WARREN COUNTY (PEQUEST RIVER) MUNICIPAL UTILITIES AUTHORITY

MINUTES June 21, 2022

Chairperson Napolitani called the regular meeting of the Warren County (Pequest River) Municipal Utilities Authority to order at 7:00 p.m. The meeting was held at the Authority's Administration building located at 199 Foul Rift Road, Belvidere, New Jersey.

Roll Call:

Laurel Napolitani, Chairwoman Everdina O'Connor, Vice Chairperson Chad Chamberlain, Secretary Angelo Accetturo, Treasurer Donald Niece Gerald Norton Joseph Roth Joseph Kennedy - Absent

Also, in attendance: Kim Francisco, Authority CFO; Douglas Steinhardt, Esq., Authority Legal Counsel; and Susan Wright, Administrative Assistant.

Chairwoman Napolitani led everyone in the Pledge of Allegiance and then read the Introductory Statement.

MINUTES

Mr. Norton moved, and Ms. O'Connor seconded to approve the minutes of the May 17, 2022 regular meeting, as presented. All in favor, except two abstentions by Mr. Niece and Mr. Accetturo. The motion passed.

CORRESPONDENCE

Mr. Chamberlain recapped the correspondence listed below:

- 1. Letter dated June 1, 2022 from Michele Potter, Manager, State of New Jersey, DEP, Office of Quality Assurance regarding 2022 Initial Non-Portable Water Proficiency Test Study.
- 2. Letter dated June 3, 2022 from Michael Finelli, P.E., of Finelli Consulting Engineers, advising that an application for flood hazard area individual permit will be submitted to the NJDEP, Division of Land Resource Protection for property located in White Township, Block 7, Lots 3, 4, 5, 11, 14 & 16, for proposed off-tract improvements.

- 3. Letter dated June 3, 2022 from Michael Finelli, P.E., of Finelli Consulting Engineers, advising that an application for a flood hazard area verification under Method 6 will be submitted to the NJDEP, Division of Land Use Regulation for property located in White Township, Block 7, Lots 3, 4, 5, 11, 14 & 16, for proposed off-tract improvements.
- 4. Letter dated June 8, 2022 from Mark Gimigliano, P.E. of Dykstra Walker Design Group, on behalf of Becrett of White Township, LLC, advising that an application for an extension of a freshwater wetlands letter of interpretation has been submitted to the NJDEP, Division of Land Use Regulation for property located in White Township, Block 62, Lot 15, to confirm the limits of freshwater wetlands and any regulated transition areas on-site.
- 5. Letter dated June 6, 2022 from Michele M. Potter, Manager, State of New Jersey, DEP, Office of Quality Assurance, providing the Certificate and ACPL for Belvidere WWTP.
- 6. Letter dated June 6, 2022 from Michele M. Potter, Manager, State of New Jersey, DEP, Office of Quality Assurance, providing the Certificate and ACPL for Oxford WWTP.

ENGINEER'S REPORT

Mr. Madison was not in attendance; however, his report was included in the agenda packets and reviewed. There were no questions or comments.

GENERAL COUNSEL'S REPORT

Mr. Steinhardt had nothing to report other than an Emergency Resolution that he was asked to prepare, which will be addressed in the Executive Director's report.

CFO'S REPORT

Mr. Francisco summarized the monthly financial report.

There was a brief discussion regarding the plant maintenance. Chairwoman Napolitani advised that the 5-Year Capital Committee will schedule a date to meet.

EXECUTIVE DIRECTOR

Mr. Inscho advised that operations in both plants are running well.

Oxford: The access road is completely finished. The garage door should be in from Summit Door on Wednesday, June 22nd and then that project will be finished.

Force Main: Mr. Inscho advised that he cannot get the pipe at this time and therefore, the project is on hold. Chairwoman Napolitani reminded the Board that this is an in-house project and therefore, we will be saving money.

WCMUA minutes 2 June 21, 2022

Belvidere Clarifier Rehab Project: Tank #1 is on line and working very well. Tank #2 is being taken down now and the project is ahead of schedule.

