

POLLUTION CONTROL FINANCING AUTHORITY  
OF WARREN COUNTY

MINUTES OF REGULAR MONTHLY MEETING

April 24, 2023

Chairman Angelo Accetturo called the regular monthly meeting of the Pollution Control Financing Authority of Warren County to order at approximately 9:33 AM.

Authority Members present: Angelo Accetturo, Alex Lazorisak, Rob Larsen, Walter Orcutt and Dan Perez.

Mr. Accetturo asked to call the Monday April 24, 2023, PCFA meeting to order, please call the roll.

ROLL CALL:	Mr. Larsen	-Present
	Mr. Lazorisak	- Present
	Mr. Orcutt	- Present
	Mr. Perez	- Present
	Mr. Accetturo	- Present

Also present: Brian Tipton, General Counsel; Jonathan Knittel, Director of Operations; Jamie Banghart, Assistant Director and Mariann Cliff Administrative Assistant.

The Pledge of Allegiance was led by Chairman Accetturo.

Mr. Accetturo read the following statement: "Adequate notice of this meeting of April 24<sup>th</sup> 2023 was given in accordance with the Open Public Meetings Act by forwarding a schedule of regular meetings of the Pollution Control Financing Authority of Warren County (PCFAWC) to the Warren County Clerk, the Warren County Board of County Commissioners, The Express-Times, and by posting a copy thereof on the bulletin board in the office of the PCFAWC. Formal action may be taken by the PCFAWC at this meeting. Public participation is encouraged".

MINUTES

Mr. Accetturo stated that the first item was approving the minute meetings from March 27, 2023 then asked for a motion.

Mr. Orcutt stated that he would make the motion to approve the Regular and Executive Monthly Meeting Minutes from March 27, 2023.

Mr. Lazorisak stated that he would second the motion.

ROLL CALL:     Mr. Larsen                   - Yes  
                  Mr. Lazorisak               - Yes  
                  Mr. Orcutt                        -Yes  
                  Mr. Perez                         - Abstain  
                  Mr. Accetturo               - Yes

### CORRESPONDENCE

Mr. Accetturo asked Mr. Knittel if he would go over the correspondence on C1- Cell 7 Quality Assurance Services Project.

Mr. Knittel stated that the correspondence was a nice informational letter from CP engineering, just thanking us for their ability to provide quality assurance on cell 7. Their task was complete, and they finished under budget. We know that it was not on time, but that was not due to the engineer's fault, that was due to other circumstances. They did provide good service, and they were great intermediators between us and the State of New Jersey. Even though we were required to hire them on behalf of the NJDEP, they were a nice company to work with.

### PUBLIC COMMENTS (AGENDA ITEMS ONLY)

Mr. Accetturo asked if there were any public comments for agenda items only.

### FINANCE

Mr. Accetturo stated they would move on to finance A-1 with Mr. Knittel and Mrs. Banghart.

Mrs. Banghart stated that the finances were doing well, there were no issues to report. They did have one bounced check in March and the customer came and paid within a week. They have also been in contact with different banks regarding the interest rates and they found that Valley Bank would offer us a 4.25% if they move all the accounts / money from Fulton. This included, checking, revenue, payroll and credit card clearing accounts. Valley Bank would also provide us with a credit card machine.

Mr. Accetturo asked if they calculated the value of the different interest rates for these banks? Considering the amount that they would be moving, what the value would be for these accounts versus the old? Mrs. Banghart replied that right now they were getting nothing and they would be moving it up to 4.25%.

Mr. Knittel, Mrs. Banghart, and the Board then discussed in detail, the monetary gains they would have by moving the money now. They also discussed being a part of the GUDPA and what that means. They claim that the PCFA would be 100% coverage should any of these banks fail. The new bank would also eliminate some of the fees that they were getting now that should not have been charged to a public entity such as providing checks at no cost.

Mr. Accetturo also spoke about the County using Valley Bank due to the higher interest. Mr. Knittel stated that Fulton was almost able to match Valley's but only in three- and six-month treasury bills and that does lock up the cash whereas Valley's money market does not.

