

September 10, 2024

Minutes of a meeting of the Secaucus Municipal Utilities Authority held on Tuesday, September 10th, 2024 at 6:00 PM in Conference Room, 1100 Koelle Boulevard, Secaucus, New Jersey 07094. The meeting was called to order at 6:00 PM by Chairman Raymond Spellmeyer.

Pledge of Allegiance/Salute to the Flag
The Open Public Meetings Act was read.

Roll Call:	Raymond Spellmeyer	Chairman
	Domenic Manderano	Vice Chairman
	Maurice Andreula	Treasurer
	Brian Beckmeyer	Secretary
	Tim Stamm	Asst. Secretary

Also Present: Brian Bigler, Executive Director; John Napolitano, Counsel; Glenn Beckmeyer, Beckmeyer Engineering; Robert McNinch, Wielkocz & Co. Auditor; William Katchen, Accountant; Katherine Acevedo, QPA.

Presentation was given by Robert McNinch and William Katchen regarding the 2023 Audit.

A motion was made by B. Beckmeyer; second by M. Andreula, to approve the minutes of the August 06th meeting of the Authority. Minutes approved as presented. All In Favor 5-0-0.

Consent Agenda was moved on a motion by R. Spellmeyer, second by D. Manderano and is as follows:

RESOLUTION 2024-09-10-A

SECAUCUS MUNICIPAL UTILITIES AUTHORITY
Hudson County, New Jersey

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made; and

WHEREAS, the annual report for the fiscal year ended December 31, 2015, has been completed and filed with the Secaucus Municipal Utilities Authority pursuant to N.J.S.A. 40A:5A-15; and

WHEREAS, N.J.S.A. 40A:5A-17 requires the governing body of each authority to, within forty-five (45) days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and, specifically, the sections of the audit report entitled "General Comments and Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit and have specifically reviewed the sections of the audit report entitled "General Comments and Recommendations" in accordance with N.J.S.A. 40A:5A-17; and

NOW THEREFORE, BE IT RESOLVED that the governing body of the Secaucus Municipal Utilities Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended December 31, 2023, and, specifically, has reviewed the sections of the audit report entitled "General Comments and Recommendations", and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this Resolution.

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON September 10, 2024.

RESOLUTION 2024-09-10-B
SECAUCUS MUNICIPAL UTILITIES AUTHORITY
Hudson County, New Jersey

**AGREEMENT TO RENEW MEMBERSHIP IN THE
NEW JERSEY UTILITY AUTHORITIES JOINT INSURANCE FUND**

WHEREAS, the New Jersey Utility Authorities Joint Insurance Fund (hereinafter the Fund) is a duly chartered Municipal Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, the SecaucusMunicipalUtilitiesAuthority is currently a member of said Fund, and;

WHEREAS, effective December 31, 2024, said membership will expire unless earlier renewed, and;

WHEREAS, the Governing Body of the Secaucus Municipal Utilities Authority has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

1. SecaucusMunicipalUtilitiesAuthority hereby renews its membership in the New Jersey Utility Authorities Joint Insurance Fund for a three (3) year period, beginning January 1, 2025 and ending January 1, 2028. *
2. The SecaucusMunicipalUtilitiesAuthority hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the New Jersey Utility Authorities Joint Insurance Fund as from time to time amended and altered by the Department of Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. The SecaucusMunicipalUtilitiesAuthority agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
4. In consideration of the continuing membership of the SecaucusMunicipalUtilitiesAuthority in the New Jersey Utility Authorities Joint Insurance Fund, the New Jersey Utility Authorities Joint Insurance Fund agrees, subject to the continuing approval of the Commissioner of Banking & Insurance, to accept the renewal application of the SecaucusMunicipal Utilities Authority .

