



# *Atlantic City Municipal Utilities Authority*

## **MINUTES OF THE BOARD MEETING OPEN SESSION**

**JANUARY 15, 2025**

**ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY  
401 N. VIRGINIA AVENUE  
ATLANTIC CITY, NJ 08401**

In accordance with the provision of the Open Public Meetings Law, (N.J.S.A. 10:4-10), the Regular Board Meeting of the Atlantic City Municipal Utilities Authority Board of Directors was called to order by Chairman Gary L. Hill at 10:01AM. The Board of Directors held their public meeting as designated below both via Zoom Conference or In-person on January 15, 2025 in the Board Room, located on the first floor of the Administrative Offices, 401 N. Virginia Avenue, Atlantic City, New Jersey.

### **1. CALL TO ORDER – OPMA NOTICE - OPENING STATEMENT**

Gary L. Hill read the Opening Statement.

### **2. ROLL CALL**

The Roll was called.

### **BOARD PARTICIPATING IN THE MEETING:**

Board Members present at that time were: Gary L. Hill, Chairman; Mohammed Dedar, Vice Chairman/Deputy (via Zoom); Glenn Banfield, Treasurer (Absent); Nynell Langford, Board Member (via Zoom); John Eccles, Jr., Board Member (via Zoom); Stephanie Davies, Board Member, Alternate 1 (via Zoom); and Sayed Kausar, Board Member Alternate 2 (via Zoom).

### **MUA STAFF PARTICIPATING IN THE MEETING:**

India Still, Executive Director; Clifford Keen, Deputy Executive Director, Operations (via Zoom); Anita Thapa, Assistant Director of Accounting & Finance (via Zoom); Karen Upshaw, Director of Administration; G. Bruce Ward, Solicitor; Michael Riley, Labor Counsel (via Zoom); and Stella Johnson, Board Secretary.

OTHERS IN ATTENDANCE:

William Swain, representing the State of New Jersey (via Zoom); Robert Smith representing Remington & Vernick Engineers (via Zoom); and Richard Toulson, Labor Relations Consultant.

3. FLAG OF SALUTE

4. PUBLIC PARTICIPATION – No one present

5. APPROVAL OF MINUTES

RESOLUTION #1: BOARD MINUTES OPEN SESSION – DECEMBER 18, 2024

No changes or deletion to the Board Minutes Open Session.

To approve the Open Session transcript of minutes of the Regularly Scheduled Board Meeting of December 18, 2024.

A motion was made by Nynell Langford and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Nynell Langford, John Eccles, Jr.

Mohammed Dedar and Sayed Kausar abstained. Glenn Banfield and Stephanie Davies were absent.

RESOLUTION #2: BOARD MINUTES CLOSED SESSION - DECEMBER 18, 2024

No changes or deletion to the Board Minutes Closed Session.

To approve the Closed Session transcript of minutes of the Regularly Scheduled Board Meeting of December 18, 2024.

A motion was made by Gary L. Hill and seconded by John Eccles, Jr. By roll-call Gary L. Hill, Nynell Langford and John Eccles, Jr. to approve the resolution.

Mohammed Dedar and Sayed Kausar abstained. Glenn Banfield and Stephanie Davies were absent.

6. CHAIRMAN – Gary L. Hill, Chairman

Mr. Glenn Banfield has some health issues, which is why he was absent at the December 18, 2024 Board Meeting, as well as today's Board Meeting. The Board wish him continual good

health and recovery.

Mr. Gary L. Hill thanked the Board and Stella Johnson for the fruit basket for his mother's passing in December.

Freeze Ups and Breaks, Etc.: The Board discussed the general procedures of how the MUA handle the closings and emergency responses when there are freeze-ups and breaks.

7. AUTHORITY'S SOLICITOR REPORT – Bruce Ward, Esq.

There is nothing to discuss in Open Session. However, there is something to be discussed in Executive Session.

8. COMMITTEE REPORTS

a. Engineering Committee – Gary L. Hill, Chairman

The Engineering Committee met on Wednesday, January 8, 2025. The various projects will be presented to the Board for approval.

b. Personnel Committee – Mohammed Dedar, Vice Chairman/Deputy

The Personnel Committee Meeting met on Friday, January 10, 2025. They will be meetings every month starting in February. Mr. Dedar conveyed that they discussed promotions and hiring. Ms. India Still relayed that the items will be discussed in depth in the Closed Session portion.

9. EXECUTIVE DIRECTOR'S REPORT

a. Executive Director – India Still

The MUA is still working on negotiations with Atlantic Shores to negotiate an Escrow Agreement on any developments they may have. A meeting was setup in the next coming weeks to discuss technical work. H2M will be participating these meetings.

The second Manager's Retreat is scheduled on Saturday, February 1, 2025 from 9am to 2pm. More people will be participating with a high level overview of what the MUA want to project going into the next year and beyond.

Employee's Annual Retreat: Ms. Anjail Shabazz has secured the Aquarium for the location, but a date has not been selected.

Board Member Binders: A binder will be distributed to the Board with general background information about the MUA, meeting schedules, contact points, etc. It will also include the Manual that is produced by AEA, which is specifically designed for Board Members, and the Ethics Policy. This manual will assist the Board and give structure. This same binder will also be distributed to the Senior Staff. In addition, Mr. Gary L. Hill asked Mr. Bruce Ward to produce a letter the Board, which will be in this binder.

b. Deputy Executive Director, Operation – Cliff Keen

Leaks: The leaks are much more prevalent than last year. It is doubled at this point. The MUA had eight (8) leaks within a twenty-four (24) hour period. Most of the leaks are handled in-house. However, pavement work will be handled by contractors. The crew has done an outstanding job.

Roll Call Agenda items:

An RFP for Full Service Water Storage: This is for the water towers in Pleasantville. This is just to go to bid. The MUA can manage the water towers in a twenty (20) year period and do a much better job when it has to be painted. This RFP will allow the MUA to review prices, which then the MUA can try to defer the numbers over a period of time. This will also keep the towers maintained.

Emergency Upgrade Clarifier. The MUA spent a lot of time and money in the last eighteen (18) months. It is up and running. In 2024, the MUA discovered that there was a problem with the original engineering, which caused major problems. This will make it right.

Well #25: This change order is to lower the well pump by forty (40) feet into the well column, so the MUA can pump more water out of Well #25. It has a lot of value. The MUA will not have to change the pump or VSD. It's one of the main wells, so the MUA needs to get this well active, because it does not have PFAS. It has not been running that much in 2024. The MUA will use as much of the Grant money as possible.

Emergency Road Repair and Paving: The City was pressing the MUA on this project.

Grammercy Avenue: This Change order is a decrease in contract price, which will get the MUA to the next point. The MUA expect one more change order before this project is finalized.

Chilled Water Piping Insulation: This change order should closeout the project.

Lead Service Line Phase 2: The MUA is in conversation with I-Bank, and are in the right path operational.

(1) Engineering Report – Robert Smith, Remington & Vernick

The Lead Service Line Replacement Project: The weekly progress meeting was held. The contractor received the street opening permit. An evaluation of the meter pit is being performed to determine material type on both sides. Once that is complete, the contractor will be doing test pits at the main to verify the service line material. Once that is identified, they will begin with replacement.

HVAC at Administration Offices: It was confirmed at the Engineering Committee that this project is complete.

Chilled Water Pipe Insulation Replacement: Is being closed out.

Baltic Avenue Project: The contract is working on the punch list. We just received an updated proposal for the paving required outside of the limits. It will be sent to the MUA shortly. Remington & Vernick is working in conjunction with the City's paving contractor to reduce the cost to the MUA.

Mr. Gary L. Hill asked if information has been received from Arthur R. Henry, Inc. as to who they used for their paving, so the MUA can get a better price. Mr. Robert Smith indicated that the Arthur R. Henry, Inc. is using the same paving subcontractor the City is using. Their contractor was told to indicate to their subcontractor that they can do the work as part of the MUA's project, the same time they do the City's project. This will cause a significant reduction in the cost. In addition, the City Engineer will be having a pre-construction meeting on Thursday, and will be pressing for a scheduled for completion of the MUA's restoration project. At which time, he will be informed that the paving will be done by his subcontractor at our cost, at the same time the City does their paving project.

Grammercy Avenue Project: There is a meeting scheduled with the City Engineer's office on Friday to go over the punch list. Once the contractor has completed that, the City will do their paving. A deduct change order will be presented in this meeting, as well as a payment.

(2) Operations Report – Cliff Keen, Deputy Executive Director, Operations

The Operations Report should be reviewed.

c. Accounting And Finance - Anita Thapa, Assistant Director of Accounting & Finance

(1) Financial Reports: The Board was previously given a detailed report for November, and a brief summation of this report was conveyed.

(2) Cash Management: The Board was previously given a detailed report for November, and a brief summation of this report was conveyed.

(3) Balance Adjustment was previously given to the Board for review.

(4) Shut Offs: The Shut Offs was previously given to the Board for review.

#### 10. CONSENT AGENDA

##### RESOLUTION #3: ADVERTISE BIDS –WATER SYSTEM IMPROVEMENTS – MARTIN LUTHER KING BLVD.

To advertise bids for Water System Improvements for Martin Luther King Blvd in the Press Newspaper and on the ACMUA Website to accept bids.

