

BOROUGH OF BUENA  
MUNICIPAL UTILITIES AUTHORITY  
P. O. BOX 696  
MINOTOLA, NEW JERSEY 08341

The regular meeting of the BBMUA was held on August 13, 2014 at 7:00 p.m. This meeting notice was provided to The Daily Journal and the Atlantic County Record which are the BBMUA's official newspapers. Notices are also posted on the bulletin boards within the Municipal Building as well as the Borough of Buena and BBMUA's websites. The meeting took place in the large meeting room located in the Municipal Building, Minotola.

The meeting was called to order by Chairman Charles Mielke.

Those present were:

R. Baker	M. Feaster	R. Troiana 208 S. Princeton Ave Wenonah
C. Mielke	C. Santore	M. Capizola/J. Caselli
J. Santagata	A. Zorzi	
S. Woshnak	S. Testa	

Chairman Charles Mielke deferred to the public due to the fact that there were a few people in attendance.

Mr. Richard Troiani of 208 S. Princeton Avenue, Wenonah, NJ was in attendance. Mr. Troiani is a developer who has the old Buena Tavern site under contract and would like to build a 5,500 sq. foot urgent care facility at that site. Mr. Troiani came to the meeting to discuss the water and sewer connections to this location. He is unable to locate the sewer easement currently existing on the property. Our plant superintendent, Alan Zorzi, looked at the plans from Burger King that Jerome Irick drew up but was unable to locate anything on those plans. Mr. Zorzi tried to contact Michael Testa Jr. to look into this matter further. Mr. Troiani tried to contact the campground, however, it is in receivership and the receiver does not have access to a lot of the paperwork pertaining to the campground. The water and sewer connections are still in good standing and have not been signed off on. Ultimately Mr. Troiani is looking for help from the BBMUA to either identify the sewer easement or confirm that the BBMUA is responsible for the force main that the sewer line on the campground property ties into and that the MUA will repair and/or replace this line should the need arise. Chairman Mielke asked that the letter provided be sent to the BBMUA solicitor, Michael Testa Jr. for his review.

Mr. Michael Capizola council for Mr. John Caselli of Buena Realty LLC 1249 Piney Hollow Road, Newfield, NJ 08344 accompanied Mr. Caselli to tonight's meeting and spoke on his behalf. Mr. Caselli is interested in developing a piece of property that he

has located on Block 4001 Lot 40.01 in Buena Vista Township. At this time Mr. Caselli is interested in purchasing 8 connection fees. The board instructed Mr. Capizola that Mr. Caselli would have to come in and pick up a commercial water and sanitary sewer application and submit it to the board for our engineer and plant superintendent to review. At that point the board would either approve or deny the connection. If approved the cost of his connection fees would be determined based on his flows and he would be able to purchase the 8 connections that he is inquiring about.

Chairman Mielke received a letter from John Lillie regarding the property he owns located on Plymouth Road that the BBMUA had previously inquired about. Mr. Lillie stated that he is very interested in selling the property and wanted to know if the BBMUA is still interested. Chairman Mielke asked that this piece of correspondence be tabled until the next meeting when the solicitor will be in attendance. He would like the solicitor to look into this to see how much Mr. Lillie is asking for the property and see if it is feasible.

When the Authority previously issued its Series 2003A Bonds we agreed to comply with any continuing requirements that may be necessary to preserve the exclusion from gross income of interest on the Bonds for purposes of federal income tax. Compliance under this code is referred to as Arbitrage Rebate Compliance. Originally the BBMUA and Bond Council were under the impression that we did not have to do this, however, when speaking with Phoenix Advisors regarding the MCDC Initiative it was discovered that we are required to perform an Arbitrage calculation yearly on these bonds. Therefore, the BBMUA's Auditor, asked Phoenix to submit a proposal to get the BBMUA caught up with the rebate obligations. Phoenix submitted a proposal in the amount not to exceed \$3,000.00 to review, analyze, monitor, advise, and assist the BBMUA on all rebate matters in connection with its continuing Arbitrage rebate compliance.

m/Baker s/Woshnak to approve the hiring of Phoenix Advisors, LLC to perform the Arbitrage Rebate Services for the 2003A Series Bonds from September 2003 through September 2013 for a cost not to exceed \$3,000.00 m/passed