5. Executed the 10th day of September, 2024 as the lawful and binding act and deed of the Secaucus Municipal Utilities Authority which execution has been duly authorized by public vote of the governing body.*12:01 am

RESOLUTION 2024-09-10-C

SECAUCUS MUNICIPAL UTILITIES AUTHORITY

Hudson County, New Jersey

Resolution to Authorize an Energy Agent Contract with Gabel Associates, Inc. and Authorizing the Executive Director, in his absence, General Counsel, to Award a Contract and/or Reject Bids in Response to the Request for Bids for Electric Generation Service Issued on Behalf of the New Jersey Sewerage and Municipal Utility Authority Electrical Supply Aggregation

WHEREAS, the Secaucus Municipal Utilities Authority (the “Authority”) has participated in the formation and implementation of the New Jersey Sewerage and Municipal Utility Authority Electrical Supply Aggregation (“NJSMUAESA”), which is a consortium of New Jersey Sewerage and Municipal Utility Authorities formed for the purpose of soliciting and securing bids on an aggregated basis for electric generation service from licensed electric power suppliers pursuant to the provisions of the “Electric Discount and Energy Competition Act” (P.L. 1999, c.23, N.J.S.A. 48:3-49 *et. seq.*, “the Act”), and thereby and thereby enjoying the benefits of joint purchasing and bulk power purchasing discounts; and

WHEREAS, the existing electric power supply contract(s) for the Authority’s electric accounts, awarded and entered as a result of a bid conducted by the NJSMUAESA in March 2023 will expire upon the meter read dates in May 2025 for each Authority electric account; and

WHEREAS, the Authority desires to continue its purchase of electric generation service for its electric accounts as a participant in the NJSMUAESA to derive the benefits of bulk purchasing discounts; and

WHEREAS, the NJSMUAESA intends to issue a Request for Bids (“RFB”) on or about September 13, 2024 for the purpose of seeking bids for electric generation service from licensed electric power suppliers to replace the current supply contract(s) scheduled to expire in May 2025; and

WHEREAS, as a participant in the NJSMUAESA the Authority requires the services of an “Energy Agent,” as defined in the “Electric Discount and Energy Competition Act,” to administer the bid process and arrange for the sale of retail electric generation service by a licensed retail electric power supplier to the Authority; and

WHEREAS, the Energy Agent shall provide the Authority with services, including but not limited to, analyzing the Authority's energy needs, quantifying the Authority's load profile, developing an energy plan for the Authority, preparing bid specifications and, upon approval of the bid specifications, bidding a contract for the supply of electric generation service to the Authority; and

WHEREAS, the Energy Agent shall not receive and monetary compensation directly from the Authority for the services to be provided; and

WHEREAS, the Authority and the Energy Agent agree that the electricity supply contract(s) ("ESC") between the Authority and the awarded supplier(s) shall provide that the awarded supplier pay the Energy Agent a monthly administrative fee for each account served at a rate of \$.0005 per kilowatt-hour for all months of the ESC; and

WHEREAS, Gabel Associates, Inc., with a principal place of business located at 417 Denison Street, Highland Park, New Jersey 08904, is a duly registered Energy Agent pursuant to the Act; and

WHEREAS, the Authority is desirous of authorizing the award of a contract to Gabel Associates, Inc. to serve as Energy Agent in connection with the bid for electric generation service through the NJSMUAESA, as an extraordinary, unspecifiable service ("EUS") without competitive bidding pursuant to N.J.S.A. 40A:11.1 *et. seq.* and in accordance with the attached EUS Certification; and

WHEREAS, it is the NJSMUAESA's intent to receive bid price submittals on or about October 18, 2024 in response to the RFB to be issued on or about September 13, 2024; and

WHEREAS, due to the fact that the electricity market is highly volatile and bid prices will not be guaranteed past 3:00 p.m. on the day that bids are accepted, the award or rejection of bid(s) must be made on the Authority's behalf by its designated representative by no later than 3:00 p.m. on bid day.

NOW, THEREFORE, BE IT RESOLVED that the Secaucus Municipal Sewerage Authority is hereby authorized to participate with the NJSMUAESA for the purpose of securing bids for electric generation service from licensed electric power suppliers for a contract to replace the existing electricity supply contract(s) expiring in May 2025, pursuant to the "Electric Discount and Energy Competition Act" (P.L. 1999, c.23, N.J.S.A. 48:3-49 *et. seq.*, "the Act"), Local Public Contracts Law, N.J.S.A. 40A:11-1 *et. seq.*, and applicable regulations.

