

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

The regular meeting of the BBMUA was held on October 24, 2012 at 7 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 John Brunini chairman.

Those present were:

J. Brunini  
R. Baker  
H. Bertonazzi  
C. Mielke  
F. Soto

C. Santore  
A. Zorzi  
M. Testa Jr.  
S. Testa  
E. Walberg  
K. McMullan  
M. Chalow  
K. Bernhardt 101 S. Harding Hwy.

Keith Bernhardt of 101 S. Harding Highway attended the meeting for a determination on his property located at 101 S. Harding Highway. A letter was received from Richard Brigandi of the State of NJ DOT prohibiting the water connection on Harding Highway due to a five year moratorium placed on Route 40 due to recent paving. Mr. Bernhardt is requesting permission to install a well on this property due to the moratorium. The sewer will be connected by an easement on the property and the road will not have to be opened to connect the sewer in the right of way.

m/Mielke s/Soto to grant a waiver to Mr. Keith Bernhardt to install well on his property located at 101 S. Harding Highway due to the five year moratorium placed on Route 40 by the State of NJ DOT due to paving. m/passed

Ed Walberg of Remington, Vernick & Walberg asked the board for approval to prepare specifications and bidding documents for a two year period of 2013/2014 for the furnishing and delivery of Liquid Aluminum Sulfate, Water Meters and Wood Chips in the amount not to exceed \$750.00 for each contract.

m/Mielke s/Baker to give approval for Remington, Vernick & Walberg to prepare specifications and bidding documents for a two year period for the furnishing and delivery of Liquid Aluminum Sulfate, Water Meters and Wood Chips not to exceed \$750.00 each. m/passed

Ed Walberg of Remington, Vernick & Walberg asked the board for approval to prepare specifications and bidding documents for a two year period of 2013/2014 for the furnishing of electrical repair and maintenance and mechanical repair and maintenance services in the amount not to exceed \$750.00 for each contract.

m/Soto s/Mielke to give approval for Remington, Vernick & Walberg to prepare specifications and bidding documents for a two year period for the furnishing of electrical repair and maintenance and mechanical repair and maintenance not to exceed \$750.00 each. m/passed

Kevin McMullan of Remington, Vernick & Walberg presented the board with change order #1 for the improvements to the Wastewater Treatment Plant project. This change order will utilize all of the contingency money that is earmarked in the USDA loan/grant agreement as well as some of the funds earmarked for allowances in the project. The project appears to be going as planned and the only unforeseen expense could be the disposal cost to take care of the material that is cleaned out of the tanks. Any extra costs that will be incurred over the \$4,603,000.00 loan/grant from the USDA will have to be the responsibility of the BBMUA.

m/Mielke s/Baker to authorize a change order in the amount of \$140,546.00. m/passed

Mr. Walberg submitted a proposal for the cost to prepare the local limits evaluation for 2013 which will be resubmitted in January 2013 since this will be a 2013 expense. The information was submitted as a courtesy for budget preparation purposes.

Remington, Vernick & Walberg would like to look into a solar project for the BBMUA to utilize a portion of the Donato property to possibly alleviate some energy costs and bring in possible revenue to the BBMUA. Remington, Vernick & Walberg will look into this at no cost to the MUA. Also, the County is looking into farmland preservation in the Borough for possible purchase. Remington, Vernick & Walberg is looking further into some options to benefit the BBMUA.

The BBMUA participated in an online auction with Energy Market Exchange (EMEX). EMEX received bids from five different suppliers of energy and it was decided that the best choice for the MUA would be to potentially sign a 24 month agreement with Hudson Energy. The proposed rate for electric charges will be \$0.08282 per kWh. However, Cheryl Santore, Steve Testa and a representative of Remington, Vernick & Walberg will be calling EMEX in the morning to ask a few questions before signing the contract to lock in electric rates for the next 24 month period. One of the questions is that the rate includes sales tax and the MUA is tax exempt so there is a potential for further savings. Based on current usage the MUA will save approximately \$36,000.00. Once the MBR system is up and running the potential savings will be greater.

m/Baker s/Soto adopt Resolution R-21-12 authorizing the purchase of energy generation services for public use utilizing an online auction website (EMEX). m/passed

m/Baker s/Mielke authorizing the Chairman to sign and enter into a contract with Hudson Energy for the purchase of energy generation services for public use providing that the rate is cheaper than our current price from Atlantic City Electric. m/passed

Michael Testa Jr. of Testa, Heck, Scrocca & Testa had a conversation with Ralph Laks regarding the pumping station at Minotola Estates. Mr. Laks is no longer represented by counsel and Mr. Testa will be drafting a letter to Mr. Laks stating that the pumping station is the property of the BBMUA based on resolutions that were researched and given to Mr. Testa at tonight's meeting.

A letter was received by Einhorn Construction requesting the return of the water and sewer connection fees for 15 unconnected lots in the Minotola Estates development. There are only 14 lots unconnected in the Minotola Estates development and one home that is built and connected to the system. Mr. Testa will research this before a determination is made.

Steve Testa of Romano, Hearing, Testa and Knorr informed the board of the new laws pertaining to Authorities and their websites. It appears that we are mostly in compliance with these laws with the exception of anyone who is paid more than \$17,500.00. The website will be brought up to compliance by February 2013.

The BAN for the Improvement project to the wastewater treatment plant is coming due on November 7, 2012. Steve Testa is recommending that the BBMUA roll the note over for nine months making it due August 2013 which will allow us to close on our USDA loan and not make the first payment on the loan until 2014. This will help with our 2013 budget.

m/Baker s/Mielke to roll over the BAN note for a period of nine months. m/passed

Steve Testa and Maryann Chalow have been working on the 2013 water and sewer budgets. We would traditionally have introduced the budget at the meeting tonight, however when compiling the budget there were a few items that needed to be brought before the board for their input before the budget can be finalized for introduction. One suggestion was to cut operating expenses which we will be doing by utilizing the electric auction, the second was to roll the BAN over for the nine months which we have decided to do. The third item is to undesignated net assets that were set aside for retirement benefits for the employees which is budgeted every year and is covered by the budget. The workers are covered by the budgeted amount; therefore the net assets will be undesignated for use in the 2013 budget. Mr. Testa and Ms. Chalow will refigure the numbers and a special meeting will be held on October 31, 2012 at 4:30 pm to introduce the budgets for water and sewer for 2013. This special meeting will be posted on the BBMUA website and in the municipal building due to the fact that the Daily Journal and Atlantic County Record do not advertise meetings any longer. At this meeting a resolution will be needed to undesignated net assets and the 2013 water and sewer budgets will be introduced.

m/Mielke s/Baker to authorize the contract in the amount of \$5,624.00 to Edmunds and Associates for the 2013 software maintenance contract.

m/Baker s/Mielke to refund \$347.60 to Kenny Patel, owner of the Dunkin Donuts that is being built on Route 40, for the difference of a 1 ½” meter that was paid for initially to a 1” meter that was installed by the plumber by issuing a credit to his account that will be deducted from his first bill.

m/Baker s/Soto to approve the treasurer’s report as read. m/passed

m/Baker s/Soto to accept the minutes of the last regular meeting held on September 26, 2012. m/passed

m/Baker s/Soto file all correspondence sent out for review without reading number 1 through number 18. m/passed

m/Baker s/Soto to pay all bills presented for the month of October. m/passed

The next regular meeting will be held on November 28, 2012 at 7 p.m.

m/Soto s/Mielke to adjourn the meeting 8:45 p.m. m/passed

Submitted by  
Cheryl Santore-BBMUA Secretary