

THE LANDIS SEWERAGE AUTHORITY
REGULAR MEETING
April 3, 2023

Pledge of Allegiance.

The regular meeting of the Landis Sewerage Authority was called to order by Chairman Reuben at 6:00 p.m. The following members were present at roll call: Barse, Miranda, Headley, Angelo and Reuben were present.

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

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 |
| Anthony Tobolski | Field Engineer |
| Robert DeSanto | Solicitor |
| Carol A. Ricci | Executive Assistant |

It was moved by Barse and seconded by Miranda that the reading of the minutes of the regular meeting held on March 20, 2023 be dispensed with and the same be approved in the form submitted to all members by mail. Roll call: Barse, Miranda, Angelo and Reuben voted “yes”. Headley abstained.

It was moved by Miranda and seconded by Barse that the reading of the minutes of the closed meeting held on March 20, 2023 be dispensed with and the same be approved in the form submitted to all members by mail. Roll call: Barse, Miranda, Angelo and Reuben voted “yes”. Headly abstained.

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

Resolutions:

It was moved by Barse and seconded by Miranda that Resolution No. 2023 - 35 “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.... \$113,882.87”, be adopted. Roll call: Barse, Miranda, Headley, Angelo and Reuben voted “yes”.

It was moved by Barse and seconded by Miranda that Resolution No. 2023 - 36, “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.... \$249,545.81”, be adopted. Roll call: Barse, Miranda, Headley, Angelo and Reuben voted “yes”.

It was moved by Barse and seconded by Angelo that Resolution No. 2023 - 37, “A Resolution of the Landis Sewerage Authority summarizing allocation activity through the close of Allocation Round 204...” be adopted. Roll call: Barse, Miranda, Headley, Angelo and Reuben voted “yes”.

It was moved by Barse and seconded by Miranda that Resolution No. 2023 – 38, “A Resolution of the Landis Sewerage Authority authorizing the execution of a Letter of Intent with CS Energy...” be adopted. Roll call: Barse, Miranda, Headley, Angelo and Reuben voted “yes”.

Alan Angelo asked if there was an early termination clause that would be put into the lease? Just in case something would happen, there would be an out for the Authority. It’s something to think about and when I went through it I didn’t see it. Dennis stated that he would look at it and it had not been sent to them yet. Alan stated that it would protect us in case something came up. Bob DeSanto stated that a letter of intent is non-binding. Dennis added that as we got close to construction with a more formal contract, the Letter of Intent lets them go to the City and I think they met with Kathy last week. It allows them to go out and start the process. They need the letter of intent primarily so they can have access to the land to get into the PGM system. They have to show some kind of commitment for land. I think there will be a contract that follows the letter particularly as we get close to construction. Alan added that the Letter of Intent is not binding but down the road it’s something we should include. Is there a reason why they have 7 years for due diligence and Dennis stated it was the QUE. If you have to tie into a house, it’s not a big deal, but every solar farm or any kind of co-generation facilities to go out to the grid, PGM has you get in line. They go in sequence no matter how large your project may be. Even the City had to get into the QUE for the power plant.

It was moved by Miranda and seconded by Barse that Resolution No. 2023 – 39, “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 a personnel matter. Roll call: Barse, Miranda, Headley, Angelo and Reuben voted “yes”.

At 6:05 p.m. the regular meeting of the Landis Sewerage Authority was closed to the public.

At 6:16 p.m. the regular meeting of the Landis Sewerage Authority was re-opened to the public.

Reports:

Executive Director

Dennis Palmer reported that you have the hauler's report and the HomeServe commission report. We had a meeting here with the City Fire Department and with the outside contractor on the liquified natural gas facility regarding what we can do to help the fire department should there be an issue such as laying out alternate routes and fire hydrants as well as some issues we had with the gas system. It looks really good and it's coming before zoning. They need some variances on height. It's always good to be ready for emergencies. We're quoting services to have all of our generators serviced by outside certified reputable firms. Run them, do they load, start, check the batteries and the whole engine side as well.

We're working on a grant with the city at the old state property on Almond Road across from the post office. They are looking to re-develop that as an industrial park. We have a 10-inch line on the street that goes out to the post office. Depending on how they mark it, we have to see if its' big enough. We'll be a co-applicant so I have lots of forms that need to be filled out to help the city as the co-applicant.

Field Engineer

Anthony Tobolski reported that he spoke with Bruce Turner from CCIA. He sent a concept drawing of the union workers locker room. He is sending over a draft of the shared service agreement. We are going to have a meeting to discuss what can be removed from the project and completed by LSA staff to reduce costs. The contractors they use are paid prevailing rate so we can reduce overall costs by doing whatever we can ourselves. For example, we can do the site prep, install toilets, vanities, sinks and showers in the bathrooms; also, cabinets and countertops in the kitchen area.

Dennis stated that the current building is 30 years old, there's problems with the floors and it's very tight. Coming out of COVID for our employees' protection, we need elbow room. Yari asked if the locker rooms are assigned permanently, Anthony stated that they each have their own lockers. Dennis added that there will be no stove, just a microwave. Yari asked when the project will start and Anthony stated that as soon as we can make a deal for the price and take some of the labor off.

Solicitor: No Report

Chairman:

Joe Reuben asked everyone to mark this date down. May 31st there's a luncheon here for Dennis at noon. Joe asked Carol to state some of the particulars and she stated that we're having Rode's out of Swedesboro come in and we're going to have a big barbecue with

ribs, chicken, salads and a cake and some other fun stuff too. It starts at noon and it will be held in the utility garage out back.

Issues and Correspondence:

It was moved by Barse and seconded by Angelo that the Executive Director be authorized to implement personnel matters in accordance with the email sent to the personnel committee. Roll call: Barse, Miranda, Headley, Angelo and Reuben voted "yes".

Dennis asked for a motion since we are co-applicants with the city on the grant. It was moved by Barse and seconded by Miranda that the Executive Director be authorized to complete the grant application forms with the City of Vineland for the state property on Almond Road. Roll call: Barse, Miranda, Headley, Angelo and Reuben voted "yes".

The second motion under issues and correspondence was deleted from the meeting as it had been voted upon at a prior board meeting.

Committee Reports:

Engineering/Plant:

Dennis reported that the current generator is going to have a major overhaul. We've had some weird storms coming through and its two to three hours to replace the turbo charger. We have our own portable generators and we have a large one just in case we need it if we have weather like we did on Saturday night.

We're getting closer on our plans for the pipeline work out here from Mott MacDonald and it will probably be ready for May and the next meeting we'll probably be looking for authorization to go out to bid. We also have the lining jobs as well.

Anthony will probably have his project ready for the fall but we need the agreement and we'll use the architecture to go through that project.

Budget/Finance: No Report

Human Resources:

Dennis stated we took action on that issue.

Public Relations:

Dennis stated that we have field day and we have at least one if not two Boy Scout troops coming out and we have a Girl Scout troop coming out. We have plants, seeds and people can park up here and we'll have wagons to take people back.

I've sent a copy of the flier to Joe Smith at the paper; Earth Day is a week later and they can take the pictures on Earth Day. Tomorrow, I have two students from OLMA coming in to shadow me for a half day. They are business majors and we'll go through various aspects of running a business. I'll be having a zoom meeting with Chamber on legislative while they're here. Tomorrow is also Rotary so they can see that there's women in business which are great examples and role models and they'll also see the facilities here.

Insurance Committee:

Carol Ricci stated that she had good news tonight. The Challenger Tractor that was vandalized about a month ago has been repaired. The overall cost was about \$4200. It was covered under the inland marine endorsement so the deductible was \$2500. We received a check from Glatfelter for \$1676.21 to cover the rest of the repairs.

We also received our dividend check from NJM in the amount of \$12,001.57. That was for last year since we just had an audit. Also, Bob English will be back from vacation soon we'll start scrubbing out the commercial policies for renewal on July 1st.

Allocations/Administration: No Report

Old Business:

New Business: None

Adjournment: None

At 6:30 p.m. there being no further business to come before the Board, it was moved by Barse and seconded by Angelo that the meeting be adjourned. Roll call: Barse, Miranda, Headley, Angelo and Reuben voted "yes".

THE LANDIS SEWERAGE AUTHORITY

RYAN R. HEADLEY, Secretary