

Computer-aides transcript of the  
Directors meeting taken stenographically in the  
Above-entitled matter before Jacqueline Gibson

CITY MUNICIPAL UTILITIES AUTHORITY  
BOARD OF DIRECTORS MEETING

- - -

Date: Friday - November 19, 2021

COMMENCING AT 10:10 a.m.

ATLANTIC CITY MUNICIPAL AUTHORITY

401 NORTH VIRGINIA AVENUE

ATLANTIC CITY, NEW JERSEY

ATLANTIC CITY COURT REPORTING  
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1 Board Members:  
2  
3 John Devlin: Chairman (present)  
4 Mr. Gary Hill: Vice Chairman (Zoom)  
5 Mike Armstrong: Executive Director (present)  
6 Claude Smith: Deputy Executive Director of Engineering  
7 Mr. Mohammed Dedar: (Present)  
8 Mr. Glenn Banfield: (Present)  
9 Mr. Gonzalez: (Zoom)  
10 Ms. Nynell Langford (Zoom)  
11 - - -  
12 COUNSEL PRESENT  
13 Fredrick Bor, Esquire: Counsel for Atlantic City  
14 Municipal Utilities Authority (Zoom)  
15 Andrew Weber, Esquire: Counsel for Atlantic City  
16 Municipal Utilities Authority (Zoom)  
17 Mike Riley, Esquire: Special counsel (Zoom)  
18 Mr. Gallagher, Esquire: (Present)  
19 - - -  
20 ALSO PRESENT:  
21 Anita Thapa: Assistant Director of Accounting & Finance  
22 (present)  
23 Kelly Williams: Executive Secretary (present)  
24 Stella Johnson: Secretary (present)  
25

1 (Open session)

2 Mr. Devlin: Okay. Let's get started. Fred.

3 Mr. Bor: Did you do the opening statement?

4 Mr. Devlin: November 19, 2021, opening statement.

5 Adequate notice of this meeting has been provided as  
6 required by law. By mailing to the press of Atlantic  
7 City a list of regulatory scheduled meetings, November  
8 19, 2021, at 401 North Virginia Avenue, conference room,  
9 in Atlantic City, New Jersey.

10 A copy of said notice was sent to the City Clerk to  
11 be posted. All the aforesaid complies with Chapter 231  
12 of the laws of 1975 known as the open public meetings  
13 law, Fred.

14 Mr. Bor: Yes. Roll call.

15 Mr. Bor: Mr. Banfield?

16 Mr. Banfield: Here.

17 Mr. Bor: Mr. Dedar?

18 Mr. Dedar: Yes.

19 Mr. Bor: Mr. Hill?

20 Mr. Hill: Yes.

21 Mr. Bor: Ms. Langford?

22 Ms. Langford: Here.

23 Mr. Bor: Good morning, Mr. Chairman Devlin.

24 Mr. Devlin: Good morning.

25 Mr. Bor: If we can now have the flag salute.

1 (Flag salute)

2 Mr. Bor: Next number 4. Executive Director, have  
3 you had any communications either telephonically or by  
4 mail from the public who wishes to speak or ask any  
5 questions?

6 Mr. Devlin: This is the public portion?

7 Mr. Smith: No. I only know of one and it is Mr.  
8 Siracuse, who is present.

9 Mr. Devlin: Mr. Siracuse, do you want to speak  
10 now?

11 Mr. Siracuse: Yes. Can you hear me?

12 Mr. Devlin: Sure. The floor is yours.

13 Mr. Siracuse: Yes. I will be real quick. I have  
14 been confused over the last couple weeks with some of  
15 the e-mails that have gone back and forth with the MUA  
16 regarding the use of the word consultant and broker, and  
17 they mean two different things to an insurance person's  
18 ears then anybody else.

19 I just want to be certain that the bid that came in  
20 last Monday was for a consultant, and not somebody that  
21 is going to act as a broker, along with being a  
22 consultant. That is sort of a conflict.

23 A consultant is like the old Web Company that you  
24 had Bill Bringle. If you remember, because it was a few  
25 years ago, they put the specs together and put them out

1 to brokers, who would then bid on them in an RFP. The  
2 second half of my concern is that the consultant would  
3 be doing what is called an FRP, which is a dollar  
4 program, where they actually put in the price of every  
5 policy that you are bidding on and the consultant would  
6 then recommend one program over another program.

7 As opposed to what is called an RFQ, which is a  
8 request for qualifications and we are certainly  
9 qualified. We have been doing this for over 25 years  
10 for the MUA, but that leads to a little more political  
11 intrigue.

12 You can pick anybody that you want because it is  
13 more like a beauty contest as opposed to an actual  
14 numbers with policies and coverages, and the quality of  
15 the bid is not necessarily there, nor is the price.

16 So I have been burned a few times with these RFQ's  
17 because you can get large companies coming in that are  
18 politically connected, and they hand over the whole  
19 program, and the cost of the program goes up 25, 35, 45,  
20 50 percent to public entities, and they get who they  
21 want in there.

22 That is all. That is the reason for my concern and  
23 also we have applications out there. January 1st is  
24 coming relatively quickly and we have updated  
25 applications that have been put in and, I believe, they

1 are waiting for the MUA today to appoint a consultant,  
2 and get that process going, but we are running out of  
3 time.

4 Especially Cyber liability we have to get those  
5 applications in and get the numbers for you. That is  
6 all and that was my concern. Just those two items and I  
7 did not want to confuse anybody.

8 Mr. Devlin: Did we put our RPF out for a broker?  
9 Hold on a second. Just having a conversation with the  
10 Executive Director.

11 Mr. Armstrong: We went first to get permission to  
12 see if they have any professional courtesy and we were  
13 told they are in moratorium because the policy expired.

14 Mr. Devlin: Gene, I was just speaking to the  
15 Director regarding conversations with the State and RFPs  
16 and RQs --

17 Mr. Armstrong: Gary looks like he is having  
18 trouble hearing.

19 Mr. Devlin: Can you hear us Gary?

20 Mr. Hill: Yes.

21 Mr. Devlin: I just said, I was speaking with the  
22 Director regarding RFP because all of our other RFPs are  
23 on moratorium right now, but you are not effected by  
24 that. Insurance is not effected by that; right?

25 Mr. Armstrong: That is right.

1           Mr. Devlin: Hey, Gene, real quick, and it was our  
2 ignorance and I was chairman at the time. I got rid of  
3 that consultant because to me it was like a 66 hundred  
4 dollar bill and nobody could explain it; right.

5           It was not until Mike got here that gave us the  
6 insight. It was my ignorance to say, "what the hell do  
7 we need this for, we have an insurance company." Mike  
8 broke it down and explained it to us and I agree with  
9 him.

10          Mr. Siracuse: I think he is right. A consultant  
11 is a good thing to have. My slight criticism of Wed is  
12 that he bided every year, and almost every public entity  
13 that we do it is every three years, but you can still  
14 use the consultant to review. Say if I am the broker,  
15 my annual in between RFPs, my annual renewal pricing and  
16 coverages to the MUA, but it would be at a much less  
17 cost on those off years.

18          Because when you really do an RFP it is a lot of  
19 work for the consultant, but everybody else does it like  
20 that. He was the only one that I knew did it every  
21 year.

22          Mr. Devlin: Thank you, and did we answer  
23 everything for you Mr. Siracuse?

24          Mr. Siracuse: Yes. Does anyone have any other  
25 questions?

1           Mr. Devlin: I was just confused, as to a member  
2 here, and I was kind of new at the time.

3           Mr. Siracuse: One other point I want to make. If  
4 the MUA can get these applications back to me, and they  
5 will be used by the consultant, and put out to other  
6 brokers too.

7           They are just blank applications asking questions  
8 about your protections for the computers, and a list of  
9 your equipment to update our proposal coming up, but  
10 that can be used for anybody. I am not getting inside  
11 information. Everybody has to have the answers to these  
12 questions.

13           So the apps are universally accepted and they are  
14 not me getting an advantage over somebody else. Those  
15 are put out almost like public information. You will  
16 have copies of it and send it to the consultant and have  
17 him put it out to the other brokers. It is open source  
18 information.

19           Mr. Armstrong: We understand.

20           Mr. Siracuse: It is a timely thing. We need them  
21 back to get the companies to bid, and for them to get  
22 their numbers together because they want inspections and  
23 things, and we are running out of time. We have five or  
24 six weeks left until the new year. That was my concern.

25           Mr. Armstrong: We understand and since a broker or



1 consultant, whichever, direction they choose to go into  
2 they will be assuming they will be appointed today.

3 In response to your e-mail I indicated that we  
4 would find out from the broker. That is the point of  
5 the broker or consultants is to give us guidance and  
6 direction on how we should proceed.

7 Mr. Siracuse: That is another thing the term would  
8 be consultant not broker. This person is a consultant.  
9 I am the broker at the moment. Not sure afterwards.

10 Mr. Devlin: He is saying that is not the way Gene,  
11 go ahead Mike

12 Mr. Armstrong: I think he just brought up the  
13 conversation because there is a bid on the table that he  
14 did not apply for.

15 Mr. Devlin: He did.

16 Mr. Armstrong: Did not.

17 Mr. Devlin: Okay.

18 Mr. Armstrong: Just take the information.

19 Mr. Devlin: Okay. Mr. Siracuse, I think we got  
20 it. I think there was clarification that we needed, but  
21 moving forward --

22 Mr. Siracuse: The consultant will pick the broker  
23 through a process.

24 Mr. Devlin: Understood.

25 Mr. Hill: Mr. Chairman.

1 Mr. Devlin: Mr. Hill.

2 Mr. Hill: Thank you. I just wanted to reiterate  
3 for the new board members we have had a consultant for  
4 many many years and our past Chairman always made a big  
5 issue about having consultants.

6 So you were following in some other shoes. So it  
7 is not your fault that we dropped the consultant, but we  
8 had a consultant for many years to look over everything  
9 that Mr. Siracuse had mentioned. So I am not sure why  
10 this is different, but different and confusing.

11 Mr. Devlin: Gary, Mike is saying --

12 Mr. Armstrong: It was put out for a consultant or  
13 a broker.

14 Mr. Devlin: Consultant or a broker.

15 Mr. Siracuse: Right and I wrote everybody and I  
16 tried to get that clarified, and it came back to me that  
17 this was a consultant and I did not put a bid in, quite  
18 frankly, because of my e-mails.

19 Mr. Hill: We are looking for a consultant today.

20 Mr. Smith: Gary, it is actually consultant or  
21 broker.

22 Mr. Hill: I am sorry.

23 Mr. Smith: I don't have the resolution in front of  
24 me, but I believe it says consultant or a broker.

25 Mr. Devlin: Can we get that resolution?

1 Mr. Hill: No, it says to me consultant.

2 Mr. Armstrong: Do you remember what it says?

3 Ms. Williams: Consultant.

4 Mr. Devlin: It was clarified. It is a consultant.

5 Mr. Armstrong: It is up to Mr. Hill.

6 Mr. Hill: Okay. Thank you.

7 Mr. Devlin: And I apologize again on the insurance  
8 end. I am a little bit ignorant on my end.

9 Mr. Armstrong: He clarified it. It was  
10 consultant.

11 Mr. Devlin: Everything is clarified. Mr.  
12 Siracuse, unless you have anything else, does anybody  
13 have any questions for Mr. Siracuse? Thank you Mr.  
14 Siracuse.

15 Mr. Siracuse: Thank you for your time.

16 Mr. Bor: Mr. Chairman, if we could go to number 5  
17 and I assume from Ms. Johnson's e-mail that everyone got  
18 a copy of the regular minutes, and I guess our Director  
19 has submitted the executive minutes. If there are any  
20 questions bring it up, and if not let's have a motion to  
21 approve.

22 Mr. Armstrong: Yes, there is an issue. Phil raised  
23 some concerns with respect to the executive session  
24 minutes at the last meeting, and Mr. Banfield was  
25 attributed to Phil Gonzalez. Some corrections have been

1 made and I do not know if the newest version of those  
2 minutes have been distributed to you with those  
3 corrections, but Phil has represented --

4 Mr. Devlin: Yes. As amended.

5 Mr. Armstrong: Yes as amended.

6 Mr. Devlin: Fred, as amended, please.

7 Mr. Bor: Okay. Then it is number 5. The regular  
8 executive session as amended. If there are no issues or  
9 questions then I ask that someone bring a motion.

10 Mr. Devlin: Motion.

11 Ms. Nynell: Second.

12 Mr. Bor: Thank you Ms. Langford.

13 Mr. Devlin: I did not get a chance to read them,  
14 and you are going to ask us to vote on it.

15 Mr. Armstrong: They can not be e-mailed. You can  
16 read them and you can vote on that at the next meeting.

17 What we just did was distribute the meeting minutes  
18 for those who are here. The closed session minutes  
19 cannot be e-mailed to you because of the nature of the  
20 confidentially.

21 So at the next meeting if you come in person those  
22 of you who have not received a copy you can read them,  
23 and then you can vote on the meeting minutes for the  
24 October meeting in December. The closed session meeting  
25 minutes. Okay.

1 Mr. Bor: So Mike, do you want to have approval of  
2 the regular meeting minutes?

3 Mr. Armstrong: Yes.

4 Mr. Bor: Next month we will go retroactive.

5 Mr. Armstrong: Yes, and the vast majority of the  
6 amendments from Mr. Gonzalez to Mr. Banfield were in a  
7 closed session minutes. So you want to read them  
8 closely.