Mrs. Banghart stated that Lakeland, their other bank was giving 2.4% and that right now was the highest.

Mrs. Banghart stated that they would need a motion, and it would take a month to process and move the monies.

Mr. Lazorisak stated that he would make a motion authorizing the finance committee to work with Mr. Knittel and Mrs. Banghart to move these monies over and look at other options as well.

Mr. Orcutt stated that he would second that motion.

ROLL CALL:	Mr. Larsen	- Yes
	Mr. Lazorisak	- Yes
	Mr. Orcutt	- Yes
	Mr. Perez	- Yes
	Mr. Accetturo	- Yes

Mr. Accetturo asked if there was there a motion on the resolution R-04-01-23 to pay bills

Mr. Lazorisak stated that he would make the motion on R-04-01-23.

Mr. Accetturo stated that he would make a second.

ROLL CALL:	Mr. Larsen	- Yes
	Mr. Lazorisak	- Yes
	Mr. Orcutt	- Yes
	Mr. Perez	- Yes
	Mr. Accetturo	- Yes

On a motion by **Mr. Lazorisak**, seconded by **Mr. Accetturo**, the following resolution was adopted by the Pollution Control Financing Authority of Warren County at a meeting held on *April 24, 2023*.

## RESOLUTION

### R-4-01-23

#### To Pay Bills – April 24, 2023

WHEREAS, the Pollution Control Financing Authority of Warren County has been presented with invoices for services, supplies and other materials rendered to it or on its behalf;

NOW, THEREFORE, be it resolved by the Pollution Control Financing Authority of Warren County that the following bills be paid:

*See Attached*

ROLL CALL:    Mr. Larsen                    - Yes  
                  Mr. Lazorisak                 - Yes  
                  Mr. Orcutt                     - Yes  
                  Mr. Perez                      - Yes  
                  Mr. Accetturo                - Yes

We hereby certify Resolution to Pay Bills in the amount of **\$606,675.20** to be a true copy of a resolution adopted by the Pollution Control Financing Authority of Warren County on the *24<sup>th</sup>* day of April, 2023.

\_\_\_\_\_  
Mariann Cliff  
Recording Secretary

\_\_\_\_\_  
Jonathan Knittel  
Director of Operations

Approved: 4/24/23

Mr. Orcutt asked to stay on finance for a moment. The Board then had a discussion on Gaeta's account that was currently in arrears. They have been running late with payment but they always pay after a reminder.

Mr. Perez brought up the subject about the money to be spent on the Steep Slope Mower. The Board had a discussion weighing the pros and cons of increasing the amount in order to purchase new, rather than, a used machine and where the additional money would come from. It was further discussed that the money could come from the capital account and possibly the FEMA account. Also, viable was cell 7 account which was finished under budget.

It was then brought up that the lining job had completed early and it too was under budget.

PERSONNEL

Mr. Accetturo asked Mr. Knittel if he had anything on personnel.

Mr. Lazorisak stated that what they had to discuss in personnel could be discussed in public session, there were no people, just positions that they were going to discuss.

Mr. Lazorisak stated that Mr. Perez and he had met with Mr. Knittel and Mrs. Banghart several times to speak about the positions needed at the PCFA. At that point Mr. Lazorisak checked with Mr. Tipton to make sure that this subject matter was ok for public session. Mr. Tipton assured the Board that it was.

The Board had a lengthy discussion on the positions and duties of the PCFA and people that were currently bouncing around back and forth between the scale house and the clerical duties in the office. The new position that they decided on, would be an account clerk, and they discussed that once that was filled it would leave a void in the scale house. This would be a much smaller monetary void which they would then have to fill.

It was thought by the Board, that they could fill the new position from within the office, as there could be three candidates that may be interested. Then, they could advertise outside for the weighmaster position. It was discussed how long it would take to get a weighmaster for the scale house up and running.

