

WESTERN MONMOUTH UTILITIES AUTHORITY

WORKSHOP MEETING

October 13, 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:	A. Finnerty, Authority Clerk
Also in Attendance:	K. Kinsella, DeCotiis, Fitzpatrick & Cole, LLP
	M. Dziubeck, CME Associates
	K. Henderson, T&M Associates
	G. Stankiewicz, Auditor
	B. Valentino, Executive Director
	K. Leatherman, General Manager

All present cited the Pledge of Allegiance.

Chairman Rosen asked if there was any public comment.

John Ploskonka of Concept Engineering addressed the Commissioners regarding the Old Silver Tavern, Project #520. He stated that if there were any questions regarding the Sportika Sports Complex, Project #585, he would answer them.

Keith Henderson stated that regarding the Sportika Sports Complex, the owner has agreed to pay the full amount of the connection fees as originally requested by T&M Associates.

Mr. Ploskonka stated that the Amboy Bank has elected to modify the plans and place a pump at the Old Silver Tavern sight. They are going to pump it to a manhole by Tennent Road. This is the result of litigation that is going on between the buyer and seller. They are going to approach the township and the county for confirmation. Tonight he just wanted to let the Authority know. Commissioner Pernice asked if the application that was previously approved placed before the Authority is null and void. Ms. Leatherman stated that the application would be amended. Keith Henderson stated that the Authority already discourages private forcemains and this is one of significant distance; the Authority would probably not approve a private forcemain of this length. Mr. Ploskonka stated that there is no planning board approval, there is just the township committee acknowledging the change. Mike Dziubeck stated this was approved with the gravity sewer. Commissioner Pernice asked why they would have to go before the township committee and not the planning board. Mr. Ploskonka stated that the township committee would have to approve

the easements with the right to go through the farm which is about 2,000 feet. Chairman Rosen stated at this point the Authority does not have to do anything. Chairman Rosen stated that Mr. Ploskonka should take Mr. Henderson's comments under advisement. Commissioner Mendez asked Mr. Henderson to repeat the information regarding private forcemains of such a long length. Mr. Henderson reiterated that the Authority does not approve of private forcemains.

Chairman Rosen asked for comment regarding the Executive Director Report.

Brian Valentino stated that the new carpeting will be installed this weekend. The 6 month budget to actual analysis has been done and will be presented to the finance committee. The EIT application has been filed and copies have been emailed to the Commissioners. Commissioner Mendez asked about the amount that we requested. Mr. Valentino stated that it was 18.3 million. The finance committee met and discussed the operating budget and will be completed by the department heads. Mr. Valentino will review it this week and amend it as needed. Commissioner Mendez asked how Mr. Valentino is dealing with his first time dealing with the budget process. Mr. Valentino stated it is a different approach to a new accounting system and it is a learning process for everybody. The newer managers are learning a lot and they are finding things that can be budgeted differently which will be an improvement to the rate payer. Mr. Stankiewicz stated that the budget has to be introduced in November, at least 60 days before the beginning of the next fiscal year. It will give the state time to review as well as the public. The Authority budget is less restrictive than the municipalities.

Mr. Valentino stated the annual AEA conference in Atlantic City will be held in November and he is asking for permission to go. Commissioner Mendez stated he will attend as well. The Commissioners agreed that he should attend. Mr. Valentino stated that the Commissioners should contact Kathy Leatherman if they want to attend as well. Mr. Stankiewicz confirmed the next meeting in November. Ms. Leatherman stated that we cannot move any meetings going forward.

Mr. Valentino stated that he has a few items for Closed Session dealing with negotiations and personnel. Commissioner Mendez asked when the contract was up for the staff. Mr. Valentino stated we will negotiate next year.

Chairman Rosen proceeded with the meeting.

- Chairman Rosen asked for comment regarding the minutes of August 25th, 2015 and September 8th, 2015. Chairman Rosen stated that Commissioner Pernice was absent for August 25th, 2015. There were no comments for September 8th, 2015.
- Chairman Rosen asked for any comment regarding the Release of Performance Guarantees, Cash Surety and Escrow to Landmark Homes, Project #232. Ms. Leatherman stated that this was on a list from T&M almost 20 years ago; we could not find the developer. Keith Henderson stated that they finally located the developer. He stated this is an extremely old project and somebody finally came forward.

