



# *Atlantic City Municipal Utilities Authority*

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

**JUNE 25, 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 10:04AM. The Board of Directors held their public meeting as designated below both via Zoom Conference or In-person on June 25, 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 (Zoom); Glenn Banfield, Treasurer (via Zoom); 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 (via Zoom); Michael Riley, Labor Counsel; and Stella Johnson, Board Secretary.

OTHERS IN ATTENDANCE:

William Swain, representing the State of New Jersey (via Zoom); Andrew Shawl representing Remington & Vernick Engineers (via Zoom); Mike Oppici representing DeCotiis, Fitzpatrick, Cole & Giblin, LLP (via Zoom).

3. FLAG OF SALUTE

4. PUBLIC PARTICIPATION

No public

5. APPROVAL OF MINUTES

RESOLUTION #121: BOARD MINUTES OPEN SESSION – MAY 28, 2025

No changes or deletion to the Board Minutes Open Session.

The Board was asked to approve the Open Session transcript of minutes of the Regularly Scheduled Board Meeting of May 28, 2025.

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

Glenn Banfield and Stephanie Davies were absent.

RESOLUTION #122: BOARD MINUTES CLOSED SESSION – MAY 28, 2025

No changes or deletion to the Board Minutes Closed Session.

The Board was asked to approve the Closed Session transcript of minutes of the Regularly Scheduled Board Meeting of May 28, 2025.

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

Glenn Banfield and Stephanie Davies were absent.

6. CHAIRMAN – Gary L. Hill, Chairman

The Board should have received the ACMUA Issue #3 for April and May Newsletter in review, which was mailed. The employees received a copy as well.

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

There is nothing to discuss in Closed Session. However, there is another property that had a meter bypass. This will be presented at the July Board Meeting and hopefully it will be resolved.

8. COMMITTEE REPORTS

a. Engineering Committee – Gary L. Hill, Chairman

The Board was given a brief update on the various engineering projects that were discussed at the Engineering Committee Meeting.

8. COMMITTEE REPORTS - continue

b. Personnel Committee – Nynell Langford, Board Member and Karen Upshaw, Director of Administration

The Board was given an overview of the Leave Time Policy and Background Check and Employee Requirement to Report Criminal Charges Policy that will be presented for approval to be updated.

9. EXECUTIVE DIRECTOR’S REPORT

a. Executive Director – India Still

The Board was given an update on the closing date for the Lead Service Line Protection Phase 2 and the Security Grant Application.

An overview of the upcoming health insurance plan for the MUA was explained to the Board. The proposal from Fairview Insurance Agency will be presented to the Board for approval for this health coverage.

The MUA’s Annual Retreat will be held at the Boat House on Friday, July 18, 2025. There will also be a guest speaker.

b. Deputy Executive Director, Operation – Cliff Keen

There are items that will be discussed as the resolutions are presented to the Board. In addition, the Water Treatment Plant issues indicate that the Filter Building infrastructure must be prioritize for an update, which is the goal for this year. If the Board wants more detail information, they should review the Engineers and Operations Reports.

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

- (1) Financial Reports: The Board was previously given a detailed report for April 2025, and a brief summation of this report was conveyed.
- (2) Cash Management: The Board was previously given a detailed report for April 2025, and a brief summation of this report was conveyed.
- (3) Balance Adjustment was previously given to the Board for review.
- (4) Shut Offs: The Chairman had previously asked about the outstanding delinquent accounts. The MUA had shut off about ten (10) residential properties, but most of them have paid in full and their service was restored. Showboat and the former Atlantic Club or Hilton has the most outstanding accounts on commercial properties. In the past year, the MUA usually receive most of the outstanding balances during lien time in December.
- (5) 2024 Audit: The MUA is still waiting for the pension and health insurance report from the State. Normally, the MUA would have received it. However, the MUA is waiting to finalize the 2024 numbers, which should be soon.

CONSENT AGENDA

RESOLUTION #123: 805 N. INDIANA AVENUE – REGENCY DEVELOPERS, LLC – PLUMBING SYSTEM FAILURE

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$157.34 to Regency Developers, LLC, 805 N. Indiana Avenue, Account Number 911801-0.

RESOLUTION #124: 1105 BEACH AVENUE – OLIVIER MEDOR – 12 MONTH INTEREST FREE PAYMENT PLAN

The Board granted an interest free installment plan to Olivier Medor, located at 1105 Beach Avenue, Account #1193801-0 for the outstanding balance of \$1,582.86 for a one (1) year period, providing twelve (12) equal payments of \$131.91 to be paid by the 15<sup>th</sup> of each month, beginning July 15, 2025.

RESOLUTION #125: WATER SERVICE AGREEMENT – CHOWDHURY MOHAMMED – 4318 PORTER AVENUE

The Water Service Agreement with Chowdhury Mohammed for the property 4318 Porter Avenue, Block 354, Lot 2 in the City of Atlantic City, New Jersey, which the parties paid the installation and connection fee of \$11,440.48.

RESOLUTION #126: WATER SERVICE AGREEMENT – GREGORY AULICINO – 1603 N. MISSOURI AVENUE

The Water Service Agreement with Gregory Aulicino for the property 1603 N. Missouri Avenue, Block 699, Lot 18 in the City of Atlantic City, New Jersey, which the parties paid the installation and connection fee of \$13,601.48.

RESOLUTION #127: FIRE SERVICE AGREEMENT – AMOR REAL ESTATE HOLDINGS, LLC – 147 S. TEXAS AVENUE

The Fire Service Agreement with Amor Real Estate Holdings, LLC for the property 147 S. Texas Avenue, Block 36, Lot 25 in the City of Atlantic City, New Jersey, which the parties paid the installation and connection fee of \$2,616.83.

RESOLUTION #128: LEAVE TIME POLICY

To authorize the Board to approve an amended Updated Leave Time Policy, Section C, Leave Procedures to reduce the minimal increment necessary to request vacation, sick, and personal leave, i.e., leave time, from four (4) hours to half hour (30 minutes) increments; to be added in the MUA's Employee Handbook.

RESOLUTION #129: BACKGROUND CHECK AND EMPLOYEE REQUIREMENT TO REPORT CRIMINAL CHARGES POLICY

To authorize the Board to approve a Background Check and Employee Requirement to Report Criminal Charges Policy requiring background checks, the guidelines to determine rehabilitation, and the provision whereby employees are required to self-report any criminal charges; thereby, adding the Background Check and Employee Requirement to Report Criminal Charges Policy to be added in the MUA's Employee Handbook.

RESOLUTION #130: ADVERTISEMENT - PURCHASE AND REPLACEMENT OF WATER METERS, METER READING DEVICES, ADVANCED METERING INFRASTRUCTURE (AMI) SYSTEM COMPONENTS, METER RESETTERS AND RELATED INSTALLATION SERVICES

To advertise bids for the Purchase and Replacement of Water Meters, Meter Reading Devices, Advanced Metering Infrastructure (AMI) System Components, Meter Resetters and Related Installation Services in the Press Newspaper and on the ACMUA Website to accept bid on a date and time to be determined and publicly announced in accordance with law.

A motion was made by Glenn Banfield and seconded by Nynell Langford to approve the Consent Agenda. By roll-call Gary L. Hill, Nynell Langford, John Eccles, Jr. and Sayed Kausar. Mohammed Dedar abstained.

Glenn Banfield and Stephanie Davies were absent.

END CONSENT AGENDA

ROLL CALL AGENDA

RESOLUTION #131: AWARD FAIRVIEW INSURANCE AGENCY ASSOCIATES FOR INSURANCE BROKER SERVICES FOR HEALTH INSURANCE

To authorize the Board to accept Fairview Insurance Agency Associates, Inc. for Insurance Broker Services for Health Insurance from July 1, 2025 to June 30, 2026, while collecting the standard commission.

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, Glenn Banfield, John Eccles, Jr. and Stephanie Davies. Nynell Langford voted Nay.

RESOLUTION #132: AWARD OF LEAD SERVICE LINE REPLACEMENT – PHASE 2 – ARTHUR R. HENRY, INC.

To authorize the Board to accept the proposal from Arthur R. Henry, Inc. to provide the Lead Service Line Replacement – Phase 2 for the amount not to exceed \$18,906,620.00.

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

RESOLUTION #133: HUMAN RESOURCES- AUDIT CONSULTANT - EMPLOYEE RELATIONS CONSULTING, LLC

To authorize the Board to accept the quote from Employee Relations Consulting, LLC to provide Human Resources – Audit Consultant for the amount not to exceed \$2,500.00 from March 28, 2025 to March 27, 2026.