After much discussion, they ended up deciding that they would be much more beneficial to recruit for both positions at the same time. The monies for these positions were already in the salary and wage budget for 2023.

The positions and job description would be created by Mr. Knittel and Mrs. Banghart following the civil guidelines that the County used and the position descriptions that the Authority needs, interviews for both could start as soon as possible.

A motion was made by Mr. Lazorisak to simultaneously interview, internally for an Accounting Clerk position, and to advertise outside for the Weighmaster position, for the PCFA.

Mr. Perez stated that he would second the motion.

ROLL CALL:	Mr. Larsen	- Yes
	Mr. Lazorisak	- Yes
	Mr. Orcutt	- Yes
	Mr. Perez	- Yes
	Mr. Accetturo	- No

### PRESENTATIONS

Mr. Accetturo asked if there were any presentations. Mr. Knittel replied that there were none.

### REPORTS

Mr. Accetturo asked if there were any reports.

### FACILITIES/RECYCLING

Mr. Accetturo stated that the Landfill Operations would be with Mr. Knittel.

Mr. Knittel stated that the cell 7 construction punch list, what was left, was administrative paperwork at this point, some as-built drawings, grass growing, etc.

There were some contractual matters to discuss later for Executive session.

Mr. Lazorisak asked where they were on the final DEP approval. Mr. Knittel replied that the engineer had done everything he could, prior to submitting a full package to the State. They were waiting on Tomco to submit as-built drawings. As soon as those drawings came in, they would submit a package to the DEP. That could take between 60 to 80 days for them to certify section three of the 3-part cell. The first two sections were already certified.

Then, moving on to the Update on Gas Well Installations.

The gas wells were in and they had a small credit for some pipe that was not needed. That project completed early and under budget. This was the Change Order #1, Credit of \$12,575.

Mr. Knittel stated that the contractor did sign it, then asked if they needed a resolution or motion for a change order that was a credit.

The Board verified that any change order needed a motion.

They would need a motion to accept a credit on a completed job that was on time, early and under budget. ALCO did a fantastic job on the well installation.

Mr. Accetturo stated that he would need a motion to accept the change order to receive a credit of \$12,575 on the gas well installation project.

Mr. Orcutt stated that he would make that motion.

Mr. Perez stated that he would second the motion.

ROLL CALL:	Mr. Larsen	- Yes
	Mr. Lazorisak	- Yes
	Mr. Orcutt	- Yes
	Mr. Perez	- Yes
	Mr. Accetturo	- Yes

The Board had a further discussion regarding the wells and how they were working, and how many there were. Mr. Knittel stated that there were 7 wells on the west slope and the odor that used to be in various pockets has now disappeared. This point was discussed and it was found that there was still an odor coming from the new cell, that should be addressed later this week, then Mr. Knittel will have the Board members confirm that the odor issue has disappeared.

They discussed where the odor issue was coming from and how it would be taken care of.

Mr. Knittel stated that Solar Panel Project would disappear from the agenda soon. The panels have been replaced under warranty, but they left a bunch of empty racks, because panel efficiency increased by about 20 %. There were a couple of acres of empty racks and it has placed a constraint on the

PCFA to get access to do the dredge project. That was part of the ACO (Administrative Consent Order) that had to be finished up by August. So, for that contractor, that was currently out to bid and would be awarded on May 12<sup>th</sup> 2023. For that contractor to finish up repairs, they would be much quicker going through the Solar field. The dredge sediment would be dredged out of the pond and they would use that for daily cover. This would be stockpiled down by the old farmstead silo. QE Solar was to coordinate removal of those empty racks, specifically just in that small corridor to give them access. They may or may not take down the other empty racks.

The Board then discussed in detail with Mr. Knittel the ownership and responsibility of the empty racks, who was to remove them and what was in the contract. Also, discussed was the value of the Solar and how they wanted to proceed, taking into consideration the years left and the buy-out option. This would all have to go through a legal review considering that some of the panels had just been replaced.