Belvidere Bar Screen Project: There was an issue with the Screen on Saturday, June 18th, it jammed and shut down. Mr. Inscho spoke with BR Welding and will be sending someone out to take a look at it. In the meantime, he and the operators were able to get it running again.

Generator: Waiting for some more prices for a generator. This project will be done in-house as well to save the Authority money.

The Belvidere plant was struck by lightning in the beginning of June. Mr. Inscho pointed out that the Oxford plant has lightning protection; however, Belvidere does not have any protection. He asked Bill Hodge to provide us with an estimate for lightning protection.

Mr. Inscho advised the Board that there is a major issue with the Oxford Storage Tank. He explained that in 2014 the lining that was installed on the tank and is now coming off in sheets and is getting caught in the pumps and the discharge piping, which means they cannot get the sludge out. This issue needs to be repaired as soon as possible. The Engineers have provided the Authority with a proposal from Alpine Painting & Sandblasting, with three different options. Mr. Inscho explained the options to the Board and the issue was discussed at length. The repair work would be awarded pursuant to the Local Public Contract Law, Emergency Procurement.

AUTHORITY CHAIRWOMAN

Chairwoman Napolitani discussed with the Board the issues at the Belvidere Plant regarding the lightning strike and the damage that it caused, which will be submitted to the insurance company with our \$1,000.00 deductible. There was a process pump control that was damaged, the new camera system, and the telephone system was also damaged. She advised that we have received two bids for the telephone system within the administration building as well as the plant, and discussed them at length with the Board. Chairwoman Napolitani asked for the approval of the new phone system. Mr. Niece moved to approve the installation of a new telephone system; Mr. Roth seconded. All in favor, motion passed.

Chairwoman Napolitani asked for a motion to award Resolution #22-22, for an emergency contract for repair work to the Oxford sludge holding tank in an amount not to exceed \$455,000.00 and subject to final agreement between Colliers Engineering and the Executive Director with Alpine Painting. Ms. O'Connor moved to approve said motion, Mr. Roth seconded. Mr. Niece raised the concern with regard to having the tank inspected prior to a final agreement be awarded. All in favor, motion passed.

FINANCE

Mr. Norton moved that Resolution #22-23 (Certificate No. 430: \$101,003.41) be approved to pay all bills from the Operating Fund, as presented. Ms. O'Connor seconded. All in favor, motion passed.

Mr. Roth moved that Resolution #22-24 (Certificate No. 436: \$206,078.22) be approved to pay all bills from the Capital Improvements Fund as presented. Mr. Niece seconded. All in favor, motion passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

PUBLIC COMMENT

There was no public comment.

As there was no more business to come before the Authority, Mr. Niece moved for the meeting to be adjourned. The meeting was adjourned at 7:39 p.m.

Susan Wright
Susan Wright

Administrative Assistant

RESOLUTION

RESOLUTION AUTHORIZING EMERGENCY CONTRACT WITH ALPINE PAINTING TO PERFORM EMERGENCY REPAIR WORK ON THE CONCRETE SLUDGE HOLDING TANK PURSUANT TO N.J.S.A. 40A:11-6

WHEREAS, the lining in the storage tank at the Oxford Sewer Plant is failing, and if the lining comes off any further and is caught in the piping, the Authority will not be able to remove the sludge from the tank, causing the process not to function, resulting in an emergency affecting the health and welfare of the public; and

WHEREAS, Colliers Engineering has examined the storage tank and recommends removal of the old lining and installation of calcium aluminate mortar at ½ inch to 1 inch to reline the interior of storage tank; and

WHEREAS, an emergency contract is to be awarded to Alpine Painting to perform this emergency repair work to the storage tank; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-6 provides that any contract may be negotiated and awarded without public advertising for bid and bidding therefore, notwithstanding the contract price will exceed the bid threshold, when an emergency affecting the public health, safety, and welfare requires the immediate performance of services; and

WHEREAS, the total cost of the emergency work shall not exceed \$455,000.00 for Alpine Painting's services and approximately ten percent (10%) for engineering costs.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Warren County (Pequest River) Municipal Utilities Authority as follows:

