

**MINUTES
HARDYSTON TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
March 3, 2025**

The meeting of the Hardyston Township Municipal Utilities Authority was held on Monday, March 3, 2025 at 7:00 p.m., at the Municipal Building located at 149 Wheatsworth Road.

Members Present: Mr. Kaminski, Mr. Codner, Mr. O'Grady, and Mr. Caiazzo,

Members Absent: Mr. Cicerale, Mrs. Carey, Mrs. Card

Also present: Mrs. Carrine Piccolo-Kaufer, Mr. Michael DiFazio, and Mr. Mike Vreeland.

After salute to the flag, Mr. Codner stated compliance with the Open Public Meetings Act.

MINUTES: A MOTION was made by Caiazzo seconded by Kaminski, to approve the minutes of the February 3, 2025 meeting. In favor, Kaminski, Caiazzo, and Codner.

OLD BUSINESS:

Indian Fields:

Phase II As-Built Plans- Mr. Vreeland discussed the status of the receipt of the deliverables from Barberi and Associates for the Indian Field Phase II As-Built. He stated that we have received the PDF As Built Drawing from Mr. Barberi. Mr. Vreeland stated they are currently reviewing the PDF files and should receive electronic copy once comments have been addressed.

Crystal Springs:

Mr. Vreeland provided an update on the capacity of the existing sewer pump station and the need for the construction of the additional pump station contemplated as part of the overall build-out of Crystal Springs.

Operational Considerations / Metering / Strategic Planning:

1. Conversion to a Meter Based Billing System – nothing new to report.
2. Fixed Assets/Developer Conveyance - nothing new to report.

New Business

- a. **Resolution of the Township of Hardyston Township Municipal Utilities Authority Authorizing the Execution of the Settlement Agreement with MCI Eastern Security Systems, Inc. To Resolve Outstanding Cancellation Fees Associated with the Termination of Alarm Services.**

HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

**A RESOLUTION OF THE
HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT WITH MCI
EASTERN SECURITY SYSTEMS, INC. TO RESOLVE OUTSTANDING
CANCELLATION FEES ASSOCIATED WITH THE TERMINATION OF ALARM
SERVICES**

WHEREAS, the Hardyston Township Municipal Utilities Authority (the “Authority”) owns and operates a wastewater conveyance system servicing the residents of Hardyston Township (the “System”); and

WHEREAS, the Authority and MCI Eastern Security Systems, Inc. entered into an agreement for alarm services monitoring system (the “Agreement”); and

WHEREAS, on or about March 26, 2024, the Authority issued notice to cancel the Agreement following its auto-renewal; and

WHEREAS, on or about April 4, 2024, MCI Eastern Security Systems, Inc. submitted a request to the Authority for payment of the outstanding cancellation fees; and

WHEREAS, after thorough consideration and deliberation, the parties have negotiated settlement terms leading to a mutually agreeable resolution; and

WHEREAS, in exchange for a full and general release from the Agreement, and subject to the waiver of all other claims against the Authority related to or arising from the facts and issues in dispute concerning the Agreement's cancellation, including attorney fees or other monetary relief, the Authority will provide MCI Eastern Security Systems, Inc. with a payment of \$6,000.00 (the "Settlement Amount") to resolve the matter; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Hardyston Township Municipal Utilities Authority as follows:

1. That the Authority hereby agrees and approves the terms of the Agreement, a copy of which shall be kept on file by the Authority’s Clerk’s Office.

b. Resolution Awarding the Bid for the Lease of Space on the Crystal Springs Water Tower for the Placement of Cellular Antennas and Related Equipment to Celco Partnership, LLC (dba Verizon Wireless) and Authorizing Executive of a Lease Agreement

**HARDYSTON TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
A RESOLUTION OF THE HARDYSTON TOWNSHIP MUNICIPAL UTILITIES
AUTHORITY AWARDING THE BID FOR THE LEASE OF SPACE ON THE CRYSTAL
SPRINGS WATER TOWER FOR THE PLACEMENT OF CELLULAR ANTENNAS**

**AND RELATED EQUIPMENT TO CELLCO PARTNERSHIP D/B/A VERIZON
WIRELESS AND AUTHORIZING LEASE AGREEMENT PURSUANT TO AND IN
ACCORDANCE WITH N.J.S.A. 40:12-14 et. seq.**

WHEREAS, the Hardyston Township Municipal Utilities Authority (the “Authority”) owns and operates a water supply system and wastewater collection system servicing a portion of the residents and businesses of Hardyston Township (collectively, the “System”); and

WHEREAS, the Authority desires to lease space on its Crystal Springs Water Tower located at Block 16, Lot 34 (“Crystal Springs Tank”) for the installation of cellular antennas and related equipment; and

WHEREAS, N.J.S.A. 40A:12-14 authorizes a municipality to lease real property owned by the Borough not needed for public use, to a private person, if such lease is made to the highest bidder following public auction or the receipt of sealed bids; and

WHEREAS, the Authority, via an affirmative motion, dated on October 2, 2023, authorized a solicitation of bids in connection with the Work; and

WHEREAS, on January 3, 2025, the Authority received one bid submission in response to its solicitation, said bid result is attached hereto as **Exhibit A**; and

WHEREAS, Cellco Partnership d/b/a Verizon Wireless was determined to be the lowest responsible bidder; and

WHEREAS, the Authority has reviewed the bid submitted by Cello Partnership d/b/a Verizon Wireless and finds the proposed lease rate and terms contained in the bid to be acceptable by the Authority; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of the Authority as follows:

1. That Cellco Partnership d/b/a Verizon Wireless, with a bid price of \$4,141.00 per month for a maximum of twelve (12) antennas and \$150 per month for each additional antenna.
2. That the Administrator, working with the Authority’s General Consulting Engineer and the General Counsel, is authorized to take all necessary actions and execute all necessary documents and agreements to effectuate the intent of this Resolution.
3. Notice of this Resolution and the contract award shall be posted in the appropriate newspapers and the Authority’s website.
4. That this Resolution shall take effect immediately.

- c. A MOTION was made by Kaminski and seconded by O’Grady to approve the Authorization to Permit the Township of Hardyston to Co-locate Emergency Communication Equipment on the Crystal Springs Water Tower and Park Drive Fire Suppression Tank . In favor: Kaminski, Caiazzo, Codner and O’Grady

PAYMENT OF BILLS:

A MOTION was made by O’Grady and seconded by Kaminski to pay the bills, as per the bill list for March 3, 2025. In favor: Kaminski, Caiazzo, Codner and O’Grady

CORRESPONDENCE:

A MOTION was made by O’Grady and seconded by Kaminski to accept the correspondence as presented. In favor: Kaminski, Caiazzo, Codner, and O’Grady.

OFFICER’S REPORTS:

Nothing new to report

PROFESSIONAL’S REPORTS:

Administrator – Nothing further to report.

Operator – Mr. Way stated the new generator was delivered for Indian Field and installation will be scheduled in the next few weeks.

Billing Clerk – Nothing further to report.

CFO – Was not present.

Accountant – Nothing further to report.

Attorney – Nothing further to report.

Engineer – Mr. Vreeland stated that we may have 2 warehouse approvals on Park Drive with Fire protection. There is possibility of 4 new customers.

OPEN PUBLIC PORTION:

The meeting was opened to the public.

There being no further business, A MOTION was made by Kaminski to adjourn seconded by O’Grady, meeting adjourned at 7:30 p.m.

Respectfully submitted,

Nicole Niebuhr

Board Secretary