



**Board of Commissioners**

*Senator Robert Singer, Chairman*

*P. G. Waxman, Vice Chairman*

*Raymond Coles, Treasurer*

*Anne Fish, Assistant Secretary*

*Craig Theibault, Commissioner*

*Samuel Flancbaum, Alt. Commissioner*

*Meir Lichtenstein, Alt. Commissioner*

**THE LAKEWOOD TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

**Regular Meeting Minutes**

**July 12, 2017**

- I. Senator Singer opened the meeting at 10:01 A.M. in the Conference Room of the Lakewood Township Municipal Utilities Authority, 390 New Hampshire Avenue, Lakewood, New Jersey.
  - II. It was announced that in accordance with Chapter 231, Public Law, adequate notice of this meeting was given and that a notice of this scheduled meeting was filed with the Township Clerk and posted in the Municipal Building in a place accessible to the public and by means of public notices in the Asbury Park Press on February 10, 2017 and The Tri Town News on February 15, 2017.
  - III. **Salute to the Flag**
  - IV. **Roll Call of Commissioners**

On a roll call the following Commissioners were present: Mr. Lichtenstein, Mr. S. Flancbaum, Mr. Theibault, Mayor Coles, Mrs. Fish and Senator Singer. Mr. S. Flancbaum was seated as an alternate. The following professionals and key personnel were present: Mr. Norman Smith, Esq., Mr. Gerwin Bauer Jr., Auditor, Mr. Justin Flancbaum, Executive Director, Mr. Daniel Rappoccio, CFO, Mr. Colin Farrell, CEng MIEI, Director of Engineering, Mr. Adam Ponsi, P. E. and Mr. Robert Farina, Instrumentation Department Supervisor.
  - V. **Minutes**

A motion to approve the minutes of the Regular Meeting held on June 6, 2017, was made by Mayor Coles and seconded by Mrs. Fish. On a **voice vote**, Mr. S. Flancbaum, Mr. Theibault, Mrs. Fish and Senator Singer voted, "**Aye**". Mayor Coles abstained.  
**Motion carried.**
- Chief Financial Officer Report**
1. **Financial Results Review For June 30, 2017**

The Authorities net position for the period ending June 30, 2017 is approximately \$1.6 Million which is ahead of the budget by \$1.3 Million. The Authority's operating revenues as of June 30, 2017 is \$6.7 Million which is approximately \$1.1 Million ahead of budget. This continues to be driven by non-recurring connection fees of approximately \$487,000.00 and higher service charges of approximately \$600,000.00. The Authority's

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expenses through June 30, 2017 are \$5.1 Million. The Authority is approximately \$217,000.00 behind the expense budget through June. Compared to last year's expenses, the Authority is behind by about approximately \$60,000.00

## 2. **Motion to Approve Operating Voucher**

Mr. Rappoccio provided the commissioners and Mr. J. Flancbaum with a list of abstentions. The Operating Vouchers increased by \$12,004.22 over what was sent in the packet. The amended amount is \$353,047.27. \$32,363.54 is for construction. \$320,683.63 is operating expenses. \$56,422.25 will be disbursed from the escrow account. Senator Singer asked what came in late that increased the operating vouchers. Mr. Rappoccio said it was the attorney's invoice.

Mr. Waxman arrived and Mr. S. Flancbaum is no longer seated as an alternate. Senator Singer wished Mr. Waxman "Mazal Tov".