- 1. The Board hereby authorizes the contract to Alpine Painting in an amount not-to-exceed \$455,000.00 to perform the emergency repair work to the storage tank at the Oxford Sewer Plan as outlined in the Proposal for Emergency Repairs submitted by Colliers Engineering dated June 20, 2022 and described as "Options 2 or 3" (attached hereto as **Exhibit A**), and subject to a final recommendation by Colliers Engineering in consultation with the Executive Director.
- 2. The contract is hereby awarded without competitive bidding as an emergency pursuant to N.J.S.A. 40A:11-6 of the Local Public Contracts Law.
- 3. A notice of this action shall be printed once in the official newspaper for the Warren County (Pequest River) Municipal Utilities Authority.
- 4. The Emergency Procurement Report shall be filed with the Director of the Division of Local Government Services within 30 days pursuant to N.J.S.A. 19:44A-20.12.

WARREN COUNTY PEQUEST RIVER MUNICIPAL UTILITIES AUTHORITY

LAUREL NAPOLITANI, ¢HAIRWOMAN

Dated: June 21, 2022



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June 20, 2022

Colliers Engineering 941 Marcon Boulevard Suite 801 Allentown, PA 18109

Attn: Tyler Evans – (484) 240-8121

Re: Tank Lining located at:

WCPRMUA Oxford WTF Pequest Road (1,000' Northeast of Huntington Rd.) Oxford, NJ 07863

Proposal for Emergency Repairs

Narrative:

On June 1, 2022 Laurel Napolitani (WCPRMUA), John Inscho (WCPRMUA) & Tyler Evans (Colliers Engineering) requested that Mike Tynio (Sherwin-Williams) & Sam Scaturro (Alpine Painting) visit the Oxford Wastewater Treatment Facility to look at a coatings failure in the concrete sludge holding tank. We were shown a pile of large pieces of interior coating that failed and clogged the piping and pump that moves the sludge out of that tank (see photo 1 below). The coating appeared to be a flexible aromatic polyurethane or polyurea lining system that was reportedly applied in 2014. The coating system was delaminating from the surface of the concrete around the top hatch and at locations on the interior of the tank (see the photo 3 below). The coating appeared to be fully cured but lost its adhesion to the surface of the concrete. Since this type of coating is cohesively strong and flexible, once it loses adhesion to the concrete it will act as a loosely or unbonded pool liner until something causes the coating to tear. Then large pieces will delaminate and have been clogging the pumps. Based on what we could see from the roof hatch this will likely continue to happen and become more frequent over time. Because of the nature of this tank lining material, large pieces of coating will separate and settle to the tank floor until all the coating has ultimately disbonded from the interior tank surfaces.

Two options of repair were discussed:

Option 1: WCPRMUA will remove the tank from service, rinse the interior tank surfaces and pump the tank clean. Alpine will install a scaffold system to access all interior surfaces. We will remove all loose coating and perform spot coating repairs. The positives of this approach include a possible lower cost of work and possible less amount of time out of service. The negatives of this approach include an unknown amount of loose coating inside the tank (its likely to be significant) and no warranty. This approach is a very temporary repair, and more coating will likely disbond, fail and clog the pumps in the near future.



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Option 2: WCPRMUA will remove the tank from service, rinse the interior tank surfaces and pump the tank clean. Alpine will install a scaffold system to access all interior surfaces. Alpine will remove all interior coating. Concrete will be fully prepared to SSPC-SP13 using ultra-high water jetting equipment and the resulting surface of the concrete will be resurfaced with a concrete repair material to provide the CSP 3-surface required by the coating manufacturer. A primer followed by a 100% solids epoxy coating will be applied. The positives of this approach include a 5-year warranty from the applicator and manufacturer. If or when it disbonds from the surface (likely 20 to 30-year timeframe) it will chip off in smaller pieces and will have less of a chance of clogging the piping or pumps. The negatives are cost and time out of service.

Option 3: WCPRMUA will remove the tank from service, rinse the interior tank surfaces and pump the tank clean. Alpine will install a scaffold system to access all interior surfaces. Alpine will remove all interior coating. Concrete will be fully prepared to SSPC-SP13 using ultra-high water jetting equipment and the resulting surface of the concrete will be resurfaced with ½" to 1" Calcium Aluminate Mortar to provide a protective barrier and smoother surface over the concrete substrate. The positives of this approach include a lower overall cost than option 2 and no old coating left on the surface to disbond and clog the pumps. This system will most likely be consumed by the bacteria in the sludge over time and will be less likely to clog the piping or pumps. The negatives are the lack of warranty and unknown lifespan.

