



Atlantic City Municipal Utilities Authority

MINUTES OF THE BOARD MEETING OPEN SESSION

AUGUST 20, 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 10:05AM. The Board of Directors held their public meeting as designated below both via Zoom Conference or In-person on August 20, 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 (via Zoom); 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 (Absent); 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); George Frino representing DeCotiis, Fitzpatrick, Cole & Giblin, LLP (via Zoom); and Eric DyReyes, Esq. representing Employee Relations Consulting, LLC (via Zoom).

3. FLAG OF SALUTE

4. PUBLIC PARTICIPATION

No public

5. APPROVAL OF MINUTES

RESOLUTION #168: BOARD MINUTES OPEN SESSION – JULY 16, 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 July 16, 2025.

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

Glenn Banfield and John Eccles, Jr. were absent.

RESOLUTION #169: BOARD MINUTES CLOSED SESSION – JULY 16, 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 July 16, 2025.

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; Stephanie Davies and Sayer Kausar.

Glenn Banfield and John Eccles, Jr. were absent.

6. CHAIRMAN – Gary L. Hill, Chairman

The Board of Directors and the MUA extends its sympathies and condolences to Ernest Coursey's family on his passing. He was a hard working servant. He will be sorely missed.

The Board Training is scheduled next Tuesday, August 26, 2025 at 2pm at the Administrative Offices in the Board Room. A reminder will be sent out on Monday, August 25, 2025.

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

There is nothing to discuss in Open Session.

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.

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

There are several items that India Still, Executive Director will discuss in Closed Session.

9. EXECUTIVE DIRECTOR'S REPORT

a. Executive Director – India Still

The Employee Retreat will be on Tuesday, September 30, 2025 at Stockton University in Atlantic City. Also the Cybersecurity Grant Program is on the Agenda for approval.

b. Deputy Executive Director, Operations – Cliff Keen

A report was given to the Board. More information can be reviewed on 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 June 2025, and a brief summation of this report was conveyed.

(2) Cash Management: The Board was previously given a detailed report for June 2025, and a brief summation of this report was conveyed.

- (3) Balance Adjustment was previously given to the Board for review.
- (4) Shut Offs: Information was given to the Board regarding the shut offs for this month.
- (5) 2024 Audit: An update was given to the Board.

CONSENT AGENDA

RESOLUTION #:170 REQUEST FOR PROPOSAL - PREPARATION OF THE 2025 ANNUAL AUDIT AND PROVIDING ACCOUNTING SERVICES

Authorization for the Authority to Request for Proposals for Professional Services for the Preparation of the 2025 Annual Audit and Providing Accounting Services for the calendar year 2025.

RESOLUTION #171: ADVERTISEMENT – FIRE HYDRANTS, STAINLESS STEEL REPAIR CLAMPS, CAST IRON FITTINGS AND OTHER PARTS

To advertise bids for Fire Hydrants, Stainless Steel Repair Clamps, Cast Iron Fittings and Other Parts on the ACMUA Website to accept bids in accordance with N.J.S.A. 40A:11-1 et seq.

RESOLUTION #172: 4333 WINCHESTER AVENUE – MD. M ISLAM – PLUMBING SYSTEM FAILURE

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$206.72 to MD. M Islam, 4333 Winchester Avenue, Account Number 863001-0.

RESOLUTION #173: 512 N. INDIANA AVENUE – DANIEL W. SABBA – PLUMBING SYSTEM FAILURE

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$1,434.35 to Daniel W. Sabba, 512 N. Indiana Avenue, Account Number 917301-0.

RESOLUTION #174: 1135 EMERSON AVENUE – WILLIAM MC ARTHUR – ABATEMENT AND 12 MONTH INTEREST FREE PAYMENT PLAN

The Board was asked to approve the abatement to grant a fifty (50%) percent abatement of \$854.52 to William McArthur, 1135 Emerson Place, Account #987301-0, and grant an interest free installment plan on the remaining balance of \$920.81 with twelve (12) equal payments of \$76.73 to be paid by the 15th day of each month, beginning in September 2025.

RESOLUTION #175: WATER SERVICE AGREEMENT – ZP AC HOLDINGS 1 LLC –
558 N. CONNECTICUT AVENUE

The Water Service Agreement with ZP AC Holdings 1 LLC for the property 558 N. Connecticut Avenue, Block 556, Lot 8.01 in the City of Atlantic City, New Jersey, which the parties paid the installation and connection fee of \$6,426.68.

RESOLUTION #176: WATER SERVICE AGREEMENT – ZP AC HOLDINGS 1 LLC –
602 N. CONNECTICUT AVENUE

The Water Service Agreement with ZP AC Holdings 1 LLC for the property 602 N. Connecticut Avenue, Block 556, Lot 7 in the City of Atlantic City, New Jersey, which the parties paid the installation and connection fee of \$6,426.68.

RESOLUTION #177: STATE AND LOCAL CYBERSECURITY GRANT PROGRAM –
LOCAL CONSENT AGREEMENT

To authorize the Authority to enter into an Agreement through the State of New Jersey Federal Fiscal Year 2025 State and Local Cybersecurity Grant Program with the New Jersey’s State Administrative Agency (SAA), namely the New Jersey Office of Homeland Security and Preparedness (NJOHSP) to sign the Local Consent Agreement.

RESOLUTION #178: NJ INFRASTRUCTURE BANK FOR TECHNICAL ASSISTANCE
FOR ENGINEERING PLANNING AND DESIGN SERVICES FOR CAPITAL PROJECTS

To authorize the Authority to apply to the State of New Jersey’s Infrastructure Bank for Technical Assistance for Engineering and Planning and Design Services for Capital Projects.

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

Glenn Banfield and John Eccles, Jr. were absent.

END CONSENT AGENDA

ROLL CALL AGENDA

RESOLUTION #179: ABS FACILITY SOLUTIONS - JANITORIAL SERVICES FOR ADMINISTRATION, OPERATIONS FACILITY AND WATER TREATMENT PLANT PUMPING STATION FACILITY

To authorize the Board to accept the bid from ABS Facility Solutions for Janitorial Services for the Administration Facility and Water Treatment Plant in the amount of \$19,161.00; and for the Administration Building, in the amount of \$12,967.50.

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 #180: RS POWERGEN, LLC – MAINTENANCE CONTRACT ON AUXILIARY POWER GENERATOR ENGINES

To authorize the Board to accept the Proposal from RS Powergen, LLC for a Maintenance Contract on Auxiliary Power Generator Engines at the Water Treatment Plant Pumping Station Facility from September 19, 2025 to September 18, 2026, in the amount not to exceed \$83,550.00.

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 #181: USIC LOCATING SERVICES, LLC – FACILITIES LOCATION AND MARK-OUT SERVICES - RENEWAL

To authorize the Board to accept the Proposal to Renew an Agreement with USIC Locating Services, LLC for Facilities Location and Mark-Out Services from June 18, 2025 to June 17, 2026, not to exceed the budgeted amount.

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

Glenn Banfield was absent.

RESOLUTION #182: LEAD SERVICE LINE REPLACEMENT PHASE I – ARTHUR R. HENRY, INC. - CHANGE ORDER #2 AND #3

To authorize to accept the Change Order #2 and Change Order #3 from Arthur R. Henry, Inc. from the original Agreement dated June 20, 2024, for the Lead Service Line Replacement Phase I to complete the Lead Service Line Replacement Phase I, which will decrease the contract price by \$6,690.00 for a total contract price from \$5,154,777.00 to \$5,148,087.00.

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 #183: BALTIC AVENUE WATER MAIN IMPROVEMENTS – CHANGE ORDER #6 – ARTHUR R. HENRY, INC.

The Board was asked to accept Change Order #6 from Arthur R. Henry, Inc. from the original agreement, dated June 20, 2024, for the Baltic Avenue Water Main Improvements, which represents supplemental items for milling and paving work areas outside the limits of the City paving project, which will increase the contract price by \$138,708.20, for a total contract price from \$4,691,208.45 to \$4,829,916.65.

A motion was made by John Eccles, Jr. 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 #184: PURCHASE OF JOHN DEERE CONSTRUCTION EQUIPMENT – JESCO, INC

To authorize the Board to purchase John Deere Construction Equipment from Jesco, Inc. through the Sourcewell Cooperative Purchasing Agreement in the amount not to exceed the sum of \$245,979.00.

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.

BILLS

RESOLUTION #185: MONTHLY BILLS

To approve the monthly bill resolution in the amount of \$3,190,994.71.

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, John Eccles, Jr. and Stephanie Davies.

Glenn Banfield was absent.

EXECUTIVE SESSION

RESOLUTION #186: EXECUTIVE SESSION

A motion was made by Gary L. Hill and seconded by Stephanie Davies to go into Executive Session at 10:57am. 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 11:43am 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: Staff Retirement and Adjustment; HR Survey Presentation and recommendations, City Paving: Utility Services; PFAS Report; EPA recommendations; and Meter Project Staffing and Revenue.

FACILITIES LOCATION AND MARK-OUT SERVICES

The Board asked for clarification of the resolution previously passed regarding Facility Location and Mark-out Services. It was explained to the Board that it was in the Authority's best interest to hire USIC Locating Services, LLC to perform Utility Location and Mark-out Services when digging underground, due to staff shortages.

RESOLUTION #187: STAFF ADJUSTMENT

To authorize the Board to grant an adjustment in salary to Karen Upshaw, Director of Administration from \$105,000.00 to \$120,000.00, effective August 20, 2025, and move the Payroll functions from the Administration over to the Finance Division to better focus on the optimal functioning of the Human Resource Office.

A motion was made by Gary L. Hill and seconded by Nynell Langford 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 11:54am by roll call Gary L. Hill, Mohammed Dedar, Glenn Banfield, Nynell Langford and John Eccles, Jr.

Respectfully,

WaStella E. Johnson
Board Secretary