A **motion** to approve operating vouchers in the amended amount of \$353,047.27 was made by Mayor Coles, seconded by Mrs. Fish. On a **voice vote**, all members present voted, "**Aye**" with noted abstentions. **Motion Carried.**

## VI. **Engineer's Report**

### 1. **Ridge Avenue School #2**

#### Resolution Accepting Developer's Agreement

This is Yeshiva Gedola Bais Yisroel. On June 19, 2017 a meeting was held to discuss the terms. Two main terms in the agreement are that the developer agrees to install the off-site water and sewer main extensions. Due to time constraints they asked for an option to install only part of the sewer main extension and give \$60,000.00 to the Authority as a fair share contribution. When the Authority installs the sewer main extension, the Authority will have the \$60,000.00 for it. Senator Singer asked if that is acceptable. Mr. Ponsi replied yes. At this time, the Authority may accept the terms of Developer's Agreement as shown in schedule B. Mr. Theibault asked where this school is located. Mr. Ponsi responded that this building was built awhile back on Ridge Avenue on the bend. Mr. J. Flancbaum read **Resolution #17-69 Authorizing The Execution Of The Developer's Agreement Ridge Avenue School No. 2.** Motion was made by Mr. Waxman, seconded by Mrs. Fish. On **roll call**, Mayor Coles, Mr. Waxman, Mrs. Fish and Senator Singer voted, "**Yes**". Mr. Theibault abstained. **Adopted.**

### 2. **Meter Replacement Phase 3**

#### Resolution Awarding Change Order #3

#### Resolution Releasing Performance Guarantees, Accepting Maintenance Guarantees and Releasing Retainage

The Authority received Change Order request No. 3 for a net credit of \$35,634.60 in order to close out the project. The credit is for numerous meters and radios that were not installed by In Line Services either due to inaccessibility or the Authority already performed the installation. Senator Singer asked can we finish all the meter installations. Mr. Ponsi said that the Authority is working internally on the meters that were not accessible. There are about fifty left in the entire system. Senator Singer asked when it is planned to be finished. Mr. Ponsi said that Ms. Miller and Ms. Stansbury have been working with the Operations Department on getting some done every month. Senator Singer said that he wants a date set that if the Authority does not get the cooperation of the landlord etc. the water will be turned off. There is no excuse for this unless the property was abandoned. Mr. J. Flancbaum said that most of these of properties were either vacant or inaccessible. There are only one or two customers that are trying to hold out. Mr. J. Flancbaum read **Resolution #17-70 Authorizing Change**

**Order No. 3 Radio Meter Conversion Program Phase III.** Motion was made by Mayor Coles, seconded by Mr. Waxman. On **voice vote**, all members present voted, "**Aye**". **Adopted.**

The resolution releasing Performance Guarantees, accepting Maintenance Guarantees and Releasing Retainage is conditioned on the approval of the maintenance bonds to be submitted by In-Line Services. Mr. J. Flancbaum read **Resolution #17-71 Release Of Performance Guarantee, Accepting Maintenance Guarantee and Releasing Retainage Meter Replacement Phase III.** Motion was made by Mayor Coles, seconded by Mrs. Fish. On **voice vote**, all members present voted, "**Aye**". **Adopted.**

### **3. Drought Response Order & Leak Detection**

#### Resolution Awarding Contract

On June 29, 2017 the Authority received three proposals for performing the leak detection survey. The lowest proposal was \$22,940.00 and the highest was \$36,580.00. At this time the Authority may award the contract to Water Loss Systems, Inc., in the amount of \$22,940.00 conditioned on the Authority Engineer and Attorney reviews. Senator Singer said even though the Authority is not mandated by the State to do it, it is a good thing for the Authority to do. It is good to do it now when things are quiet. The Authority can only be saving money at the end and we will know the Authority's system is in good stead. The companies that submitted proposals are not pressed right now, that is probably the reason why the Authority got a better bid as opposed to when everyone was rushing to do it. Senator Singer said that this should be done periodically, every couple of years, especially the aging part of the system. Mr. Ponsi said that it makes sense. Mr. Lichtenstein asked about the terminology that the DEP used, Drought Response Order. Senator Singer explained that the Authority was in a County that was under a State Drought Response which requires the Authority to do the Leak Detection. The Drought Order was lifted but the Authority wants to do it anyway because it makes sense. Mr. J. Flancbaum read **Resolution #17-72 Awarding A Contract For The Performance Of A Leak Detection Survey.** Motion was made by Mayor Coles, seconded by Mr. Waxman. On **voice vote**, all members present voted, "**Aye**". **Adopted.**

### **4. Property Transfer Well #2 Site**

#### Resolution Awarding Professional Services Contract

As discussed last month, the Authority received a proposal from GTS Consultants for surveying services. The Authority awarded a contract to Remington Vernick to spearhead the project. They were reviewing the proposal from GTS Consultants. On July 5, 2017 a letter was issued recommending a couple of changes to the GTS Consultants proposal. On July 6, 2017 the revised proposal was received to the amount of \$9,900.00. \$2,600.00 of the \$9,900.00 is for additional services if it is necessary for the Authority to expand the site into Lot 143. That will only be used if the Authority needs to expand into that lot. Senator Singer asked whose lot is this. Mr. Ponsi said that Well No. 2 Site is on a Township lot and the Authority has a lot bordering it. Senator Singer asked if this is in Original Leisure Village. Mr. Ponsi said yes. Senator Singer said it was thought that the property that has the right of access was owned by the Leisure Village and the Authority was negotiating with them. Their attorney, Mr. Sean Gertner, had decided the Authority was not giving enough money and wanted to revamp the deal and get more money for access to the well. Mr. J. Flancbaum said that before the Authority does anything it should be looked at. It was found out that the well sits on Township property and the lot next to it that was being negotiated was actually Authority property. Senator Singer thanked Mr. J. Flancbaum for a good job done. Mr. J. Flancbaum read **Resolution #17-73 Awarding Professional Services Contract Without Public Bidding Pursuant To N.J.S.A. 40A:11-4.1 et seq.** Motion was made

by Mr. Waxman, seconded by Mrs. Fish. On **voice vote**, all members present voted, "**Aye**". **Adopted.**

## **VII. Attorney's Report**

Mr. Smith said he has an Order granting condemnation of premises that the Authority requested to acquire. It was signed on July 7, 2017. Mr. Smith has it here. In accordance with statutory procedure it does appoint three independent people to go down and inspect the property to make a decision as to whether the amount the Authority deposited in court is too much, not enough or just right. Senator Singer asked which property is this. Mr. J. Flancbaum said that the property owner is Binyamin Meisels. Senator Singer asked if he contested this. Mr. Smith said no. He filed the documents and there was no response. Senator Singer asked how much money was put aside for this. Mr. J. Flancbaum said \$16,000.00 was put aside. This came from the escrow account from the developer. Senator Singer asked if this is property that the Authority was asked to hold off on. Mr. J. Flancbaum said yes this is the one. But it had nothing to do with the Authority. The property owner had to negotiate with the developer. Mr. Smith said that he felt that the Authority is a government agency and filed a condemnation action and gotten an independent appraisal from a certified appraiser. The Authority is doing the proper governmental steps. Senator Singer told Mr. Smith, as the Authority's attorney you are the expert on this and we follow what you say. Senator Singer said the Authority cannot hold up the project anymore. Senator Singer thanked Mr. Smith for a good job.

Senator Singer told the Commissioners that it turns out that the Laurie Leeds property is not needed.

Senator Singer said that the Authority may be getting sued on an issue with Eric Mallen. That will go to the insurance carrier. Mr. Waxman said maybe it should be discussed in closed session. Senator Singer said it is not a closed session issue. The Authority has not been sued yet. The Authority was threatened about being sued for damages. Senator Singer said this is a problematic issue on Route 88. He wanted the Authority to redo his entire place and he made all kinds of ridiculous claims. The Authority tried to work with him. He kept changing his mind. The Authority got a threatening phone call from his attorney from the Bathgate firm. The phone call inferred that they were going to come in and discuss, otherwise they will sue. This goes to the Authority's insurance company, The JIF. The Authority has plenty of documentation. It also involves the contractor. The Authority has done the right thing and has tried to work with him in a nice way. He is claiming loss of revenue etc. Mr. Smith said that is why the Authority has the JIF. They will figure it out. Mr. J. Flancbaum said he spoke to the JIF about this and they acknowledged it. They said if anything comes in, let them know. Senator Singer thanked Mr. Smith and Mr. J. Flancbaum for their work on this issue.

## **VIII. Executive Director's Report**

### **1. Resolution awarding contract for the purchase of Geographic Information System (GIS) software**

A Request For Proposal (RFP) opening was held on June 15, 2017 for the purchase of GIS software. Proposals were solicited under the competitive contracting guidelines. Two proposals were received. One proposal was from Maser Consulting and the second proposal was from ESRI. Maser Consulting's proposal was for consulting services only and did not cover the scope of services that was requested in the RFP. The proposal from ESRI was for their small utility enterprise license which is exactly what we are looking for. It is a three year licensing agreement at a cost of \$25,000.00 per year and a one-time fee of \$16,700.00 for four days of onsite installation and

configuration. The total is \$91,700.00. This is the exact software product that the Authority was looking for in order to fully deploy our GIS program. This service is recommended by our GIS Specialist. This will bring our GIS program to the next level, to the level that it will be utilized daily in the field. Senator Singer said that the field employees will have information available to them. They will not have to look around where are the valves etc. They will know exactly where it is. This software is state of the art. The Authority has been working on this GIS system for a number of years. With the hiring of the GIS specialist we are able to come into full implementation. This is an important aspect of putting the system online. Now it is accessible to the field employees and the engineering department. Senator Singer asked that once it is installed and fully operational he would like the commissioners to get a demonstration. Mr. J. Flancbaum said he will. Mr. J. Flancbaum read **Resolution #17-74 Awarding Contract For The Purchase Of Geographic Information System (GIS) Software/Services**. Motion was made by Mayor Coles, seconded by Mrs. Fish. On **roll call**, all members present voted, "Yes". **Adopted**.

**2. Resolution authorizing the execution of a lease agreement with GSE Investments, LLC for the installation and operation of a solar system.**

This is in conjunction with the solar project. This lease agreement will be incorporated into the power purchase agreement that the Authority has with the solar developer. This gives them access to the site so that they can install and operate the solar system. It also allows them access through the easement from the Township. This gives them access to the site from America Avenue so they do not have to access it from the Authority's main complex. Senator Singer asked if the Authority received CAFRA approval. Mr. J. Flancbaum said yes, the Authority received a CAFRA permit for the solar field and the building addition. Senator Singer said the importance of the CAFRA was that they allowed us to only count the stanchions, if we were able to only count the stanchions there would have been a problem getting the solar field in the area. They might have claimed there was too much lot coverage. So we worked on it. Part of the problem was the original engineering firm did not realize a CAFRA permit was needed. It was put out to bid without that knowledge. This delayed the project. The good thing about this was that the Authority was able to piggyback the building expansion. All the approvals were received at one time as opposed to getting one approval and going back for the second one. Senator Singer asked if there is a time frame on this. Mr. J. Flancbaum said there is a meeting with the solar developer tomorrow. We will discuss the construction drawings and about submitting for permits to the Lakewood Construction Department. Senator Singer said it was run before the boards so that they know about it and we got all the approvals. Also everyone in the area has been notified so that there are no complaints. The solar system will be going on the tree site next to the Authority. As many trees as possible will be kept to block it. The ones that are taken down, Mr. Theibault will have them replanted downtown. Mr. J. Flancbaum read **Resolution #17-75 Authorizing The Execution Of A Lease Agreement With GSE Investments, LLC For The Installation And Operation Of a Solar System**. Motion was made by Mr. Waxman, seconded by Mrs. Fish. On **roll call**, all members present voted, "Yes". **Adopted**.

**3. OCUA 2018 Bulk Rate**

Notice was just received that the OCUA is increasing their 2018 bulk rate by two percent. It is their first increase since 2012. Mr. J. Flancbaum together with Mr. Rappoccio spoke to Mr. Bauer regarding this increase. This increase will have to be a pass through for the sewer budget. Senator Singer said he wants a notice going out to the customers regarding the OCUA increase explaining that the increase is a pass through. It should also be put on the website. This should be put on the December bill. Mr. Theibault asked what the typical bill is for the residents. Mr. J. Flancbaum said that

the average quarterly sewer bill is \$80.55. Two percent is equal to \$1.61 per quarter. Senator Singer said it should be stated on the notice that the basic average increase is \$1.61 per quarter and it is a direct pass through. Mr. Waxman said also to include the date it will take effect. Mr. J. Flancbaum said he will have it taken care of.

Added agenda item:

**4. Reverse Auction**

A reverse auction was conducted this morning for electricity procurement for all the sites except the New Hampshire Avenue site. According to our energy consultant electricity prices are currently at close to all-time lows. We thought that now would be a good time to lock in the rest of the sites when the contract expires. The lowest price we got for a thirty six month contract was 6.8 cents per kilowatt hour. Now the Authority is paying 8.2 cents per kilowatt hour. When compared against the JCP&L tariff of 8.99 cent per kilowatt hour this would provide a three year savings of \$137,000.00. Mr. J. Flancbaum read **Resolution #17-76 Awarding Contract To Agera Energy LLC For Electricity Supply Services**. Motion was made by Mayor Coles, seconded by Mrs. Fish. On a **roll call**, all members present voted, "**Yes**". **Adopted**.

**5. Administration Building Addition**

Mr. J. Flancbaum directed everyone to look at the conference room screen. On the screen was the floor plan for the addition. Senator Singer asked if this has gone to the construction committee. Mr. J. Flancbaum said it was shown to the construction committee and was signed off by the department heads. Senator Singer asked Mr. J. Flancbaum to revisit this with the department heads. He wants to make sure they thought of everything. Senator Singer asked Mr. Ponsi if he looked at the whole plans. Mr. Ponsi said he was not involved with this project. Mr. Morrill was involved and now Mr. Farrell is. Senator Singer asked Mr. Farrell if he had a look at the plans. Mr. Farrell said yes he has. Senator Singer asked from his perspective has he seen anything that glares out. Mr. Farrell said he had one question in terms of emergency exits. He had a discussion with Mr. J. Flancbaum and it is fine. Senator Singer asked Mr. J. Flancbaum if everyone is happy with the general flow. Mr. J. Flancbaum responded that this is the third rendition of the floor plan. He had the architect place workstations to see where they can be but these are flexible spaces so it is not necessarily where the noted person will be. We plan on having tall movable cubicle stations. There will be places where people can work and concentrate. Senator Singer has two questions. Will you be looking at the front area also? Mr. J. Flancbaum said yes. Senator Singer said that with everything moving around, the front area will not have to be the same way it is now. Mr. J. Flancbaum said there will be vacant spaces up front. There will be an additional two bathrooms. The kitchen will be moved to a new dining/training room. The existing conference room will stay in the same place. There will be a second floor that will be finished so that it will be available for future use. Senator Singer said he just wanted to make sure that the front area is rethought over. Also, as discussed with Mr. Rappoccio and others, it is difficult to concentrate and block out other things going on but on the other hand he does not want the stations uncomfortable to work in. The employees should not feel like they are in a closed in box and claustrophobic. Cubicles with high walls can feel closed in. Mr. J. Flancbaum said that the type of work that the people that are moving into that space do is quiet work. It is not customer service. Senator Singer asked if the actual employees that are moving have been spoken to and looked at it. Mr. J. Flancbaum said they have spoken to Ms. Miller, Ms. Stansbury, Mr. McBride and Mr. Bassyouni. Senator Singer said that it is good that everyone was spoken to and their input was received. Mr. Theibault asked what will happen with the parking spots on the side of the building that will be eliminated with the building addition. Mr. J. Flancbaum said employee only parking will be added on near the vehicle storage and operations buildings. We will have plenty of parking there. The operations staff can park there and