Mr. Lazorisak stated that he would authorize the Director to get into an agreement with the Solar company for the PCFA to remove the empty racks.

Mr. Accetturo stated that he would second the motion.

ROLL CALL:	Mr. Larsen	- Yes
	Mr. Lazorisak	- Yes
	Mr. Orcutt	- Yes
	Mr. Perez	- Yes
	Mr. Accetturo	- Yes

Mr. Knittel stated that with the west slope project, mobilization from Barbella was underway. They have all their equipment here and would begin next week. That was an 8.8-acre west slope cap, then passed out maps for the Board to look at and discuss. Mr. Knittel did mention that more leachate per acre was getting in on the west slope than anywhere else, and that was why they started on that slope first. With an exposed membrane, they would need no grass mowing on that for the next twenty years. Trash would eventually lay up on that from cell 6 in the future that was why it was not a permanent cap, even though the temporary cap would be good for close to twenty years of life.

The Board discussed in further detail the area that was visible from Route 46, and compared what it looks like now and what it would look like capped. They also discussed how much PDM or shaping material they have, versus what they would need, and how they could generate the difference with trash or ash, and what would be easier to use in those steep places.

Mr. Knittel also stated that he had some conversation to be had in executive session regarding the ash contracts. Then asked if there were any questions on the capping project.

Having everyone look at the map once more, Mr. Knittel pointed out the permanent cap, that was in the engineering design. The PCFA had been working with Mott MacDonald and Tetra Tech to make sure everyone was on the same team for the permanent cap. That was a project that could not be rushed through, it was a once and done project that would be there for eternity. Mr. Lazorisak asked if they were still on course to put it out to Bid in May. Mr. Knittel replied that they were on course to

finish the engineering in May, they would be able to bring the Bid to the Board in June and put it out in mid-July for the actual contract.

They then discussed the project and how they could complete it in pieces if necessary.

Mr. Knittel stated that the FEMA Drainage/ACO work bid was open for bid and it would be awarded on May 12<sup>th</sup>. They were hoping to have that awarded last week, but it was delayed due to some addendums that needed to be done. That increased the length of the bid by a necessary ten-day extension.

There was a discussion on how many interested parties there were, and if needed they would have to have a quick remote, phone or video conference meeting instead of waiting until the following Board meeting to award this Bid.

Mr. Knittel stated that A-2 was the waste disposal fee schedule and there were no changes. A-3, A-4 and A-5 are the regular recycling charts that were tracked with bar graphs and it was going as expected, nothing further on the recycling.

#### OTHER

Mr. Knittel stated that he would like to jump ahead to other business at that time because the recycling goes hand-in-hand with the HHW. They had their event yesterday and everyone should have a handout that gives the breakdown of towns. Mrs. Banghart stated that Washington and White township were both the largest at 29. Mr. Knittel stated that they had around 300 vehicles and overall and they had an uneventful event. The health department was there in full force, the truck inspector was there for the hazmat. One concern that did come up with the vendor, payment was a lump sum and it was a healthy fee that he was earning for the 300 vehicles. The vendor did complain about a specific home owner that happened to buy a farmstead in White township. On that farm was a significant amount of insecticide. He had a whole pickup bed full, maybe 100 gallons. The vendor said no farmers, and said that they were commercial. Mr. Knittel replied that this was a rural community. He was a Warren County resident who purchased a farm and does not want to use the pesticides. They finally ended up taking it but it was reminiscent of the DEP saying that farmers were classified under commercial business with the idea that they were making millions of dollars when in reality, most farmers were just making enough just to maintain their land.

Mr. Knittel stated that they would work with the vendor and clarify some language but this was the same type of discussions that was had with the DEP that did not even want farmers to have access to our convenience center.

A discussion was had about the vendor they use which was MXI, and farmers with hazardous waste and residents and how much they were taking in each year and how much they were spending.

Another discussion ensued about the Rock truck and when and how they were supposed to get it. Then it was further discussed the need they have for screened soil for not only cover but for Barbella's job and the cost to import it versus making our own. There was not enough PDM on site to complete everything. Also, the rock would be used for roadway building for the landfill. They spoke about how satisfied they were with the PDM for shaping underneath the cap. A discussion was had about getting more PDM or not, and how clean it was plus tipping fees.



GENERAL COUNSEL'S REPORT

Mr. Accetturo asked for the General Counsel’s report.

Mr. Tipton stated that what he had was for executive session.

Closing Public Comments

Mr. Accetturo asked if there were any closing public comments. (No reply)

PRESS COMMENTS & QUESTIONS

Mr. Accetturo asked if there was anything else, any comments.

EXECUTIVE SESSION

Mr. Accetturo asked if he could have a motion to go into Executive session

Mr. Orcutt stated that he would make the motion to go into Executive session.

Mr. Perez stated that he would second the motion.

ROLL CALL:	Mr. Larsen	- Yes
	Mr. Lazorisak	- Yes
	Mr. Orcutt	- Yes
	Mr. Perez	- Yes
	Mr. Accetturo	- Yes

**\*\* Executive session started at approximately 10:27 am**

**RESOLUTION**

**R-04-02-23**

**AUTHORIZING EXECUTIVE SESSION**

WHEREAS, the Authority has a need to discuss the following matter(s) in Executive Session:

It is not possible, at this time, for the Authority to determine when and under what circumstances the above-referenced item(s), which are to be discussed in Executive Session, can be publicly disclosed;

NOW, THEREFORE, Pursuant to N.J.S.A. 10:4-1 et. seq., BE IT RESOLVED by the Pollution Control Financing Authority of Warren County that the matter(s) as noted above will be discussed in Executive Session.

Moved By: **Mr. Orcutt**

Seconded By: **Mr. Perez**

ROLL CALL:	Mr. Larsen	- Yes
	Mr. Lazorisak	- Yes
	Mr. Orcutt	- Yes
	Mr. Perez	- Yes
	Mr. Accetturo	- Yes

I hereby certify the above to be a true copy of a resolution adopted by the Pollution Control Financing Authority of Warren County on the date above mentioned.

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Recording Secretary  
Mariann Cliff

Dated: 04/24/23

**\*\* Executive session ended at approximately 11:36 am**

Mr. Accetturo stated that he would make the motion to come out of Executive session.  
Mr. Larsen stated that he would second the motion.

ROLL CALL:	Mr. Larsen	- Yes
	Mr. Lazorisak	- Yes
	Mr. Orcutt	- Yes
	Mr. Perez	- Yes

Mr. Accetturo - Yes

***\*\*Public session re-started at approximately 11:37***

Mr. Lazorisak stated that he would make a motion authorizing the Capital Works Committee to work with Mr. Knittel and the engineer on this secondary scale as proposed.

Mr. Orcutt stated that he would second the motion.

ROLL CALL: Mr. Larsen - Yes  
Mr. Lazorisak - Yes  
Mr. Orcutt - Yes  
Mr. Perez - Yes  
Mr. Accetturo - Yes

Mr. Lazorisak stated that he would make a motion authorizing Mr. Larsen to work with Mr. Knittel on the purchase of the mower.

Mr. Accetturo stated that he would second the motion.

ROLL CALL: Mr. Larsen - Yes  
Mr. Lazorisak - Yes  
Mr. Orcutt - Yes  
Mr. Perez - Yes  
Mr. Accetturo - Yes

**ADJOURNMENT**

Mr. Lazorisak stated that he would make a motion to adjourn.

Mr. Accetturo stated that he would second that motion.

ROLL CALL: Mr. Larsen - Yes  
Mr. Lazorisak - Yes  
Mr. Orcutt - Yes  
Mr. Perez - Yes  
Mr. Accetturo - Yes

***\*\*Meeting was adjourned at approximately 11:40 AM***

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Respectfully submitted by:

Mariann Cliff  
Recording Secretary

Approved: May 22, 2023