9 Mr. Bor: Okay. So we had a motion and a second.  
10 Does anyone want to change the motion or second it  
11 because now we are approving the regular session  
12 minutes.

13 Mr. Devlin: I made a motion for a regular, Fred,  
14 and second by Mr. Dedar.

15 Mr. Bor: Mr. Banfield?

16 Mr. Banfield: Yes.

17 Mr. Bor: Mr. Dedar?

18 Mr. Dedar: Yes.

19 Mr. Bor: Mr. Hill?

20 Mr. Hill: Yes.

21 Mr. Bor: Ms. Langford?

22 Ms. Langford: Yes.

23 Mr. Bor: Chairman Devlin?

24 Mr. Devlin: Yes. Thank you.

25 Mr. Bor: Okay. The minutes are approved. Number

1 6, Chairman Devlin, do you have any issues?

2 Mr. Devlin: Nothing pending. Just again how are  
3 we doing on the table organization? Have we worked on  
4 that?

5 Mr. Armstrong: No, actually, and I am not sure if  
6 the Chairwomen for the personnel committee can hear me,  
7 but at the last meeting we raised concerns about things  
8 that we thought were a greater priority. A bunch of  
9 people are retiring in the next 6 months, and we found  
10 we are in a shortage in terms of replacing employees.

11 It really became a priority. In fact we had a  
12 meeting because we need new employees to help install  
13 the new meters.

14 Mr. Devlin: Replacing existing or creating new  
15 positions?

16 Mr. Armstrong: That too, and it is a shortage of  
17 employees all over the country.

18 Mr. Devlin: So have we advertise for these new  
19 employees?

20 Mr. Armstrong: We started with respect to the ones  
21 being replaced. We discussed that in personnel  
22 committee meeting, and for the positions some have been  
23 advertising for months, and we are getting one resume.

24 Mr. Devlin: It is a trend around the country.

25 Mr. Armstrong: Right, but that is what --

1           Mr. Devlin: I am surprised because this is a good  
2 job.

3           Ms. Langford: If I could just chime in.

4           Mr. Devlin: Yes.

5           Ms. Langford: The essential -- the prioritizing,  
6 these positions are definitely essential. The things is  
7 that is a priority we definitely cannot afford not to  
8 have, you know, to be ready for that. So that for me  
9 was very important in making sure the order of what was  
10 being filled

11           Mr. Devlin: That is a concern of mine as well. I  
12 have no problem since I have been here replacing  
13 existing or when Claude was acting to bring in new  
14 people as needed, but again, I am putting an emphasis on  
15 having that chart in my hand.

16           You know black and white, and where we are filling  
17 in the blanks. There is no argument with me that we  
18 need people for a minute already.

19           Mr. Armstrong: That is part of it too. We  
20 distributed job descriptions, and it is about 150 pages,  
21 and we found ourselves being time consumed trying to get  
22 though all of that, but not spending time, to be honest  
23 with you, on the real burning issues. Which is trying  
24 to replace people. Which is a major priority too, and a  
25 process because we have to come up with a list, and we

1 have a printout and a list of the positions and  
2 explanation of the positions to fill, and Phil has to  
3 review it, discuss it, and then tell us if we can fill  
4 that position.

5 Using the same information that we collected with  
6 the job description that was describe to Phil and the  
7 need for the position.

8 Mr. Devlin: I get it. I think, again, I have been  
9 saying this since I got here. Table organization is  
10 just the backbone. Especially with some new gentlemen  
11 and gentle-ladies that have not been around  
12 organizations that need a table. So do you need  
13 something from us like a committee put together?

14 Mr. Armstrong: No. We have it. What I am saying  
15 to you is that what we are doing in terms of --

16 Mr. Devlin: Then you are gonna come back to us?

17 Mr. Armstrong: Yes, we have to.

18 Mr. Devlin: Asking for new hires, and to approve  
19 that, and the sooner we do that, I think --

20 Mr. Armstrong: Well, depends on the nature of the  
21 new hire. All of them don't require us to come back.

22 Mr. Devlin: I agree.

23 Mr. Armstrong: But what I am saying is that in  
24 terms of the discussion some of the positions are not on  
25 the organizational chart.



1           So we are going through the process and if we have  
2 this need we are going to update the organizational  
3 chart. So we are doing it simultaneously.

4           Mr. Devlin: But as a board member I don't have  
5 that in my hand. Do you know what I am saying? I am  
6 not trying to debate this. I am not arguing.

7           Mr. Armstrong: But you almost have to be there.  
8 It is just to voluminous in terms of putting -- we have  
9 to do it simultaneously. We have to go through those  
10 job descriptions, and we listen to the employees, and we  
11 listen the personnel director, we listen to the plant  
12 manager, and they all have given a list of what they  
13 need in employees.

14           What the positions are and the job description, and  
15 then we have to write it up and then get Phil to say  
16 that it is okay, and then we can put it on the chart  
17 because if nobody approves it, and they are not on the  
18 chart. It does not get on the chart.

19           Mr. Devlin: Agreed. Again, I would just like to  
20 have that in my hands. The only one that I am aware of  
21 in place was the one, and I can't follow it.

22           Mr. Armstrong: We have one in place.

23           Mr. Devlin: I can't understand it. It is  
24 literally, and I looked at a lot of table organizations  
25 in my days, and it starts here, and it breaks down.

1 There are so many different branches to that one. That  
2 is why we agreed the prior year was to work on one.

3 Mr. Armstrong: That is why we were confused. Our  
4 discussion was the one that was presented in January is  
5 the one that Claude presented.

6 Mr. Devlin: He presented, but we never voted on  
7 it. It was not finished.

8 Mr. Armstrong: We are working on that. That is  
9 the one we are working on.

10 Mr. Banfield: That is the problem because to  
11 continue this problem and then the State has to approve  
12 it. That is where the bottleneck comes in. Like what  
13 is necessary and what is approved. Certain departments  
14 might meet qualifications, and things like that. So  
15 that is where we are having a problem.

16 Mr. Devlin: What do you think the major need is.  
17 What is our one-year plan as far as if you needed to  
18 hire people right now. Is it laborers? Bottom line  
19 laborers? Is it truck drivers?

20 Mr. Armstrong: Laborers. Let me be honest we need  
21 people in every category. We are just so behind. Every  
22 department tells us that they are under staffed and it  
23 is urgent. We get people who go out sick for three or  
24 four months and there are people who are not even  
25 crossed trained.

1           Mr. Devlin: Even when I was a cop we had the same  
2 problem.

3           Mr. Armstrong: To be honest I got a list from the  
4 plant they have a need for 15 people. The biggest  
5 problem is the shortage of operators and everybody is  
6 facing it across the board. People are just not going  
7 into that. They don't want to be operators. They want  
8 to be electricians and carpenters.

9           Then when it comes to labor, you know, what we are  
10 finding is we are not as competitive as we once thought  
11 we were.

12          Mr. Devlin: We are not competitive. I thought we  
13 were very competitive. At least city wise.

14          Mr. Armstrong: The last assessment was done 12  
15 years ago. So luckily -- and you paid \$40,000 for that,  
16 but luckily an assessment that was sent to us by Andy  
17 that was done recently by another Authority, and saved  
18 us \$40,000, so we just got that, and we are going to  
19 distribute that and discuss that at the personnel  
20 committee.

21          Because you may have to make an adjustment, and the  
22 third component is civil service. It just came back in.  
23 So that makes it more difficult for us to hire because  
24 now we have to go through the civil service process. It  
25 was not there up until June.

1           Mr. Devlin: I understand that. I thought that  
2 would assist you better like with promotions and stuff,  
3 like that. Or is it more of a process?

4           Mr. Armstrong: No, because we can do what we want  
5 without civil service. Now, we have to follow the  
6 process.

7           Mr. Devlin: How about this and we discussed this  
8 when I was chairperson on the board. How about we have  
9 an application, say laborer, where do we post that? I  
10 know on our website, but where else do we post that?

11          Mr. Smith: When you talk about labor you can  
12 actually just post labor. You can post through the  
13 newspaper or our website. It is not necessarily  
14 something that you have to do in house, but that is  
15 normally posted on an outside type basis.

16          Now, when you talk about other specific kind of --  
17 and I will just call it trade, therefore, you post that  
18 in house to see if someone in house can actually fill  
19 those positions. If not then you have to go through  
20 civil service to fill that particular position to get  
21 people in.

22          I mean the problem is we just don't have people and  
23 we are running into that problem consistently. It is  
24 from the bottom to a certain point up top. We are just  
25 not able to find people. You can put advertisements out

1 there for months and you are getting very little  
2 responses in regards to them.

3 Mr. Armstrong: Just to add one quick thing to  
4 that. It has become such a problem for us that we asked  
5 Anita to put a line item in the budget for a temporary  
6 agency. Just in case.

7 Mr. Devlin: For labor?

8 Mr. Armstrong: For anybody. It is in the budget.  
9 We have not decided to limit it because we don't want to  
10 limit it. What was it \$100,000 that we asked?

11 Ms. Thapa: Yes.

12 Mr. Armstrong: We made it a line item because we  
13 saw it as a major issue.

14 Mr. Devlin: Let me just ask this. What is our  
15 biggest need right now that you see, MUA work wise?

16 Mr. Smith: Well, you have to look at the big  
17 picture. It is not just one micro-cause for the  
18 Authority. Starting from the fact you do need laborers  
19 and you do need operators. It spans the entire gamut of  
20 the employment spectrum in regards to what we need and  
21 how we need people.

22 So it is not necessarily one aspect of it.

23 Mr. Devlin: Are we back filling? Are you saying  
24 we have to check with Phil Gonzalez?

25 Mr. Armstrong: No, he already gave us permission

1 to backfill.

2 Mr. Devlin: That is one hoop we do not have to  
3 jump through.

4 Mr. Smith: Right.

5 Mr. Banfield: Back on point with civil service.  
6 Are we going to have any type of problem with, you know,  
7 the State approving certain things if civil service  
8 becomes an issue?

9 Mr. Armstrong: Once the -- it won't even get to  
10 civil service until Monica approves it first.

11 Mr. Devlin: To that point, they just said filling  
12 positions that are left vacant; right?

13 Mr. Armstrong: No, Phil has already said that if  
14 it is a backfill that there is no problem.

15 Mr. Banfield: Okay. I just want to make sure.

16 Mr. Devlin: He said new positions as far as  
17 creating new positions?

18 Mr. Armstrong: Right, and everything is according  
19 to Phil. If it was vacant for a long time he does not  
20 consider that backfill.

21 Mr. Devlin: Understood.

22 Mr. Armstrong: So we notify and discuss every  
23 position with Phil and tell him, and still seek his  
24 approval, so there is no issues later. Just make him  
25 aware of everything.

1 Mr. Devlin: Can you hear us Ms. Nynell?

2 Ms. Langford: Yes.

3 Mr. Devlin: Can you at the next board meeting give  
4 us a chairwoman's report. Not to keep you busy. That  
5 would keep us abreast of where we are at as far as  
6 hiring's and obviously table organization. Just keep us  
7 abreast, and at the next meeting give us an update of  
8 where we are at.

9 Mr. Nynell: Not a problem.

10 Mr. Devlin: Thank you, ma'am. That is all that I  
11 have gentlemen and ladies. Fred.

12 Mr. Bor: Shall we move on? Yes. Number 7 and I  
13 only have one thing to report, and just the other day I  
14 received from the Director of ADR and the DEP that we  
15 are now scheduled for a Zoom call, actually, it will be  
16 on My Teams.

17 Claude, I am assume you have that ability on  
18 November 30th to discuss the UFC fine that was levied  
19 against us. As the board probably knows we missed the  
20 deadline by just a few days and we had it remedied just  
21 a week or two after the fine.

22 So my discussion with Ms. Taylor, who is the  
23 Director of ADR suggests that because of the timing and  
24 COVID, and other things that we missed it, but had  
25 remedied it very shortly thereafter. They are very open

1 to a compromise on the fine, but she gave no specifics.

2 So once we are at that meeting on My Teams I will  
3 address that issue and of course make the best deal  
4 possible per my authority. Other than that I have  
5 nothing specifically.

6 On the Fluoride matter it is still in limbo with  
7 Ms. Taylor because apparently they are having  
8 reshuffling of who is going to be handling that down the  
9 road. I want to keep it moving forward with the  
10 Director, Chairman and the Board, advising when that  
11 becomes a front-burner issue. So Claude we do have My  
12 Teams; correct?

13 Mr. Smith: I beg your pardon?

14 Mr. Bor: Do we have My Teams? The State wants to  
15 use My Teams.

16 Mr. Smith: Yes, we do.

17 Mr. Armstrong: It actually is Microsoft Teams.  
18 They just abbreviate the word MI. I think it is, but it  
19 is Microsoft Teams.

20 Mr. Bor: Yes, they will send us the link for  
21 Microsoft Teams as the date gets closer and if I get it  
22 first, of course, I will reroute it to Claude and to  
23 Mike and the Chairman.

24 Mr. Devlin: Thank you, sir.

25 Mr. Bor: Other than that the committee reports and



1 engineering committee.

2 Mr. Hill: Hello and good morning everybody. We  
3 have been very busy at the plant and dealing with our  
4 PFAS issue. We have been holding weekly meetings for  
5 our PFAS with our engineering consultant, and with H2M,  
6 and with the in house AC utility team. They have all  
7 worked very very well together.

