

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

The regular meeting of the BBMUA was held on March 24, 2021 at 7 p.m. This meeting notice was provided to The Daily Journal and the Atlantic County Record 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 via freeconferencecall.com phone in meeting software due to the COVID-19 pandemic and no one being allowed to gather in large groups in person per order of the Governor of the State of New Jersey and the President of the United States of America.

The meeting was called to order by Chairman Joseph Santagata.

Those present were:

R. Baker	J. Alvarez	S. Testa
R. Delano in @ 7:07 pm	C. Santore	
J. Formisano	A. Zorzi	
J. Johnston	R. Smith	
J. Santagata	R. Casella	

Robert Smith of Remington & Vernick sent a letter to Mr. Wayne Owsley, Owner of Lee-Way Electrical, LLC providing one fully executed contract for the furnishing of electrical repair and maintenance services to him for his records.

Robert Smith of Remington & Vernick sent a letter to Chairman Santagata transmitting 5 copies of the contract documents for the furnishing of mechanical and plumbing repair and maintenance services for his signature and forwarding to the Clerk of the Borough of Buena for their signatures. The contracts were received today and will be forwarded to the Chairman for signature and then forwarded to the Clerk for the Borough of Buena for her signature and the signature of the Mayor of the Borough of Buena.

Robert Casella of Testa, Heck, Testa & White went over the proposed lease agreement for the AT&T cell tower site that was emailed by Teresa Davis at Smartlink and distributed to the BBMUA Board for their review. Mr. Formisano did a bit of research on the cell tower site and submitted a copy of the lease agreement he found for the City of Vineland which the board received a copy of as well. The current lease agreement will be in effect until October 2024 with payments being restructured in November 2024. Cingular submitted a contract request with a reduction from \$2,116.00 per month to

\$1629.32 per month for the new proposed contract. The term of the contract will run through 2039. Therefore where we currently receive \$25,392.00 per year the new contract is proposing a yearly rate of \$19,584.00 with a 3% increase each year. We would not see the level of yearly income we are currently receiving until 2033. Mr. Formisano provided one of the City of Vineland contracts for a water tower in Pagliughi Park that began in 2014 and goes out to the same term 2039 and this contract is for \$24,000.00 per year with a 3% increase each year. Mr. Casella reached out to the city attorney's office and spoke with the assistant solicitor and asked if they were approached by Cingular regarding renegotiating. The City of Vineland has three water tower contracts with them. The assistant solicitor said he was unaware of any renegotiations but would look into the matter and get back with him. Vineland does have a bigger audience and a bigger market to reach but he is unsure if they have contacted Vineland. Mr. Casella asked the board for their input so he can go back to Cingular wireless and begin negotiations. Mr. Delano stated that he feels we should be more in line with what Vineland is getting which is \$24,000.00. Mr. Casella stated that it was \$24,000.00 in 2014 so they are up to \$29,516.98 in 2021. Chairman Santagata asked what we are at. He was told \$25,392.00 until October of 2024. Chairman Santagata wants to stay with the rate we are currently at now. Mr. Delano feels we should resubmit to them the exact same contract they have in Vineland and then see what they come back with. Steve Testa stated his thought is that we should go back to them with an offer that doesn't have such a drastic decrease. Mr. Casella said he will check with the City of Vineland again to see if they are trying to renegotiate and if not he will at least go back to Cingular with what Vineland currently has now to keep it on par at \$24,000.00 per year with a 3% increase per year.

Steve Testa of Romano, Hearing, Testa & Knorr informed the board that the Governor updated his executive order 190 which limited the shut off of water services through March 15, 2021. This order has been revised and has been extended through June 30, 2021. This bans water and sewer shut offs through that time period. Interest will continue to accrue on water but does not have to be collected, however interest can be charged and collected on sewer.

Karen Burris of the AEA is offering a virtual workshop they will be holding on April 7, 2021 for commissioners on protecting authorities from cyber-attacks if anyone is interested in attending.

m/Baker s/Formisano to accept the minutes of the last regular meeting held on March 10, 2021
m/passed

The 2021 grass cutting quotes have been obtained. Three quotes were attempted and Cutting Edge came in with the lowest quote in the amount of \$185.00 per cut at the plant

with an estimated 16 cuts and \$165.00 per cut at the pump stations with an estimated 6 cuts for a total estimated cost per year of \$3,950.00.

m/Baker s/Delano to authorize Cutting Edge to perform the grass cutting at the plant and pump stations for an estimated cost of \$3,950.00 for the year 2021. m/passed

We received over 20 applications for the job opening available at the plant. Interviews need to be scheduled. Mr. Delano will conduct the interviews with Plant Superintendent Alan Zorzi and interviews will be scheduled for the week after Easter. Results of the interviews will be presented to the board at the next regular meeting.

Plant Superintendent, Alan Zorzi informed the board that we will be having a NJDEP inspection for residuals, wastewater & collection systems on March 30, 2021.

m/Baker s/Delano to file all correspondence sent out for review without reading number 1 through number 6. m/passed

The next regular meeting will be held on April 14, 2021 at 7:00 p.m.

m/Formisano s/Baker to adjourn the meeting 7:23 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary