

MINUTES of the Lower Township MUA

Meeting Date: August 5, 2026

Call to order: A meeting of the Lower Township MUA was held at 2900 Bayshore Road, Villas, NJ, 08251. The meeting convened at 5:00 pm.

ROLL CALL OF THE MEMBERS

James P. Ridgway	Present
Bryan Steere	Present
Karen Rechner	Present
Jacqueline Henderson	Present
Stephen Prince	Present

STAFF / PROFESSIONALS

Steven A. Morris, Esq., The Morris Law Firm, MUA Solicitor
Ronald N. Curcio, PE, Polistina & Associates, MUA Engineer
Stephen Testa, RHT & K, MUA Financial Consultant
Stephen Blankenship, Executive Director
Melissa Jasinski, Board Secretary

- Call to Order
- Determination of Quorum
- Sunshine Law
- Pledge of Allegiance and Moment of Silence
- Comments or Questions from the Public on Agenda Items

CONSENT AGENDA

1. Approval of Minutes: August 5, 2026 Regular Minutes
2. Approval of Bills
 - a. **Resolution No. 112-2026 \$49,985.97** Operating Account (Authorizes payment of operating expenses up to \$50,000)
 - b. **Resolution No. 113-2026 \$631,703.24** Excess operating account (Authorizes payment of operating expenses in excess of \$50,000)
3. **Resolution No. 114-2026** Authorizing Transfer from the Sturdy Capital Improvement Fund Account to Sturdy Operating Account. For Payment of **Sewer** Capital items in the amount of **\$98,640.62**
4. **Resolution No. 115-2026** Authorizing Transfer from the Sturdy Capital Improvement Fund Account to Sturdy Operating Account. For the Payment of **Water** Capital items in the amount of **\$1,213,539.65**
5. **Resolution No. 116-2026** Customer Change Resolution Approving Reductions to Accounts
Motion was made by Mrs. Rechner for the approval of the Business Consent Agenda and seconded by Mrs. Henderson.
Roll call vote: Mrs. Henderson- Aye, Mrs. Rechner- Aye, Mr. Ridgway- Aye, Mr. Steere- Aye, Mr. Prince- Aye
The Chair asked the public if there were any questions on the Regular Agenda: There were none.

REGULAR AGENDA

6. **Resolution No. 117-2026** - Awarding a Construction Contract to AC Schultes for the Potable Well #2 Redevelopment and Pump Replacement Project
On July 23, 2026, the Authority received three (3) bids for the Potable Well #2 Redevelopment and Pump Replacement project, ranging from \$115,170 to \$163,500. The low bidder, DN Drilling (Clayton, NJ), withdrew their bid in accordance with NJAC 40A: 1-23.3 per correspondence dated July 29, 2026. The lowest responsible bid was submitted by AC Schultes, Inc. (Woodbury, NJ). Polistina & Associates, along with staff, recommends awarding the contract to AC Schultes, Inc. in an amount not to exceed \$155,000.

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Motion was made by Mrs. Henderson and seconded by Mrs. Rechner for Resolution No. 117-2026

Awarding a Construction Contract to AC Schultes for the Potable Well #2 Redevelopment and Pump Replacement Project in an amount not to exceed \$155,000.

Roll call vote: Mrs. Henderson- Aye, Mrs. Rechner- Aye, Mr. Ridgway- Aye, Mr. Steere- Aye, Mr. Prince- Aye

7. Resolution No. 118-2026 - Awarding a Construction Contract to S Hughes Electric for the Natural Gas Generator at the Airport PS Project

On July 23, 2026, the Authority received two (2) bids for the Natural Gas Generator for Airport Sewage Pump Station project. The lowest bid, \$102,740, was submitted by S Hughes Electric Company (Pleasantville, NJ). Polistina & Associates recommended awarding the contract to S Hughes Electric Company in an amount not to exceed \$102,740.

Motion was made by Mrs. Rechner and seconded by Mr. Prince for Resolution No. 118-2026 Awarding a Construction Contract to S Hughes Electric for the Natural Gas Generator at the CMC Airport PS Project in an amount not to exceed \$102,740.

Roll call vote: Mrs. Henderson- Aye, Mrs. Rechner- Aye, Mr. Ridgway- Aye, Mr. Steere- Aye, Mr. Prince- Aye

8. NCM Water Main Replacement Project

• Change Order No. 1

Staff recommended approval of the change order with P & A Construction, Inc., in an amount of \$118,407.00 as recommended by DeBlasio & Associates (DBA) to revise bid item quantities and to add supplemental items.

Motion was made by Mrs. Rechner and seconded by Mr. Ridgway for Resolution No. 119-2026 Approval of Change Order No. 1 to the Contract with P & A Construction, Inc. for the North Cape May Water Main Replacement Project- Phase I equal to \$118,407.00, bringing the total contract amount to \$6,218,501.00.

Roll call vote: Mrs. Henderson- Aye, Mrs. Rechner- Aye, Mr. Ridgway- Aye, Mr. Steere- Aye, Mr. Prince- Aye

• Change Order No. 2 (Public Works Water Main Extension)

Staff recommended approval of the change order with P & A Construction, Inc., in an amount of \$353,581.80 as recommended by DeBlasio & Associates (DBA) to provide for the installation of water main, fire hydrants, water services and appurtenances to provide water service to the Lower Townships' Public Works Complex in an amount not to exceed \$353,581.80 and extending the contract time by 185 calendar days.

Motion was made by Mr. Prince and seconded by Mrs. Henderson for Resolution No. 120-2026 Approval of Change Order No. 2 to the Contract with P & A Construction, Inc. for the North Cape May Water Main Replacement Project- Phase I equal to \$353,581.80 and extending the contract time by 185 calendar days, bringing the total contract amount to \$6,572,082.80 and amended contract time of 485 calendar days.

Roll call vote: Mrs. Henderson- Aye, Mrs. Rechner- Aye, Mr. Ridgway- Aye, Mr. Steere- Aye, Mr. Prince- Aye

9. Landing Water Main Project

Andrew McTague, DeBlasio & Associates Project Engineer, reviewed a preliminary cost estimate (~\$1.03 Million) to replace water mains in the Landing area of the Township based on meetings with staff.

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10. Water Supply

Mr. Pierce discussed his concerns regarding current and future water demands. During the 4th of July holiday weekend, demand reached 4 Million Gallons/Day (MGD) and required running all six (6) wells. The system also experienced lower operating pressures, resulting in low-pressure alarms over a nine (9) hour period. If a well shutdown or there was a significant fire event, water restrictions and/or low water pressure events would need to be implemented or experienced. He recommended that the Authority take steps to develop additional capacity (i.e., modify existing well capacity; add a new well; and/or investigate an interconnection). Staff will provide more information at future meetings for the Board's consideration.

11. T-Mobile Shunpike Site Lease

T-Mobile requested revisions to their existing lease at the Shunpike water storage facility. Based on the terms of the existing lease, staff recommended continuing under the terms of the existing lease. The Board concurred.

12. Solar Contract Expiration

The Authority previously entered into agreements with companies to install solar power systems at the Wastewater Treatment Plant. The agreements are nearing their expiration date and one company reached out to negotiate a new agreement. Staff will provide more information at upcoming meetings.

13. Licensed Operator Consulting Services – WWTP200200

The Executive Director recommended approving Remington & Vernick Engineers (RVE) May 13, 2026, proposal to review the wastewater treatment plant operations, standard operating procedures and to provide backup licensed operator services in an amount not to exceed \$50,000.00.

Motion was made by Mrs. Rechner and seconded by Mrs. Henderson for Resolution No. 121-2026

Awarding a Consulting Contract for NJDEP Licensed Operator Consulting Services for the LTMUA WWTP to Remington & Vernick Engineers (DBA Water Resources Management) in an amount not to exceed \$50,000.

Roll call vote: Mrs. Henderson- Aye, Mrs. Rechner- Aye, Mr. Ridgway- Aye, Mr. Steere- Aye, Mr. Prince- Aye

Administrative Reports

Solicitor

- Worked to prepare and finalize utility easements for existing water and sewer infrastructure.

Engineer

- Route 109 PS: Due to the IBank loan's Build America, By America Act (BABA) requirements, valves and fittings necessary to complete the project have as much as a thirty (30) week lead time, which could push the completion date of the project to Spring 2027. If the Authority purchased the materials directly, the lead time drops to ~ ten (10) weeks, and the Authority would receive a credit of ~\$20,000 from the contractor. Staff recommends pursuing this option due to the operating issues at the pump station.

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- Poplarwood PS- Due to equipment and material delays, work is anticipated to begin by the end of this month.
- Diamond Beach PS- Pumps and electrical panels were installed and are operational. Additional work will continue after Columbus Day. Working with staff and the Solicitor to obtain an easement on a neighboring property, which is needed due to the Township vacating a paper street many years ago.
- DeBlasio & Associates provided updates on the following projects:
 - North Cape May Watermain Project- Phase I: Project is 78% complete. The contractor has completed all water main installation and is working on main tie-ins and services.
 - North Cape May Watermain Project- Phase II: Project plans and specifications are complete and ready to upload to H2Loans. Construction is expected to begin in the Fall of 2026. The design incorporates Township stormwater upgrades. A "principal forgiveness" grant of \$2M is available for this project.
 - GIS Pilot Data Conversion Services- Work is complete. Awaiting Authority review comments and/or direction.
 - LT Public Works Complex Water Service: The work to install the required water main will be performed by P&A's contract under the North Cape May Watermain Replacement Project- Phase I as a change order and is scheduled to be completed in the fall of 2026.
 - Schellenger's Landing Water System Replacement: Met with NJDOT to clarify the scope of work within their rights-of-way. Discussions were held with NJ IBank on financing options. Survey work is complete. Exploratory asphalt cores may be taken.

Financial Consultant

- Year-to-date revenues and expenditures are in order with the budgetary amounts.
- Provided annual financial information to the Authority's compliance officers for continuing disclosures for all bond issuers.
- Working on the EPA Grant report and IBank reimbursement for the NCM Watermain Replacement Project- Phase I.

Executive Director

- Staff requested authorization to hire an individual for an administrative position in the Billing Office.

Motion was made by Mr. Steere and seconded by Mrs. Rechner for Resolution No. 122-2026 Approving the Hiring of a Clerk in the Authority's Billing Office.

Roll call vote: Mrs. Henderson- Aye, Mrs. Rechner- Aye, Mr. Ridgway- Aye, Mr. Steere- Aye, Mr. Prince- Aye

Public Comments-

- Dawn Patterson followed up on concerns she voiced at last month's meeting regarding reimbursement for repair costs.
- North Cape May residents residing near the NCM Water Main Project- Phase I contractor staging area voiced concerns about multiple issues including construction start times, noise complaints, dirt/debris issues, etc.
- Brian Hummel- North Cape May resident- questioned the Authority Solicitor regarding an ongoing easement situation.

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- Ron Panzner, Erma resident, discussed the possibility of water service being extended to his property.

Comments from the Board— There were none.

Motion to adjourn the meeting at 6:33pm was made by Mrs. Rechner and seconded by Mrs. Henderson.

Roll call vote: Mrs. Henderson- Aye, Mrs. Rechner- Aye, Mr. Ridgway- Aye, Mr. Steere- Absent, Mr. Prince- Aye