BE IT FURTHER RESOLVED that the Authority hereby approves the retention of Gabel Associates, Inc. as the Authority's Energy Agent in connection with the procurement of electricity supply for the Authority's electric accounts in accordance with the terms of the attached Energy Agent Agreement.

BE IT FURTHER RESOLVED that the Director is hereby authorized and directed to execute the attached Energy Agent Agreement in substantially the form attached hereto and any documents reasonably required to effectuate said Energy Agent Agreement for the retention of Gabel Associates, Inc. as the Authority's Energy Agent.

BE IT FURTHER RESOLVED that the Authority's that the Authority's Executive Director, or in his absence, General Counsel, is hereby authorized to act in his sole discretion as the Authority's designated representative to award a contract for the applicable Bid Group(s) to the low, qualified bidder for the contract term and pricing product deemed most beneficial to the Authority, by executing an Award Letter on the day of bid receipt and subsequently executing the Model Supply Contract, or reject an electricity bid, in conjunction with the NJSMUAESA Request for Bids to be issued on or about September 13, 2024. Such authorization to award a contract to the low bidder as the Authority's designated representative is subject to the low bid being equal to or less than the Trigger Price(s) to be established for the applicable Bid Group(s) containing the Authority's accounts prior to the date of receipt of bids by the NJSMUAESA, under the advisement of the Energy Agent.

BE IT FURTHER RESOLVED that, notwithstanding the foregoing, the Authority's Executive Director, or in his/her absence, General Counsel, may reject any bid, including, if necessary, all bids (and not award a contract), and if desirable, to authorize the NJSMUAESA to rebid the contract, provided that such rejection is in accordance with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et. seq.*

BE IT FURTHER RESOLVED that a brief notice shall be published in the official newspaper stating the nature, duration, service and amount of the Energy Agent Agreement and that a copy of this Resolution, together with a copy of the Energy Agent Agreement are available for public inspection at the Authority's offices.

Date: 09/10/2024

The resolutions were approved as presented by roll call vote. M. Andreula: Aye; B. Beckmeyer: Aye; D. Manderano: Aye; R. Spellemeyer: Aye; T. Stamm: Aye. Motion carries 5-0-0

The Voucher List was moved on a motion by D. Manderano, seconded by B. Beckmeyer. The total amount of this voucher list is \$169,679.71. Voucher List was approved by roll call vote: M. Andreula: Aye; B. Beckmeyer: Abstained on line 6 Aye; D. Manderano: Aye; R. Spellmeyer: Aye; T. Stamm: Aye. Voucher List approved 5-0-0.

The following reports were accepted as presented:

**. Report of the Executive Director
September 10, 2024 {submitted September 5, 2024}**

- We continue to monitor the sewers in low lying areas for cleaning & inspection.
- Continued meeting with Authority Regulatory Engineers to address permit issues that may be imposed in the permit renewal.
- Settled an agreement with NJDEP regarding the emergency generator at Koelle Blvd.
- No further action with the Town regarding HMI collection system.
- PSEG repaired the damaged sewer line on Pandolfi & Golden.
- Met with PEOSH inspector to go over items in his report. We have requested an informal conference to address issues regarding that report.
- Had several emails and calls with Zoning & Construction Departments regarding certificates and permitting. The Construction Department will not issue permits until the SMUA approves a change in use. What was happening is that an applicant would receive zoning approval but was not contacting the SMUA. I believe this has been remedied.

CONNECTIONS:

ALL ITEMS REMAIN OPEN.

- No further action. Authority Counsel has been in contact with the attorney for 246-248 County Ave. The property owner upgraded the existing site to include a restaurant and does not agree with the connection fee assessed. No further action to report. I have heard that the owner is selling this property (no confirmation).
- 845 First Street. 1/2 of connection received (and was returned for insufficient funds). A second check (Cashiers) was received and cleared.
- Dallas BBQ, 475 Harmon Meadow. Received application, waiting on the 1/2 payment \$40,408.20. This is due to a proposed increase in seating.
- 1110-1114 Farm Road. Construction of new town homes. 1/2 payment received in the amount of \$17,606.00.
- Garden State Adult Day Care Center have paid the 1st half of the connection fee \$32,500.00. This releases the construction department to issue permits. A CO will not be issued until the 2nd half payment is received.

OPERATIONS REPORT –August 2024

Submitted August 27, 2024

KOELLE BOULEVARD FACILITY

- 1) The estimated average daily flow for the month was 3.0573 MGD)
- 2) The estimated total flow for the month was 94.8746 MG.
- 3) Routine maintenance and ground keeping were performed.
- 4) Maintenance performed on pumps in PS#1.
- 5) A new ORP display monitor.
- 6) A new power display unit
- 7) A new soft start for pump station #2.

PUMP STATION # 1 Village Place

- 1) The estimated average daily flow was 1.23575 MGD.
- 2) All pumps cleaned and maintained on a regular basis.
- 3) Routine maintenance and ground keeping were performed.

PUMP STATION # 2 Paterson Plank Road and Turnpike Exit

- 1) The estimated average daily flow was 102301.2333 gallons per day.
- 2) Routine maintenance and ground keeping were performed.
- 3) Took pump out for service.

PUMP STATION # 3 Henry Street

- 1) The estimated average daily flow was 814943.33333 gallons per day.
- 2) Routine maintenance and ground keeping were performed.

PUMP STATION # 4 New County Road and Seaview Drive

- 1) Routine maintenance was performed.
- 2) The station checked daily.

PUMP STATION: Wilroy – Secaucus Road

- 1) This station is not in service.

PUMP STATION # 5 Castle Road

- 1) Routine Maintenance and grounds keeping were performed.
- 2) Average daily flow: 0 pd

PUMP STATION #7 - Exchange Junction

- 1) Routine Maintenance and grounds keeping were performed.
- 2) The station checked daily.

Respectfully submitted.

Joe Marchese, Plant Manager

Persistent Construction

COLLECTION SYSTEM:

- 1) Feet jettted: 5425 feet jettted.
- 2) Did work for DPW on storm drains man hours

CCTV:

Camera feet 0

Respectfully Submitted,

Anthony Smentkowski, Maintenance Foreman, CCTV Operator.

**SECAUCUS MUNICIPAL UTILITIES AUTHORITY
ENGINEERS REPORT FOR THE MONTH OF AUGUST 2024**

- abridged). This report is supposed to analyze the existing flows of the pump station and the amount of unused capacity with regards to the remaining build out of the project. Analyzing data. Submitted new pump data and force main drawings to engineer to re-analyze flow and pump data. We calculated flows for all additional housing units compared to the amount of flow as reported on the NJDEP TWA. (Abridged). Contact Engineer concerning new flow and impeller sizing. Requesting additional information from pump supplier on existing pumps and possible replacement pumps. Sent requested information to developer's engineer. Will request information again.

- I will be meeting with the Facility manager for 600 Meadowlands Parkway (Harmony) on Friday 1/2/2021 to review the Suez water meters and to follow a domestic water supply line that does not follow the new water meter installed by the facility's management. The SMUA also requested additional Suez water bills for the facility as well as another visit to an adjoining unit to check the water supply piping. Continuing to email Facility Manager for information from their plumber and requested further water bills and meter readings. Resent last request to facility manager. It has been published that Harmony will be permitted to sell for recreation purposes, the SMUA will be revisiting the generated sanitary flow under this allowance. Sent emails to management company for water records for past year. Received water bills and analyzing. Requested and received facility map with water meter locations. Requested additional meter readings. Received and analyzed additional meter readings. Received new floor diagram with meter locations. Requested updated water reading record on January 31, 2024. Received and reviewing new water records. Requested updated water bills. Requested a facility site visit to view meters and utility room. Revisited the site and observed some item that need to be reviewed. Additional water consumption information from facilities on Castle Road is being sought.

- Analyzing manholes along the western side of Meadowlands Parkway, presently owned by Hartz Mountain, to decide which sections of sanitary mains to be cleaned and televised. The pipes that were analyzed on Meadowlands Parkway showed solids and raised flow levels. Continuing to observe additional pipes. Creating a report to be submitted to the town of Secaucus for action with Hartz Mountain. Submitted report to SMUA and Mr. Gary Jeffas, Town Administrator.

- Toscana-Continued dialogue with the engineer from the Illinois Company, which has purchased Toscana, to correct their pH and Flow issues. Analyzing projected Flows to the Turnpike Pump Station to calculate a flow from Toscana that is acceptable to the SMUA. Additional violations were sent to Toscana. Flow and pH monitoring still being observed. In contact with the engineer from Toscana and continuing discussions on option for discharge. Received information on Sanitary Flows. Discussions with the new owner on the vastly increased Sanitary Flow Volume occurring since early 2023. Received updated plans for pre-treatment unit. However, projected sanitary flows appear to exceed the Turnpike Pump Station's total capacity. Continuing dialogue with Toscana's design team.

- Reviewed proposal for new spiral staircase in the Grit Chamber. The existing staircase has experienced rusting and member failure. This has become a safety issue with the staircase not being useable. Toral Welding was awarded the contract. Reviewed shop drawings of staircase. Our office has approved drawings submitted by Toral. Awaiting schedule and delivery information.

- Received new computer board for the solar panel. Waiting on consultant to install. Everything is installed and operating.

Zoning Certificate Notices for required SMUA Sewer Connection Application:

Address	Zoning Certificate	Request Dates		SMUA App.	SMUA Fee	Engineers Report
		1 st	2 nd			
Brianna Lane- Bl 5.02, Lot 3.04 Building G, XChange	-	N/A	N/A			Under Review
100 Metro Way- Rent the Runway	-	N/A	N/A			Under review
700 Secaucus Road	File #22-407	11.17.22		No	No	Under Review
25 Meadowlands Parkway-	-	N/A	N/A	Yes	Yes	Under Review
600 Meadowland Parkway (1125 Castle Road) Suite 22D	File # 21-479	N/A	N/A	No	No	Under Review
55 Hartz Lane	File # 15-498	N/A	N/A	Yes	Yes	Under Review
325 County Ave	-	N/A	N/A	Yes	Yes	Under Review
1 Mikasa Drive	File # 22-290	N/A	N/A	Yes		Under Review
10 Meadowland Parkway	File # 23-281	N/A	N/A	Yes	N/A	2/13/24
1110 Farm Road	File # 23-135	N/A	N/A	Yes	N/A	2/13/24
845 First Street		N/A	N/A	Yes	Yes	2/13/24
831 First Street	File #23-168	N/A	N/A	Yes	No	2/13/24
485 Harmon Meadow Blvd.	File #23-455	N/A	N/A	Yes	N/A	3/18/24
1249 Paterson Plank Road	N/A	N/A	N/A	N/A	N/A	3/18/24
700 Plaza Drive, Suite 115	File # 24-051	N/A	N/A	Yes	No	5/21/24
20 Meadowlands Parkway	File # 23-490	N/A	N/A	Yes	No	7/15/24-8/20/24
80 Seaview Drive	File # 24-128	N/A	N/A	Yes	Yes	6/21/24
11 Harmon Cove Towers	File # 24-148	N/A	N/A	Yes	No	7/19/24
211 County Avenue	N/A	N/A	N/A	N/A	N/A	Under Review
300-400 Park Plaza Drive	File #22-462	N/A	N/A	N/A	N/A	8/20/24
700 Plaza Drive, Suite 105	File # 24-188	N/A	N/A	N/A	N/A	8/20/24

Harmon Cove Towers, Unit 97	File # 22-248	N/A	N/A	N/A	N/A	8/20/24
1 Mikasa Drive	File # 22-290	N/A	N/A	N/A	N/A	Under Review

Beckmeyer Engineering, P.C.

Glenn M. Beckmeyer, P.E., P.P., CME, CFM, CPWM

Authority Engineer August 26, 2024

Legal: No Report

Public Comments: None

A motion was made at 6:15 pm by R. Spellmeyer, second by T. Stamm to adjourn the meeting.
All in Favor 5-0-0.