Timing of the Emergency Repair Work:

Alpine can begin work quickly and between phases of the work being conducted at the Belvidere Wastewater Treatment Plant. The option 1 scope duration is unknow because there is no way to know how much coating will come off and how much will have to be repaired (minimum 2-weeks, maximum 10-weeks). The option 2 duration is approximately 8-weeks.

Scope of Emergency Repair Work:

Option 1 – Spot Repairs:

- Mobilize the jobsite.
- Install Scaffold and access.
- Remove loose coatings with hand and power scrapers.
- Grind the areas of concrete and feather on to areas of good coating to prepare for the repair.
- Wipe the coatings with solvent to better bond to the existing coating.
- Hand apply elastomeric urethane to the prepared areas
- Remove the scaffold and demobilize the site.

Option 2 – Full Rehabilitation:

- Mobilize the jobsite.
- Install Scaffold and access.
- Remove all interior tank lining with Ultra-High Pressure Water Jetting Equipment.
- Confirm the interior concrete surface is a minimum PH of 9.
- Install concrete repair mortar to create a CSP 3-5 surface ready to be coated.
- Apply a prime coat to minimize outgassing.
- Apply a 100% solids epoxy finish coat.
- Remove the scaffold and demobilize the site.



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Option 3 – Full Rehabilitation:

- Mobilize the jobsite.
- Install Scaffold and access.
- Remove all interior tank lining with Ultra-High Pressure Water Jetting Equipment.
- Confirm the interior concrete surface is a minimum PH of 9.
- Install a Calcium Aluminate Mortar at ½" to 1" to reline the interior tank surface.
- Remove the scaffold and demobilize the site.

Option 1 Price: Spot removal and repair (Includes labor, materials, equipment & supervision)

- Confined space equipment......\$1,500.00 per week (minimum weekly billing)
- Dumpster for paint and concrete waste......\$4,000 per 20 yd container
- Dehumidifier.....\$5,000 per month (minimum monthly rental, owner provides electric power)

Option 2 Price: Full removal and relining with Epoxy (Includes labor, materials, equipment & supervision) Lump Sum......\$455,000.00

Conditions:

- 1. Price is good for 15 days from the date of this proposal.
- 2. Normal working hours, weekdays between 7:00am to 4:30pm, off hours/overtime is additional.
- 3. Subject to all PCA (Painting Contractors Association) & AMPP (Association for Materials Protection & Performance) Standards.
- 4. Adequate space for on-site storage of equipment & materials.
- 5. Others to provide 120 Volt / 20 Amp. Electric for Power Tool Work and Paint Mixing.
- 6. Tank must be taken out of service and drained fully prior to Alpine conducting our work.
- 7. Tax is additional, if applicable.
- 8. Others to provide 480 Volt, 3 Phase electric for the dehumidification equipment.

Exclusions:

- 1. Any work not specifically described in the scope of work.
- 2. Welding repairs.
- 3. Electrical repairs.
- 4. Liquidated Damages / Delays due to inclement weather.
- 5. Insurance beyond our normal policy.
- 6. Bonds & Permits.
- 7. Hazardous Materials Abatement. (i.e. lead abatement)
- 8. Prevailing Wage Labor, Union Labor and any additional cost to provide labor harmony on site.



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Quality Assurance & Safety:

- 1. Alpine will provide quality control measurements using calibrated equipment in accordance with our quality assurance program.
- 2. Daily QC reports will be provided to the owner upon request.
- 3. Daily pre-task safety talks will be performed based on the JHA for the work on site.
- 4. Site specific job books or Ipads will be kept with the crew at all times with all required safety and scope information about the project.

Very truly yours,

Samuel Scaturro President/Civil Engineer

AMPP - Chairman of the Board, Senior Certified Coatings Inspector

SSPC - Protective Coatings Specialist (PCS), Concrete Coatings Inspector (CCI)















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Work Plan (Option 2)

Pre-Construction: Take preconstruction photos. Take photos throughout the course of the project.