At the last regular meeting the BBMUA's Auditor reviewed a letter received from NW Capital Markets Inc. regarding a potential debt savings opportunity for the BBMUA. NW Capital's refund analysis about a debt refinancing opportunity checked out and it appears that we would indeed save approximately 3.8% by refunding the Authority's outstanding bonds. Because this cost savings is greater than 3% the savings must be presented to the Local Finance Board. We will need to adopt a resolution to authorize the application to the Local Finance Board to refund the outstanding bonds to the Authority. Even though we adopt the resolution there is no obligation on the BBMUA's part should the rates go up and there is no savings. There are no charges involved if there is no bond issued.

m/Baker s/Woshnak Adopt Resolution R-18-2014 authorizing an application to the local finance board pursuant to N.J.S.A. 40a:5A-6 to refund outstanding bonds of the Authority. m/passed

Member Michael Feaster asked if there had been any developments with the manholes in the Borough of Buena that were discussed at the previous meeting. Plant Superintendent Alan Zorzi informed Mr. Feaster that the Road Department Supervisor, Bill Nimohay, was looking into another type of material to put around the manholes in question. Mr. Nimohay has not gotten back to Mr. Zorzi with any information at this time. Hopefully there will be some feedback by the next regular meeting.

m/Baker s/Santagata to approve the treasurer's report as read. m/passed

Secretary Cheryl Santore informed the board that she was in contact with Kim Curtin of Solis Partners, LLC regarding the proposed solar project. Mr. Curtin advised Ms. Santore that there is a project in the queue that has been there for quite some time. The next step is to write a letter to Pepco Holdings (ACE) basically stating we and the school are still interested in moving forward with our project and asking them to see if the other project is still a viable project. Mr. Curtin will be coming to meet with Ms. Santore to compose a letter that the BBMUA and the Buena Regional School District can write to send to Pepco (ACE).

m/Baker s/Woshnak to accept the minutes of the last regular meeting held on July 23, 2014. m/passed

Plant Superintendant Alan Zorzi received a letter from Linda Bonnette from the State of NJ DEP Bureau of Safe Drinking Water regarding the Lead and Copper samples that were submitted in June 2014. These three samples were invalidated per Mr. Zorzi's invalidation request sent and we are now in good standing until 2017 when the next round of sampling is due.

Employee James Harris would like to take the Introduction to Water and Wastewater Treatment course. The course runs from September 9, 2014 through April 16, 2015 on Tuesdays and Thursdays from 7 to 10 pm. The cost for the course is \$1,199.00.

m/Baker s/Woshnak to authorize James Harris to attend the course Introduction to Water & Wastewater Treatment in the amount of \$1,199.00. m/passed

Mr. Zorzi presented the board with pricing that he had looked into for a self-priming centrifugal trailerable pump that is capable of running any of the pump stations should we lose electricity for an extended period of time due to severe weather conditions. Due to the fact that the cost of the pump and all necessary hoses and fitting exceeds \$29,000.00 it definitely exceeds the bid threshold of \$17,500.00. The only way this would be avoided is if it were a state contract price. The board asked Mr. Zorzi to contact the engineer and ask them to submit a proposal for the next meeting to place this out for bid. Mr. Zorzi will provide the engineer with the necessary specs if the proposal is approved.

Mr. Zorzi provided the board with email correspondent between Ovivo, Dennis Yoder of Remington, Vernick & Walberg, and the NJDEP regarding the continuing phosphorus level issue. The phosphorus levels are still erratic and Mr. Zorzi is diligently working to try to resolve this to avoid any penalties from the NJDEP. Mr. Zorzi and the Engineer are asking Ovivo for standard operating procedures on how to meet our strict limit and asking if it is even possible for this new plant to meet this limit consistently.

m/Baker s/Woshnak to file all correspondence sent out for review without reading number 1 through number 7. m/passed

m/Baker s/Woshnak to pay all bills presented for the month of August 2014. m/passed

The next regular meeting will be held on August 27, 2014 at 7:00 p.m.

m/Woshnak s/Feaster to adjourn the meeting 8:13 p.m. m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary