

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

The regular meeting of the BBMUA was held on June 12, 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	C. Santore
J. Formisano	A. Zorzi
J. Johnston	Jerry Marinacci
D. Romeo	
J. Santagata	

Chairman Robert Delano opened the floor to the public and Mr. Jerry Marinacci, Emergency Management Coordinator for the Borough of Buena. Mr. Marinacci provided an update to the Board of what was found when he had the wires swept on the BBMUA's water tower. There was an antenna with a red stripe that wasn't connected to anything that comes into the building that he put the Borough's name on. Chairman Delano asked if there was indication as to who it belonged to. Mr. Marinacci stated that he was told by another contractor that it belonged to the Borough of Buena. The antenna that is there does not work for his needs but the cable does. Mr. Marinacci stated he has an antenna at home that will work that he can hook to that cable. Mr. Marinacci is making arrangements to mount his antenna on the railing that goes around the top and is connecting it to the cable that comes into the building. Mr. Marinacci has permission from the County to place his repeater in their building. Chairman Delano asked for something in writing stating that the County is giving permission for the installation of the antenna and wire as well as the repeater in their building. Mr. Santagata said he doesn't think that is necessary. Chairman Delano said that he isn't doubting that Mr. Marinacci has permission but a letter would protect everyone involved. Chairman Delano asked who will be the backup to take care of the equipment in the distant future. Mr. Marinacci said that he is going to run classes and get as many people that want to be licensed to use the repeater and then he will start a club. Once he gets the FCC and the ARRL to authorize the club then everything will be turned over to the club. Mr. Marinacci has a gentleman that will be in charge of the club. Mr. Santagata asked the Chairman if we could approve it with the condition that a letter is provided by the

County. Mr. Romeo said the only other thing that he would suggest we obtain from Mr. Marinacci is a Certificate of Insurance from whomever is going to be climbing up on the tank to install the antenna. Mr. Marinacci stated that is not a problem. The individual who will be doing the installation does this for a living and will provide the certificate of insurance. This will be done under Mr. Marinacci's position with the Borough of Buena.

m/Santagata s/Romeo to authorize Mr. Jerry Marinacci to install an antenna on the BBMUA water tower that will be utilized by the Emergency Management services in the Borough of Buena as well as Atlantic County and surrounding areas with the condition that a letter is provided by the County granting permission for the repeater to be installed in their building as well as a Certificate of Insurance from the person who will be installing the antenna and climbing the tank. m/passed

m/Johnston s/Santagata adopt Resolution R-23-2024 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 7:22 pm. m/passed

m/Formisano s/Johnston to close the executive closed session meeting and return to regular session at 7:55 pm. m/passed

Chairman Delano said an email was received from Nathan Montanye of the Smartlink Group on behalf of AT&T notifying us that AT&T will be upgrading their equipment on the water tower in the upcoming months. Chairman Delano said he still would like to know exactly what equipment is up there and who actually owns it all.

Chairman Delano received a letter from the Mayor of Buena Borough requesting assistance with the Summer Road Community Garden Project. The Mayor is asking us to extend the water line to the new Community Garden site. Plant Superintendent Alan Zorzi met the road department out there at the proposed site. The distance to extend the existing water line is about 100 feet. This would require a fire hydrant. We are getting prices on what it would cost us just to do the water. Guessing on a cost Mr. Zorzi is estimating about \$10,000.00 without labor just for parts and material. That would be just running it to the site and then the road department would have to run the line from the curb back into the project. Mr. Zorzi stated another idea is we have 300-gallon totes that they could fill and sit at the project until they make sure that is where the garden is going to stay. Mr. Zorzi is getting prices and will bring them to the next meeting.

m/Romeo s/Johnston to approve the treasurer's report as read. m/passed

Secretary Cheryl Santore stated she was asked by the Professionals if the Board would consider starting the meetings at 6:00 or 6:30 pm instead of 7:00 pm. After some discussion the BBMUA Board agreed to move up the meeting times of the BBMUA meetings to 6:30 pm.

m/Romeo s/Formisano to change the meeting start time from 7:00 pm and move it up to a 6:30 pm start time. m/passed

m/Romeo s/Johnston to accept the minutes of the last regular meeting held on May 22, 2024. m/passed

m/Romeo s/Santagata to accept the minutes of the last closed executive session meeting held on May 22, 2024. m/passed

Plant Superintendent Alan Zorzi received an email from NJDEP's Kelly Perez to John Kulin of High Grass Farms stating that an SIU permit is not required but that Mr. Kulin must comply with the BBMUA's pretreatment requirements. Mr. Zorzi received another email from Ms. Perez who shared an email that she received from an environmental compliance officer in California regarding indoor cannabis cultivation facilities showing they really didn't have any issues but they still require testing of these facilities.

Mr. Zorzi provided photos of the MBR Filters being replaced for the Board members to see. With the leap upgrade these are supposed to be 30% more energy efficient on this unit. In the past on a normal operation there were two aerators running at 65% each and with this upgrade we are running at 40% with one aerator running at a time. These membranes pull the wastewater through each one of the strands and clean water comes out the other end and the solids go back into the system and get retreated. Chairman Delano said these membranes have a life expectancy of 7 to 10 years. We got every inch of the lifespan out of the original membranes because Alan does a great job of cleaning them and keeping them clean and maintaining them properly. The gentlemen with Veolia said that some of the companies that use these membranes don't even get six years out of them. Chairman Delano thanked Mr. Zorzi for that. Mr. Zorzi said he gives his staff all of the credit. When we were introduced to this MBR technology it was new for operators. He took in all the information he could. One of the old timers that were getting ready to retire said as long as you do the maintenance on them and make sure the maintenance is performed properly you should get some good years of service out of them. So Mr. Zorzi appreciates the credit but he gives it to the staff also because they are doing the work.

Mr. Zorzi said when we were doing the upgrades to the MBR plant filters the thing that runs these filters are the PLCs and the computers. The PLCs and computers are 11 to 12 years old. One was running on Windows 7 and one was running on Windows XP. When we were doing the upgrade, the one running the main controls failed so we are only running on one computer. It was recommended that these be replaced as soon as possible. Mr. Zorzi obtained a price quote which came back at \$39,163.34. Veolia is the only company that we can purchase this from. Therefore, we can purchase these using the gg exception. When we originally began budgeting for these membrane replacements the price was estimated at the time to be \$1,000,000.00. The MBR filters came in less than that and we probably should have budgeted for the computer replacements and upgrades at that time as well. So even with replacing the filters and these computers we are still coming in under the \$1,000,000.00 estimated cost. From now on we should be budgeting for the upgrading of these computers as well as the membranes.

m/Romeo s/Johnston to approve the purchase of the quoted PCs for the MBR Plant as quoted by Veolia in the amount of \$39,163.34. m/passed

m/Romeo s/Johnston to adopt resolution R-24-2024 authorizing the acquisition of Desktop PC and Touchscreen PC and parts for the MBR System without Public Bidding Therefore As Authorized by N.J.S.A. 40A:11-5(gg). m/passed

Mr. Zorzi had a meeting with the employees at the plant on May 28, 2024 regarding being a member of the Buena Borough Fire Department and no one had any interest at this time. Mr. Zorzi explained that if anything changed to let him know and he would notify the board of their interest.

m/Romeo s/Johnston to file all correspondence sent out for review without reading numbered 1 through 8. m/passed

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

The next regular meeting will be held on June 26, 2024 at 6:30 p.m.

m/Romeo s/Johnston to adjourn the meeting 8:28 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary