

**JERSEY CITY MUNICIPAL UTILITIES AUTHORITY
MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
JUNE 25, 2020**

CALL TO ORDER – 5:02 P.M.

In compliance with the Sunshine Laws, Chairwoman Hulings ordered and directed that a 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 a copy of the notice be sent to The Jersey Journal, The Star Ledger and the City Clerk. Due to the COVID-19 global pandemic, this public meeting of the Board of Commissioners of the Jersey City Municipal Utilities Authority (“JCMUA”) is being conducted telephonically. As such, to enable members of the public to participate in this meeting, the dial-in information for this conference call was posted at the entrance to JCMUA’s Administrative Offices and was also posted on JCMUA’s website.

ROLL CALL OF MEMBERS PRESENT:

Chairwoman, Maureen C. Hulings
Vice Chairwoman, Jeannine Zampella
Commissioner, Vincent N. Mastria (joined meeting at 5:09 p.m.)
Commissioner, Maureen Nally
First Alternate Commissioner, Rahat A. Chatha

ALSO PRESENT:

Jose R. Cunha, Executive Director
John D. Folk, C.P.A., Director of Finance
Judy Rybka, Recording Secretary
Richard Haytas, PE, Senior Engineer/Infrastructure Maintenance Supervisor
LeKendrick Shaw, Assistant to Executive Director
Krystyna Pawlowska, Administrative Assistant
Francis J. Borin, Esquire, DeCotiis, FitzPatrick, Cole & Giblin, LLP
Michael J. McClelland, P.E., P.P., CME Associates
Ed Traina, CME Associates

FLAG SALUTE

PUBLIC COMMENT – No Public Comment

APPROVAL OF MINUTES

Approval of minutes of the May 28, 2020 Commissioners Meeting

Motioned to approve by Vice Chairwoman Zampella

Seconded by Commissioner Mastria

Roll call vote: Commissioner Mastria	Aye
Commissioner Nally	Aye
Vice Chairwoman Zampella	Aye
Commissioner Chatha	Aye
Chairwoman Hulings	Aye

Prior to Resolutions, Chairwoman Hulings advised she would like to discuss Resolution 6/20/23 before a vote is taken (not part of consent agenda). Additionally, the Chairwoman requested a motion to table Resolution 6/20/25.

Resolution 6/20/25 authorizing an amendment to the Personnel Policies and Procedures Manual
This Resolution is tabled.

Motioned to table by Vice Chairwoman Zampella

Seconded by Commissioner Mastria

Roll call vote: Commissioner Mastria	Aye
Commissioner Nally	Aye
Vice Chairwoman Zampella	Aye
Commissioner Chatha	Aye
Chairwoman Hulings	Aye

RESOLUTIONS - CONSENT AGENCA

Resolution 6/20/1 authorizing transfer of funds for sewer operations

Resolution 6/20/2 authorizing payments of audited claims for sewer operations

Resolution 6/20/3 authorizing transfer of funds and payments of audited claims for water operations

Resolution 6/20/4 authorizing cash disbursements

Resolution 6/20/5 authorizing payments from the capital improvement, project and note funds

Resolution 6/20/6 authorizing the extension of a contract with J.A. Alexander, Inc. pursuant to and in accordance with the Local Public Contracts Law, for the provision of asphalt paving services for the resurfacing of streets at various locations throughout the City of Jersey City; JCMUA contract number APS-2018-20

Resolution 6/20/7 authorizing change order number one for the emergency replacement of connections off the twenty-inch water main on Garfield Avenue at Winfield Avenue and Pearsall Avenue by Joseph M. Sanzari, Inc.

Resolution 6/20/8 authorizing MMREF expenditure for emergency relocation of hydrant on State Route 1 & 9 by Joseph M. Sanzari, Inc.

Resolution 6/20/9 increasing bid threshold and reaffirming the appointment of a qualified Purchasing Agent pursuant to the Local Public Contracts Law

Resolution 6/20/10 introducing 2020 sewer budget

Resolution 6/20/11 introducing 2020 water budget

Resolution 6/20/12 authorizing late submission of 2020 water and sewer budgets

Resolution 6/20/13 authorizing change order number 11 to Montana Construction for rehabilitation of the lower level outlets at the Boo Dam; JCMUA contract number BDDLOR-2018-20-E

Resolution 6/20/14 authorizing MMREF expenditure for the emergency installation of a twenty-four-inch water main valve at Wallis Avenue and Broadway by J. Fletcher Creamer & Son, Inc.

Resolution 6/20/15 authorizing change order number 5 to Spinello Companies for Phases 3 & 4 of the sewer rehabilitation project; JCMUA contract number PH3-4-2017-6

Resolution 6/20/16 authorizing the issuance of purchase orders to Campbell Foundry for the provision of catch basin castings, inlets and manholes through State of New Jersey Cooperative Purchasing Program

Resolution 6/20/17 authorizing issuance of purchase orders to William J. Guarini, Inc. as a drainage improvements contractor through bid 19-71 of the Bergen County Cooperative Pricing System

Resolution 6/20/18 authorizing Executive Director to execute a Deed Notice and Remedial Action Permit application for the Site 183 Chromium Remedy implemented by Honeywell International, Inc. at JCMUA property (Block 21403, Lot 1)

Resolution 6/20/19 amending Resolutions 1/20/12 and 2/20/31 declaring an emergency for the restoration of homes at 240 – 246 Clerk Street due to a sewer backup and awarding a contract to B & R Construction, LLC

Resolution 6/20/20 amending award of contract to Spinello Companies for Phases 1 & 2 infrastructure rehabilitation project; JCMUA contract number CSSI-2-2014-09-C

Resolution 6/20/21 authorizing execution of a release with Almahdyeen Foundation, Inc. honoring sewer revenue bonds issued by the Jersey City Municipal Utilities Authority

Resolution 6/20/22 authorizing the award of a contract to Tyler Technologies, Inc. through the Interlocal Purchasing System Cooperative for the purchase of land management software

Resolution 6/20/24 authorizing change order number 1 for MMREF expenditure for replacement of water main on Oakland Avenue by William J. Guarini, Inc.

Motioned to approve by Vice Chairwoman Zampella

Seconded by Commissioner Nally

Roll call vote: Commissioner Mastria	Aye
Commissioner Nally	Aye
Vice Chairwoman Zampella	Aye
Commissioner Chatha	Aye
Chairwoman Hulings	Aye

OTHER RESOLUTION(S) CONSIDERED SEPARATELY

Resolution 6/20/23 authorizing the declaration of an emergency condition on Tonnelle Avenue

Mr. Cunha discussed a recent water main break on Tonnelle Avenue and the long standing infrastructure problems in the area resulting in flow and pressure issues as well as concerns regarding fire suppression. The mains are undersized and tubercular/corroded. JCMUA has been working with the New Jersey Infrastructure Bank (IBank) and the New Jersey Department of

Transportation (NJDOT), and recently advised NJDOT that conditions have worsened (water hammer, leaking pipes) and further concerns over heavier traffic after summer and the potential for freezing/thawing situations when cold weather sets in. The work can no longer be put off, and JCMUA is currently working with NJDOT on design. All required permits have been obtained. NJDOT is encouraging JCMUA to do as much as possible as quickly as possible, and JCMUA will help in any way it can. Board approval is required for a 50 year grid.

Chairwoman Hulings recalled complaints from businesses in the area regarding flooding, freezing and backups. She asked if this will help with those issues.

Mr. Cunha explained this will help with pressure and flow. New developments, a new road parallel to Tonnelle Avenue and a hotel(s) are planned, and it's important to have/maintain proper fire suppression for the area. JCMUA is also working with the Jersey City Fire Department to ensure adequate flow for fire suppression. Mr. Cunha added that the Western Slope section of the City will be helped by this work as well. While other important sewer work is underway, this could be the most serious matter at this time.

Mr. Haytas continued to explain that the complaints received from businesses along Tonnelle Avenue are not related to the Jersey City sewer system. Many properties in the area have failing septic tanks or septic tanks that have not been properly maintained. In the past years JCMUA has sent warnings regarding these issues, and New Jersey Department of Environmental Protection (NJDEP) has also been notified. (NJDEP is the responsible agency for this matter.)

Vice Chairwoman Zampella questioned how work has already begun on this project.

Mr. Cunha explained that test pits have been dug to determine the cost and budget. Approval is needed prior to the installation of pipes, hydrants and a scheduled shut down. As much work as possible will take place at night to help alleviate traffic disruption. Underground Utilities Corp. will be available to perform the work. They are currently mobilized in place to move forward with this project.

Motioned to approve by Commissioner Nally

Seconded by Commissioner Mastria

Roll call vote: Commissioner Mastria	Aye
Commissioner Nally	Aye
Vice Chairwoman Zampella	Aye
Commissioner Chatha	Aye
Chairwoman Hulings	Aye

EXECUTIVE DIRECTOR REPORT – Mr. Cunha reported on the following:

Regarding Resolution 6/20/23, Mr. Cunha thanked the Board of Commissioners for the favorable vote. JCMUA is working with the IBank to fund the project with a low interest rate.

Loan Closing due June 30, 2020 with the I-Bank for \$25 million for the water portion of Phase 1 & 2 of the project with Spinello Companies.

Rate Adjustment – JCMUA is reviewing rates to determine the most sustainable way to adjust rates. The rate review process is not yet complete.

Sewer and Water Budgets – the 2020 sewer and water budgets are being introduced (Resolutions 6/20/10 and 6/20/11) and are subject to change. Final approval is needed to bond for up to \$50 million for drinking water projects. While some “very important strides” have been made on the sewer side, water will continue to require attention for some time to come. Over the next five to ten years, JCMUA will bring before the Board of Commissioners other drinking water projects, and it is hoped the State will provide long term funding for these projects.

COMMITTEE REPORTS – No Committee Reports

GENERAL COUNSEL REPORT – Mr. Borin reported on two law suits concerning a contract award (Resolution 4/20/20), and advised JCMUA was successful in its defense of both suits. He briefly discussed the appeals in process and advised that JCMUA’s opposition brief is set to be filed on June 24, 2020. It has been agreed that financing for this project will move forward.

Mr. Cunha expressed his appreciation to the Board of Commissioners for its action regarding Resolution 4/20/20, stating it was the “right decision” for rate payers.

ITEMS OF UNFINISHED BUSINESS – No Unfinished Business

ITEMS OF NEW BUSINESS – No New Business

EXECUTIVE SESSION – No Executive Session

ADJOURNMENT

The meeting adjourned at 5:25 p.m.
Motioned to approve by Vice Chairwoman Zampella
Seconded by Commissioner Nally
Unanimously approved by all Commissioners present.

The next Board of Commissioners meeting is scheduled for Thursday, July 23, 2020 at 5:00 p.m.

Respectfully submitted,

Judy Rybka

Judy Rybka
Recording Secretary