8 Yesterday was an interesting meeting and I know  
9 some of us did not make that, but I did, and I apologize  
10 for not having the minutes from that. I did not get  
11 them from H2M to forward.

12 However, Claude, and you probably know this from a  
13 follow up. A lot of the wells are now being done. They  
14 are being attacked and we are waiting for the backwash  
15 and all those things to happen. Hopefully a lot of that  
16 will be done by next week.

17 For the boards information, because it is such a  
18 big project, we are going to be working towards, and I  
19 asked for our engineering consultant to review, as well  
20 Mr. Armstrong, just so your are aware of yesterday. I  
21 will finalized when we are done with this in the next  
22 couple of weeks and finalize the change order.

23 Now, there are some ups and downs and we have an  
24 emergency pipe that needs to get done, and I believe  
25 Claude, for next week. They are working along with

1 Schultes, however, I just want to before we finalize  
2 everything, I want to make sure that everyone is clear  
3 why there were changes.

4 There was good changes and there were things kind  
5 of out of our control.

6 So they are going to work on that and we won't get  
7 that until the project is done anyway. So we continue  
8 to move forward, and everybody is working very very  
9 well, and I applaud the entire team. The MUA has been  
10 very great getting people off and on and in and out. It  
11 is a big big project.

12 Philip Ross from Ross Industries constantly updates  
13 us, and our contractor, and H2M keeps things moving and  
14 Mr. Polastino really paved the way at the beginning in  
15 particular. They made comment of that yesterday.

16 So I think we are in good shape and things are  
17 looking good unless I am not aware. So I am going to  
18 turn it over to Claude.

19 Mr. Devlin: Gary, thank you for attending these  
20 meetings. I really appreciate it.

21 Mr. Smith: Just a follow up on Gary's comments.  
22 Yes, we are still making progress. Just to give you a  
23 quick summary. Well 23, which is the well, that is  
24 furthest away from the reservoir, is completed with  
25 regards to the insulation of the vessels or the GAC, the

1 granulated carbon. The activated carbon has not been  
2 back washed yet, but at the same time all of the piping  
3 connections have been done.

4 Well 21 they are currently working on that. They  
5 are actually removing the oil from -- no they have  
6 actually completed removing the oil from the well, and  
7 that is also being put back into service.

8 Now, they are working on well number 18. We just  
9 discovered a flange that was actually cracked on well  
10 18. They removed the column either yesterday or the day  
11 before yesterday, which we will have to replace, but in  
12 regards to the whole project itself, it is still moving  
13 along in a progressive manner, and we are hoping we  
14 won't have to many issues moving forward.

15 Especially when now we are at the end of the wells  
16 that we need to have the GAC connectivity and the  
17 vessels connectivity and actually operating those three  
18 locations. Gary.

19 Mr. Hill: I had the understanding that well 18  
20 would be done next week.

21 Mr. Smith: Yes.

22 Mr. Hill: I just wanted to let the board know and  
23 the State that we are moving very very aggressively and  
24 the great team that we established, and I appreciate  
25 everybody helping, and Mr. Dedar is on my committee, and

1 I appreciate that as we continue to move forward, but I  
2 want the board to be aware that there will be some kind  
3 of budget numbers, but right now, I don't think it will  
4 be out of line.

5 We have some adjustments to make for the positive  
6 and whatever we need to do, we need to do, and that is  
7 common for a major project. Thank you.

8 Mr. Banfield: I have a question. Do all the wells  
9 need to be --

10 Mr. Smith: They do not need to be modified. With  
11 the vessels and the granulated carbon. Based on the  
12 analysis of it that was initially done. Three wells  
13 were selected for that particular project. Those are  
14 the wells that we put on line to help with our PFAS  
15 situation.

16 Mr. Hill: I just wanted to ask if Mr. Dedar has  
17 anything to add to my report?

18 Mr. Dedar: No, thank you Gary. I know you are  
19 doing a very good job, and I am glad for your team also.  
20 Sometime I had a missed the timing because I had a lot  
21 of things to do. Once in a while I miss a meeting also.

22 Mr. Hill: But, you review the minutes?

23 Mr. Dedar: Yes, I do. Thank you.

24 Mr. Bor: Chairman, move on, please.

25 Mr. Devlin: Yes.

1           Mr. Bor: Before we move to B, I want to say great  
2 job to the engineering committee, Claude, and Gary great  
3 job. Okay. Personnel committee, Ms. Langford.

4           Ms. Langford: Well, we almost had the discussion  
5 already, but again just making sure that the things that  
6 are needed are prioritizing. I should say, is very key  
7 in making sure that we fill positions. Mr. Banfield,  
8 thank you for being a co-pilot on this committee as  
9 well.

10           My concern now is the board secretary because there  
11 are still some incompleteness with that whole subject. So  
12 if we can just close this out. That to me would be  
13 something that we need to do today.

14           Mr. Bor: Well, if I recollect the resolution 8B  
15 approves it, but it is my understanding we want to  
16 include in the resolution hours and salary; is that  
17 right? Either Director or Ms. Langford? Resolution 8B1  
18 just points to Ms. Johnson. Do we want to include in  
19 the hours and salary?

20           Ms. Langford: I just want absolute clarity on  
21 everything with her. With the position I should say.  
22 So even now just not knowing the answers to some of  
23 those questions is not good. So all of the above.

24           Mr. Armstrong: Just from my understanding from the  
25 personnel committee meeting the one question was

1 something concerning her salary. I know she would get  
2 the hourly salary that she was receiving while she was  
3 working at the MUA.

4 As board secretary we still have to say that that  
5 is her salary and that is number one. Number two, are  
6 the duties. There was a job description that was put  
7 out for the position, and at some point a job  
8 description has to be created for her and adopted.

9 So that she can understand what her  
10 responsibilities are so that is number two. You do the  
11 job description and the nature of her responsibility  
12 because some of her duties may even require, you know,  
13 to be sworn because she is going to be attesting to  
14 things, signatures and at some point she is responsible  
15 for keeping board minutes and it can be independent of a  
16 transcript.

17 A transcription is simply an accurate record of  
18 what took place, but by law you are required to keep  
19 certain things in minutes, and she would have that  
20 responsibility of making sure you remain in compliance  
21 with the law, and that the minimum requirements are met.  
22 The court reporter that is not her responsibility. It  
23 is to take exactly what you said.

24 So I think a good job description has to be created  
25 for her. So that she understands what her

1 responsibilities are, and if it is necessary a statement  
2 that will be read, and that she swears that, you know,  
3 that she will conduct herself in that manner, and that  
4 she will record the minutes accurately. I think that is  
5 the clarification that she is looking for. She asked  
6 some of the questions.

7 Mr. Bor: Well, the question that I have and I  
8 think Ms. Langford is saying the same thing. So we are  
9 again going to approve 8B1, but have it supplemented by  
10 you outlining the duties and other issues you just  
11 raised?

12 Mr. Armstrong: Actually, you outlined it Fred. I  
13 was just giving you an idea.

14 Mr. Devlin: Fred.

15 Mr. Bor: Some of you get me her duties and her  
16 information and we can either approve 8B1 now.

17 Mr. Devlin: Fred, let's stand by for that. Andy,  
18 can you hear me? This is more of a labor thing. Why  
19 don't you take point on this one.

20 Mr. Armstrong: Your mic is muted Andy.

21 Mr. Bor: Okay. So Andy, you are going to get me a  
22 supplement to the resolution as the Director just  
23 indicated, and hold this until next meeting or approve  
24 secretary 8B1 as amended.

25 Mr. Devlin: Fred,

1 Mr. Weber: Whatever, the chairman wants me to do.

2 Mr. Devlin: Andy, I would rather you just take  
3 point on it rather than Fred, and I know you have your  
4 hands full with other stuff.

5 Mr. Weber: Okay.

6 Mr. Bor: Andy and I will communicate on it.

7 Mr. Devlin: Let's have that set by next meeting.

8 Mr. Bor: So have that amended by next meeting, so  
9 Andy can make it more comprehensive.

10 Mr. Langford: Yes. Hopefully we can have this  
11 done by the end of the year or by the next meeting.

12 Mr. Devlin: I would like to have that done too.

13 Ms. Langford: We just keep carrying that over.

14 Mr. Devlin: Agreed.

15 Mr. Bor: Okay. Ms. Langford, we are going to hold  
16 8B1 until the next meeting, and before the next meeting  
17 Andy and I will communicate either with Ms. Johnson or  
18 me, and the supplement at the next meeting as the  
19 Director just indicated.

20 Mr. Devlin: I have one thing to add too for our  
21 board secretary. Can we have her issued a phone? I  
22 constantly call her on her phone and it is not fair for  
23 her to pick up that responsibility. We have to take it  
24 on as a board expense. That way I can call her.

25 Mr. Armstrong: I mean a separate computer. I



1 don't know if you have a separate computer or laptop.

2 Mr. Devlin: I am glad you brought that up. How  
3 are we looking with board laptops? Instead of killing  
4 all of these trees. How are we looking with like  
5 I-pads? I know it has been going on for three or four  
6 months.

7 Mr. Smith: We have not looked into purchasing  
8 anything as of yet.

9 Mr. Devlin: I know you have other things.

10 Mr. Smith: But, with the holidays coming up I know  
11 that is a good time where we can start looking and going  
12 out and looking into prices.

13 Mr. Devlin: I know you guys are prioritizing. I  
14 am not trying to do your job. It would be a nice thing.  
15 These packets alone are --

16 Mr. Armstrong: Let me say this, they are expecting  
17 a shortage. I am actually looking at purchasing  
18 equipment myself, and you are not getting them new. I  
19 can provide this information to Claude. There is a  
20 company that gives out lease stuff.

21 For new stuff there are no chips. So just like  
22 used cars, everything is refurbished or leased, and I  
23 tried to buy something and they sent me a notice and ten  
24 minutes later I went and it was sold.

25 Mr. Devlin: Gary, you have a question?

1           Mr. Hill: Yes, thank you. I am sorry. I think  
2 maybe Mr. Armstrong already answered the question.  
3 Currently I serve as board secretary, and I have for 15  
4 years, and I attested to everything, and of course it  
5 goes to the State for review. So I just want to make  
6 sure it is clear for next month, that Mr. Weber, that  
7 that position is totally eliminated now. Which probably  
8 sounds like it is, and that is fine or is there a dual  
9 attest?

10           At another agency that I serve on I am the  
11 secretary as well, and then our senior counsel can, and  
12 I just want to make sure that it is clear before we  
13 finalize it in December.

14           Mr. Armstrong: My understanding and Andy can  
15 attest to this because I was board secretary in  
16 Willingboro where he was and Andy was deputy secretary  
17 to attest in my absence.

18           Mr. Weber: I was just going to say that it is more  
19 better to have a deputy secretary as well as the  
20 official secretary.

21           Mr. Hill: So Ms. Johnson is the official  
22 secretary, and Andy, you would be able to attest as well  
23 or Mr. Bor?

24           Mr. Bor: So Andy, you will become the deputy?

25           Mr. Weber: No, I mean, I will do whatever you guys

1 want.

2 Mr. Armstrong: I think you should have a  
3 discussion and point that out. That is not for today.

4 Mr. Devlin: No problem. If we can get that done  
5 by next meeting. So we can have that in front of us and  
6 vote on that.

7 Mr. Weber: I will have it available to the  
8 personnel committee at the next meeting.

9 Mr. Bor: So if I understand everybody right, Mr.  
10 Director, Ms. Johnson will of course become the board  
11 secretary, but reorganization, if it turns out that way  
12 Gary will be the deputy secretary?

13 Mr. Armstrong: Just for clarification it is my  
14 understanding that she is the board secretary, and they  
15 just have not voted. This is just a resolution that  
16 follows that clarifies her position and salary.

17 So, it has not taken place as of reorganization.  
18 It is just a clarification and ratification of what was  
19 done already.

20 Mr. Bor: All right. Sounds good. All right.  
21 Andy, you will communicate with me.

22 Mr. Devlin: Thank you.

23 Mr. Weber: Yes, I certainly will Fred.

24 Mr. Devlin: We are going to suspend the rules a  
25 little because I asked Mr. Gallagher to come here and

1 explain the litigation that we are in and if you don't  
2 mind everybody introduce yourself.

3 Mr. Dedar: Mr. Dedar.

4 Mr. Smith: Claude Smith.

5 Mr. Gallagher: Sorry. I was supposed to be here  
6 at 10:30, and I apologize for being late.

7 Unfortunately, I was on a Zoom conference and it  
8 was supposed to start at 10:00. As an attorney I can  
9 tell you the judge says be there at 10:00 and that does  
10 not mean they start at 10:00. Rules apply to everybody  
11 except for them.

12 I would like you to know where we are at with the  
13 tax litigation. Right now, we are at the appellate  
14 division. The tax court judge ruled against us. I  
15 think we have a very strong position. I don't know if  
16 anybody read the brief. I provided the brief to  
17 everybody.

18 It is a matter -- as an attorney it is interesting.  
19 It is a matter, a statutory interpretation. It just so  
20 happens that we, well the ACMUA, was taxed like no other  
21 entity in the State of New Jersey. What it means to the  
22 ACMUA, if we are successful is millions of dollars a  
23 year in savings.