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

RESOLUTION #134: LABOR RELATIONS CONSULTANT – TOLSON CONSULTING, LLC

To authorize the Board to accept the quote from Tolson Consulting, LLC to provide Labor Relations Consultant for the amount not to exceed \$13,000.00 from May 23, 2025 to May 22, 2026.

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, Glenn Banfield, John Eccles, Jr. and Stephanie Davies.

Nynell Langford was absent.

RESOLUTION #135: HIGH CALCIUM HYDRATED LIME – CARMEUSE LIME, INC.

To authorize the Board to accept the bid from Carmeuse Lime, Inc. to provide High Calcium Hydrated Lime in the amount not to exceed \$149,860.75 from June 30, 2025 to March 30, 2026 and/or until all monies for this contract have been expended.

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

RESOLUTION #136: EMERGENCY TEMPORARY BACKWASH PUMP INSTALLATION AND RENTAL FOR FIVE ADDITIONAL MONTHS (IF NEEDED) – PUMPING SERVICES, INC.

To authorize the Board to pay Pumping Services, Inc. for Emergency Temporary Backwash Pump Installation and Rental for Five Additional Months (If Needed), in the sum of \$76,625.00.

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

RESOLUTION #137: EMERGENCY WATER MAIN AND ROAD REPAIR – ARTHUR R. HENRY, INC

To authorize the Board to pay Arthur R. Henry, Inc. for Emergency Water Main and Road Repair, because the water main on Iowa Avenue between Arctic Ave and the terminus of the road has reached the end of its life and is failing, in the sum of \$515,603.00.

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

RESOLUTION #138: ENGINEERING FOR CONSTRUCTION PHASE SERVICES FOR N. IOWA AVENUE EMERGENCY WATER MAIN – REMINGTON & VERNICK ENGINEERS

To authorize the Board to accept the proposal from Remington & Vernick Engineers to provide Engineering for Construction Phase Services for N. Iowa Avenue Emergency Water Main from Arctic Avenue and the Terminus of the Road for the amount not to exceed \$27,300.00.

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, Glenn Banfield, Nynell Langford and John Eccles, Jr.

RESOLUTION #139: DESIGNATION OF ASSISTANT SECRETARY FOR NJIB LOANS

To authorize the Board to Designate the Executive Director as Assistant Secretary to execute the construction financing note documents for the I-Bank funding to support its Phase II Lead Service Line Replacement project and its Security Enhancements project, due to the unavailability of the Board Secretary, Mohammed Dedar.

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

RESOLUTION #140: EMERGENCY ROAD PAVING ON ATLANTIC AVENUE – PAVING PLUS, LLC

To authorize the Board to pay Paving Plus, LLC. for Emergency Road Paving Repair, because of a leaking and broken fire hydrant at the corner of South Carolina Avenue and Atlantic Avenue, in the sum of \$11,800.00.



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

## BILLS

### RESOLUTION #141: MONTHLY BILLS

To approve the monthly bill resolution in the amount of \$636,177.40.

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

## EXECUTIVE SESSION

### RESOLUTION #142: EXECUTIVE SESSION

A motion was made by Glenn Banfield and seconded by Mohammed Dedar to go into Executive Session at 11:21am. By roll-call Gary L. Hill, Mohammed Dedar, Glenn Banfield, Nynell Langford and John Eccles, Jr.

## EXIT EXECUTIVE SESSION

Chairman Gary L. Hill requested that the Board exit the Executive Session at 12:32am by roll call Gary L. Hill, Mohammed Dedar, Glenn Banfield, Nynell Langford and John Eccles, Jr.

## DISCUSSION IN EXECUTIVE SESSION

In Executive Session, the Board discussed the following topics: Employee Sick Leave Payout; PFAS; Atlantic Shores project; and Environmental Cleanup Storage Area WTP.

### RESOLUTION #143: EMERGENCY CLEANUP OF THE STORAGE AREA AT THE WATER TREATMENT PLANT – ALL RISK, INC.

To authorize the Board to pay All Risk, Inc. for Emergency Cleanup of the Storage Area at the Water Treatment Plant, due to past animal intrusion created conditions necessitating environmental cleanup, in the amount not to exceed \$366,150.72.

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, Glenn Banfield, Nynell Langford and John Eccles, Jr.

ADJOURNMENT

Chairman Gary L. Hill requested that the Board Adjourn the Board Meeting at 12:36pm by roll call Gary L. Hill, Mohammed Dedar, Glenn Banfield, Nynell Langford and John Eccles, Jr.

Respectfully,

WaStella E. Johnson  
Board Secretary