

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

The regular meeting of the BBMUA was held on May 26, 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. Delano	C. Santore	S. Testa
J. Formisano	A. Zorzi	
J. Santagata	R. Casella	

Robert Smith of Remington & Vernick provided a copy of payment certificate #3 to Michael Itri of MBE Mark III, Inc. for signature for the rehabilitation of the pump stations and grit system project. That payment certificate has been signed and is on the bill list for approval at tonight's meeting.

Robert Casella of Testa, Heck, Testa & White received a copy of the negotiated draft for the AT&T cell tower lease from Teresa Davis. When Mr. Casella spoke with Ms. Davis she had stated the best she could do in the negotiation was \$1900.00 per month with a 3% increase per year. However, when the negotiated lease came back it is for \$1,900.00 per month with a 10% increase every 5 year term. (Just a recap on the AT&T cell tower lease. The current cell tower lease amount is \$2,116.00 per month or \$25,392.00 per year. That contract is in effect through November 8, 2024. AT&T proposed \$1,629.32 per month or \$19,551.84 per year with a 3% increase per year beginning on November 9, 2024. Mr. Casella spoke with Teresa Davis who is the specialist negotiating the contract for AT&T on Monday, April 26, 2021 at 4 pm. He proposed the \$24,000.00 with a 3% increase per year as was discussed at the meeting on March 24, 2021 with the BBMUA Board. Ms. Davis counter offered with \$1,900.00 per month or \$22,800.00 per year with a 3% increase per year.) Over the fifteen years of the new contract we would be paid \$377,400.00 vs. \$424,000 with the 3% increase per year. That is a difference of \$46,600.00. This offer is better than the original offer. Ms. Davis stated this is their firm

offer and won't move on so this is out there to take or leave. Chairman asked if Mr. Casella needed anything else from them. He stated that he wanted the board to vote on this. Mr. Formisano stated it is better than what they offered the first time but he is unsure of it. Mr. Delano stated he is concerned that if they cut the contract short this time what will happen with the next negotiation. The Chairman asked if Mr. Delano is ok with that and Mr. Delano said he is. He isn't thrilled with the amount decreasing but to walk away from the agreement altogether wouldn't be a good idea. Mr. Casella will reach out to Teresa Davis and convey the board's acceptance and have them send us a clean contract for execution. Steve Testa asked if a resolution will be done prior to signing the contract. Mr. Casella stated that a resolution will be drafted for adoption prior to the execution of the contract once the clean contract is received.

m/Delano s/Formisano to accept the agreement with AT&T for the new contract lease to begin November 9, 2024 in the amount of \$1900.00 per month and increasing 10% every five years of the three year contract.

Steve Testa of Romano, Hearing, Testa & Knorr informed the board that the Division of Local Governmental Services came out with an extension for all audits due to the pandemic. The due dates for the audits to be completed and submitted is now September 30, 2021.

m/Formisano s/Delano to approve the treasurer's report as read.

m/passed

Secretary Cheryl Santore requested a quotation from Edmunds GovTech for a Validator. A Validator is basically a machine that would allow us to print out receipts for our customers that come to the building and ask us to provide them with a receipt when they make a payment. If the person brings in their entire billing card the receipt portion of the bill is validated and given back to them as a receipt, however we have a lot of people who come with no bill or our portion of the billing card and we have to write out a receipt for them. This will be especially helpful when cash payments are received because it will print out exactly how much cash was received and what the amount of change was they were given. The amount of the quotation is \$775.00. If the board feels this is something we should have and can purchase I would need a motion to approve the purchase.

m/Delano s/Formisano to purchase a validator from Edmunds GovTech in the amount of \$775.00.

m/passed

Secretary Cheryl Santore reminded the board members that their annual Financial Disclosure Statements need to be filed to prevent fines. The deadline to file has been extended to June 30, 2021.

m/Delano s/Formisano to accept the minutes of the last regular meeting held on April 28, 2021. m/passed

m/Formisano s/Delano to accept the minutes of the last closed executive session held on April 28, 2021. m/passed

Plant Superintendent, Alan Zorzi informed the board that MBE Mark III, Inc. started the project the week of 05/17/21. They are currently working on pump station #3 at the plant. That is the first station they started with. Mr. Formisano asked how many hours a day they work each day. Mr. Zorzi stated they work 8 hours a day.

Mr. Delano asked Mr. Zorzi how the new hire is doing. Mr. Zorzi stated so far so good. He has been there almost a full month and he is doing good and picking up well. Mr. Zorzi stated he will give another report after the 90 day probationary period.

m/Delano s/Formisano to file all correspondence sent out for review without reading number 1 through number 3. m/passed

m/Delano s/Formisano to pay all bills as presented. m/passed

The next regular meeting will be held on June 9, 2021 at 7:00 p.m.

m/Delano s/Formisano to adjourn the meeting 7:16 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary