

WESTERN MONMOUTH UTILITIES AUTHORITY

WORKSHOP MEETING

September 4th, 2014

Chairman Rosen called the Western Monmouth Utilities Authority's Public meeting to order at 7:30PM. 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:	J. Wisniewski, Wisniewski & Associates I. Chou, Wisniewski & Associates T. Gillen, CME Associates M. Dziubeck, CME Associates K.Henderson, T&M Associates G. Stankiewicz, Auditor D. Martindell, Facilities Manager R. Smith, Plant Superintendent G. White, Collections Superintendent M. McCann, Collections M. Seidenberg, Director of Finance K. Leatherman, General Manager A. Finnerty, Authority Clerk

All present cited the Pledge of Allegiance.

Chairman Rosen asked if there was any public comment.

Angel Lynch, Attorney representing Tyler Homes, Inc. stated that they were disputing a bill from T&M Associates regarding a minor subdivision on Pension Road in Manalapan. Ms. Lynch introduced the owner of Tyler Homes, Joseph Serratelli. He stated they received an approval for sewer connections, reviewed by T&M Associates who charged the appropriate fee which they paid. The road was paved prior to the connection being made, which meant they had to connect under the road requiring additional approvals and fees from T&M which they are disputing. Ms. Lynch stated that when the property was purchased the sewer plan was already approved; done by the seller and a bond was already in place. Tyler Homes put the sewer in and T&M had to do the inspections. Ms. Lynch stated that they are not disputing the entire bill, but they feel the bill is excessive and would like the Commissioners to examine the bill. In addition, Tyler Homes has been trying to purchase another property on Clayton Road and they need T&M to review a

complex connection, but they will not review the project until the bill for the Pension Road Project is resolved. John Wisniewski stated that in order to evaluate the objection, the Authority needs to know the specific charges they are referring to. Mr. Wisniewski asked that Ms. Lynch submit the specific charges they are objecting to and the Commissioners will assess the situation. Ms. Lynch understands that this cannot be resolved immediately but is requesting while this is being reviewed, if they can move forward on the Clayton Road project. Mr. Wisniewski confirmed that an application was made by Tyler Homes regarding the Clayton Road complex connection. Ms. Lynch stated that an application was submitted. Mr. Wisniewski stated that they will go into closed session and hopefully resolve the Clayton Road issue this evening.

At 7:42pm, Chairman Rosen asked for a motion to go into closed session.

14-113 Authorizing the Commissioners to go into Closed Session for the purpose of discussing Personnel and Litigation and they will return to Public Session was moved by Commissioner Mendez and seconded by Commissioner McEnergy. All present voted aye.

The Commissioners returned to public session at 8:02pm.

Chairman Rosen stated that CME Associates will be the conflict engineer and will take over the Tyler Homes project on Clayton Road.

Chairman Rosen proceeded with the meeting.

- Chairman Rosen asked for any comment regarding the Minutes of August 21st, 2014. Chairman Rosen confirmed that Commissioner Mendez was not present for the August 21st meeting. There were no comments.
- Chairman Rosen asked for any comment regarding the Renewal of Membership in the NJ Utility Joint Insurance Fund. Ms. Leatherman stated that this is a standard Resolution that we do each year.
- Chairman Rosen asked for any comment regarding the customer account. Ms. Leatherman stated that Manalapan Township paid a connection fee in 2008. It is for 93 Freehold Road, which is located where the Manalapan Senior Center is. They have been connected since 2008 and we were not billing them. Ms. Leatherman wanted to confirm that we can back bill the township for 7 years. Commissioner Mendez asked if they informed us that they were connected. Ms. Leatherman stated we did not know that they were connected. Commissioner Mendez asked who's responsibility it is to oversee the connections. Ms. Leatherman stated when a customer pays a connection fee they are given instructions which include a 48 hour notice before connecting so that one of the supervisors can be there to inspect the connection. Unfortunately we are not always informed that homes have been connected. Commissioner Mendez stated from a policy stand point, they should be back billed. Ms. Leatherman stated that she wanted to discuss this with the Commissioners before she generated that back bill. Commissioner Pernice asked how many customers are out there in the same situation. Ms. Leatherman stated we usually discover homes that are connected and not billed when a title company requests a search.

Chairman Rosen asked if there were any other questions and asked for a motion on Resolutions #14-114 and 14-115.

- 14-114 Accepting Minutes of August 21st, 2014
- 14-115 Appointing Matthew McCann as Assistant Collections Superintendent

Commissioner Pernice moved Resolution 14-114, seconded by Commissioner McEnergy. The vote was as follows:

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

Chairman Rosen asked for any comments on Resolutions 14-115, Appointing Matthew McCann Assistant Collections Superintendent, effective immediately. Chairman Rosen and the Commissioners congratulated Matt McCann on his promotion. They all wished him the best of luck. Chairman Rosen requested that Ms. Leatherman send out a memo to the Plant Staff informing everybody of Mr. McCann's promotion. Commissioner Mendez moved, seconded by Commissioner Pernice. Upon roll call the vote was as follows:

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

Chairman Rosen asked if there was Authority Business.

Tim Gillen stated they just received confirmation from the NJEIT with the authorization to approve the Award for the pump station rehabilitation. The contracts are being prepared.

Tim Gillen stated that we had a private force main break owned by Toubin Realty on Route 9 and Texas Road. When the road was redone by the Department Of Transportation, they drove a post from the guard rail through the forcemain. This was discovered when something else was being inspected. Toubin Realty was called and they had their contractor, Lucas come in to repair, however the DOT will not accept any road opening permits from anybody other than the Authority. We have to execute the permit; however, since the road was just redone, they are requiring a \$10,000.00 restoration guarantee along with other fees. Mr. Gillen stated that the Authority should not have to pay for this, but they are requesting the Authority Attorney to contact Toubin Realty. If the facility is sold, we need to have paperwork in place stating that this is a private forcemain. John Wisniewski asked if CALL BEFORE YOU DIG was called for mark outs. Mr. Gillen stated we mark out the pipes or forcemains that we are responsible for. Individual private pump stations that have forcemains in municipal roads exist and we are not aware of the locations. The Commissioners directed Mr. Wisniewski to contact Toubin Realty.

Keith Henderson stated an agency is being created in New Jersey called the 'Energy Resiliency Bank.' The purpose is to provide funding to make facilities independent of the

grid. A facility like ours that had lost power during Hurricane Sandy and Hurricane Irene would be placed high up on the priority list. The intent would be to get the entire facility energy independent. The Authority has talked about Co-Gen and perhaps expanding solar projects. The agency had a public hearing on the final rules which will be published in about 90 days and are offering to fund shovel ready projects. This could involve funding up to 40% for grants and principal forgiveness and 60% low interest loans. T&M Associates have been in discussion with the energy people at the ERB and discussed some projects for the Authority. T&M stated that they did a feasibility study about Co-Gen and would like the Authority to reconsider this project. Chairman Rosen asked if we could use our Reed Beds for solar fields and would they consider demolition. Mr. Henderson stated that this is good grant money if we have viable projects. Commissioner Mendez asked if that includes energy independence for our pump stations. Mr. Henderson stated that it does not include the pump stations; it is limited to the treatment plant.

Chairman Rosen asked if there were any comments on the bill list. There were none. Commissioner Mendez moved the bill list, seconded by Commissioner McEnergy. All present voted aye.

At 8:22 pm Chairman Rosen adjourned the meeting.

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