

WESTERN MONMOUTH UTILITIES AUTHORITY

PUBLIC MEETING

June 23rd, 2015

Chairman Rosen called the Western Monmouth Utilities Authority's Public meeting to order at 7:01pm. It was announced that pursuant to the Open Public Meeting Act and N.J.S.A. 10:4-6 et seq., adequate notice of this meeting has been sent to the Asbury Park Press, The Home News and Tribune, Clerks of Manalapan and Marlboro Townships, and is posted in the lobby of the Western Monmouth Utilities Authority ("W.M.U.A.")

Upon roll call:

Present:	Messrs. McEnery, Mendez, Pernice and Rosen
Absent:	None
Also in Attendance:	F. Borin, DeCotiis, Fitzpatrick & Cole, LLP T. Gillen, CME Associates M. Dziubeck, CME Associates K. Henderson, T&M Associates G. Stankiewicz, Auditor B. Valentino, Executive Director R. Smith, Facilities Manager K. Leatherman, General Manager A. Finnerty, Authority Clerk M. Musich, Manalapan Deputy Mayor Committeewoman

All present cited the Pledge of Allegiance.

Chairman Rosen asked if there was any public comment. Chairman Rosen welcomed Maryann Musich to the Public meeting.

Chairman Rosen asked for comment regarding the Executive Director Report.

Brian Valentino stated that he has nothing to report.

Chairman Rosen proceeded with the meeting.

- Chairman Rosen asked for any comments regarding the Review of the Audit Report. Chairman Rosen confirmed that everybody has read the audit report. Commissioner Pernice stated he assessed the report and we need to be more cognizant of our expenses. There has been some increase of chemical costs and unexpected costs like grit and sludge disposal. We also had a drop in our debt which can be a positive as well as a negative sign. Brian Valentino stated some items are related to the construction that is currently going on.
- Chairman Rosen asked for any comment regarding the Minutes of May 26th, 2015. There were no comments.
- Commissioner Pernice stated that he has some questions for the Attorney, Frank Borin regarding the Revised Rules and Regulations. Commissioner Pernice asked about the pump stations and adding inventory as well as a dollar value. Tim Gillen stated we were examining several alternatives. Before a pump station can be accepted we have to inspect the facility to see if

they are in compliance. Sometimes the pumps have to be replaced. Going forward we were discussing taking a cash inventory in lieu of an actual piece of equipment that can possibly sit in inventory for an extended period of time. Frank Borin stated that T&M Associates had additional comments on the Rules and Regulations after they were circulated. T&M Associates added language regarding applications: if the WMUA Engineer believes a capacity analysis is necessary to determine if the system has sufficient capacity the applicant will pay a fee in an amount determined by the WMUA engineer to perform that capacity analysis. Keith Henderson stated that capacity review analyses years ago were not that complicated. This is to see how many pump stations will be involved in the project. The Developers will want capacity assurance before they submit an application. The fee will be determined based on the location. The fee will also be determined by the size of the project as well. Frank Borin stated there were also other specific comments made by T&M Associates that need updating.

Chairman Rosen asked if there were any other questions, there were none.

Chairman Rosen asked for a motion for Resolutions 15-87 through 15-89, as well as Resolution 15-91.

- 15-87 Reauthorizing Public Hearing to Set New Connection Fee
- 15-88 Certifying that the Commissioners have Reviewed the Audit Report
- 15-89 Accepting Minutes of May 26th, 2015
- 15-90 Adopting Amended Rules and Regulations
- 15-91 Authorizing the Release of All Remaining Escrow for Camelot, Project #525

Commissioner Mendez moved Resolution 15-87 through 15-89 and 15-91 seconded by Commissioner Pernice. The vote was as follows:

AYES: Messrs.' McEnery, Mendez, Pernice and Rosen
NAYS: None
ABSENT: None
ABSTENTIONS: None

Chairman Rosen asked for a motion for Resolution 15-90, Adopting Amended Rules and Regulations with modifications specified. Commissioner Pernice moved, seconded by Commissioner Mendez. The vote was as follows:

AYES: Messrs.' McEnery, Mendez, Pernice and Rosen
NAYS: None
ABSENT: None
ABSTENTIONS: None

Chairman Rosen asked if there were any comments on the bill list. Commissioner McEnery asked about the capital projects; the mechanical contract for HVAC and boiler upgrades. Robby Smith stated the boiler upgrade projects are ahead of schedule. Brian Valentino stated that they now have air conditioning. Chairman Rosen asked for a motion to move

the bill list. Commissioner McEnery moved, seconded by Commissioner Mendez. All present voted aye.

Chairman Rosen asked if there was Authority Business.

Commissioner Mendez asked about the project regarding the buildup in the pipes (vivianite). Keith Henderson stated that plans and specifications are being prepared for removal of the vivianite and to determine the extent of the damage and also the digester piping. Robby Smith stated that it is the last section of the pipe in the heating loop. Commissioner Mendez asked how old the piping is. Mrs. Leatherman stated that it is from 1960. Keith Henderson stated that the piping will be glass lined which is costlier but prevents buildup going forward. Every few years we can get a contractor to acid wash the pipes. Inspection ports will be installed in the piping inside the building. The underground piping by the clarifiers cannot have inspection ports. The original design didn't include the facility to do that. Commissioner Pernice asked about galvanized piping. Mr. Henderson stated glass lined is better. Commissioner Mendez mentioned utilizing asset management. Brian Valentino stated he does not ultimately agree with asset management. Mr. Valentino stated we have a very good preventative maintenance program. Indicative by the fact that the plant is 40 years plus and is operating very well. Mr. Valentino stated that we also have the five part I&I plan which is considered asset management in place. The Finance committee meeting will put the next phase in place. Commissioner Pernice stated years ago we could not control certain problems, however moving forward we are installing measures to prevent problems.

At 7:22pm, Chairman Rosen re-opened the public portion of the meeting because Mr. John Ploskonka arrived with his client Michael Wilson, regarding Project #586 located on 399 Gordons Corner Road in Manalapan. Mr. Wilson wants to extend the sewer line. As per our Rules and Regulations, Mr. Wilson is supposed to provide a lateral for his neighbor because the extension he is installing would pass his lot. Mr. Ploskonka requested that we not provide an additional lateral for the neighbor because it may be an additional \$10,000.00 cost to Mr. Wilson. They have contacted the neighbor numerous times and asked for him to assist and provide some financial help for the sewer connection. Mr. Wilson has a failing septic and will be absorbing the entire cost of the sewer extension himself. Mr. Ploskonka stated that since this is a single connection, perhaps the Authority can amend the rules and regulations and allow Mr. Wilson to amend his sewer extension plan to provide just his home with a lateral. Keith Henderson stated that T&M has not approved this plan as the Authority requires a lateral be provided to a home that we pass. Chairman Pernice asked if the neighbor should decide to do this in a year or two what can we do for the neighbor. Mr. Henderson stated that the problem that may occur is that if the neighbor should decide in the future to connect, and then the road will have to close again, which will inconvenience the public. Mr. Henderson stated that the street must be opened to run the lateral. Commissioner Pernice asked if the entire street has to be opened. Mr. Henderson stated that the street has to be opened to place the lateral in. He stated that this should not cost Mr. Wilson in excess of \$10,000.00. Ms. Leatherman stated that we should be concerned about the Board of Health calling regarding his failing septic. Chairman Rosen stated that we absolutely want to help Mr. Wilson in every way possible. Mr. Wilson stated that his septic is inoperable and must be pumped out all the time. Mr. Henderson stated that it is a disruption to the community to open and re-open the street. Commissioner Mendez stated that it is not Mr. Wilson concern regarding the neighbor. Mr. Ploskonka stated that the rules and regulations apply to commercial builders, not a

single connection home with a failing septic which could cost in upwards of \$40,000.00. Mr. Ploskonka stated that Mr. Wilson has been trying for 6 months to install this lateral and has asked the neighbor to share the cost but the neighbor ultimately refuses. Maryann Musich asked if we can add some financial stipulation that if the neighbor choses to connect in a five year time period. Ms. Leatherman stated that Mr. Wilson has already requested this stipulation and has been denied that request. Chairman Rosen stated that he would like Mr. Ploskonka to work with the Executive Director to help Mr. Wilson to move forward as quickly as possible. Mr. Henderson stated that it is the Authority's decision to grant relief from our rules and regulations. Chairman Rosen asked if the neighbor has any problem with his septic. Mr. Wilson stated that the neighbor does not have any issues with his septic but ultimately his problem is not the neighbor's problem. Chairman Rosen stated that he supports the decision not to provide a lateral for the neighbor as this could be a health emergency and Mr. Wilson has been to many Authority meetings. Chairman Rosen stated that they are giving the Executive Director the authority to move this situation forward as soon as possible to assist Mr. Wilson. The Commissioners would like to memorialize this at the next meeting. Mr. Stankiewicz stated that we should make provisions in the Resolution to apply to this specific case. Commissioner Pernice stated that the Authority Attorney should oversee this paperwork. Maryann Musich stated that they should send a letter to the neighbor to inform him that sewers will be available. Commissioner Mendez stated that a problem would occur if the township would pave Gordons Corner Road. The commissioners authorized the Attorney to send a letter to the neighbor and state that sewers will be available and he has an opportunity to tie in.

Commissioner Mendez asked Mr. Ploskonka what is going on with the Olde Silver Tavern. Mr. Ploskonka stated that the Amboy bank owns the Olde Silver along with the license. The bids stated that it would cost over \$800,000.00 for the sewer system. The bank is considering installing a grinder pump which would be cheaper system and privately owned line. Mr. Ploskonka stated as soon as they make their decision he will return with a revised plan as the Bank and the buyers are still talking about the different scenarios.

At 7:39pm Chairman Rosen asked for a motion to go into Closed Session. Commissioner McEnery moved Resolution 15-92, Authorizing the Commissioners to go into Closed Session for the purpose of Discussing Personnel and Negotiations they will not return to Public Session. Commissioner Mendez seconded all present voted ayes.

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