

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

The regular meeting of the BBMUA was held on April 24, 2024 at 7 p.m. This meeting notice was provided to The Daily Journal and the Atlantic City Press 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 while practicing social distancing and complying with guidelines.

The meeting was called to order by Chairman Robert Delano.

Those present were:

R. Delano	M. Bertonazzi	S. Testa
J. Formisano	C. Santore	Jerry Marinacci
J. Johnston	A. Zorzi	Douglas Adams
D. Romeo	D. Horst	
J. Santagata	R. Casella	

Chairman Robert Delano introduced Jerry Marinacci to the board who was in attendance tonight to make a presentation to the board that has been recommended by the Borough of Buena. Mr. Marinacci is proposing to install an Amateur Radio Repeater on the BBMUA's water tower. The Borough of Buena Council President and Director of Public Safety, Douglas Adams, asked to address the board before Mr. Marinacci spoke to explain that Mr. Marinacci had approached the Borough about having a secondary emergency service system for Police, Fire and Rescue. Mr. Adams and Mr. Marinacci spoke at length about it and with Mr. Adams background as retired Chief of Police in the Borough, he feels it is always a good idea to have a backup in an emergency service. The proposal Mr. Marinacci came to the municipality with is the same slide show he presented to the BBMUA Board tonight. As of Monday's Council meeting Mr. Marinacci is now the Emergency Management Coordinator as well as a lifelong Borough resident and has been involved in the HAM Radio for quite some time. Jerry Marinacci said he has been a licensed amateur radio operator or HAM Operator for over 48 years and is also a registered licensensing instructor with the American Radio Relay League which is the organization that promotes HAM Radio within the United States. Mr. Marinacci stated there are over 755,000 licensed amateur radio operators in the United States and 13,000 are in New Jersey. Worldwide there are over 2.6 million. The operators help in times of emergency such as hurricanes, earthquakes, tornados, etc. There are two organizations in the HAM radio family. ARES (amateur radio emergency services) and RACES (radio amateur civil emergency service). ARES works with local community as well as the National Weather Service, The Red Cross, and The Salvation

Army. RACES works on the State and Federal level. At this point Mr. Marinacci showed a video that further explains what HAM Radio is and how it is useful in emergency situations. Mr. Marinacci is asking the board's permission to bring in a commercial company and allow testing of the vacant antenna's currently on top of the tower. Once these are tested and deemed vacant, he can utilize one of those antennas if it is in good working order to connect to his repeater. Mr. Marinacci is also proposing as the Emergency Management Coordinator in the Borough of Buena to give classes. He would provide the booklets and manuals to 15 to 20 people per class. These individuals would then be able to take class and take the test to obtain their first level technicians license which would allow them to operate any UHF/VHF radio in the country. If enough people become interested, they could start a local club and begin an ARES group in the Borough that could help out in times of emergencies. This will not cost the Borough of Buena or the Borough of Buena MUA anything. Mr. Marinacci is covering the cost for everything. He uses all commercial equipment. Mr. Marinacci is requesting permission to check the cables and begin the process to see if he is able to move forward. Member Joseph Santagata stated he feels this is a good idea and he is in favor of it. Chairman Delano asked if his equipment will interfere with any equipment that is already up on the tower. Mr. Marinacci said it should not. He has different repeaters throughout Cumberland County and they do not interfere with any equipment that is already located on those facilities. Chairman Delano asked if the equipment that will be used will be Mr. Marinacci's personal equipment. Mr. Marinacci said that will be his equipment the frequency is licensed to him by the FCC under his call sign. Chairman Delano asked if Mr. Marinacci will be the person who maintains the equipment. Mr. Marinacci said yes, he will. All he needs to do is get into the area twice a year to do preventive maintenance and make sure everything is up to snuff. Once the equipment is up and running it is self-sufficient. Member Matthew Bertonazzi asked if he has to go to the top of the tower twice a year to check it. Mr. Marinacci said no. He just needs access to the building where the repeater will be stored. Member David Romeo asked if all of Mr. Marinacci's contractors are licensed, bonded, and insured. Mr. Marinacci said yes absolutely. Plant Superintendent Alan Zorzi reiterated that Mr. Marinacci said the repeater had to be in a building. The BBMUA doesn't have a building near the tower. The building at the base of the tower is owned by Atlantic County. Mr. Marinacci and Douglas Adams spoke with Vince Jones who is the Coordinator for Atlantic County Emergency Management and he says it is great and the repeater could be housed in their building. The Chairman stated that this is an idea that the board is interested in participating in. He stated that we are awaiting a report to come back for our recent tank inspection and is reluctant in doing this before any repairs or painting that may need to be done is completed. Mr. Marinacci stated that is understandable but the first step of sweeping the lines could be done prior to any of the possible repairs and that would not interfere with anything that might need to be done on the tower. The board voted to allow Mr. Marinacci to allow the testing of the lines.