A motion was made by Mohammed Dedar and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

##### RESOLUTION #4: REQUEST FOR PROPOSALS – FULL SERVICE WATER STORAGE ASSET MANAGEMENT & MAINTENANCE PROGRAM

Request for Proposal for Full Service Water Storage Asset Management & Maintenance Program to be held at a bid opening to be determined at a later time.

A motion was made by Gary L. Hill and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

END CONSENT AGENDA

#### 11. ROLL CALL AGENDA

##### RESOLUTION #5: NEW JERSEY UTILITY AUTHORITIES JOINT INSURANCE FUND ACCEPTANCE OF THE 2025 ASSESSMENT - AMENDMENT

Ms. Anita Thapa conveyed that the MUA joined the New Jersey Utility Authorities Joint Insurance in 2022. At last month's December 18, 2024 Board Meeting, the Board approved the payment of \$501,002.00 to avoid the late payment on the first installment, which was due on

January 15, 2025. Therefore, this resolution will amend the previous payment amount, because the MUA receive the final number.

Authorization for the Authority to joined the New Jersey Utility Authorities Joint Insurance Fund and pay the amended Annual Assessment from \$501,002.00 to \$501,337.00, which will ratify its prior Agreement to join the Fund, which membership became effective on January 1, 2025.

A motion was made by Stephanie Davies and seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

RESOLUTION #6: SPECIAL COUNSEL - LAW OFFICES OF RILEY & RILEY  
AMENDMENT #3

To approve Amendment #3 of the Special Counsel services of the Law Offices of Riley and Riley, pursuant to continuing PFA's Legal Litigation services, in the increased amount of \$12,000.00, which shall increase the contract price from \$45,000.00 to \$57,000.00.

A motion was made by Nynell Langford and seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

RESOLUTION #7: SPECIAL COUNSEL – LAW OFFICES OF DECOTIIS, FITZPATRICK,  
COLE & GIBLIN, LLP - AMENDMENT #4

To approve Amendment #4 of the Special Counsel services of the DeCotiis, Fitzpatrick, Cole & Giblin, LLP, pursuant to continuing Legal Litigation services, including review of Atlantic Offshore Wind ("ASOW"), in the increased amount of \$40,000.00, which shall increase the contract price from \$175,000.00 to \$215,000.00.

A motion was made by Gary L. Hill and seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

RESOLUTION #8: PLANNING & GRANT CONSULTANT – RUTULA ASSOCIATES, LLC  
- AMENDMENT #1

To approve Amendment #1 of the Planning and Grant Consultant services of the Rutula Associates, Inc., pursuant to continuing grant applications for various capital projects, in the increased amount of \$12,500.00, which shall increase the contract price from \$20,000.00 to \$32,500.00.

A motion was made by Gary L. Hill and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

RESOLUTION #9: COMMERCIAL CARD SERVICES – U.S. NATIONAL BANK  
ASSOCIATES

To authorize the usage of Commercial Card Services with U.S. National Bank Association to provide Statewide purchase card services, including, but not limited to purchase cards, one cards/intergrated cards, travel cards, declining balance cards/manage spend cards, emergency cards, virtual cards/single use card and electronic payables, effective February 1, 2025 to December 31, 2027.

A motion was made by Stephanie Davies and seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

RESOLUTION #10: EMERGENCY UPGRADES TO THE CLARIFIER – GMH ASSOCIATES  
OF AMERICA, INC.

To authorize to pay GMH Associates of America, Inc. for Emergency Upgrades to the Clarifier at the Water Treatment Plant, for cleaning and dehumidification of the gear housing and the installation of density current baffles on the center column, in the sum of \$40,972.20.

A motion was made by Gary L. Hill and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.



RESOLUTION #11: EMERGENCY REPAIR AND REDEVELOPMENT OF WELL #25 –  
A.C. SCHULTES

To authorize to pay A.C. Schultes for Emergency Repair and Redevelopment of Well #25, due to additional unforeseen work, in the sum of \$7,564.00.

A motion was made by Nynell Langford and seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

RESOLUTION #12: EMERGENCY ROAD REPAIR – ARTHUR R. HENRY, INC.

To authorize to pay Arthur R. Henry, Inc. for Emergency Road Repair, due to several water main and service leaks and road repairs were required to keep the system operational, in the sum of \$122,830.36.

A motion was made by Mohammed Dedar and seconded by Stephanie Davies to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

RESOLUTION #13: GRAMMERCY AVENUE DISTRIBUTION SYSTEM  
IMPROVEMENTS – PERNA FINNIGAN, INC. CHANGE ORDER #1

To authorize to accept the Change Order #1 from Perna Finnigan, Inc. from the original Agreement dated July 17, 2024, for the Grammercy Avenue Distribution System Improvements, to complete the Grammercy Avenue Distribution System Improvements, which will decrease the contract price by \$110,407.20 for a total contract price from \$1,627,780.55 to \$1,517,373.35.

A motion was made by Mohammed Dedar and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

RESOLUTION #14: CHILLED WATER PIPING INSULATION REPLACEMENT -  
GAUDELLI BROS. INC. – CHANGE ORDER #1

To authorize to accept the Change Order #1 from Gaudelli Bros. Inc. from the original Agreement dated May 15, 2024, for the Chilled Water Piping Insulation Replacement, to complete the Chilled Water Piping Insulation Replacement at the Administration Building, which will decrease the contract price by \$45,575.72 for a total contract price from \$281,400.00 to \$235,824.28.

A motion was made by Mohammed Dedar and seconded by Stephanie Davies to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, Stephanie Davies and Sayed Kausar.

Glenn Banfield and John Eccles, Jr. were absent.

RESOLUTION #15: LEAD SERVICE LINE REPLACEMENT PHASE 2 – REMINGTON  
AND VERNICK ENGINEERS

To authorize to accept the proposal from Remington & Vernick Engineers for Engineering Planning and Design services for Lead Service line Replacement Phase 2 for a sum not to exceed the total cost of \$215,000.00.

A motion was made by Stephanie Davies and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, Stephanie Davies and Sayed Kausar.

Glenn Banfield was absent.

12. BILLS

RESOLUTION #16: MONTHLY BILLS

To approve the monthly bill resolution in the amount of \$1,361,091.45.

A motion was made by Gary L. Hill and seconded by John Eccles, Jr. to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

### 13. EXECUTIVE SESSION

#### RESOLUTION #17: EXECUTIVE SESSION

A motion was made by Gary L. Hill and seconded by Nynell Langford to go into Executive Session at 11:06am. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

#### EXIT EXECUTIVE SESSION

Chairman Gary L. Hill requested that the Board exit the Executive Session at 12:21pm by roll call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

#### DISCUSSION IN EXECUTIVE SESSION

In Executive Session the Board discussed the following topics: Personnel issues; The MUA will be moving on the GWU contract; The update on litigation was discussed; Two resolutions for promotions; Also in the future, the Board will be discussing the Board secretary salary adjustment for Ms. Johnson; In addition, possibilities for summer schedule ideas.

#### RESOLUTION #18:UPDATE CHART OF ORGANIZATION – HUMAN RESOURCES

To Update the Organizational Chart- Human Resources to accurately reflect organizational changes.

A motion was made by Stephanie Davies and seconded by Nynell Langford to approve the resolution. By roll-call Gary L. Hill, Nynell Langford, John Eccles, Jr., Stephanie Davies and Sayed Kausar.

Mohammed Dedar and Glenn Banfield were absent.

**RESOLUTION #19: JOSE SANTOS – INVENTORY CONTROL CLERK**

To authorize the promotion of Jose Santos into the title of Inventory Control Clerk, and leave the Collective Bargaining Unit AFSCME New Jersey, NJ District Council 63, AFL-CIO, Local 2302A (White Collar) and join the Government Workers Union (Blue Collar), subject to final approval by the State of New Jersey, Department of Community Affairs Division of local Government Services, effective as of January 20, 2025.

A motion was made by Nynell Langford seconded by Stephanie Davies to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

**RESOLUTION #20: TIFFYNE DIXON-DEWITT – CUSTOMER SERVICE SUPERVISOR**

To authorize the promotion of Tiffyne Dixon-DeWitt into the title of Customer Service Supervisor, member of the Collective Bargaining Unit AFSCME New Jersey, NJ District Council 63, AFL-CIO, Local 3974A (Supervisors), subject to final approval by the State of New Jersey, Department of Community Affairs Division of local Government Services, effective as of January 20, 2025.

A motion was made by Gary L. Hill seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

**RESOLUTION #21: GOVERNMENT WORKERS UNION**

To approve the Collective Bargaining Agreements between the Atlantic City Municipal Utilities Authority and Government Workers Union for a term of three (3) years, commencing January 1, 2025 to December 31, 2027.

A motion was made by Nynell Langford seconded by Mohammed Dedar to approve the resolution. By roll-call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

ADJOURNMENT

Chairman Gary L. Hill requested that the Board Adjourn the Board Meeting at 12:31pm by roll call Gary L. Hill, Mohammed Dedar, Nynell Langford, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

Respectfully,

WaStella E. Johnson  
Board Secretary