- Chairman Rosen asked for any comment regarding Granting Approval to Sportika Sports Complex/Field of Dreams, Project #585. Keith Henderson stated that a grease trap was requested to be incorporated in the plan in case they possibly serve food or confirm via Resolution that food is never to be prepared in the facility. Chairman Rosen stated that Manalapan Township stated that they were not allowed to have food. Commissioner Mendez stated that he was on the planning board regarding food preparation at this facility and there was no mention of food in the initial plans. Mr. Ploskonka stated they may have vending machines.
- Chairman Rosen asked for any comment regarding the Award of the Contract for Relining the Gravity Sewer Line. Ms. Leatherman stated that the low bidder is for this project is Arold Construction.
- Chairman Rosen asked for any comment regarding the Award of the Contract for the Manhole Rehabilitation. Ms. Leatherman stated that National Water Main is the low bidder and we have done business with them for many years.
- Chairman Rosen asked for any comment regarding the General Manager Preparing Plans and Specifications, advertising and receiving bids for various service contracts due to expire on January 31st, 2016. Ms. Leatherman stated that these are contracts that expire every two years so we must put them out to bid.
- Chairman Rosen asked for any comment regarding the Old Silver Tavern, Project #520. This was discussed during public comment.

Chairman Rosen asked if there were any other questions, and stated that we are going to move right to Resolutions #15-115 through 15-120.

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| 15-115 | Accepting Minutes of August 25 th , 2015 |
| 15-116 | Accepting Minutes of September 8 th , 2015 |
| 15-117 | Authorizing the Release of Performance Guarantees, Cash surety and Escrow to Landmark Homes, Project #232 |
| 15-118 | Resolution Granting Approval to Sportika Sports Complex/Field of Dreams, Project #585 |
| 15-119 | Awarding Contract for Relining Gravity Sewer Line to Arold Construction Co., Inc. |
| 15-120 | Awarding Contract for Manhole Rehabilitation to National Water Main Company |

Chairman Rosen asked for a motion for Resolution 15-115. Commissioner Mendez moved seconded by Commissioner McEnery. The vote was as follows:

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

Chairman Rosen asked for a motion for Resolution 15-116. Commissioner Mendez moved seconded by Commissioner McEnery. The vote was as follows:

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

Chairman Rosen asked for a motion for Resolution 15-117. Commissioner Mendez moved seconded by Commissioner McEnergy. The vote was as follows:

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

Chairman Rosen asked for a motion for Resolution 15-118. Commissioner McEnergy moved seconded by Commissioner Mendez. The vote was as follows:

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

Chairman Rosen asked for a motion for Resolution 15-119. Commissioner Pernice moved seconded by Commissioner Mendez. The vote was as follows:

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

Chairman Rosen asked for a motion for Resolution 15-120. Commissioner Mendez moved seconded by Commissioner McEnergy. The vote was as follows:

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

Chairman Rosen asked if there were any other Authority Business. There were no comments.

Chairman Rosen asked if there were any comments on the bill list. Commissioner Pernice asked about the Magnesium Hydroxide and where we are regarding this chemical. Mr. Valentino stated that it is not financially beneficial; they have asked the DEP for permission to switch to the lime. The DEP has not made any ruling on this yet. Mr. Valentino stated that the DEP was asked the question before he arrived. Commissioner Pernice stated that he feels that the question was asked only in the last few months. He stated that we should discuss this with Dane Martindell because he was pursuing this. Commissioner Pernice stated that he discussed this briefly with Mr. Martindell and he stated it looks like it is not working out. Mr. Valentino asked if anybody has any more information regarding this

topic. Ms. Leatherman stated that she had seen an email in the last three weeks from OMNI and asked if we had heard anything from the DEP regarding the Permits. Commissioner Pernice stated maybe we should contact the DEP and tell them we need to change back to the previous chemical because the Magnesium Hydroxide is not beneficial to us and expensive. Mr. Valentino stated that he will get an update from Dane before the next meeting. Keith Henderson stated that this proposal to the DEP was for a trial basis. Ms. Leatherman stated that she thought that we were supposed to use the Nitrate Oxygen through every season. Commissioner Pernice asked about the bill from Water Technology regarding Nitrate Oxygen. Ms. Leatherman stated that this chemical is used at some pump stations. Commissioner Pernice stated Nitrate Oxygen and Bioxide are very expensive and we don't know the current price of Lime. Ms. Leatherman stated that the Magnesium Hydroxide replaced the Lime in the treatment plant. This is the Bioxide that we added at the pump stations and this is supposed to theoretically come into the plant and reduce TDS and some odors. Chairman Rosen asked if there were any other questions on the bill list. There were none. Commissioner Mendez moved, seconded by Commissioner Pernice. All present voted aye.

At 7:26pm, Chairman Rosen stated that they will move into Closed Session right now and asked for a motion for Resolution #15-121, Authorizing the Commissioners to go into closed Session for the Purpose of Discussing Personnel and Negotiations and will not return to Public Session. Commissioner Mendez moved, seconded by Commissioner McEnery, all present voted aye.

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