Mobilization:

- 1. Mobilize our tools & equipment to the site.
- 2. Locate equipment based on the site plan.
- 3. Install scaffold into the tank interior to access all surfaces within a guard railed area. Ladder or stair tower access to all levels of the scaffold system.
- 4. Cover and protect and open piping inside the tank.

Surface Preparation:

- 1. Remove all existing coating inside the tank in accordance with SSPC-SP13 (concrete surface preparation) using Ultra High Pressure Water Jetting Equipment.
- 2. Cementitious surfaces shall be profiled to ICRI CSP-3 minimum.

Concrete Chamfer:

- 1. After all surface preparation is complete install a minimum of a 2" chamfer into all 90-degree interior corners where the lining is to be installed.
- 2. Mortar shall be AW Cook Silatec MSM Microsilica Mortar.
- 3. Remove laitance from mortar prior to coating application.

Concrete Resurfacing:

- 1. After all surface preparation is complete apply mortar to help smooth the concrete and provide a proper surface for coating application.
- 2. Mortar shall be AW Cook Silatec MSM Microsilica Mortar, Sherwin-Williams DuraPlate 2300 or equal.
- 3. Remove laitance from the surface of any non-epoxy modified mortar.

Interior Tank Lining:

- 1. Desiccant dehumidification equipment shall be used to provide appropriate environmental application conditions as provided by the coating manufacturer.
- 2. Apply paint by brush, roll, airless spray and/or heated plural component spray, as required.
- 3. Apply one prime coat of Sherwin Williams Macropoxy 5000 at 400-500 square feet per gallon to all areas prepared and resurfaced.
- 4. Within 72 hours of primer application, apply one full finish coat of Sherwin Williams Duraplate 6000, 6100 or approved equal at approximately 125 mils WFT (approx. 10 sf/gallon) to all interior surfaces.
- 5. Finish Color to be based on material availability.

Inspections:

See inspection plan for details.

RESOLUTION RE:

EXPENDITURES FROM THE OPERATING FUND DURING THE MONTHS OF MAY & JUNE, 2022

I HEREBY CERTIFY, that the bills listed on the attached Resolution of June 21, 2022, regarding payment of bills from the Operating Fund were for the operating expenses and were in accordance with the Authority's 2022 budget.

Chad Chamberlain, Secretary

Certificate No. OP 430

Dated: June 21, 2022

Moved by: Mr. Norton

Seconded by: Ns. O'Cornor

Yes 7

No <u>#</u>

Abstain 💋

Absent <u>1</u>

APPROVAL OF BILLS TO BE PAID FROM THE OPERATING FUND

Meeting: June, 2022

BE IT RESOLVED, that the following bills are approved by the Authority for payment from the Operating Fund in accordance with the Authority's Bond Resolution:

Vendor Invoices: Date:

Check #20954-20962: 05/26/22 \$3,142.34 Check #20963-21004: 06/20/22 \$97,861.07

Total: \$101,003.41

PENTAMATION DATE: 05/26/2022 TIME: 11:53:06 FUND - MUA01 - MUN UTILITY AUTH GEN FUND

MUNICIPAL UTILITY AUTHORITY CHECK REGISTER

PAGE NUMBER: 1
VENCHK11
ACCOUNTING PERIOD: 5/22

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PENT/ DATE TIME

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PENTAMATION DATE: 06/15/2022 TIME: 12:14:51

PAGE NUMBER: 2 VENCHK11 ACCOUNTING PERIOD: 6/22

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MUNICIPAL UTILITY AUTHORILY	CHECK REGISTER

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MUA01 -	CHECK NUMBER CASH ACCT	10101 10101 TOTAL C	10101	10101 10101 10101 TOTAL C	10101	10101	10101	10101	10101 10101 10101 10101 10101 10101 TOTAL		10101	10101	10101	10101	10101	10101	10101	10101	10101	10101 10101 10101 TOTAL	10101	10101
FUND -	CHECK NUMB	20979 20979	20980	20981 20981 20981	20982	20983	20984	20985	20986 20986 20986 20986 20986 20986 20986	20987	20988	20989	20990	20991	20602	20993	20994	20995	20996	20997 20997 20997	20998	20999

PENTAMATION DATE: 06/15/2022 TIME: 12:14:51

MUNICIPAL UTILITY AUTHORITY CHECK REGISTER

PAGE NUMBER: 3 VENCHK11 ACCOUNTING PERIOD: 6/22

		AMOUNT	287.80	5,801.60	268.78	24.00	339.97	97,861.07	97,861.07	
•		DESCRIPTION	MONTHLY DUMPSTER FEE	SLUDGE HAUL MAY	MONTHLY GASOLINE	MAY BILLING	OXFORD ENF FORMULA			
		ACCT	5024	5079	5070	5024	5024			
CHECK KEGISTER		VENDOR	SANICO INC.	SPECTRASERV INC	THE COUNTY OF WARREN	WILSON PRODUCTS	ZEP SALES & SERVICE			
	GEN FUND	1	1825	1880	1938	2280	2550			
	UTILITY AUTH	DATE ISSUED	06/20/22	06/20/22	06/20/22	06/20/22	06/20/22			
4:51	FUND - MUA01 - MUN UTILITY AUTH	CHECK NUMBER CASH ACCT	10101	10101	10101	10101	10101	FUND	H C	IDIAL KEPUKI
TIME: 12:14:51	FUND	CHECK NUN	21000	21001	21002	21003	21004	TOTAL		A IOI

RESOLUTION RE:

EXPENDITURES FROM THE CAPITAL IMPROVEMENTS

FUND FOR THE MONTH OF MAY, 2022

I HEREBY CERTIFY that the bills listed for CAPITAL IMPROVEMENTS are in accordance with the Authority's budget.

Laurel Napolitani, Chairwoman

Chad Chamberlain, Secretary

Certificate No. CI 436

Dated: June 21, 2022

Moved by: Hr. Roth

Seconded by: Mr. Niece

Yes 7

No <u>Ø</u>

Abstain <u>Ø</u>

Absent <u>1</u>

CAPITAL IMPROVEMENT BILLS LIST

Dated: June 21, 2022

All Image Asphal – Oxford Access Road:	\$	16,863.30
Colliers Engineering – Mechanical Screen:	\$	706.50
Colliers Engineering – Clarifier Rehab:	\$	5,099.88
American Industrial Supply – Clarifier Rehab:	\$	96.60
Alpine Painting & Sandblasting – Clarifier Rehab:	\$1	183,311.94
•		

Total \$206,078.22

PENTAMATION DATE: 06/15/2022 TIME: 12:20:45

MUNICIPAL UTILITY AUTHORITY CHECK REGISTER

6/22

PAGE NUMBER: 1 VENCHK11 ACCOUNTING PERIOD:

-22.94 74.46 45.08 96.60 706.50 5,099.88 5,806.38 16,863.30 91,655.97 91,655.97 206,078.22 AMOUNT BELVIDERE CLARIFIER REHAB BELVIDERE CLARIFIER REHAB -----DESCRIPTION-----OXF ACCESS RD PAVING BELV MECH BAR SCREEN BELV CLARIFIER REHAB 208566 CREDIT MEMO 976721 976867 19001 19001 19001 19002 19001 19001 19001 19001 ACCT ALPINE PAINTING & SANDBLA ALPINE PAINTING & SANDBLA COLLIERS ENGINEERING & DE COLLIERS ENGINEERING & DE AMERICAN INDUSTRIAL SUPPL AMERICAN INDUSTRIAL SUPPL AMERICAN INDUSTRIAL SUPPL ----VENDOR-----ALL IMAGE ASPHALT, LLC FUND - MUA01 - MUN UTILITY AUTH GEN FUND DATE ISSUED -----1805 1805 271 271 555 555 51 10101 06/21/22 10101 06/21/22 10101 06/21/22 TOTAL CHECK 10101 06/21/22 10101 06/21/22 TOTAL CHECK 06/21/22 06/21/22 06/21/22 CHECK NUMBER CASH ACCT 10101 10101 10101 TOTAL FUND 21005 21006 21007 21008 21008 21008 21009 21009

206,078.22

TOTAL REPORT