

WESTERN MONMOUTH UTILITIES AUTHORITY

WORKSHOP MEETING

August 18, 2020

Chairman Pernice opened the meeting. Chairman Pernice called the Western Monmouth Utilities Authority's Public meeting to order at 7:00PM. 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.")

All present cited the Pledge of Allegiance.

Upon roll call:

Present (on the phone): Messrs. McEnery, Mendez, Pernice and Rosen

Absent: None

Also in Attendance (on the phone): F. Borin, DeCotiis, Fitzpatrick & Cole LLP
B. Valentino, CEO/Executive Director
J. Carr, Chief Operating Officer
S DiBenedetto, Budget Director
K. Leatherman, Chief Administrative Officer
M. Musich, Manalapan Township Committeewoman

Chairman Pernice stated that he hopes everyone is safe and healthy. Chairman Pernice stated that Chief Executive Officer, Brian J. Valentino is present at the WMUA located on 103 Pension Road in Manalapan NJ. Please note that this meeting was done via video conference. Each attendee announced themselves as per Chairman Pernice's request. Chairman Pernice stated that we are conducting this meeting remotely because of the severe nature of the pandemic. Chairman Pernice stated that we are in full compliance with the open public meetings act. The Department of community affairs issued some guidance that we conduct these meetings via teleconference.

Mr. Valentino opened the meeting to the public. Mr. Valentino stated that no public was present at the Authority or on the zoom meeting. Chairman Pernice closed the public meeting.

Chairman Pernice stated that we are going to move right to the discussion item.

Chairman Pernice continued with Discussion.

- Chairman Pernice asked if there was any comment regarding the Refund of the Connection Fee for Project #695. Brian Valentino stated that this is just a standard refund. Ms. Leatherman stated that the customer just does not want to connect anymore. Chairman Pernice asked if this was somebody on Route 79/Main Street. Ms. Leatherman confirmed. Chairman Pernice asked if any other individuals or businesses wanted to connect on Route 79. Jim Carr stated that 2 businesses have connected and a third one will connect in about a month or so. Chairman Pernice asked Jim if we had a deadline regarding the roads. Jim Carr stated that the state is planning to pave Route 79 and once they do that we cannot open the road for five years. We do not have a firm date.

Resolution:

20-89 Authorizing Connection Fee Refund for Xing II LLC, Project #695

Chairman Pernice asked for a motion for Resolution 20-89. Commissioner Rosen moved, seconded by Commissioner Mendez. The vote is as follows:

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

Chairman Pernice asked Mr. Valentino to confirm the Resolutions on the Consent Agenda; Resolutions 20-90 through 20-94.

Chairman Pernice stated that he would like to move two Resolutions off of the Consent Agenda and vote on them separately. He moved 20-91 off of the Consent Agenda. He would like to mention the retirement of Dane Martindell. He stated when he and Jeff Rosen started as Commissioners, they started with Dane Martindell. He stated that he has been an asset to the WMUA, especially during the times when we were without an Executive Director. Dane Martindell stepped up and worked really well with the Commissioners. If you had any questions he would always answer and if he didn't have an answer he certainly would do research and get an answer. Mr. Martindell was very responsible and very responsive and he had many certificates. Mr. Valentino stated that we should vote and ask for additional comment after we move the Resolution. Commissioner Rosen moved, seconded by Commissioner Mendez. Commissioner Rosen stated that Dane Martindell has been an integral part of the WMUA and he has filled many rolls for us. He has been very supportive to everyone who has come to the WMUA. Commissioner Rosen wished him the best of luck. Commissioner Mendez stated that we will miss his dedication to the WMUA and his institutional knowledge. Commissioner McEnery echoed the same sentiments. He stated that he is a good man and he will be missed. Mr. Valentino stated that he charged Dane with the task of training multiple successors. He did that with eagerness and cooperation and we now have at least 3 people in the training program. These people can now do the licensing reports, and all of our regulatory compliance work. They actually did them successfully while Dane was having surgery recently. The training was well executed and we are in a good position to move forward. Many thanks to Dane for taking his role in the succession planning seriously and as professionally as he did. Commissioner Rosen asked if we can do anything to honor Dane, like name a street or a building. Mr. Valentino stated that Dane requested a gate, so one of our 3 gates will be named after him. Commissioner Rosen asked if there was a subliminal message behind that. Mr. Valentino stated that he laughed uncontrollably when he requested that. Commissioner Pernice asked for the roll call. The roll call was as follows:

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

Chairman Pernice asked for a motion for 20-92, Granting Approval to Links at Battleground, LLC, Project #708. Commissioner Mendez moved, seconded by Commissioner Rosen. Chairman Pernice asked for some background information. Jim Carr stated that this is for 16 townhomes located within the Battleground Development. They originally submitted plans for a private pump station. We identified a gravity option and they redesigned their whole plan so this approval is for a gravity option. All of our existing facilities are sized appropriately to handle it. This is not a big impact on us. Chairman Pernice stated that this is a plus when we stay away from pump stations. Mr. Carr stated that this one was very clear in our Rules and Regulations. We had this exact situation spelled out. They tried to get an approval for the pump station. When we showed them the Rules and Regulations they switched over to gravity with no issues. Commissioner Mendez asked who the builder on this was. Mr. Carr stated that he is not to clear and he has a feeling they might sell it. There are a few contacts they have been going back and forth with. There were no other comments. Chairman Pernice ask for the Ms. Leatherman to take the vote.

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

Chairman Pernice asked if there was any discussion regarding the rest of the Resolutions on the Consent Agenda, 20-90, 20-93 and 20-94. There was none, Commissioner Mendez moved, seconded by Commissioner Rosen. The vote was as follows.

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

Resolutions:

- 20-90 Approving Minutes of July 14, 2020
- 20-91 Acknowledging 17 Years of Service and to Congratulate Dane Martindell on His Impending Retirement
- 20-92 Granting Approval to Links at Battleground, LLC, Project #708
- 20-93 Authorizing the Execution of Off-Site Utility Easement for four Seasons at Manalapan Project (Project #636) and Delivery to Escrow Agent Pending Project Closing
- 20-94 Appointing Signatories for Authority Bank Accounts and the Investment Function

Chairman Pernice asked if there were any questions on the bill list. There were no comments. Commissioner Mendez moved the bill list, seconded by Commissioner Rosen, all present voted aye.

Chairman Pernice confirmed that all the Resolutions were moved, as well as the Consent Agenda and the Bill List. He stated he will turn the meeting over to Mr. Valentino for the the Chief Executive Officers report as well as Other Authority Business. Mr. Valentino stated that he understands that two Commissioners have some issues doing meetings and calls with their careers. The Authority was able to get some inexpensive tablets and they are in the final stages

of programming them. This is so that each of you can do Authority business with an Authority owned tablet. Also you will be able to communicate with everyone on the staff. Before the next meeting he will deliver the tablets and making sure they know how to use them. Chairman Pernice asked if they will be ready before the next meeting. He stated that they will probably be ready. Mr. Valentino stated that he has a few things for Closed Session and that he excused Mr. Stankiewicz as he is on vacation even though he insisted he was available if needed.

Mr. Valentino stated that he would like to discuss the return to work situation. We have been following the Governors directives on return to work. The numbers have been stabilized up a little bit, down a little bit. All the experts are still predicting another bump or peak in September or October time frame and we continue to be urged to stay the course. He is aware that many of our colleagues, not all, in local government have gone beyond the Governors recommended stage 2 return. He is confident that our current level of staffing is getting the work done. Managers are in a lot more than they have been. There is nothing urgent that is not getting dealt with. He would like to hear the Commissioners concerns. Commissioner Mendez stated that we have an older group that works at the Authority in the main building, if one person gets it he feels it could be catastrophic. He feels it makes sense to stay the course. He thinks it will be next March before everyone gets vaccinated. As long as the work is getting done, what is the difference? Commissioner Rosen stated that his office who has 6000 people across the globe has the same mentality as Glen Mendez and why jeopardize or risk anybody's health. We are running efficiently, why change things. Commissioner McEnery agrees. Mr. Valentino stated that we will continue working the way we are, and if any Commissioner has any issues he would like them to contact him. Chairman Pernice asked about the vacation time. With everyone working from home, there is nowhere to go. Mr. Valentino stated that we have been encouraging people to take vacation. Some have taken vacation in week blocks and sometimes day to day. We are calling people in as needed very liberally. We made offers to Marlboro and Manalapan to help with the cleanup from the storm. They have taken us up on that. We were able to provide without any interruption to our service, help to our partner towns. There's things that we are putting off doing that are not critical. He has no concerns that we can't maintain this for a while. Chairman Pernice stated to stay the course, but we would also to confirm that we are working from home that we are working as if we are here. Chairman Pernice would like to know the policy's as if we were carrying time over. Mr. Valentino stated that even before he arrived there were entire classes of employees that can't carry over a certain amount of time. This may be something we could talk to the union about buying some of that time back. Chairman Pernice reiterated that he wants the employees to be encouraged to take their vacations.

Commissioner Mendez stated that he has some questions for Jim Carr. Jim Carr stated that the Equalization Basin is complete. They are finishing up putting power to the tank. A few weeks ago Mr. Carr mentioned that a company has to come from Canada for training. There is a company that has to come from Canada that has to come here to do training on the mixers. They are scheduled to come here the week of September 2nd. They are confident there will be no issues crossing the border because the project is deemed essential. Commissioner Mendez asked about remediation on the old site if there is any needed. The old site is done as far as the contract is concerned. We could have filled it in with dirt and added grass seed which would have been about a million dollars. We opted not to. Mr. Carr would like to add that the Raw Sewage Pump Station is complete and the final payment to Coppola is on the bill list. Mr. Valentino asked if Mr. Carr had any additional engineering information. Jim Carr stated that the Route 79 Pump Station is almost complete. We just found one defect on Bucks Lane. We wrote the contractor a letter and pointed it out. They wrote a letter back, we wrote another letter back to them. They are still

reviewing it. The basis is they don't feel they are obligated to fix it and we do. There were no other questions for Jim.

Mr. Valentino stated that he is going to turn the meeting over to Frank Borin in a moment. He just wants to recognize two employees for service that went above and beyond the call. In both cases Arthur Green was one of the employees involved. Jim received a phone call over night from an elderly resident that lives alone. She had a plumbing issue and the plumber was unable to resolve it. She called for additional help and Jim dispatched Arthur Green. He assisted her in a way that was much appreciated. Bruce Matano was called with the camera truck and robot and located the issue. They contacted the plumber and advised them and it was repaired. She called and left a very detailed message of how helpful they were. On August 2nd, Mr. Valentino notified the Commissioners that Arthur Green was dispatched to a back-up on Emerson Drive in Morganville. In a poisonous atmosphere, he found a resident incoherent and putting his safety aside, he removed the resident from the home and got him medical attention. Because of the nature of that rescue and because he knew the house was deadly, he qualifies for the biggest citation that the Authority can offer which is the Medal of Honor. He has been notified that he received the award and the Chairman called him at home. He wanted to note this in the minutes for posterity. Mr. Valentino stated that he never thought a member of the Authority would receive a lifesaving citation for rescuing a member of the public. Mr. Valentino said when the time is appropriate will recognize these employees. Commissioner Mendez said that is a wonderful story and should certainly be recognized. The neighbor called and said he not only saved his life but he came back to check an hour later that things were repaired. He turned the meeting over to Frank Borin.

Frank Borin stated that they took apart the power purchase agreement contract with Vanguard. He will address the questions in detail at the next meeting. He would like to know how they want to address this. Mr. Valentino stated that we will let Frank go into detail with the Chairman and himself and if there were any issues, they would contact the rest of the board. The Commissioners agreed. Chairman Pernice asked if anybody else had anything to add. Chairman Pernice stated that they would like to welcome Scott DiBenedetto to the team as Chief Financial Officer. He thanked everybody. Commissioner Rosen asked if he was singing karaoke tonight, Mr. Valentino said he is still learning the words. Chairman Pernice stated we look forward to working with him. Scott thanked the Commissioners for giving him the opportunity. Mr. Valentino stated that Jim Carr is on vacation for the rest of the week.

At 7:36pm Chairman Pernice asked for a motion for Resolution 20-95 Authorizing the Commissioners to go into Closed Session for the purpose of Discussing Litigation and/or Personnel and they will not return to Open Session. Commissioner Rosen moved, seconded by Commissioner McEnery. All present voted aye.

#####