m/Johnston s/Santagata to allow the sweeping of the lines of the antenna's located on the Borough of Buena MUA's water tower in conjunction with Atlantic County Emergency Management.
m/passed

Cheryl Santore stated that Robert Smith of Remington & Vernick asked her to obtain approval from the Board to advertise and go out for bid for the Emergency Generator at well #3. Mr. Smith dropped off the drawings to Plant Superintendent Alan Zorzi today for him to review. Once the plans are ready Mr. Smith wants to place the advertisement for the bid.

m/Formisano s/Johnston to authorize Remington & Vernick to advertise and go out for bid for the Emergency Generator at well #3. m/passed

David Horst of DeBlasio & Associates provided their engineer's report dated April 24, 2024 which included the written proposal to prepare the Preliminary Application to the USDA Rural Development Grant/Loan for the replacement of various sanitary sewers.

m/Romeo s/Santagata to adopt resolution R-17-2024 authorizing DeBlasio & Associates to file a preliminary grant/loan application for the replacement of various sanitary sewers in the amount not to exceed \$9,250.00. m/passed

The Borough of Buena provided a copy of their adopted resolution 98-24 which they adopted on April 22, 2024 which authorizes the execution of a shared service agreement with the BBMUA and authorizing DeBlasio & Associates to file a preliminary grant/loan application for the replacement of various sanitary sewers.

m/Johnston s/Romeo adopt Resolution R-18-2024 authorizing the meeting of the Borough of Buena Municipal Utilities Authority closed to the public to discuss matters of potential litigation which involve attorney client privilege pursuant to N.J.S.A. 10:4-12(b)(7). m/passed

m/Romeo s/Johnston to open the executive closed session meeting at 7:45 pm. m/passed

m/Romeo s/Johnston to close the executive closed session meeting and return to regular session at 7:49 pm. m/passed

Steve Testa of Romano, Hearing Testa & Knorr informed the board that he just received the 2022 Audit Workpapers from the BBMUA's Consultant Maryann Chalow. This will allow them to complete the 2022 audit and perform any further testing to complete that audit to present to the BBMUA board for adoption.

m/Romeo s/Johnston to approve the treasurer's report as read. m/passed
Secretary Cheryl Santore informed the board that they can now file their annual financial disclosure statements. The FDS must be filed by April 30, 2024 to prevent fines. Ms. Santore provided the board members with the necessary instructions so they could file their financial disclosure statements.

m/Romeo s/Johnston to accept the minutes of the last regular meeting held on March 27, 2024. m/passed

m/Formisano s/Johnston to accept the minutes of the last closed executive session meeting held on March 27, 2024. m/passed

Plant Superintendent Alan Zorzi informed the board that on April 3, 2024 at 1:30 am the Flygt Mixer Pump for the MBR feed failed. At that time employees were called in and the electrician came in and found that the pump was bad. We had a spare from the original project and that pump was installed. There are two of these pumps that have to run especially during heavy rain events like we have had recently with the higher flows that are pretty much running 24/7. So now we have one pump that failed and another pump next to it that is 10 to 12 years old. Chairman Delano called while he was on vacation to make sure everything was ok with all this rain. Mr. Zorzi explained the problem and told him a new pump was roughly \$27,000.00 and there is a 12-week lead time for delivery. To have the failed pump rebuilt they could have it back to us within 2 to 3 weeks. We then sent out the failed pump to be rebuilt so we would have a spare within a short period of time and could discuss ordering a new pump for a spare at the next meeting. We received a call from Xylem and they said because the damage to the pump was worse than they had initially thought the cost to rebuild the pump would be \$19,309.46 instead of the initial quote of \$13,721.33. Mr. Zorzi stated he called Chairman Delano and explained what Xylem had told him and said this isn't an emergency tonight but it could be an emergency if the second pump fails so he feels that we need to repair this pump and then discuss at the next meeting the purchase of a new pump to put on the shelf. Yes, this is a lot of money but without these pumps we cannot take the flow of sewer that we have. Chairman Delano said just to be clear and so everyone is on the same page, we can all look at the numbers, to repair the pump is \$19,000.00 and the price for a new pump is \$27,000.00 however we were caught in a bind and didn't have a choice and need to have a second pump as soon as possible. Fortunately, there was a brand new pump on the shelf which replaced the broken one but that still leaves us with another pump that is over 10 years old. Without these pumps you cannot run the MBR Plant and would almost have to shut the plant down with only one pump. As it was, we couldn't accept any septage into the plant for two days on April 2nd and April 3rd. Mr. Zorzi stated he tried to take some septage into the plant but the MBR filters weren't able to handle the flow. Due to the flows, we are inundated with I & I and as it is now for this month, we are over our allocated 400,000 gallons per day. So, what is going to happen is we have the 90-day rolling average for 12 months and once that hits

over the 400,000 gallons we will need the Engineer to do a Treatment Works Approval and one other Approval to be able to go to the extra flow. But we will be in limbo at that time once we hit that peak. Mr. Zorzi said that as of right now we are over 400,000 gallons per day but how long this lasts we don't know. Mr. Zorzi feels that a lot of this inflow we are getting right now are illegal sump pump connections. But as Chairman Delano stated we lost the revenue of Septage for two days and we wouldn't be able to accept septage for twelve weeks or longer if we didn't get this pump repaired and waited for a new pump time arrive. Mr. Zorzi stated that is why he recommended to get this pump repaired and order a new pump for the shelf. It may seem like an expense to keep a new pump on the shelf but it is a critical piece of equipment. Chairman Delano stated that Alan had told him that one day the flow was at 900,000 gallons.

The BBMUA's Auditor Steve Testa wanted to clarify how all of this is affected by the Local Public Contracts Law before the board votes on this situation. Since Xylem Water Solutions indicated they are a sole source provider, in a quote situation, that is fine. That is based on costs and other factors considered. In a bid situation, which the purchase of a new pump would fall under, the sole source provider doesn't count however, you could possibly use the GG exception in the law. This exception would allow you to not have to go out to bid especially since Xylem is the only vendor who will be able to provide the equipment to you. Mr. Zorzi stated that in the MBR Plant all of the piping and everything is for that Xylem Flygt pump. So, if you went out for bid you would have to bid out to replace everything. Mr. Testa said with the quote for the repair that should have probably been declared an emergency and then had the repair done. Technically this could be a finding in your audit. The purchase of a new pump could be made using the GG exception but it would have to be done by resolution. Mr. Testa said if you are going to purchase a spare you could adopt the resolution for the GG exception tonight.

David Romeo said he has a question about the pump that is fixed. Will that be put on the shelf as a spare. Mr. Zorzi said that is not fixed yet. Mr. Zorzi said we should have the repaired pump back around May 10, 2024. Mr. Romeo asked if that pump will be put back on the shelf. Mr. Zorzi stated he does not like to put rebuilt pumps on the shelf. Mr. Romeo said that he feels we should budget for a new pump next year and put this rebuilt pump on the shelf. If you buy a new pump that will be sitting on the shelf so you will have two pumps sitting on the shelf. Mr. Zorzi said the problem is you are going to replace the second pump that is in right now with the rebuilt pump and put the new pump on the shelf. Mr. Romeo said so you are going to throw \$20,000.00 away and what are you going to do with that one. Mr. Zorzi said that pump will be put in in place of the 12 year old pump that is in there now. There are two pumps. The new pump that we just installed and the 12 year old pump. When we get the rebuilt pump back, we will put that in to replace the 12 year old pump which will leave us with no pump on the shelf. That is why we need to purchase a new pump to put on the shelf. Mr. Romeo said what he is trying to understand is and what he is saying is that in this paperwork it didn't say that the second pump that is 12 years old will be replaced with the rebuilt pump. Mr. Zorzi said that paperwork is a quote. Mr. Zorzi said he has seen it in the past, if you put a rebuilt pump on the shelf and you go to put it in three to five years from now and the pump has no warranty that pump has nothing. If you put that pump in and it doesn't work guess

what you are out of luck. Mr. Romeo asked how long the warranty is on a new pump. Mr. Zorzi said usually about a year. He doesn't know exactly what the warranty is offhand. Mr. Romeo said if you put a new pump on the shelf and you put it in in five years and it doesn't work you're in the same situation. Mr. Zorzi said the first thing a contractor or electrician will ask you if they have to replace a pump is "is this a new pump" because they do it for a living and know that if they are putting in a new pump it will be good 99.9% of the time. Mr. Romeo wants to put everything out there because he wants to know why we are spending \$50,000.00. Mr. Zorzi said that is the cost of the pumps now. He wishes they were \$10,000.00 or that he didn't have to keep one on the shelf if he didn't have to. This isn't something like ooh look I have a pump on the shelf this is something critical to the MUA in order to run the MBR plant and process the sewage. Mr. Romeo feels that the presentation should have said we have the second pump that is older and I don't want to have that sit on the shelf. So now it is logical to replace the old one not the rebuilt one. Mr. Romeo said he thought you had the new one that was put in and the rebuilt one. So, there are really three pumps. Mr. Zorzi said there are two pumps. Mr. Zorzi said he has no pumps on the shelf. He has two pumps. He said he had three pumps. Mr. Zorzi said for any critical piece of equipment he has at least one spare possibly two on the shelf. Mr. Romeo said he is not going to go any further with this because you're not getting it. Chairman Delano explained that what will be approved will be the repair of the pump that failed and the purchase of a new pump to put on the shelf. The rebuilt pump will be put in service to replace the 12 year old pump that is still installed. There are other things at the plant that we might be able to get away with having no back up parts on the shelf but with the MBR Plant there is no choice but to have the solid backup sit on the shelf waiting in case we need it. We will now be working on a rebuilt pump and a brand new pump with a brand new pump waiting on the side. Mr. Zorzi said that is the way we try to keep the pumps in motion. If it only takes two or three weeks to get a new pump in and the cost to repair a pump is less than 50% of the cost of a new pump then we repair it. If it will cost more than 50% of the cost of a new pump to repair it, we will replace it with a new pump. Unfortunately, with the time frame to purchase a new pump we had to repair the pump that failed to have a timely turn around.

Mr. Testa said his point is with the rebuilt pump you have a first and a second and you can approve that one. With the second pump if the Solicitor is on board with it and the Board decides to purchase the new pump, adopt a resolution to purchase using the GG exception and you can memorialize the resolution after the fact. He feels that since this is a critical component unit of the wastewater treatment plant that it could be done this way.

m/Santagata s/Johnston to approve Xylem Water Solutions to repair the submersible feed pump for the MBR Plant in the amount of \$19,309.46. m/passed

m/Romeo s/Johnston to adopt resolution R-20-2024 to approve the purchase of a Flygt Model NP-3153.095 8" Volute Submersible Feed Pump from Xylem Water Solutions for the MBR Plant in the amount of \$26,893.15 under the GG exception of the Local Public Contracts Law. m/passed

Mr. Zorzi obtained a quote for parts and labor to rebuild the press plunger pump. The parts will be purchased from Komline-Sanderson in the amount of \$8,256.00 and the labor will be performed by Municipal Maintenance through the North Jersey Wastewater Cooperative Pricing System Contract #B369-4 in the amount of \$9,270.00. Mr. Testa said in regard to this under the Local Public Contracts Law you have to aggregate purchases for a similar project. So, in this case the purchase of parts and the installation of the parts will be used for are the same project. So, in essence that puts this above the bid limit. What puts this in a grey area is the labor is covered under a co-op. The co-op piece allows you to purchase under the co-op without having to go out for bid. Mr. Testa asked the opinion of the Solicitor. The Solicitor stated that you can't split a project to make the cost come in under the bid limit. However, if the labor is coming in under a co-op you could adopt a resolution to make that purchase through the co-op for the labor. The purchase of the parts from Komline-Sanderson could be purchased with authorization by vote because it is under the quote limit.

m/Romeo s/Johnston to purchase the parts needed to rebuild the press plunger pump from Komline-Sanderson in the amount of \$8,256.00 as stated in their quote number AMQ32914. m/passed

m/Romeo s/Johnston to adopt resolution R-21-2024 to approve the purchase of the rebuilding of the press plunger pump by Municipal Maintenance Company through the North Jersey Wastewater Cooperative Pricing System Contract #B369-4 in the amount of \$9,270.00. m/passed

Mr. Zorzi obtained a quote for 20 rolls of 4" x 250' HDPE Single Wall Perforated Pipe Delivered. Three quotes were solicited and the lowest quote received was from Preferred Choice Supply Company in the amount of \$4,100.00.

m/Santagata s/Johnston to approve the purchase of 20 rolls of 4" x 250' HDPE Single Wall Perforated Pipe Delivered from Preferred Choice Supply Company in the amount of \$4,100.00. m/passed

Mr. Zorzi received an email from Brian Wasilewski of Buena Regional School District regarding the plans for the connection of the Buena Regional High School into the BBMUA's water system. Mr. Zorzi requested a full set of plans so he can review how they plan to connect into our system. The drawings provided were very small and it was hard to review them the way they were sent. Mr. Wasilewski asked if they needed to file an application to connect with the BBMUA prior to going out for bid for the project. Mr. Wasilewski stated that depending on how much the bids come in at will determine whether or not they do the project. Chairman Delano stated since this is water that we can address this matter once the school district decides if they will move forward with the project.

Alan Zorzi provided the board with a copy of the interlocal agreement with the Board of Education of the Buena Regional School District that was received for the renewal of services to be performed by Alan Zorzi. The agreement was to be executed and sent back to the school district.

m/Johnston s/Romeo to adopt resolution R-19-2024 authorizing an interlocal agreement with the Buena Regional School District for services to be provided by the BBMUA's employee Alan Zorzi. m/passed

m/Johnston s/Romeo to file all correspondence sent out for review without reading numbered 1 through 14. m/passed

m/Romeo s/Formisano to pay all bills presented for the month of April 2024. m/passed

The next regular meeting will be held on May 8, 2024 at 7:00 p.m.

m/Johnston s/Formisano to adjourn the meeting 8:24 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary