

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

The regular meeting of the BBMUA was held on June 26, 2024 at 6:30 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 in @ 6:40 pm	John Kulin
J. Formisano	C. Santore	High Grass Farms
D. Romeo	A. Zorzi	
J. Santagata	D. Horst	
A. Sasdelli	R. Casella	

Chairman Delano received an email from Jerry Marinacci providing a letter from the Atlantic County Director of the Office of Emergency Management in regard to the UHF repeater on the MUA Water Tower. The Atlantic County OEM Director said they are fully aware of what Mr. Marinacci is proposing and they are in support of this. Ms. Santore provided the photos of where the repeater will be located and what lines he will be tying into. Mr. Marinacci also stated he has arranged for a drone service to circle the water tower to take photos of the antenna mounting railing and antennas for the purpose of giving the antenna installer a heads up on what is up there prior to them doing the work. The Chairman and Solicitor asked to draw up a resolution for the next meeting stating that approval was granted to allow Mr. Marinacci to install the UHF repeater and antenna on the water tower.

Mr. John Kulin of High Grass Farms was in attendance at the meeting tonight. Mr. Kulin advised the board that he has turned in his application to the BBMUA and is waiting for CCS to provide an estimate proposal for installing a monitoring manhole and datalogger for the effluent wastewater going out. He stated he wanted to get the application in so they could get feedback from the BBMUA's Engineer on any pretreatment if necessary so they can plan and take care of that. Mr. Kulin said they are trying to get the inspection from the State CRC (Cannabis Regulation Commission) the week of July 15, 2024. They have 30 days from there to issue a license. So, if they get the inspection that week, they would be issued their license to begin operation in August 2024 so they want to make sure they are doing the right thing with the BBMUA. Chairman Delano verified that the estimated gallonage is 8,500 gallons per day. Mr. Kulin said they are estimating 8,500 gallons per day but the effluent would end up being around 8,000 gallons per day.

Chairman Delano asked if that is for the first phase or total. Mr. Kulin said that is for the total. The total gallonage for phase I is anticipated to be 3,500 gallons per day. Mr. Kulin said they are still working with Atlantic City Electric to get the power they need for the full project so they are not ready to proceed with phase II until they get the power to the site. Mr. Kulin did say that he will be having an open house for investors and if anyone would like to come out, they are welcome to. BBMUA Engineer David Horst asked if they could have a full set of plans to accompany the application. Mr. Kulin stated he will forward that to Cheryl Santore and copy Mr. Horst on the plans so that everyone has a copy.

David Horst of DeBlasio & Associates informed the board that they have prepared a preliminary engineering study and environmental report for the USDA Application and have also prepared construction cost estimates for E. Summer Road, West Avenue and Atlantic Avenue. Their sub consultant, Triad Associates, has those and have basically given DeBlasio & Associates formats for the Authority's submissions to the USDA. Mr. Horst stated he just got those today and forwarded them to Alan Zorzi, Chairman Delano, and Cheryl Santore. As soon as he gets the information back from the Authority and it is reviewed, they can submit the application. Chairman Delano asked what they are using Triad for. Mr. Horst stated Triad is their subconsultant and they prepare the USDA application and work with the USDA. Cheryl Santore stated that she forwarded everything to the BBMUA Solicitor and Auditor. Mr. Casella has provided the letter to her tonight and she has given that to Mr. Horst. The BBMUA Auditor, Steve Testa is on vacation and once he returns, she and Mr. Testa will work to get the other information together and forward it to Mr. Horst. Ms. Santore provided a copy of a letter to the Board that DeBlasio & Associates had requested granting permission to Triad Associates to submit USDA applications on their behalf.

m/Romeo s/Formisano adopt Resolution R-25-2024 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/Formisano to open the executive closed session meeting at 6:47 pm.
m/passed

m/Formisano s/Romeo to close the executive closed session meeting and return to regular session at 6:53 pm.
m/passed

Secretary Cheryl Santore informed the board that Mr. Michael Vicidomini has a complaint about his water bills for the last two quarters. Mr. Vicidomini had an original meter in his home. For the last two quarters the meter read that he used 36,000 gallons and he was billed the appropriate \$95.00 for that reading (21 gallons of excess @ \$31.50 and \$63.50 for the 15,000 gallons). Mr. Vicidomini doesn't feel that is possible that he could have used that water. Our Plant Operator James Stiteler went out on June 10, 2024 and replaced his original meter with a new radio read meter. The original meter and the reading box located on the outside of the house read the exact same numbers. Mr.

Vicidomini is looking for a credit of \$31.50 for each billing quarter where the original meter read an excess usage of 21,000 gallons. Mr. Vicidomini was arguing that his meter had to be spinning three times as fast but she has been told that the meter can't spin faster than the water goes through the meter. When the old meters stop working, they slow down not speed up. James Stiteler went out again on June 24, 2024 with the meter reading tablet to get a reading on the new meter to obtain a data log report so we could review it and see if there was a problem but it doesn't appear to be anything unusual from the period of June 10th to June 24th. Chairman Delano stated that we would wait until the meters were read in August and see what the usage was for the next quarterly period and revisit this request.

David Romeo stated the Buena Regional School Board approved a \$200,000.00 project which will connect the Buena Regional High School into the BBMUA's city water system. Mr. Romeo asked if the School District had come before the board and asked for permission to tie into the water system and if this is something that has been in the works for years. Plant Superintendent Alan Zorzi stated the Buena Regional School District had sent a letter on February 14, 2022 expressing interest in changing the water supply for the High School from the existing well system to the city water system and the BBMUA Board gave approval at their regular meeting held on February 23, 2022 to connect into the system pending any and all approvals. The plans were reviewed by Mr. Zorzi and the BBMUA Engineer Remington & Vernick back in 2022 and the only thing needed now from the Buena Regional School District is the application and the connection fee to be paid.

m/Romeo s/Santagata to accept the minutes of the last regular meeting held on June 12, 2024. m/passed

m/Romeo s/Santagata to accept the minutes of the last closed executive session meeting held on June 12, 2024. m/passed

Plant Superintendent Alan Zorzi provided the board with pricing as requested at the last regular meeting in response to Mayor Joseph Baruffi's letter requesting assistance with the Summer Road Community Garden Project. The cost estimate to extend the water main for the garden for materials only came in at \$14,568.50. The only thing not included in this is disinfection and lab testing and we would have to chlorinate the line as well as the estimated labor for 3 BBMUA employees with 3 days to complete the project for an estimate of \$2,700.00. The estimated cost total would be \$17,268.50 and does not include the service line or yard hydrant that would be installed by the Borough of Buena Road Department. This line would be run to the curb stop and the Borough would have to install the type of irrigation they want. Member Joseph Santagata asked exactly where they are planning to put the garden. Mr. Zorzi said when he initially met the Road Department out there, he had estimated it to be about 100 ft from where the water line ends. However, there is a basketball court right there so when looking at the property you would think it would be to the right of that. But if you stopped it on the property line of what they were looking at you would cut diagonally through the center of that basketball court. When Mr. Zorzi and his team went out there, they wheeled it off to see where we

could put the hydrant and where would be the best spot to run a straight line off of that and that is how the 300 feet was calculated. It would be on the right side of the basketball court. Mr. Santagata said if it is put there that is very close to the Road Department Garage. Couldn't they run a line off of the Road Department Garage. Mr. Zorzi said it may be possible. At the last meeting someone had said the Borough owns the Spanish Center so he had looked to see where the outside faucet was to see if they could hook up to that. Mr. Romeo said he talked to the Mayor about the Spanish Center and that is not owned by the Borough. The Borough Garage is a little bit of a distance but it might be able to be trenched from there. Chairman Delano said it would be more economically feasible to trench it from somewhere rather than extending this water line. Unless there are projects or building that could happen down that road that would offset some of this cost. Mr. Romeo asked if there are buildable lots, installing the line would make those lots more of a premium to build there because they would have availability to city water. Mr. Zorzi said on the right-hand side that's why if he was extending this line, he went the 300 feet because it could pick up that woods but he didn't check to see if sewer is right in front of that property. The last house on that side is already connected to the water and that is where the water line ends so we wouldn't pick up a house at this time. Chairman Delano said the key to is controlling the water. You can't just put a spigot out there that someone could leave running. It has to be secured and someone has to be responsible for it. Mr. Santagata said the road department garage water usage is metered so if you ran it from the road department you would know how much water they are using. Mr. Romeo said this would be metered too. Mr. Romeo said from a building stand point running the line makes those lots more desirable and that would be justification to run it. Mr. Zorzi said it is one lot not multiple lots. Mr. Romeo said if we did do something like this it would be the chair of the recreation committee who would be responsible and they would have to sign off on it because it can't be left open the whole time. Chairman Delano said our concern is the control of the water and if no one is paying for it or responsible for it there could be a problem. Mr. Romeo said maybe we should send this back to mayor and council to ask how much water they are looking for. How many planter beds, etc. Mr. Zorzi asked if they are using the old community garden site at this time. Mr. Romeo said he doesn't believe so. Mr. Zorzi said that what he suggested this time is what they did last time which is filling up a tote which holds 300 gallons. We could provide them with several totes and they could rotate them. They could put them on the loader and fill them up at the road department garage and rotate them. Mr. Romeo said we do have options for them. Chairman Delano said we are not saying no but we do have options that we can meet with them and discuss the options for getting water to that area without extending the line.

Something else we need to consider that ties into this in a way is this past week Vineland had a major issue with capacity with their water lines. Unfortunately, we were not able to provide them with help. They would have drained our water tank in an hour and our pumps were already running at 95 to 100% steady and hard just to keep up with our own water demand for the customers we service. That tells us we are close to meeting our demands and we should start looking at installing another well. Just looking at the capacity that the cannabis facility is looking for and multiply that by four that puts us pretty near the capacity of what we have for water. Therefore, we need to start working

on this in the next 5 to 10 years to be able to supply our customers. Matthew Bertonazzi said he thinks that is a big contributor to the problem that the city of Vineland is having now. They built the industrial park up so much and now they have 13 wells and 8 of them right now are running as a minimum. He used to work for the city of Vineland and by State regulations they are allowed to drop pressure down to 20 psi and they are running at 30 psi last week. Mr. Zorzi said their tanks were only maintaining system pressure and the tanks weren't filling. Mr. Bertonazzi said we have the marijuana plants coming in and more homes being built and developments being built so we are going to need another well in the near future. Mr. Zorzi said this is the first time in recent history where for the last 4 or 5 days we are pumping over a million gallons a day. Just to put that in perspective our current allocation is 33 million gallons a month. So, if that continues the way it is going you are right up against your allocation for water without any additional industry or development.

Chairman Delano said in regard to moving forward with looking into another well we need to meet with the Engineer and Auditor and Plant Superintendent Alan Zorzi work on getting this as a project on board for us as far as cost and budgeting. Mr. Zorzi said he was speaking with Mr. Hurst about this. The last time we looked into this it was 12 to 15 years ago. The Chairman at that time wanted to put another well in and was looking forward to the future and about sinking another well into the Piney Point aquifer and we will never have to worry about water. At that time Remington & Vernick Engineers moved forward with looking into the permitting and they found that there is a certain criteria that has to be met before you can put another well in. Your allocation has to be at a certain percentage, if any commercial development comes in that has to be allocated and included on the allocation permit so it is already in the States eyes as we are using that allocation. So, if we have projects on board like the cannabis facilities that we know will be utilizing water we can prove that we need another well. If you use the cannabis facilities as an example, you have four of them and they are saying they will use 10,000 gallons per day, 365 days a year, for the four of them alone you are at about 15 million gallons per day. You are currently allocated at this time for 33 million gallons per day. So, if the projects are on the books, you can document the need to sink another well. At that time years back, we were looking at possibly putting a well near Black Water Pond and then you could tie in Summer and Route 40 and then you can loop it and have a 10" main that can take a good volume of water. So, we need to put this on the radar because the permitting takes time and it is something to get in the back of your head and put on the radar so that we don't have the issues that Vineland has. This discussion came about because Mr. Zorzi received a phone call from a Vineland employee that asked to open our interconnection with Vineland because of the issues they were having. Mr. Zorzi gave him his number and asked him to have his boss call him because it isn't that simple. John Lillie called Mr. Zorzi and they had the discussion that the interconnection was put in for Buena Borough to help us in an emergency. At the time we only had two wells and Vineland had multiple wells and if one of our wells went down that interconnection would allow Vineland to help us out. For us to help Vineland out, Vineland is pumping 12 and a half million gallons per day and we are pumping 1 million per day. Vineland would suck us dry and then there would be two towns in the same situation. Mr. Zorzi explained to him if you had a fire right down the road and we had to give you relief and

you could tie into our hydrants or we could help you out we would do everything we can. Mr. Zorzi contacted the State because he wanted guidance. They made an SOP up in case anything like this ever happened again on our end. But even in the interlocal agreement with Vineland the water is supposed to be metered because we have to account for every drop of water we have and there is no meter on it. Mr. Zorzi said he was asking the State those type of questions and asked how we would handle this. At the time that interconnection was installed they probably didn't want to pay the expense of putting a meter in. Luckily all these years we have never needed it and it was the first time he has even seen Vineland remotely think about it. Chairman Delano said as you see when you look at this you can see that most of the projects we do require two, three, and four year planning to make them all happen and none of them are cheap. That is why we have to put this on the board's horizon because this is where we are going to have to end up going. Unfortunately, it always ends up being we want to do this project but another area always ends up having a problem and we have to take care of that first. That is why it is so important to budget for these projects.

Plant Superintendent Zorzi made the board aware that the two new trucks that we purchased are now in service and the two older trucks are ready for auction. Mr. Zorzi's question to the board is do we want to auction them as we have in the past with GovDeals. We have a 2006 Ford F-150 4x4 with 93,200 miles and a 2007 Ford F-150 4x2 with 99,439 miles. The new cost for the 4x4 at the time was \$17,845.00 and the 2-wheel drive was \$14,529.00. We got our money out of the trucks so if the board wants to sell them on GovDeals the board has to suggest a minimum bid that they want to put on them. We can set a time frame of two or three weeks, specify a minimum bid and if we don't get what we want we can go out for bid again. Chairman Delano said if he remembers correctly when we auctioned the trucks off last time on GovDeals we were pleasantly surprised with the bids that we got on some of the equipment that we ended up selling so he would recommend that we go with GovDeals again. Chairman Delano asked for recommendations on minimum bids that we should be going for or looking at. Mr. Santagata said he thinks we should do a little bit of research to see what they are selling for. Plant Superintendent Alan Zorzi said they range from \$1,500.00 to \$9,500.00. Mr. Santagata said that is a big span. Mr. Zorzi said these are fleet vehicles so you have to plug in everything that the trucks have in them to get a better idea of the price. Mr. Romeo asked if we could wait and check Kelly Blue Book to get a better idea and the board can make better estimate at the next meeting. Mr. Zorzi said he will do more research and come back to the board at the next meeting.

m/Romeo s/Formisano to file all correspondence sent out for review without reading numbered 1 through 7. m/passed

The next regular meeting will be held on July 24, 2024 at 6:30 p.m.

m/Romeo s/Formisano to adjourn the meeting 7:25 p.m. m/passed

Submitted by
Cheryl Santore-BBMUA Secretary