

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
Wednesday, November 18, 2015

Meeting Opening

The meeting was called to order at approximately 4:06 p.m. by Mr. Nedohon. The notice of the meeting was read by Mr. Nedohon.

Roll call of the Board Members of the Improvement Authority was taken. Mr. Olivio-Present; Mr. Jones-Absent; Mr. Velez-Present; Mr. Nedohon-Present; Mr. Kelly-Absent.

The Pledge of Allegiance was recited.

Freeholders present: No Freeholders Present

Approval of Agenda

Mr. Nedohon asked for a motion to approve the agenda. The motion was made by Mr. Velez, seconded by Mr. Olivio.

Mr. Olivio Yes; Mr. Jones Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Approval of Minutes

Mr. Nedohon asked for a motion to approve the October 28, 2015, Regular Meeting, Public Session Minutes and the October 28, 2015 Executive Session Minutes. The motion was made by Mr. Velez, seconded by Mr. Olivio.

Mr. Olivio Yes; Mr. Jones Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent

The motion was approved by a 3-0 Vote.

Presentation - by Renee Brecht “Creating A Resilient Delaware Bay Shoreline & Marsh”

Executive Director's Report

Building operations continue to move along very well. We now have 2 additional buildings on line with the completion of the CWED and DMV facilities. Mobilization, demolition and construction is underway for both the interior and exterior of 275 N. Delsea Drive. HVAC motor has been installed. This should finalize the required upgrades to make the system more effective and efficient. We continue to operate as expected/budgeted. All Leases with NJ Treasury have been finalized and we are prepared to move in upon completion of construction/renovations. We are negotiating final floor plan with Treasury and should have the balance of the 2nd floor of 275 N. Delsea shortly. We have initiated cost estimates for that scope of work.

CWED construction is completed and the building is occupied.

9 W. Park Avenue is completed as well.

Phase II of the Technical High School continues to move forward extremely well. Site work for this phase is completed and will resume in the spring. Steel erection and block installation continues. Exterior brick is being installed. Security measures are going well. No major issues to date. Construction report was forwarded under separate cover.

The Arts and Innovation Center is moving along. We are going to LFB on the 10th for final approval and are requesting CCIA Board approval to provide an interim loan to MURC to allow us to begin construction immediately.

LED lighting installation is complete. Final documentation for available rebates was completed and forwarded for processing.

E-Waste collection continues to progress and logistical issues are being resolved. Pick up and regulated disposal continues at no cost. We are preparing our Household Hazardous Waste RFP for dissemination by the end of November. This will be for the 2016 HHW events.

Recycling Agreements were modified so that the terms were consistent for all municipalities. All agreements have been returned except for Millville. We will continue to utilize both recycling vendors to maximize efficiencies and pricing. Tonnage continues to increase. Pricing continues to be an issue. We are currently holding pricing at the floor rate that was quoted. No change.

Our Fleet Maintenance operation continues to move along very well. Volume has decreased due to the fact that the most problematic cars have been repaired and the less problematic cars are not being brought in for preventative maintenance. We are making some adjustments to staffing to provide logistical and scheduling support to the shop so we can bring those vehicles into the shop. For every hour worked by our staff, the County saves \$25 per hour. We continue to look at CNG vehicle purchase to support Energy HUB and cost saving objectives. Working with CATS to create CNG vehicle purchase for all new buses.

Impound lot is ready except for the fact that we need to remove tires from staging area. We hope to have that done by the end of November.

We have also discussed the utilization of our cleaning bay for county vehicles for a per vehicle fee. This will be done to supplement the overall operation. We will revisit this strategy now that several of the large landfill projects are completed.

We are still working with the County, the City of Bridgeton and the College to develop the Bridgeton Downtown project. We are also working with Bridgeton and Rutgers to expand the current Food Innovation Center. CCIA outsourcing continues to move along well. We are going to get Jeannine more involved with economic development initiatives.

We are coordinating a meeting with Constellation Energy to move the Energy HUB project forward.

Rain Cover is completed and is making a big impact on staffing efficiencies, gas collection and leachate operations. Wyndham has almost completed repairs to scour holes and drainage beds.

Treatment expansion construction is well underway. Tank is erected and the piping work is moving forward. There were some issues finalizing pricing with subcontractors, but that has been resolved. An alternate sub is being utilized.

Off-site hauling of leachate continues very well. The impacts of this hauling and dewatering is already showing a positive impact on the methane gas operations, the treatment facility and the overall landfill operations.

The GPS system that was installed on our large equipment has also made a significant impact to the overall operations on the landfill and associated dirt work for the cover, landfill earthwork and side slopes. The top of the

landfill is flat and we have eliminated ponding water and increased our compacting and cover efficiencies. We have approximately 2 more lifts (20-25 feet) remaining on the current cells.

First phase of the cell construction is well underway and moving along quickly. Trees have been removed and dirt work is in progress. Our application for phase II has been submitted to NJEIT.

As you are aware, I had asked DEP to allow the CCIA to utilize closure funds to repay NJEIT financing, rather than to pay for project implementation up front. I had proposed this for the Treatment Plant upgrade scheduled for 2017. Utilizing this strategy would save us 0.62/ton. Based upon our estimated 175,000 tons per year, the savings would be approximately \$108,000 per year. We still have not heard back from DEP.

The Class B modification to the Solid Waste Plan was formally approved by the Freeholders. Unfortunately, the notice was incorrect so we have been directed to re-advertise this amendment along with the new amendment for the Gasification System. I have provided a summary of the Class B facility as an attachment to my report.

Energy 3 proposal for gasification will be on the Freeholder Agenda for the last meeting in November.

The City of Millville forwarded a request to meet with the CCIA and our Counsel regarding the PILOT Agreement. That meeting is being coordinated.

Resolutions

Mr. Nedohon requested that the Solicitor handle Resolutions on the Agenda. Resolutions were read by Solicitor Gibson.

Mr. Nedohon called for a motion to approve the Resolutions 2015-217 through 2015-228. The motion was made by Mr. Velez and seconded by Mr. Olivio.

Mr. Olivio Yes; Mr. Jones Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Treasurer's Report

1. Monthly Year over Year Tonnage:
16,252 tons were brought into the Solid Waste Complex; in-county municipal waste (type 10) decreased by 214 tons or 2.6%. Total in-county tons increased by 144 tons and out-of-county tons received decreased by 2,805; this represents a net decrease year over year of 2,661 tons or 14%.
2. General Fund:
The General Fund balance is variable based on cash needs for the month which include payments to be reimbursed from various sources of funds for closure projects, landfill equipment, other activities budget, and short-term loans for development activities. There was a net decrease in the general fund of \$607,157 for the month. The ending balance of the General Fund is \$8,154,730, with \$3,668,000 owed back to the General Fund.
3. Cash and Investments:
Interest earned on the local and trustee accounts for the month amounted to \$5,713 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:
Landfill operations generated revenues of \$1,071,433 which included total tipping fees of \$1,024,645 and revenues from other landfill activities of \$46,788. Total revenues of \$1,111,409 less total expenses for the month of \$1,098,651 resulted in a net excess of \$12,758. October's revenues include proceeds from the sale of surplus items on GovDeals in the amount of \$19,778.
5. Economic Development Operations Summary – Profit and Loss Statement:

Old Business –

No Old Business

New Business –

No New Business

Freeholder Liaison Remarks: No Freeholders Present

Open Public Comment Session

Mr. Nedohon called for a motion to go into Open Public Comment Session. A motion was made by Mr. Velez, seconded by Mr. Olivio to go into Open Public Comment Session.

Mr. Olivio Yes; Mr. Jones Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Ms. Nancy Ridgeway: Expressed her appreciation of the detailed explanation of the Fleet Maintenance Program given by Mr. Velazquez. Ms. Ridgeway was concerned that although the Fleet Maintenance Program was saving the County money, which she appreciated, she questioned whether it was affecting the Vendors in the County that previously maintained the County vehicles. Mr. Velazquez stated that loss to the County Vendors was nominal since the County fleet represented only 1% of the total cars in the county. The program has created jobs at the Authority and saved the County substantial amounts of money.

No other members of the public wished to comment at this time.

Close Public Comment Session

Mr. Nedohon called for a motion to close Public Comment Session. A motion was made by Mr. Velez, seconded by Mr. Olivio to close Public Comment Session.

Mr. Olivio Yes; Mr. Jones Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Executive Session

At approximately 4:46 p.m. Mr. Nedohon called for a motion to go into Executive Session. Prior to the resolution, Solicitor Gibson provided proper notice and indicated that discussion during

the closed session would include the discussion of matters involving the purchase, lease or acquisition of real property and contract negotiation where the public body is a party or may become a party. Solicitor Gibson read Resolution #2015-217 and noted that further business could be conducted after the conclusion of the Executive Session.

The motion was made by Mr. Velez, seconded by Mr. Olivio.

Mr. Olivio Yes; Mr. Jones Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Resume Public Session

Mr. Nedohon called for a motion to come out of Executive Session and resume Public Session at approximately 5:00 p.m. The motion was made by Mr. Velez, seconded by Olivio.

Mr. Olivio Yes; Mr. Jones Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Mr. Nedohon announced that a Special Meeting would be held on Wednesday, November 25, 2015 at 12:00pm.

Adjournment

Mr. Nedohon called for a motion to adjourn the meeting. A motion was made by Mr. Velez, seconded by Mr. Olivio.

Mr. Olivio Yes; Mr. Jones Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.