

**THE LANDIS SEWERAGE AUTHORITY**  
**REGULAR MEETING**  
**September 18, 2017**

Pledge of Allegiance.

The regular meeting of the Landis Sewerage Authority was called to order by Vice-Chairman Reuben at 6:00 p.m. The following members were present at roll call: Barse, Merighi, Errickson and Reuben were present. Chairman Villar was absent.

The proper notice was given to all members in accordance with the by-laws.

Vice-Chairman Reuben stated that public notice of this meeting, pursuant to the Open Public Meeting Act, has been given in the following manner:

1. Posting written notice in the lobby entrance of the Authority.
2. Hand delivering notices to the offices of the Daily Journal and The Press.
3. Filing written notices in the offices of the Authority and City Clerk.

Also present:	Dennis W. Palmer	Executive Director/Chief Engineer
	Robert A. Schwarz	Field Engineer
	A. Steven Fabietti	Solicitor
	Carol A. Ricci	Executive Assistant

It was moved by Barse and seconded by Errickson that the reading of the minutes of the regular meeting held on September 5, 2017 be dispensed with and the same be approved in the form submitted to all members by mail. Roll call: Barse, Merighi, Errickson and Reuben voted “yes”.

The Vice-Chairman asked if there were any general public comments or comments on the proposed Resolutions. There were none.

Resolutions:

It was moved by Errickson and seconded by Barse that Resolution No. 2017-86, “Be it resolved by the Landis Sewerage Authority, that the following bills of items or demands are hereby approved and authorized for payment out of the Revenue Fund Revolving Payroll Account....\$67,830.55”, be adopted. Roll call: Barse, Merighi, Errickson and Reuben voted “yes”.

It was moved by Errickson and seconded by Barse that Resolution No. 2017-87, “Be it resolved by the Landis Sewerage Authority, that the following bills of items or demands

are hereby approved and authorized for payment out of the Revenue Fund Bills.... \$360,603.59", be adopted. Roll call: Barse, Merighi, Errickson and Reuben voted "yes".

It was moved by Errickson and seconded by Barse that Resolution No. 2017- 88, "A Resolution of the Landis Sewerage Authority listing payments from the 2016 Bond Issue Construction Fund..." be adopted. Roll call: Barse, Merighi, Errickson and Reuben voted "yes".

It was moved by Errickson and seconded by Barse that Resolution No. 2017-89, "A Resolution of the Landis Sewerage Authority authorizing the exclusion of the public from a meeting between the Landis Sewerage Authority, its general counsel and administrative personnel to discuss litigation and related matters falling within the attorney client privilege..." be adopted. Roll call: Barse, Merighi, Errickson and Reuben voted "yes".

At 6:03 p.m. the regular meeting of the Landis Sewerage Authority went into closed session.

At 6:30 p.m. the regular meeting of the Landis Sewerage Authority reconvened.

Reports:

Executive Director

Dennis Palmer reported that we had a review meeting on the Ramada and Sears Pumping Stations. The Sears permit is in and it arrived on Friday two weeks ago. Tonight we are taking action to tell the engineers to move forward to start preparing the advertisement for the Sears Pumping Station. They sent us a draft application for the Ramada and there need to be a couple of changes and that one will be in by the end of the week and we can submit for Ramada.

Dan and I had a meeting with the Audubon group and we signed the contracts for the \$23,000 for supplies to move forward on the project.

We've had meetings, letters and emails with four industries who had ongoing issues with excessive oil and grease and low pH. We made a lot of progress and part of that is also a schedule of compliance and add or do some other things to their facilities to clean them up so they run better and not have the excess material in our pipeline. One industry had exceedances where a piece of equipment was not functioning right and it gave us a lot of grease. Two days later someone spilled a bucket of chemicals into the system and gave us a lot of grease. At this point if there is any more we will refer it to DEP for enforcement action. Their personnel needs training and these things are items that are actionable with some sort of disciplinary action if people continue to act in this manner.

I've been working with Steve on the OPRA matter as well as the easement. Sears is at best recalcitrant in what they were looking for and they were negotiating for an exorbitant number for the easement. We went forward and acquired the services of a certified

appraisal of the property. The appraisal came in at \$6300. Sears is still well over \$20,000. He did as part of his process, send them a certified letter that he was going to be on their property conducting surveys, pictures and whatever else he needed to do the appraisal. I sent them the cover sheet and the first two pages of the letter and his response was that he would like to see the whole thing. We provided Steve a copy and he forwarded it to the contact person in Chicago. If they accept it we move forward and draw up an agreement and if they do not Steve will verse you on the quick take where you basically file with the courts and you file an escrow amount equal what your appraisal is and later there would be a trial. It's not something you would call a developable area but it has some value.

The Boy Scouts have asked by letter with an insurance form to camp down by the river. They will be canoeing out in the river and they wanted a spot to pull in and camp.

Tom Merighi asked that when you notice excess grease was there a clog. Dennis stated that our guys tracked it up the system and it wasn't a clog but you could see frothing material and the wet well had a lot floating in it and shouldn't be that way. They went back and could find it in their manholes clinging to the side and still coming down and you work your way back up and you hit Forrest Grove and the line going to the east and if it's not there you go north and you keep working your way back to the industry. One was a maintenance issue where they replaced the chemical feed pump and the pump didn't know what to do so it wasn't doing anything because of the wiring. It was plugged in but not being told to run faster or slower or anything else and because of that a lot of grease came in the system because it wasn't captured in the piece of equipment. The other was a chemical similar to alum or a highly charged chemical that's used to help solids coagulate together including grease and that was either spilled or dumped and it came into the system. I sent them an email today that they owe me a letter and he's processing the first check in the amount of \$1800 for our manpower and equipment time and disposal costs and there will be a bill for the next one. We will get reimbursed for all of the costs. A lot of these companies were locally based and have been acquired by nationals and the nationals don't like notices or violations and non-compliance. They all want compliance and they are working towards it.

#### Field Engineer

Bob Schwarz reported that we had a kick-off meeting with the new lab, ALS, on Friday to discuss all of the issues and concerns that need to be completed and discuss compliance with our permits is essential and other items in accordance with the specifications. The contract goes into effect on October 1, 2017.

Also, we received revised plans for the truck fueling station on Garden Road just east of Route 55. The sewer line will connect to the Industrial Park on DeMarco Drive just south of Garden Road.

Bob also reported that work on Washington Avenue between Main Road and Spring Road will occur in the next several weeks. Advanced Pierre, formerly Allied, their flow

has increased to 88,000 gallons per day from 6,000 gallons per day. We need more allocation due for allocation fees.

Dennis stated that they owe us a statement of compliance by the end of the month.

Solicitor: No Report for the open meeting.

Chairman: No Report

Issues and Correspondence:

Dennis stated that we've been put on notice and we've had visitors associated with Ocean First who is looking to acquire Sun Bank still subject to regulatory and stockholder approval but nonetheless they have come in to visit us, both at vice-president level and also a government banking person. We gave them copies of what accounts we have with Sun and our fees and we'll see what their fees are. As Tom and I discussed and also the Finance Committee that if we're going to make changes why not put out an RFP and see if we can get the best price for charges for services to our benefit and the rate payers benefit. We would like to put out an RFP and put it all out there and see what the costs will be.

It was moved by Barse and seconded by Merighi that the Executive Director be authorized to issue an RFP for Banking Services. Roll call: Barse, Merighi, Erickson and Reuben voted "yes".

It was moved by Barse and seconded by Erickson that the Executive Director be authorized to advertise for bids for the Sears Pump Station upgrades and force main. Roll call: Barse, Merighi, Erickson and Reuben voted "yes".

Committee Reports:

Engineering/Plant:

Dennis stated that besides the outside consultant, we've been working on several purchases of equipment and some of those have come in. The jet truck is coming in next week and the TV vehicle is here and we are working through one of the co-ops for a vacuum truck. There are items that just aren't in those co-ops. Those items are a tractor/trailer for the farm and an actual tractor for the farm and a tow-behind spreader. The agitators are very expensive and a tow-behind will be a better bang for the buck. I will be coming back to the Engineering/Plant Committee to seek authorization to move ahead on those pieces of equipment.

Budget/Finance:

Thomas Merighi reported that income is approximately \$494,670 or 7.4% over budget and expenses are approximately \$123,749 or 1.8% under budget. Accounts receivables decreased approximately \$194,243. The Authority continues to be affected by the economy and is keeping a close watch on its budget.

Dennis stated that we are moving towards the lien sale and the use of credit cards definitely knocked off about 100 to 150 off of the lien number. The newspaper ads will be happening soon. Wells Fargo is famous for coming in for the last two or three days before the tax sale with whatever number of accounts they have. We are also working on next year's budget as well.

Human Resources

Dennis reported that the new employees have just recently completed their 90 days and they will receive health benefits. This is the end of our four-year contract and there will be a trigger letter about 60 days prior to negotiations and not to assume the contract in the form it is in now.

Public Relations:

Dennis stated that we have the Boy Scouts coming and we're working with Citizens United on some bird houses. The weather station is up. There is one at Vineland High also and this one is officially part of the State Climatologist system and it's through Rutgers and we're working with the County and First Responders and it benefits them as well as the local farmers and ourselves. I sent a quick note and picture to the Chamber to see if it shows up in our newsletter.

Insurance Committee: No Report

Allocations/Administration:

Dennis stated that we look forward to connection fees from a couple of industries.

Old Business: None

New Business: None

Adjournment:

At 6:48 p.m. there being no further business to come before the Board, it was moved by Erickson and seconded by Barse that the meeting be adjourned. Roll call: Barse, Merighi, Erickson and Reuben voted “yes”.

THE LANDIS SEWERAGE AUTHORITY

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G. STEVEN ERRICKSON, Secretary