the employees working on the new side of the building can also park there. Mr. Waxman asked if there will be a room that will be centrally located for the file room. Senator Singer said that will be on the second floor. Mr. J. Flancbaum said at this time, we do not have a file room. It is kept in trailers and in the hallway. In the new plans there is flexible space and once the construction commences and we move into the new space, the names of the room may change. Upstairs will be used for storage. There will be an elevator installed. Senator Singer said the elevator will be installed so that it will be easily accessible. He found out in some projects that when the elevator shaft is put in at construction time and the actual elevator is put in at a later date and there is a mistake, you have a problem. If you put in the elevator at the time of construction and there is a problem then it can be taken care of. The second floor can be used for offices when needed. Senator Singer said that if anyone comes back with any suggestions, let us know.

**IX. Technical Operations Report**

**Field Operations Report:**

**1. County Line Lift Station Modification Update**

Today the sewer flow grinder controls and the actual grinder is being installed at the County Line Pump Station. This will be the last modification needed in order to keep this station capable of handling its duties until it is replaced by the sewer line extension.

**2. In-house Mechanical Repairs Report**

The Authority's mechanic has fabricated some modifications to our critical water treatment lime and aeration systems to prevent past chronic failures both at the Shorrock Street and New Hampshire Avenue Water Treatment Plants.

**3. PEOOSH Inspection Report**

Through the efforts of our Safety Department, we have successfully completed a surprise PEOOSH inspection that was conducted earlier in the year by two separate inspectors for employee facility health and safety areas. The Authority is in full compliance as was fully documented to us by the respective State compliance agency.

**Technical Operations Report:**

**4. SCADA**

All SCADA systems are running status quo. There are projects that are still in process.

**5. Two Way Radio Project Progress**

The back up two way radio system project is awaiting equipment delivery and installation. This is expected to be completed by months end.

**IT Status Report:**

**6. New Antivirus Software**

We will be rolling out the new McAfee antivirus implementation to all of the Authority's computers and servers this month.

**7. New HP Network Switch Install**

The new Hewlett Packard SCADA networking switches will be installed by months end as well.

**8. FTP Software Update**

We are in the process of setting up the File Transfer Protocol in order for our organization to transfer very large files back and forth within each department and the

outside world. The Authority will be testing the software with our Engineering Department first.

**GIS Report:**

**9. GIS Maps Usage Update**

A beta, or test version, of the GIS data viewer application was created and shared with the Executive Director, the Director of Engineering and myself. This demonstrated the practicality of the GIS mapping usages. We actually got to play with it a little bit. When we feel that it is at completion it will be showed to the commissioners. Senator Singer said that the commissioners are very happy that the Authority has a GIS Specialist on staff full time. Mr. Farina said Mr. McClain is working out real well. Mr. J. Flancbaum said the in-house GIS Specialist prepares the RFPs, vendor requests and whatever is needed. Senator Singer said the Authority has made smart additions to the staff, the in-house mechanic and the GIS specialist. Not only does it save the Authority money, but we can catch up on things and also have things done that we previously did not think about.

**10. Fire Hydrant Information Report**

Fire Hydrant information was provided to the Lakewood Fire District in the requested GIS format.

**11. GIS Server Update**

Updated GIS server architecture is in review prior to deployment.

Senator Singer asked Mr. Farina if he is happy with the building addition. Mr. Farina said he thinks the final design will work out well.

