certification. Equipment/gear, vehicles and radio system will be purchased, and the safety/security/traffic control system will be put in place. The Authority hopes to meet the August 1 deadline. It is anticipated the in-house program will cost far less, and could cost the Authority under \$1 million in the first year and less in future years, representing significant savings compared to the police program.
3. Hoboken Water Meter – Work is underway with Hoboken on the water meter project. Hoboken has been buying water from Jersey City for a number of years, and the amount has been estimated for approximately the past three years because there has not been a meter. As a result, significant dollars are not being captured. Getting the meter project completed has been a challenge, and the cost is estimated to be approximately \$1 million which will be split with Hoboken. Engineering is reviewing ways to solve difficulties associated with the project so that it can move forward.

Mr. Folk added there was a large water main break in Hoboken three years ago.

Per Mr. Hroncich, the break in 2015 caused significant damage and a retrofit was not possible.

4. Annual JCMUA BBQ will be held August 16. Mr. Farrell reminded everyone to wear their MUA shirts for photos.

**COMMITTEE REPORTS** – Commissioner Gibbons reported the Real Estate/Relocation Committee met twice since the last Board of Commissioners meeting. A draft RFP has been prepared, and a needs assessment, cost analysis and time line are being developed.

**GENERAL COUNSEL REPORT** – No Report

**ITEMS OF UNFINISHED BUSINESS** – Commissioner Gibbons asked if the Suez contract has been renewed, and Mr. Farrell replied, “Yes.”

**ITEMS OF NEW BUSINESS** – No New Business

**EXECUTIVE SESSION** – No Executive Session

**ADJOURNMENT**


The meeting adjourned at 5:35 p.m.

Motioned to approve by Commissioner Gibbons

Seconded by Commissioner Mastria

Unanimously approved by all Commissioners present.

Respectfully submitted,

  
\_\_\_\_\_  
Judy Rybka  
Recording Secretary