24 I will couch this conservatively. I think we have  
25 better than a 50/50 shot of winning this case. To make

1 it real real simple if the ACMUA owns property for water  
2 shed purposes, everyone understand what water shed  
3 purposes is, the protection of a water supply.

4 Those lands statutorily are not exempt from  
5 taxation because the State did not want the ACMUAs  
6 across the State to buy property just for the protection  
7 of the water supply because under the statutes that is  
8 not the purpose of the MUA.

9 In our case they taxed all of our properties not  
10 just the water shed properties, but everything and the  
11 statue says that if you use the -- it is kind of  
12 interesting the statue says if the properties are used  
13 for the purpose and protection of the water supply they  
14 are not exempt from taxation.

15 The judge in his ruling said, that if they are used  
16 for the protection or "o-r" purpose of the water supply  
17 they are not subject to taxation. So he interposes --

18 Mr. Armstrong: I hate to interrupt you, but this  
19 is in litigation and possible should be in closed  
20 session.

21 Mr. Devlin: I just wanted him to give a general  
22 overview. Do you want to do a closed session Dan?

23 Mr. Gallagher: No. I don't need to go into closed  
24 session because everything that I filed is public. So  
25 the judge in our case, I believe, interposed

1 conjunctions. I don't care I will put this on the  
2 record. My wife is an English teacher for 25 years and,  
3 it was his English teacher, and my mom was for many many  
4 years, and I asked them to look at the sentence, and the  
5 language and I said, how big of a difference if you  
6 interpose "and" or "or" and I was shocked what they came  
7 back with. They were like that changes the whole  
8 meaning of that sentence.

9 So that is what we put out there and that is where  
10 we are at. I think it means a big difference. I think  
11 we have a very good shot, and if we win it means a lot.  
12 It means a lot to the ACUMA. That is where we are at.

13 I can tell you that when we put our brief out, and  
14 I got replies from Pleasantville and Galloway and Egg  
15 Harbor Township, when I saw the replies I knew we had a  
16 good shot at it. I was not very impressed with their  
17 briefs.

18 So who knows what the judge is gonna come back  
19 with, but I think we are in a very very good position.

20 Mr. Devlin: Just for the new gentlemen this is  
21 something --

22 Mr. Bor: Dan, I have a question.

23 Mr. Gallagher: What happened to your arm?

24 Mr. Bor: I had surgery yesterday, but I am good  
25 today.

1           Mr. Gallagher: I guess you are out of wrestling  
2 for a while.

3           Mr. Bor: Pardon me?

4           Mr. Gallagher: I guess you are out of wrestling  
5 for a while.

6           Mr. Bor: I am in the office today because I do not  
7 miss my meetings. In any event, I have two questions.  
8 I believe you can answer in open session. Is there any  
9 chance of retroactivity? What is your sense of that?

10          Mr. Gallagher: Yes.

11          Mr. Bor: There is a chance of getting retroactive?

12          Mr. Gallagher: I filed for 2020 and 2021 and the  
13 way the laws work is they combine the two cases. We are  
14 under appeal, and if it goes retroactive, it goes from  
15 2020, and goes forward and that is what I filed first.

16          Mr. Bor: Okay. Not further back than 2020,  
17 though?

18          Mr. Gallagher: No, unfortunately not.

19          Mr. Devlin: We already knew the answer to that  
20 question.

21          Mr. Bor: I read the two briefs and thank you for  
22 sending them to me, Dan. I concur with you. I thought  
23 the replied briefs by other counsel was weak, but as we  
24 all know as lawyers, nobody knows what appellate judges  
25 will do from time to time, but you are right, if we are

1 successful this will save the Authority millions going  
2 forward and that is always a good thing.

3 Mr. Devlin: Fred, I just want to advise the board  
4 members too, this is something the last State monitor --  
5 it was a little direction that he gave to us, and  
6 actually gave it to Fred, and said, to bring in somebody  
7 that does tax work, and say what are we doing here, and  
8 we never tried it. I wish I thought of it, but I  
9 didn't.

10 Mr. Banfield: It is not being greedy because as  
11 you said 2020, and I know it went further than that. It  
12 goes a lot further than that.

13 Mr. Devlin: We would be getting a new plant  
14 tomorrow.

15 Mr. Bor: Well, the truth, our former oversight  
16 person Rob, he called actually on a weekend and said,  
17 excuse me why are you guys paying taxes. That is what  
18 generated the whole thing. We are at a good point now,  
19 and hopefully we will win at the appellate division.

20 Dan, if I am right there will be a lot of MUAs that  
21 are going to be following our trail.

22 Mr. Gallagher: Yes, there will be. I will have a  
23 lot of MUAs sending me Christmas cards and hopefully  
24 fruit baskets too.

25 Mr. Devlin: Does anybody else have any questions



1 for Mr. Gallagher?

2 Mr. Hill: Good job, Dan.

3 Mr. Gallagher: If any of you guys have any  
4 questions my office is right over in Chelsea Heights.

5 Mr. Devlin: Do you have any business cards?

6 Mr. Gallagher: I don't have any cards with me. I  
7 apologize. I am over in Chelsea Heights and if you guys  
8 have any question give me a call. All right. If I  
9 don't talk to you have a happy Thanksgiving.

10 Mr. Armstrong: You too.

11 Mr. Devlin: You too. Thank you. Thanks for  
12 coming today.

13 Mr. Bor: We are up to number 9 our Executive  
14 Director's report.

15 Mr. Armstrong: A lot of mine are FYIs. So I will  
16 try to fly through them. One of the things for the new  
17 board members who are not familiar, but the house that  
18 is in front of the plant, I don't know if you have been  
19 out to the plant yet --

20 Mr. Banfield: The one in front of the plant?

21 Mr. Armstrong: It is a house that sits out front  
22 of the plant, and it was historically for the plant  
23 manager to live there to be close by. Whatever, but it  
24 has been vacant for a number of years.

25 Because office space is getting tight I would like

1 the board to consider rehabilitating that space and  
2 making that into office space.

3 Mr. Devlin: Absolutely.

4 Mr. Armstrong: And at some point when the new  
5 plant is built they will need somewhere to go, and  
6 because we are even get tighter with space here. When  
7 we do our new hires, and hire someone where are they  
8 going to go.

9 Since we already have that property one of the  
10 things I would like you to consider, and maybe with your  
11 permission we could get some quotes for cost to rehab  
12 it. Not to commit to anything.

13 Mr. Devlin: Did we do the roof on that?

14 Mr. Smith: No, we never did the roof.

15 Mr. Devlin: This is something that is near and  
16 dear to me. Probably since I have been on and it is a  
17 cool building. It is a Sears and Roebuck building, and  
18 it is classic building. I know there was stuff on the  
19 boards and I was so against it. So this is really nice  
20 news that I like to hear. I actually did a tour with  
21 you Claude.

22 Mr. Smith: Yes.

23 Mr. Devlin: Guys I would love to see -- I know the  
24 weather sucks now, but get that tour plant done.

25 Mr. Smith: We will just do it now because the

1 State is giving us, you know, like they cannot  
2 coordinate the dates.

3 Mr. Devlin: You guys just work it out, and if  
4 anybody else wants to, and I will jump in too, but that  
5 house, it has a cool basement. It can be a real  
6 treasure. It is right on the corner.

7 Mr. Banfield: I was always wondering when I became  
8 familiar with it. It can't be this building. In fact  
9 it was two weeks ago I went by it. Are we talking about  
10 this house?

11 Mr. Devlin: Like Mike was saying, we can utilize  
12 it for office space, and God forbid we have another  
13 catastrophe, we need a base, and I said that before you  
14 got the garage with it and it is high.

15 Mr. Armstrong: So with your permission we can just  
16 break for now, and I not asking that it goes out for  
17 anything. Claude and I will go over there, and look and  
18 see what it needs and put something together.

19 Mr. Devlin: Do you want to put something in  
20 motion?

21 Mr. Armstrong: No, we are just putting something  
22 together.

23 Mr. Devlin: I don't think anybody is against it.  
24 Any questions regarding it guys?

25 Mr. Bor: Yes, just one thing Mike, and I know you

1 have the floor, but it connects to a4. I think at the  
2 last meeting a couple of us after the meeting walked out  
3 and noticed that the front --

4 Mr. Devlin: Let him get to it Fred.

5 Mr. Armstrong: That is on the list.

6 Mr. Devlin: That was a communication that Mike and  
7 I already had.

8 Mr. Armstrong: That is number 4 on the list. As  
9 you know we were having discussions with the City  
10 regarding shared services "IT" services. Qualifying  
11 purchasing agent services, and that is what QPA stands  
12 for in the agenda.

13 The State is wanting us to explore that before the  
14 work because those are two positions that we do not  
15 have, and I went to them about having an "IT" person  
16 early on, and a qualifying purchasing agent, and before  
17 they will consider creating that position they want us  
18 to explore with the city other agencies having a shared  
19 service agreement.

20 We actually met with an "IT" person that came here  
21 and went to the plant and we were very impressed with  
22 him and --

23 Mr. Devlin: The city's guy?

24 Mr. Armstrong: The city guy, and he is very good.  
25 He arranged for the city to have a state of the art

1 system, believe it or not, with fiberoptics. He did all  
2 of this stuff for them that puts them at the forefront  
3 because he was the "IT" person for a pharmaceutical  
4 company for 20 years, and he did it at a lower cost than  
5 what they were paying.

6 So we may be able to discuss us tapping into their  
7 fiberoptic system, and we would not have these internet  
8 issues anymore. So I am very interested, but he is  
9 presenting his plan to -- he already presented to the  
10 business administrator. I spoke to the business  
11 administrator about it, I believe.

12 I am meeting with their QPA who was on vacation,  
13 and she is back, and I am meeting with her on Tuesday.  
14 They are going to see and give us a proposal for shared  
15 services that I will bring, hopefully, to the board in  
16 December, but he has to present it to the State Monitor  
17 before he is able to present it to us.

18 Mr. Devlin: So shared services. We tried this in  
19 the past with the City. I think it is a great idea, but  
20 sometimes it is like, what are you doing for me.

21 Mr. Armstrong: The State is making us -- and it  
22 might not work out.

23 Mr. Devlin: It is a great asset.

24 Mr. Armstrong: Next is number 3 and it is -- and I  
25 got an e-mail regarding the lot on Baltic Avenue. What

1 is the cross street right there?

2 Mr. Smith: It is right adjacent to the where the  
3 electrical company actually is. Is that Arkansas?

4 Mr. Armstrong: It is right before you get to the  
5 convention center on the left.

6 Mr. Devlin: Baltic.

7 Mr. Armstrong: If you are on Baltic just before  
8 the first light.

9 Mr. Devlin: Oh, I know where you are talking  
10 about. Where Billows used to be.

11 Mr. Smith: Exactly.

12 Mr. Devlin: We own that?

13 Mr. Smith: Yes, it is part of the our property.

14 Mr. Banfield: On Baltic side or Ohio side?

15 Mr. Smith: It is on the corner of that location.

16 Mr. Devlin: It would be on the south side.

17 Mr. Smith: Yes, southeast side.

18 Mr. Banfield: So that patch of land right there?

19 Mr. Devlin: I thought that was owned or whoever  
20 owned it.

21 Mr. Smith: No, that is where the old distribution  
22 yard used to be several years ago.

23 Mr. Devlin: This is better yet. He will buy it.

24 Mr. Armstrong: I am not sure who is asking.

25 Somebody sent me an e-mail. A guy by the name of Tom,

1 and he even e-mailed me because the meeting was supposed  
2 to be Wednesday. He e-mailed me again asking whether or  
3 not we had the meeting.

4 Now, obviously, we are not saying we are going to  
5 sell it to him. We are going to put it out.

6 Mr. Devlin: I was going to say can we just as a  
7 suggestion get someone from real estate go check it out.

8 Mr. Armstrong: I think that you should. I think  
9 if you are going to do it you should get an insurance  
10 broker to appraise it. Get an appraisal for the value  
11 because that is prime location.

12 Mr. Devlin: Yes. Right now with the Shop Rite  
13 going there. With the prices now, absolutely.

14 Mr. Hill: Mr. Chairman, maybe Mr. Bor who is old  
15 like me remembers that. Mr. Bor tried to sell this  
16 property, but it fell through and we looked at this to  
17 give us some revenue. So I think it is a good idea.

18 Mr. Bor: Do you know why the deal fell apart?

19 Mr. Hill: I think financing or something. I don't  
20 remember exactly.

21 Mr. Devlin: I know where it is at.

22 Mr. Armstrong: I meant to take pictures.

23 Mr. Devlin: It is a block away from the wall on  
24 Baltic, there is, it used to be Billows and it adds to  
25 other lots.

1 Mr. Armstrong: It is about as big as the parking  
2 lot.

3 (Cross talk)

4 Mr. Devlin: It is right there where Billows used  
5 to be? I don't know the name of it.

6 Mr. Smith: Do you know Applebee's parking lot?

7 Mr. Devlin: Yea.

8 Mr. Smith: Right across from there. It is not a  
9 big lot.

10 Mr. Banfield: Are you saying the property on the  
11 other side of where the Applebee's parking lot is on?

12 Mr. Armstrong: Yes.

13 Mr. Devlin: I used to hang over there by Dempsey

14 Mr. Smith: It is easy to confuse with the electric  
15 company's property though. See I went there and could  
16 not find it because of the fence. It is within the  
17 electric company's fence.

18 Mr. Devlin: I think it is an electrical  
19 contractor.

20 Mr. Smith: Ramsey is the electrical company.  
21 Stella just brought it up. It is Ramsey Electrical  
22 Company. That is adjacent to that lot.

23 Mr. Armstrong: But, it looks like it is in their  
24 property.

25 Mr. Devlin: Yes. I think we are all on board with



1 that one.

2 Mr. Armstrong: So we can with your permission --

3 Mr. Bor: One thing it was the electrical company  
4 with extra arching, I believe. Do you understand?

5 Mr. Hill: I don't think that is the case anymore.  
6 I think the chairman and the executive director is  
7 correct. You get it appraised and put it out and if we  
8 decide to do it, we do it.

9 Mr. Devlin: Mike, you got the RPs for that?

10 Mr. Armstrong: We are going to need a motion to  
11 engage a broker.

12 Mr. Devlin: Motion.

13 Mr. Dedar: Second.

14 Mr. Armstrong: A motion to engage a broker.

15 Mr. Devlin: Motion by Devlin and second by Mr.  
16 Dedar, Fred.

17 Mr. Bor: Okay, a second was made.

18 Mr. Devlin: We need RFPs for a broker. Fred, this  
19 is for an RFP for a real-estate broker to assess our  
20 property.

21 Mr. Bor: To evaluate the adjacent lot on Baltic  
22 Avenue?

23 Mr. Devlin: Yes. Can we have an exact address on  
24 that, please, for the record?

25 Ms. Williams: Did it come up Stella?

1 Ms. Johnson: Yes.

2 Mr. Armstrong: It is a corner property. So if you  
3 could say the corner of Baltic.

4 Mr. Devlin: The corner of Baltic and what is that  
5 Ohio?

6 Mr. Smith: Stella brought it up as 1831 Baltic  
7 Avenue.

8 Mr. Devlin: Fred, 1831 Baltic Avenue. Continue to  
9 vote, please.

10 Mr. Devlin: Motion by Mr. Devlin and second Mr.  
11 Dedar.

12 Mr. Bor: It is the address of 1812.

13 Mr. Devlin: 1831 Baltic Avenue.

14 Mr. Bor: We already had a second.

15 Mr. Bor: Mr. Banfield?

16 Mr. Banfield: Yes.

17 Mr. Bor: Mr. Dedar?

18 Mr. Dedar: Yes.

19 Mr. Bor: Mr. Hill?

20 Mr. Hill: Yes.

21 Mr. Bor: Ms. Langford?

22 Ms. Langford: Yes.

23 Mr. Bor: Chairman Devlin?

24 Mr. Devlin: Thank you, yes. Okay, Mike.

25 Mr. Armstrong: Now --

1 Mr. Bor: Now, 8a3

2 Mr. Armstrong: Now, number 4. I understand that  
3 we had an e-mail about rehabilitation to the front  
4 entrance.

5 Mr. Devlin: Yes.

6 Mr. Armstrong: Now, we wanted to be clear what you  
7 meant specifically because I notice the marble in the  
8 front. Now, did you mean higher?

9 Mr. Devlin: I think what Mr. Dedar meant and stop  
10 me if I am wrong. This is our main entrance. We are  
11 asking people to come here now, and I guess like maybe  
12 some pavers. The cement work is definitely patched up  
13 way before our time anyway, and it is definitely mixed  
14 matched.

15 I think when people are walking up there should be  
16 like a little monument here, and I think it should be  
17 nicer. Put a little attention to it, I mean, I think  
18 this is from the 70s. Maybe just bring it up to times.

19 Mr. Armstrong: What area are you talking about?  
20 All of the concrete? Do you mind if we step out and  
21 just report this.

22 Mr. Armstrong: You might want to do it in here.  
23 She won't be able to hear us.

24 Mr. Devlin: Can we stand at the window?

25 Mr. Dedar: When I used to come into here it looks

1 like we did some cement work. We do the budget and this  
2 is a good building and we can work together as a team,  
3 and the people, because who do you serve, the people,  
4 the residents.

5 So when it comes to insurance and they see the  
6 pavement is broken down and it is mixed match. Even the  
7 door, it old fashion. So now people are upgrading. We  
8 are upgrading our system and old stuff then why not our  
9 main entrance for the people.

10 Mr. Armstrong: Okay.

11 Mr. Dedar: So I mention to the Chairman and I  
12 think we talked once, Mr. Chairman.

13 Mr. Devlin: Yes.

14 Mr. Dedar: So then I said, put in a new entrance.  
15 Mostly, I don't know, it looks dirty in the front.

16 Mr. Armstrong: So see those pavers right there in  
17 front of the monument? Do you want pavers like that all  
18 throughout? Is that what you are saying? To match  
19 that?

20 Mr. Devlin: So what I think we can do is go get  
21 some bids from some architects to come, and they can mix  
22 match it. To knock all of this out I don't think that  
23 would be the purpose. I think you can make a  
24 beautification with different pavers. They will mix and  
25 match what we have and maybe cut portions of it, but to

1 knock everything out, I don't think that would be  
2 sufficient for us.

3 I think what he was really saying is the entrance  
4 way. The older door. The broken cement and stuff like  
5 that. Can we maybe get some plans from some architects  
6 or something. They can draw something up pretty and  
7 nice.

8 Mr. Armstrong: Okay. Now, that we have an idea.

9 Mr. Devlin: Maybe we can put a motion on for --

10 Mr. Bor: Mr. Chairman.

11 Mr. Devlin: Yes.

12 Mr. Bor: Before we do the motion, if that is what  
13 the Director wants us to do, and Mr. Dedar even you and  
14 myself noticed at the last meeting, and even from a  
15 liability standpoint that cracked concrete or whatever  
16 it is, I don't want to hear from somebody that they had  
17 a trip and fall because there is ice and snow coming.  
18 There is some cracked blocks. Remember we looked at it  
19 last month Mr. Dedar and Mr. Chairman?

20 Mr. Dedar: Yes.

21 Mr. Armstrong: Well, we though about fixing that  
22 right away, and we discussed that long before this, but  
23 if we are going to change things around, I think, it  
24 would be more cost effective to not spend that money for  
25 temporary repairs.

1           Unless it becomes to dangerous and then we just  
2 have to do it, but we might as well put that money  
3 towards whatever else we are doing.

4           Mr. Bor: I agree.

5           Mr. Devlin: Do we need a motion?

6           Mr. Banfield: Since we are pointing out the  
7 unevenness right here, well, the union had to spend a  
8 lot of money on three lawsuits that were on Atlantic  
9 Avenue. Even some of the trees that were uprooted.  
10 Things that we were responsible for. So yes, that  
11 definitely needs to be leveled out, and the type of  
12 concrete used or whatever needs to be nice and rounded  
13 because the type of people that come in here to give us  
14 their money, and if they slip and fall it could be a  
15 problem.

16           Mr. Dedar: Mostly we are looking for a more  
17 attractive entrance.

18           Mr. Devlin: Do we need a motion?

19           Mr. Smith: Well, the thing is when you start  
20 taking about modifying the entrance here, I mean, I  
21 realize that, of course, the front entrance which is our  
22 door entrance is something that is less appealing then  
23 you probably would like at this particular point in  
24 time.

25           Now, we can start with that particular aspect of

1 it. Now, in regards to the exterior and the landing  
2 from the handicap parking lot area coming up to the  
3 building is something that we can look further into.

4 Of course landscaping is something, well, an  
5 aspect, if you want to call it, in term of beautifying  
6 the area and making it more attractive. That is  
7 something that we can do coming this particular -- of  
8 course this fall is coming and we can put out bids for  
9 landscaping work, and you can actually divide this up  
10 into different phases.

11 I think phase one, would be beautification of the  
12 front entrance here, and when I say front entrance I  
13 mean the front door. And that we can put out bids and  
14 there are several companies that are --

15 Mr. Devlin: Jersey Doors is one.

16 Mr. Smith: Well, there is Jersey Door, but I was  
17 going to say there is State contract or co-op or a sole  
18 source, that we can actually approach and for them to  
19 give us some sort of presentation with regards to a  
20 different front-door entrance.

21 We can bring that back to the board and what your  
22 preferences are, and then move forward with that. I  
23 think that would be phase one. Phase two, would be the  
24 landscaping because that is upcoming with regards to --

25 Mr. Devlin: Let me put you on hold a second. Our

1 concern was the walkway.

2 Mr. Smith: Well, the reason why I am saying that  
3 is because it is easier to get the door aspect of it  
4 done much quicker than you probably would get the  
5 concrete beautification done outside.

6 So I am looking at more of what you can do on a  
7 fast tract relative to something that is going to take  
8 you a little while to get that particular area done.

9 If you are talking about bringing in an architect  
10 to look at the exterior area.

11 Mr. Devlin: Yes.

12 Mr. Smith: To do that like I said, that is going  
13 to take a little bit more time.

14 Mr. Devlin: To get an architect to look at it?

15 Mr. Armstrong: We did not think it was that  
16 complicated. I though you were just talking about  
17 redoing the surface. That was my understanding, and  
18 piggy back me, if I am wrong, is that concrete shuts  
19 down a certain time of year.

20 Mr. Devlin: It is very limited. I only know  
21 because my neighbor is a concrete guy. They even do it  
22 in the freezing. They add antifreeze.

23 Mr. Smith: Yes, you can pour concrete throughout  
24 the year. Just as long as your prep it correctly and  
25 cover it, as well, for the curing process.



1           Mr. Banfield: Excuse me, Mr. Chairman, do we have  
2 any zoning issues with that?

3           Mr. Devlin: That is a good question.

4           Mr. Smith: No.

5           Mr. Devlin: I mean we are just updating the  
6 existing.

7           Mr. Smith: Exactly.

8           Mr. Banfield: But if we change --

9           Mr. Devlin: We are not changing any structure. We  
10 are replacing the door and we are going to replace  
11 concrete with pavers.

12           Mr. Smith: Now, if you hire an architect you will  
13 get into it a little more, and it is more expensive.

14           Mr. Devlin: Look we are just laymen here. We just  
15 want to do a little beautification and that is all. We  
16 are not trying to reinvent the sword.

17           Why don't you guys get together collectively, and  
18 let me know, and actually, let Mr. Dedar know, and let  
19 us know what we can do.

20           My neighbor just did it, and I know he is just a  
21 landscaper, but he just did it. He mixed it in with  
22 cement, and pavers and shrubs. I don't want to go  
23 millions of dollars into this. Let me collectively put  
24 an RP out and, obviously, if you want to break it up  
25 between landscaping and paving because I think

1 landscaping and paver would be one.

2 Mr. Armstrong: It could be.

3 Mr. Devlin: Are you good with that?

4 Mr. Smith: Yes, I have done it before with other  
5 towns.

6 Mr. Devlin: So there is a process and it is an RP.

7 Mr. Dedar: Motion.

8 Mr. Devlin: Motion to -- Fred do we need a motion  
9 too?

10 Mr. Bor: I am here what is the exact motion,  
11 please?

12 Mr. Devlin: To RP --

13 Mr. Smith: To put out an RP.

14 Mr. Devlin: To put out an RP to an architect for  
15 the beautification of the front entrance. The  
16 distribution center of the ACUMA.

17 Mr. Bor: So noted. Is there a motion and a  
18 second.

19 Mr. Devlin: Motion by Mr. Dedar and second by Mr.  
20 Banfield.

21 Mr. Bor: Mr. Banfield?

22 Mr. Banfield: Yes.

23 Mr. Bor: Mr. Dedar?

24 Mr. Dedar: Yes.

25 Mr. Bor: Mr. Hill?

1 Mr. Hill: Yes.

2 Mr. Bor: Ms. Langford?

3 Ms. Langford: Yes.

4 Mr. Bor: Chairman Devlin?

5 Mr. Devlin: Yes. Thank you.

6 Mr. Armstrong: I do have three more items real  
7 quick, but they are not on the list. Fred, I still have  
8 three items that are not on the list that came up  
9 afterwards. With respect to WRM or our back up  
10 operators, when we did the resolution back in May we did  
11 not put in a not to exceed amount in there. In the  
12 contract and Anita needs to have a not to exceed amount  
13 in that contract.

14 They have been submitting us bills, but we have not  
15 been paying them because she pointed out that was not in  
16 there.

17 Mr. Devlin: What do you need from us?

18 Ms. Thapa: An amendment to the resolution to put  
19 the not to exceed amount.

20 Mr. Devlin: What are the amounts?

21 Mr. Armstrong: It is \$200,000 and we looked at how  
22 much they are billing versus on a regular basis, and it  
23 is still less than the two salaries that you said that  
24 the positions that they are covering. It is still  
25 within.

1 Mr. Devlin: \$100,000 a year they are asking?

2 Mr. Armstrong: Yes, and we need to pay them  
3 because it has been a few months.

4 Mr. Devlin: Fred.

5 Mr. Bor: Yes, I did not quite here that last --

6 Mr. Armstrong: We need a not to exceed amount for  
7 WRM's contract and the resolution that was put out in  
8 May, and I don't have the resolution number in front of  
9 me, but it did not have a not to exceed amount.

10 So Anita and I are recommending that it state  
11 \$200.000, and that resolution number is dated May 19,  
12 2021, resolution number 76.

13 Mr. Bor: Do we want to move to amend resolution  
14 number 76 of May 19 to reflect not to exceed \$200,000?

15 Mr. Armstrong: Right.

16 Mr. Bor: Okay, sounds good. Is there a motion?

17 Mr. Hill: Motion, Gary Hill.

18 Mr. Devlin: Second.

19 Mr. Bor: Mr. Banfield?

20 Mr. Banfield: Yes.

21 Mr. Bor: Mr. Dedar?

22 Mr. Dedar: Yes.

23 Mr. Bor: Mr. Hill?

24 Mr. Hill: Yes.

25 Mr. Bor: Ms. Langford?

1 Ms. Langford: Yes.

2 Mr. Bor: Chairman Devlin?

3 Mr. Devlin: I am going to abstain.

4 Mr. Bor: We always like the not to exceed Mike,  
5 thanks.

6 Mr. Armstrong: Next Wednesday is a holiday and  
7 Thursday is a holiday. My understanding and it was  
8 brought to my attention by employees in the past that we  
9 are letting the employees leave half a day.

10 Mr. Devlin: Yes.

11 Mr. Armstrong: So if that is okay.

12 Mr. Devlin: You don't need a motion on that, do  
13 you?

14 Mr. Armstrong: I just didn't want you guys to call  
15 and they not be here, however, you want to do it.

16 Mr. Devlin: We do it that way and I think that is  
17 the best practice.

18 Mr. Armstrong: So we are going to do it Wednesday  
19 at noon.

20 Mr. Devlin: Okay. Thank you.

21 Mr. Armstrong: Last thing and real quick too. I  
22 was thumbing through u-tube and I came across a video.  
23 An animation of water filtration process and I was just  
24 really impressed. Has anyone has seen it? Even if you  
25 go to the plant you don't understand until you see this

1 animation and it explains how it is done.

2 I was thinking about reaching out to the person who  
3 created this one, and see if we can put it as a link to  
4 our website. Number one, for the public and also when I  
5 was looking at that one I saw where other MUAs that have  
6 their own videos of their plants, and the process and  
7 they post it. With the plant managers and the executive  
8 directors and the boards members.

9 They talked about the water process and they put it  
10 on their website. So I thought that would be a good  
11 idea for us to have something simple. Where we have  
12 video animation so that the public understands the  
13 process. Even something later with respect to PFAS and  
14 it showing what we are doing to eradicate it.

15 Then there will be a video made up of our water  
16 process specifically, you know, where the plant manager  
17 would explain how the plant runs and everything. If  
18 that is something that everybody is interested in I  
19 could look into it.

20 Mr. Devlin: It is definitely intriguing.

21 Mr. Armstrong: What I will do is send links of  
22 those u-tube videos so that you can see it as well.  
23 Now, I had no idea the cost. I think it would be  
24 something that would calm the public, especially, with  
25 PFAS. If we can come out and showed what we are doing.

1 Show pictures of the tanks and the things that we put  
2 in. Okay.

3 Mr. Devlin: Do you have anything else?

4 Mr. Armstrong: No. Not after this.

5 Mr. Devlin: Fred, Mike is done.

6 Mr. Bor: Do you want to do a resolution on that?

7 Mr. Armstrong: No. I am going to look into it. I  
8 just wanted to raise that to you.

9 Mr. Bor: So noted. Our Deputy Executive Director,  
10 has no additional comments; right?

11 Mr. Smith: That is correct.

12 Mr. Bor: Let's move to C accounting and finance,  
13 and Anita.

14 Ms. Thapa: Good morning. So the financial  
15 statements for September are included in the board  
16 packet. Just to keep and since we are almost at the end  
17 of the year I wanted to give you a quick update on the  
18 revenue and that is included in the packet as well.

19 So far we are extending November billings. So as  
20 of now our revenue is 15 point 5 million. Which is 6  
21 percent up compared to our budget, and as for cash  
22 collection we collected as of October, 13 point 6  
23 million, which is also 10 percent up compared to 2020,  
24 but still down about 6 percent as compared to prior  
25 COVID in 2019.

1           So that is on the financial side, and cash  
2 management, the reports are included as well, and the  
3 balance adjustments and shutoffs are also -- although we  
4 are not doing that. Gary just explained they are going  
5 out on a Friday packet. So shutoffs you know that we  
6 are not doing it on that report. It just tells who are  
7 delinquent on their bill.

8           Number 5 and that is the resolution for -- C5 and  
9 that is just to follow up that the board has approve a  
10 -- in the October board meeting resolution 9b which  
11 authorized polices and procedures for P-Card services.  
12 This resolution we are awarding the Bank of America for  
13 the P-Card services.

14           We all know that municipalities are not allowed to  
15 use a credit card so we have no choice to use the  
16 P-Card. We do need the boards approval. We need the  
17 board to pass the resolution of awarding the State  
18 contract to Bank of America.

19           Mr. Bor: Anita, are you asking the board to move  
20 on 9c5, the procurement card?

21           Ms. Thapa: Yes. It is not a number. It is just a  
22 credit card and it will be on the bill list as we spend  
23 on the card.

24           Mr. Devlin: Mr. Dedar?

25           Mr. Bor: You are asking for resolution 9C5?



1 Ms. Thapa: Yes.

2 Mr. Devlin: Stand by Fred, we have a question.

3 Mr. Dedar: I have a question about number 4 and if  
4 the State approves the fines we are going to start the  
5 shutoffs?

6 Mr. Anita: The shutoff we do not do it in winter  
7 time. So we will start March. At the end of March.

8 Mr. Dedar: So winter time we just let them go?

9 Ms. Thapa: Yes, but, we will start to penalize  
10 January 1st. So 9C5, Mr. Bor.

11 Mr. Bor: Is there a motion of 9c5?

12 Mr. Dedar: Motion.

13 Mr. Devlin: I will second it.

14 Mr. Bor: Mr. Banfield?

15 Mr. Banfield: Yes.

16 Mr. Bor: Mr. Dedar?

17 Mr. Dedar: Yes.

18 Mr. Bor: Mr. Hill?

19 Mr. Hill: Yes.

20 Mr. Bor: Ms. Langford?

21 Ms. Langford: Yes.

22 Mr. Bor: Chairman Devlin?

23 Mr. Devlin: Yes.

24 Mr. Bor: Then 9C5 has passed.

25 Ms. Thapa: And the next topic is city

1 appropriations, and this is just for discussion and I am  
2 not sure if we need a resolution on this one. We had  
3 the resolution prepared anyway. The City has ask for  
4 their annual payment, you know, appropriations. So they  
5 kind of asked about how much we can afford, and with my  
6 number so far we have spent about 9 million as of  
7 October, and then I am estimating about 10 point 9  
8 million in operating cost.

9 So 5 percent of that would be 548 thousand, which  
10 is similar to what we paid last year; right. We had  
11 budgeted for the 21' budget is 673 thousand and we  
12 always have been paying 5 percent, which is the maximum  
13 allowable, and that is included in the budget there, but  
14 I am recommending that we pay about 548 thousand at this  
15 point, and defiantly next year maybe we should talk to  
16 the City based on our PFAS and our regulations.

17 So we are planning to pay, if the board approves  
18 for the 548 thousand which would be included in the  
19 December board meeting bill list.

20 Mr. Bor: Anita, when is that due?

21 Ms. Thapa: Usually we will pay at the end of the  
22 year.

23 Mr. Bor: Seems like it is coming every month. So  
24 we need to move on it now; is that correct?

25 Ms. Thapa: You know just to let the board know

1 that 548 thousand would be included in December bill  
2 list to the City.

3 Mr. Bor: Okay. That will the bill list to be  
4 approved in December; right?

5 Ms. Thapa: Yes.

6 Mr. Bor: Number 10 old business.

7 Ms. Armstrong: You are going to need a resolution.  
8 It is an expenditure.

9 Mr. Devlin: Which one?

10 Mr. Armstrong: For the appropriation. We need to  
11 have a motion to follow.

12 Mr. Devlin: Fred, can you hear that?

13 Mr. Bor: A motion on the appropriations.

14 Mr. Devlin: Yes, C6. I will make a motion on C6.

15 Mr. Dedar: Second.

16 Mr. Bor: Mr. Banfield?

17 Mr. Banfield: Yes.

18 Mr. Bor: Mr. Dedar?

19 Mr. Dedar: Yes.

20 Mr. Bor: Mr. Hill?

21 Mr. Hill: Yes.

22 Mr. Bor: Ms. Langford?

23 Ms. Langford: Yes.

24 Mr. Bor: Chairman Devlin?

25 Mr. Devlin: Yes.

1           Mr. Thapa:   Actually this is about a matter that  
2 Mr. Armstrong has suggested to me to discuss about the  
3 training about Clara which is our meter company.

4           Mr. Devlin:   Which one are you talking about?

5           Ms. Thapa:   It is not on the agenda.

6           Ms. Devlin:   What else do you have on the agenda?

7           Mr. Armstrong:   Nothing else.   This is what she is  
8 mentioning now.

9           Mr. Devlin:   Okay.

10          Ms. Thapa:   It is not on the agenda.

11          Mr. Devlin:   I thought we were on number 10.

12          Mr. Armstrong:   No, there is no 10 on mine.   Oh, I  
13 see old business.

14          Ms. Thapa:   So we request that Tiffany reach out to  
15 the Clara Company with regards to training and it is  
16 going to cost us about \$6,000 and probably for about 10  
17 to 12 employees.   That is really needed for our MTU  
18 program and not how to install meters, but how to  
19 install MTUs.

20                 So just to let the board members know that the  
21 cost will be \$6,000 and Mr. Armstrong did mentioned to  
22 the State Monitor and he approved it.

23          Mr. Armstrong:   Yes, I sent you the e-mail with all  
24 the items and he did approve everything.   Yes.

25          Ms. Thapa:   So just to let you know the cost will

1 be about \$6,000 and the training will be in December.

2 Mr. Bor: So, Mike, resolution 10b.

3 Mr. Armstrong: That is not a resolution because it  
4 was budgeted.

5 Ms. Thapa: It goes under training.

6 Mr. Armstrong: This is just FYI.

7 Mr. Devlin: What do we have on 10?

8 Mr. Bor: Okay. Thank you.

9 Mr. Devlin: Public hearings.

10 Ms. Thapa: Yes, which will be, I believe, on the  
11 23 and December 2, and just before I came down the State  
12 did approve our 2022 budget, conditionally, that is  
13 after we submit our rules and regulations, which will  
14 happen in December. That is it for me.

15 Mr. Devlin: Thank you. What is shared service  
16 10b?

17 Mr. Armstrong: This is the shared services  
18 agreement. I brought this up at the last meeting about  
19 Jim Ratula the grant writer. That all of the money that  
20 is becoming available now that the infrastructure bill  
21 has been passed. There is money available in the  
22 recovery act.

23 So we want to have a grant writer. Someone who is  
24 advocating on behalf of the ACUMA representing us, and  
25 Gary is familiar with Mr. Ratula.

1           So now that this money -- he said that he wanted to  
2 move quickly to speak to our US representatives and  
3 State representatives to get some money allotted for us.

4           So the timing, I think, is crucial and that we  
5 approve and the City already uses him. I think Gary can  
6 speak to his experience, but everything that I hear  
7 about him is great. That he is really good.

8           Mr. Devlin: Grant writers are huge. Gary, do you  
9 know this grant writer?

10          Mr. Hill: Yes, I do and he is as Mr. Armstrong  
11 said, and I spoke at the last meeting, he has been very  
12 successful particularly with the City and Mr. Gonzalez  
13 can confirm that, getting grants for the boardwalk and  
14 the mid-town development zone, the lower Chelsea  
15 development zone.

16          And as well as he is in charge of the community  
17 foundation of Atlantic City, I believe, stated as  
18 lieutenant governor. So he has been very involved in a  
19 couple of those things. Grants as you know we either  
20 get them or we don't. It is a tough tough field.

21          I don't know any other grant writers. I know he  
22 works with municipalities a lot, and I know he has been  
23 successful.

24          Mr. Armstrong: This is what I do know about him.  
25 Initially we heard and we tried to get him, but he was

1 the City grant writer and they preferred someone else  
2 from a very big company.

3 She sent me some information, but ultimately said  
4 she could not help us. Then Claude and I have been  
5 meeting with Mr. Ratula with respect to the money they  
6 might funnel to us through the America Recovery Act. He  
7 was the one who discovered for the City that they can  
8 get their roads paved through us and save us millions of  
9 dollars in the process too.

10 Mr. Hill: He is also a local business person.

11 Mr. Armstrong: The last thing I will add about him  
12 and why he is so vital for the City to my understanding  
13 is the City can't borrow any money to do any of these  
14 things, and he is finding this money all over the place  
15 because of their bond rating they can't do anything.

16 So they see him like a miracle worker.

17 Mr. Devlin: Fred.

18 Mr. Bor: I agree, and I remember Gary's discussion  
19 and that was very helpful Gary. So we are going to move  
20 on to Mr. Ratula which is 10b1.

21 Mr. Devlin: Motion.

22 Mr. Dedar: Second.

23 Mr. Devlin: Motion by Mr. Devlin and second by Mr.  
24 Dedar.

25 Mr. Bor: Mr. Banfield?

1 Mr. Banfield: Yes.

2 Mr. Bor: Mr. Dedar?

3 Mr. Dedar: Yes.

4 Mr. Bor: Mr. Hill?

5 Mr. Hill: Yes.

6 Mr. Bor: Ms. Langford?

7 Ms. Langford: Yes.

8 Mr. Bor: Chairman Devlin?

9 Mr. Devlin: Yes. Thank you.

10 Mr. Bor: Then 10b1, Mr. Ratula, thank you.

11 Number C request for qualifications and it is the  
12 insurance consultant.

13 Mr. Devlin: Fred, we are -- I am looking at RFPs  
14 for the consultant so just hold up a second.

15 Mr. Armstrong: Just so you know Gary and Nynell we  
16 have the proposals here, and I don't know how you want  
17 to handle it because you are via Zoom. Because of the  
18 nature of the timing we put it out and we were able to  
19 get them back in and, I think, this one came in on  
20 Monday; right?

21 Mr. Devlin: Right.

22 Mr. Armstrong: The other one that we did for the  
23 operation and maintenance of the plant for engineering  
24 came in yesterday. So we could describe it for you, but  
25 we got one proposal for operation of maintenance for H2M



1 and Gary, you are familiar with them?

2 With respect to the insurance-consultant proposal  
3 there was only one and Claude and I went through them,  
4 and they are a really big outfit and they said they  
5 don't charge. Let me tell you the name first. It is  
6 called Fair View Agency Associates and they seem to  
7 represent every municipality in North Jersey, and they  
8 don't recover or charge a fee at all. They charge the  
9 insurance companies and not us.

10 Mr. Devlin: We are not paying that 6 thousand?

11 Mr. Armstrong: No. Well, when I looked at it and  
12 I said, to Claude I have never seen this before.  
13 Normally they get their fees through the insurance  
14 company.

15 Mr. Smith: It is commission based.

16 Mr. Hill: Mr. Chairman, I just want to put a  
17 comment in here about Fair View and I don't know this  
18 person at all, but I do know they are local again as Mr.  
19 Armstrong said.

20 I believe they are doing this because they are so  
21 big. They can absorb some of the cost, and then have  
22 the insurance company pay them. I made this comment  
23 before and when we had Web, I hate to keep using that  
24 name, but I really believed, and I know that Mr. Smith  
25 did as well, they kept taken advantage of us, and they

1 just took us for granted for 65 hundred dollars or  
2 whatever it was a year.

3 So I believe it is a great timing for us to switch  
4 over to somebody else, and with your research Mr.  
5 Armstrong, and I know a little bit about it, and I  
6 believe this will be a good move for us. Just for them  
7 to look over things and then we move forward. That is  
8 my two cents.

9 Mr. Devlin: We had a company called Web that when  
10 I was Chairman I could not figure out what was the 66  
11 hundred was and it was always --

12 Mr. Banfield: You didn't know what they were  
13 talking about.

14 Mr. Devlin: But come to find out we really do need  
15 this service and Mike is telling us we do not have to  
16 pay that 66 hundred. The insurance company pays that.

17 Mr. Armstrong: It should yes.

18 Mr. Devlin: I mean they paid that for years.  
19 Almost 20 years. And here is another thing to look at  
20 too, just like Mr. Siracuse said, is this every three  
21 years of this instead of one year?

22 Mr. Armstrong: You see there are some  
23 disadvantages possible to that too because rates change.

24 Mr. Devlin: I like it one year. As far as being a  
25 pain in the butt, but I will go with the consensus.

1 Fred.

2 Mr. Bor: Do we want to move on resolution 10c1?

3 Mr. Devlin: I would like to move on 10c1 if  
4 everybody had a chance to adequately look at the RP. I  
5 know everybody by Zoom did not get a chance, and we only  
6 had one and it is a local company, and we are not  
7 paying.

8 Ms. Langford: I am fine with it.

9 Mr. Banfield: Make a motion.

10 Mr. Hill: I will second.

11 Mr. Bor: Mr. Banfield?

12 Mr. Banfield: Yes.

13 Mr. Bor: Mr. Dedar?

14 Mr. Dedar: Yes.

15 Mr. Bor: Mr. Hill?

16 Mr. Hill: Yes.

17 Mr. Bor: Ms. Langford?

18 Ms. Langford: Yes.

19 Mr. Bor: Chairman Devlin?

20 Mr. Devlin: Yes. Thank you.

21 Mr. Bor: Now, C2.

22 Mr. Armstrong: This one is and actually Mr.  
23 Chairman, actually you brought this up with respect to  
24 the issue at the plant facings things like emergencies,  
25 and we had meetings out there about it, and I think we

1 can come in and help, because obviously there are  
2 engineering services to assist us in doing an assessment  
3 of the plant and determining what needs to be upgraded,  
4 and the only company to apply was H2M who we actually  
5 use for PFAS.

6 They are very familiar with treatment plants and  
7 their systems, and we are familiar with them, and our  
8 recommendation is to go with them, and they are already  
9 on board with us.

10 Mr. Devlin: They are the one handling the PFAS for  
11 us? And this is for a consultant engineer for the  
12 plant?

13 Mr. Smith: It is actually to really look at full  
14 operations and determine how our maintenance is being  
15 done.

16 Mr. Devlin: I misunderstood. Our RFP that we put  
17 out last month was for a consultant engineer wasn't it?  
18 Didn't we vote on that?

19 Mr. Smith: Yes, we have a consultant engineer that  
20 is specific to the plant.

21 Mr. Devlin: Is this for a consultant engineer? I  
22 am confused.

23 Mr. Smith: Vince Polistina is and still is and he  
24 works hand in hand.

25 Mr. Devlin: Understood. What I was saying and

1 maybe I am confused, but last month we had this  
2 discussion about a consultant engineer just for the  
3 plant and I said, Oh, I thought we had a consultant  
4 engineer, and your conversation was I am not sure if our  
5 consultant engineer can handle that.

6 Mr. Smith: Correct.

7 Mr. Devlin: So this is what we are talking about?

8 Mr. Smith: Correct.

9 Mr. Devlin: So we voted to put an RP out last  
10 month, at the last board meeting, and it came back that  
11 fast.

12 Mr. Smith: We had to do it that quickly, yes.

13 Mr. Armstrong: Because of the problems going on,  
14 and the emergencies, and we keep spending money, and  
15 putting on Band-Aids. When we need someone to do an  
16 assessment and buy new equipment.

17 Mr. Smith: If you recall what you mentioned last,  
18 what is our five-year plan, and I said, to you that we  
19 need to look at what is our one-year plan. I am just  
20 bringing us back up to speed because of our treatment  
21 process plant itself, and making decisive decisions with  
22 regards to doing --

23 Mr. Devlin: I have been an advocate of that.

24 Mr. Smith: You are right. Absolutely.

25 Mr. Devlin: Upgrading our infrastructure. I was

1 just confused because I have never seen one turn up.  
2 Now, Mike, would that being said aren't we on a  
3 moratorium with RFPs.

4 Mr. Armstrong: No, he was actually at the meeting  
5 with us so he is aware. Just so you know because, I  
6 think, that we are confused about the moratorium. Yes,  
7 there is a moratorium, but the way they are treating  
8 that, if there is an urgent need, and even if it is not  
9 urgent you can explain, you know, what your need is, and  
10 if he agrees they will approve it. So it is not hard  
11 and fast.

12 Mr. Devlin: Does anybody have any questions  
13 regarding 10c2.

14 Mr. Armstrong: I just wanted to tell you the rate.

15 Mr. Devlin: I am sorry Mike is going to tell you  
16 the rates and then Gary you can have your question or  
17 ask it now.

18 Mr. Smith: Well, we have three task as part of the  
19 conversation, and the analysis of course is for the  
20 engineering to go out and pretty much do all of the  
21 analysis of the entire plant, and make recommendations,  
22 and for that particular line items is \$25,000.

23 The 15 minutes will probably incorporate Zoom as  
24 well as personal meetings. Meaning they will be on site  
25 and be physically on site to conduct some of those

1 meetings. It might not necessarily be a total of 15 it  
2 will be based upon our needs and what we accomplish as  
3 time goes on.

4 When we move forward we will have the report that  
5 the engineer will actual provide to us with their  
6 recommendations and what their findings are. The total  
7 is \$45,000 excuse me \$44,500 for that particular  
8 service.

9 Mr. Devlin: So they are doing that one service?  
10 Let me ask you this, and I asked this last month, is  
11 this something that Polistina can do?

12 Mr. Smith: This is something --

13 Mr. Devlin: Did you ask him, hey can you handle  
14 this?

15 Mr. Smith: Not saying that you can't have your  
16 consultant do this particular work, but at the same time  
17 based on the fast tract that we are going down with who  
18 we are going with, and some of the things that need to  
19 be done, I think, it is a collective effort.

20 This does not mean we eliminate Mr. Polistina, to  
21 be interactive to what is being done because of the fact  
22 of how this thing is a necessity. I mean PFAS is our  
23 driving force right now, in regards, to a lot of the  
24 things we are actually doing.

25 Our plant does need a rehab or a revamp or a whole

1 new plant, basically, and it is something that we really  
2 need to look at as a fast tract in regards to what needs  
3 to be done.

4 Mr. Armstrong: Here is the other thing with  
5 regards to H2M. All that equipment and all the money we  
6 just spent out at the wells at some point we are going  
7 to have to incorporate that equipment into the plant.  
8 It is going to shift when we start to build a new plant.  
9 H2M is already familiar with that, and they are looking  
10 at whether or not something needs to be placed at the  
11 plant, and that equipment is already out, and we can  
12 transition that equipment later and not spend that  
13 money. I think that is the beauty in H2M as well.

14 You know what I mean because they know what our  
15 vision is in the future.

16 Mr. Devlin: Listen, I am with you. I just look at  
17 it this way, right. We have a labor counsel, and we are  
18 hiring another guy, and we have labor counsel, and I am  
19 just trying to put my head -- did we converse with  
20 Polistina?

21 Mr. Smith: Yes. I spoke with him.

22 Mr. Devlin: Did you ask if this is something that  
23 he can handle?

24 Mr. Smith: The conversation was that we can work  
25 collectively in regards to accomplishing what needs to



1 be done.

2 Mr. Devlin: I don't think that is a problem. Go a  
3 head Gary.

4 Mr. Hill: I am a little confused too. I just want  
5 to make sure before we move on this, and it is very  
6 quick. I know we talked about it, and I know the need,  
7 and I am a big fan of H2M as you know, and they were  
8 brought in by Mr. Polistina, by the way, and I know that  
9 H2M is far away from us versus the other people locally.  
10 I want to make sure that we have the right -- maybe  
11 Claude, I am confused is Polistina and Associates  
12 working in collaboration with H2M for this new position?  
13 Is it separate?

14 Mr. Smith: In regards to the proposal that was  
15 actually sent in. No, they are not working in  
16 collaboration with them based on the proposal itself,  
17 but based on the work that needs to be done  
18 collectively, there will be a collaboration getting to  
19 the end point regarding the recommendation that needs to  
20 done for our facility overall.

21 Mr. Banfield: I have a question. Can we refer the  
22 debt and more expense through Polistina -- we go through  
23 him already. Will he have another thing where he has to  
24 put in something at a new facility.

25 Mr. Devlin: My understanding and I am getting

1 mixed questions. Is that, I mean, there is more work to  
2 be done, obviously, so if he would take on that he would  
3 have to build one, yes.

4 Mr. Banfield: That is what I am saying.

5 Mr. Smith: I mean we have to build one anyway.

6 Mr. Banfield: We are going to incur the expense  
7 either way.

8 Mr. Devlin: I think this is something that Vince  
9 could handle. What do you think Gary?

10 Mr. Hill: I am just confused. H2M can do certain  
11 things, I guess, again we are talking about local  
12 people. Also, let's be realistic there are some  
13 advantages if we are getting someone like this on board  
14 with us, the State for things we need from the State,  
15 and you know he was very helpful federally as well. I  
16 just don't want -- and he brought in H2M, and I am not  
17 saying we don't need them because we need somebody.

18 Mr. Armstrong: Let me make a suggestion. Vince is  
19 not going anywhere because he is our consultant engineer  
20 that is number one. If you bring them on and there is  
21 something that Vince can do, and they can do, you can  
22 still use both. It does not stop anything, you know  
23 what I mean, but they keep telling us that time is of  
24 the essence and we had numerous meetings out there and  
25 Anthony said, that I need an engineer.

1           Mr. Hill: I still don't see how you can't use  
2 Vince. If it is determined that he is already on board  
3 and we determine that items A, B and C can be done by  
4 Vince and then they do D, E and F.

5           Mr. Devlin: Then he can bring them on.

6           Mr. Armstrong: No. That should have never have  
7 been done. Remember we corrected that. We had to  
8 reverse it.

9           Mr. Devlin: I just humbly think, and everybody has  
10 an opinion, I think we should stick with the guy we came  
11 to the dance with.

12          Mr. Armstrong: At this point we do not have him  
13 here telling us that he can do it. We are assuming.

14          Mr. Devlin: Can we put this off. Why don't we put  
15 this off until everybody is collective -- with my  
16 thoughts and do a little -- you know have a couple of  
17 conversations next month. So we can then come to the  
18 table and vote on it. Gary, are you good with that?

19          Mr. Hill: Very good and I would like Ms.  
20 Langford's feedback on this as well in a minute. I  
21 understand what we are doing and I agree with Mike that  
22 we need this. I just want to be fair.

23          Mr. Devlin: I think they are amazing

24          Mr. Hill: I just want to be fair to everybody and  
25 I like your idea Michael. Certain things can be done A,

1 B, C and then D, E, F. That is fine. So just a  
2 suggestion to the board to look at it one more month and  
3 getting input from all of the parties. One more month,  
4 I mean, we have not had one for all these years and one  
5 more month is not going to kill us. That is just my  
6 opinion. Ms. Langford.

7 Ms. Langford: No, I agree. I think just some more  
8 conversation at least for another minute before making a  
9 decision.

10 Mr. Armstrong: I think in the interim the  
11 responses here, and if you wanted to take the  
12 opportunity and review the response. We can do that in  
13 the mean time.

14 Mr. Hill: Thank you and very good.

15 Mr. Devlin: Fred.

16 Mr. Bor: Is C2 next?

17 Mr. Devlin: We are going to have that pulled until  
18 the next meeting. Revisit it at the next meeting. Can  
19 we review it in your committee Gary. In the engineer  
20 committee and can you give us a report back?

21 Mr. Hill: Sure.

22 Mr. Devlin: Would that be easiest for you?

23 Mr. Armstrong: I am not sure

24 Mr. Hill: Michael, let's discuss the best way to  
25 review it. I don't want any problems with H2M because

1 we are at the middle of the ending of our project. I  
2 don't want to piss anybody off.

3 Mr. Devlin: Gary, if you could take point on it  
4 and just let me know where you guys end up. Gentlemen,  
5 do you have anything to say? Fred.

6 Mr. Bor: So 10C2 will be on hold until the next  
7 meeting.

8 Mr. Devlin: Just pull it.

9 Mr. Bor: I have some additional input here. On to  
10 new business "a" annual audit services resolution 10a1.

11 Mr. Devlin: Motion.

12 Mr. Dedar: Second.

13 Mr. Bor: Mr. Banfield?

14 Mr. Banfield: Yes.

15 Mr. Bor: Mr. Dedar?

16 Mr. Dedar: Yes.

17 Mr. Bor: Mr. Hill?

18 Mr. Hill: Yes.

19 Mr. Bor: Ms. Langford?

20 Ms. Langford: Yes.

21 Mr. Bor: Chairman Devlin?

22 Mr. Devlin: Yes. Thank you.

23 Mr. Bor: Second item is municipal advisory

24 Mr. Banfield: Didn't we already make a motion for  
25 that, we just made for the insurance?

1 Mr. Smith: Insurance we already did.

2 Mr. Devlin: 11a2.

3 Mr. Armstrong: Number 2

4 Ms. Thapa: The contract ended so we are just going  
5 for FRP.

6 Mr. Devlin: An RFP?

7 Ms. Thapa: Yes.

8 Mr. Devlin: Motion.

9 Mr. Dear: Second.

10 Mr. Bor: Mr. Banfield?

11 Mr. Banfield: Yes.

12 Mr. Bor: Mr. Dedar?

13 Mr. Dedar: Yes.

14 Mr. Bor: Mr. Hill?

15 Mr. Hill: Yes.

16 Mr. Bor: Ms. Langford?

17 Ms. Langford: Yes.

18 Mr. Bor: Chairman Devlin?

19 Mr. Devlin: Yes.

20 Mr. Bor: Now, to solicit bids for meter parts and  
21 equipment.

22 Mr. Smith: Let me just put one word to that and it  
23 is meter pits. Well, meter pits parts and equipment.

24 Mr. Devlin: Motion.

25 Mr. Hill: Second.

1 Mr. Bor: Mr. Banfield?

2 Mr. Banfield: Yes.

3 Mr. Bor: Mr. Dedar?

4 Mr. Dedar: Yes.

5 Mr. Bor: Mr. Hill?

6 Mr. Hill: Yes.

7 Mr. Bor: Ms. Langford?

8 Ms. Langford: Yes.

9 Mr. Bor: Chairman Devlin?

10 Mr. Devlin: Yes. Thank you.

11 Mr. Bor: Service agreements.

12 Mr. Devlin: Motion.

13 Mr. Bor: Claude, Mike and I had numerous  
14 discussions on modifying the original agreement. Back  
15 and forth and back and forth. Finally Claude and I got  
16 Mike's input and we got to where we are comfortable  
17 recommending the deal to go through, and it was supposed  
18 to be in October, but we still had some clean up on the  
19 deal, and it has been cleaned up if you agree Claude. I  
20 have given my opinion on it. The cleaned up version is  
21 acceptable.

22 Mr. Devlin: Claude, are you good with this?

23 Mr. Smith: I am good with it.

24 Mr. Devlin: Motion.

25 Mr. Dedar: Second.

1 Mr. Bor: Mr. Banfield?

2 Mr. Banfield: Yes.

3 Mr. Bor: Mr. Dedar?

4 Mr. Dedar: Yes.

5 Mr. Bor: Mr. Hill?

6 Mr. Hill: Yes.

7 Mr. Bor: Ms. Langford?

8 Ms. Langford: Yes.

9 Mr. Bor: Chairman Devlin?

10 Mr. Devlin: Yes. Thank you. Hack company who is  
11 this?

12 Mr. Smith: This is additional equipment that is  
13 needed for the plant for doing their analysis for the  
14 treatment process at the plant, and we actually hit a  
15 purchase last month which was around \$66,000 so this is  
16 additional equipment that is needed.

17 Mr. Devlin: What kind of price are we talking  
18 here?

19 Mr. Smith: Five thousand dollars and change.

20 Mr. Dedar: Second.

21 Mr. Bor: Mr. Banfield?

22 Mr. Banfield: Yes.

23 Mr. Bor: Mr. Dedar?

24 Mr. Dedar: Yes.

25 Mr. Bor: Mr. Hill?



1 Mr. Hill: Yes.

2 Mr. Bor: Ms. Langford?

3 Ms. Langford: Yes.

4 Mr. Bor: Chairman Devlin?

5 Mr. Devlin: Yes. Thank you.

6 Mr. Bor: Abatements. Mr. Armstrong, do you want  
7 to take these all together?

8 Mr. Smith: Yes.

9 Mr. Bor: Unless the board has any comments 11e, 1  
10 through 5; is there a motion?

11 Mr. Devlin: Motion

12 Mr. Dedar: Second.

13 Mr. Devlin: Motion and seconded.

14 Mr. Bor: Mr. Banfield?

15 Mr. Banfield: Yes.

16 Mr. Bor: Mr. Dedar?

17 Mr. Dedar: Yes.

18 Mr. Bor: Mr. Hill?

19 Mr. Hill: Yes.

20 Mr. Bor: Ms. Langford?

21 Ms. Langford: Yes.

22 Mr. Bor: Chairman Devlin?

23 Mr. Devlin: Yes. Thank you.

24 Mr. Bor: Next motion are the bills. Is there any  
25 discussion, and if not is there a motion?

1 Mr. Hill: Motion.

2 Mr. Devlin: Second.

3 Mr. Bor: Mr. Banfield?

4 Mr. Banfield: Yes.

5 Mr. Bor: Mr. Dedar?

6 Mr. Dedar: Yes.

7 Mr. Bor: Mr. Hill?

8 Mr. Hill: Yes.

9 Mr. Bor: Ms. Langford?

10 Ms. Langford: Yes.

11 Mr. Bor: Chairman Devlin?

12 Mr. Devlin: Yes. Thank you.

13 Mr. Bor: I guess there is one item.

14 Mr. Devlin: Stand by Fred. We have monthly bills,  
15 but we have a question.

16 Mr. Banfield: This is a question based on people  
17 that have leaks and everything. Do we have any type of  
18 program that we know that some people are having a  
19 problem, like they don't know they have a leak over  
20 here. Can we consider certain people have leaks for  
21 over a year, like flow meters.

22 Mr. Smith: I am not sure what your question is.

23 Mr. Banfield: What I learned is that my sister had  
24 a problem before and I found out it would be better  
25 through her insurance if she had something showing that

1 --

2 Mr. Smith: Well, if a person is actually away from  
3 the property it is of course in their best interest to  
4 winterize the property for the time period that they are  
5 not there. We only do a shutoff of a unit or  
6 residential upon their request, if they are going to be  
7 away or something like that. We don't just go out and  
8 do the --

9 Mr. Banfield: Like how we would set up things for  
10 the public. Like this would be in the best interest for  
11 them to do things to protect yourself from leaks and  
12 something like that.

13 Mr. Smith: Well, I mean --

14 Mr. Devlin: Well, actually Claude, my dad is 83  
15 and drives me nuts, but he has a property in Atlantic  
16 City and he had a leaky pipe and, you know, he went  
17 through the whole abatement process a couple of years  
18 back. I guess the question was it was not an abandoned  
19 property, but it was unused property. Do we watch that?

20 Say I went from 25 bucks a month to 225, do they  
21 say hey, we have a leak. Underground leak maybe. That  
22 was above ground. Thank God.

23 Mr. Smith: In a sense we do. Not saying that we  
24 are gonna be able to catch every single property within  
25 the City of Atlantic City, but if there is an unusual

1 usage of a property, you know, throughout the night you  
2 might, if we want to query whereabouts and look at  
3 usages within a certain timeframe.

4 Say from midnight to 8 o'clock in the morning and  
5 you see on that usage of any particular property where  
6 it has a steady usage over a time period.

7 We can somewhat define it as being a leak. We do  
8 sent out leak notices to residents. Now, which is  
9 pretty much an analysis based on what we see on our  
10 system. That we can actually send out those particular  
11 leak notices, but again we are not going to catch every  
12 single resident that is actually out there based on what  
13 is being done.

14 If a resident is aware they are going to be away  
15 from their property then of course for their particular  
16 purpose, and insurances purposes as well, it is best for  
17 them to winterize their property while they are actually  
18 away.

19 Mr. Banfield: Do we notify people. Like do we  
20 send out like a bulletin to say this is what you should  
21 do?

22 Mr. Smith: No, we do not send that out. We can  
23 put it on our website. That these are recommendations  
24 and these are tips.

25 Mr. Banfield: You know how the electric company

1 says what you should do to winterize your home.

2 Mr. Smith: No, we do not send that. It would be  
3 very costly for us, and we can put that on our website  
4 which are tips for residents with regards to their  
5 property.

6 Mr. Banfield: Okay. All right.

7 Mr. Armstrong: And it is not always a leak because  
8 the MUAs that I represented to people spilled the water.  
9 We had a situation where the person kept saying they  
10 could not find the leak, and we gave them test kits, and  
11 they had a plumber, and it would go up and it would go  
12 down. In the summertime they had a sprinkler system and  
13 when they eventually put cameras around the house they  
14 saw everybody from the neighborhood pulled into their  
15 driveway to wash their cars. They found out.

16 Mr. Devlin: That is one thing that we do not talk  
17 about is stealing water. Because I know electric is  
18 like crazy. People bypass the meter and stuff like  
19 that, and that is huge right now, and they are given  
20 away real jail time for people. I never knew it was so  
21 crazy.

22 Mr. Smith: Like I said, we have never addressed  
23 it, but of course the only -- it does happen and it can  
24 happen. In regards to a person bypassing the meter or  
25 taking the meter.

1           Mr. Hill: You do not want to talk about a past  
2 case. It would be a major issue.

3           Mr. Smith: We won't talk about that one Gary.

4           Mr. Hill: But, we won.

5           Mr. Smith: Yes, we did get them to comply.

6           Mr. Devlin: If everyone is good with that can we  
7 get a motion on 12?

8           Mr. Bor: Yes. Motion to enter executive session.

9           Mr. Devlin: Hold on one second, 12a comes before  
10 executive session, Fred. Do you have anything for  
11 executive session?

12           Mr. Bor: Andy, do you have anything for executive  
13 session?

14           Mr. Devlin: He is on mute.

15           Mr. Weber: Well, I have labor negotiations.

16           Mr. Devlin: All right. Fred, do you want to pay  
17 our bills first and then go into executive session?

18           Mr. Bor: I thought we included monthly bills.

19           Mr. Devlin: No, we did not do number 12. We need  
20 a motion and I will motion it.

21           Mr. Dedar: Second.

22           Mr. Devlin: Second by Mr. Dedar, Fred.

23           Mr. Bor: Mr. Banfield?

24           Mr. Banfield: Yes.

25           Mr. Bor: Mr. Dedar?

1 Mr. Dedar: Yes.

2 Mr. Bor: Mr. Hill?

3 Mr. Hill: Yes.

4 Mr. Bor: Ms. Langford?

5 Ms. Langford: Yes.

6 Mr. Bor: Chairman Devlin?

7 Mr. Devlin: Yes. I need a motion to go into  
8 executive.

9 Mr. Banfield: I will make a motion.

10 Mr. Dedar: Second.

11 Mr. Bor: Mr. Banfield?

12 Mr. Banfield: Yes.

13 Mr. Bor: Mr. Dedar?

14 Mr. Dedar: Yes.

15 Mr. Bor: Mr. Hill?

16 Mr. Hill: Yes.

17 Mr. Bor: Ms. Langford?

18 Ms. Langford: Yes.

19 Mr. Bor: Chairman Devlin?

20 Mr. Devlin: Yes. Thank you.

21 Mr. Bor: Should we take a break or go right into  
22 it.

23 Mr. Devlin: Let's rock. We are on a roll. Unless  
24 someone needs to use the bathroom.

25 (Open meeting adjourned)

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