Senator Singer asked if everything is finished with the outside SCADA contractor. Does the Authority have all the files and is the Authority fully operational? Mr. Farina said yes, he gave everything he is contractually obligated. Senator Singer asked if he left on good terms. Mr. J. Flancbaum said yes, he wrote him a letter. Senator Singer said it served its purpose for a long time but the Authority outgrew it. The Authority took the right steps to protect itself in case something happened unintentionally and was stranded and left at someone's mercy. Mr. Farina said we left off professionally and it is mutual.

**X. Commissioners' Report**

Mr. Theibault said that awhile back there was a discussion at a meeting regarding putting an access road for the Authority employees through the Public Works. A conversation ensued. The consensus was that it would not be helpful as thought.

**XI. Meeting Open To The Public**

Mr. Moshe Zeines of Elmhurst Boulevard asked to speak. Mr. Zeines questioned if item number ten on the Technical Operations Report, Fire Hydrant Information Report includes the hydrants on Oak Street. Mr. Farina said it has information on all the hydrants in the Authority's service area. Mr. Zeines said that he heard at the Fire Department that the Authority agreed to install five new hydrants along Oak Street. Senator Singer asked Mr. Ponsi if there was any contact from the Fire Department about installing fire hydrants. Mr. Ponsi said they did contact the Authority if there was water on Albert Avenue. The Authority does not have at this time. They were looking for more fire hydrants in various areas in town. Senator Singer said that it seems there is no discussion of hydrant installation now. Senator Singer asked Mr. Zeines who he spoke with. Mr. Zeines said he heard it at a fire commissioners meeting. It could be they were talking about Albert Avenue and not Oak Street. Mr. Zeines said that the nearest fire

hydrant for Albert Avenue is on Pine Street about 1000 feet away. Since each fire truck has only one or two hoses they would need around three trucks to get water just to Albert Avenue. This makes the fire department's job harder. He heard from an engineer in town that the Authority and New Jersey American Water Company would not bring water to an area for fire protection/hydrants, only when there is an increase in homes built. Senator Singer said the Authority installs water mains based on development. Mr. Zeines asked that since the Township is putting in sidewalks in the Albert Avenue area could the Authority put in fire hydrants in that area. He is not part of the fire department yet, but he is applying. He is asking if the Authority can help the fire department so they can help others. Senator Singer explained that the Authority installs water mains normally when a developer pays for it, not like New Jersey American Water that charges the users. That is the reason the Authority is forty percent cheaper than them. Mr. Zeines thought that the Authority forces the people that live there to pay the connection fees. Senator Singer said that the developer pays the connection fees. The Authority does not mandate people to hook up only if they want to. If thirty people from Albert Avenue approached the Authority and say they would like water and we will all hook up, then they pay the connection fees. If the Authority puts water there and the homeowner says I have well water and do want to hook up, though the Authority could mandate them to hook up, the Authority has never done that. In most cases when the well fails and the homeowner wants to hook up, then they can. It is the same with sewer. Mr. Zeines asked when the developers come in is there a requirement at a certain point that they are required to use Authority water. Senator Singer said it is usually based on size and what they are building. If they are building townhouses, they have to have water and sewer. Most homeowners prefer water and sewer as opposed to well and septic. Most developments in town are water and sewer, very rarely is it not. Mr. J. Flancbaum said that there is a new development that was approved for well and septic. This is okay if the lots are big enough to accommodate it. Senator Singer said that it is the decision of the developer whether they want water and sewer. If the developer wants it then the Authority would bring water and sewer there. Senator Singer said the Authority is always willing to talk to someone about this and appreciates that Mr. Zeines took the time to come in. He is always welcome to come back. Senator Singer wished Mr. Zeines good luck on becoming a fire fighter.

**XII. Meeting Closed To The Public**

**XIII. Adjournment**

**A motion** was made by Mr. Waxman, seconded by Mayor Coles to adjourn meeting. On a **voice vote**, all members present voted, "**Aye**". The meeting was adjourned at 10:55 A.M.

Respectfully submitted,

Nechama Lapa,  
Secretary, LTMUA