

**PLAINFIELD MUNICIPAL UTILITIES AUTHORITY**

**Minutes of a Board of Commissioners Regular Meeting  
Tuesday, June 1, 2010**

**127 Roosevelt Avenue  
Plainfield, New Jersey**

**I. OPEN PUBLIC MEETINGS LAW (STATEMENT OF COMPLIANCE)**

Commissioner Mitchell, Chairperson, called the meeting to order at 6:00 p.m. by reading the Statement of Compliance.

**II. SALUTE TO THE FLAG**

The Pledge of Allegiance was said by all.

**III ROLL CALL**

**Present**

Commissioner Harold Mitchell  
Commissioner David Beck  
Commissioner Carol Ann Brokaw @6:04pm  
Commissioner Alex Toliver  
Alt. Commissioner Tracey Brown  
Alt. Commissioner Eugene Dudley

**Also Present**

Mr. Eric Watson, Executive Director  
Mr. David Ervin, Assistant Executive Director  
Mr. James Perry, Chief Financial Officer  
Mrs. Lana Carden, Manager of Human Resources  
Mrs. Leslie London, Board Attorney  
Mrs. Roslyn Mathis, Board Secretary  
Mr. Mike Dziubeck, CME Associates  
Staff and Public

Mr. Duane Young, Comptroller absent

**IV. APPROVAL OF MINUTES (May 4, 2010 Regular Board Meeting Minutes)**

Commissioner Mitchell indicated there is one correction that was brought to their attention at the last work session by Commissioner Brokaw. On page 7, under New Business, sixth paragraph, the sentence beginning "Commissioner Mitchell then decided if four is a quorum....," it should be "**if three is a quorum.....**" With that clarification, Commissioner Brokaw moved, seconded by Commissioner Toliver, approval of the minutes. The motion carried, on a roll-call vote, with five members in favor and none opposed.

**RECORDED VOTE****May 4, 2010 Regular Meeting Minutes**

	YES	NO	ABSTAIN	PRESENT NOT VOTING	NOT PRESENT
David Beck	X				
Carol Ann Brokaw	X				
Harold Mitchell	X				
Alex Toliver	X				
<b><u>Alternate</u></b> Rev. Tracey Brown	X				
<b><u>Alternate</u></b> Eugene Dudley				X	

**V. COMMUNICATIONS**

Mr. Watson stated that Mr. Ferguson, one of their long-time employees, suffered a stroke and is in JFK Hospital. Also, another employee lost her son over the weekend. He was only three years old. Please keep her in prayer.

**VI. REPORT OF COMMITTEES**

None.

**VII. EXECUTIVE DIRECTOR'S REPORT****A. Attorney's Report**

None.

**B. Finance Report and Bills List Approval**

Mr. Perry stated that there are a couple of housekeeping items. The audit is complete and they will be scheduling an exit meeting with the appropriate committees of the Board and will put the audit in your hands very soon.

Also, it was reported in the newspaper that the second group of Connolly properties; Watchung Gardens, Netherwood Village, Greenbrook, Central Ave., Liberty Arms and Madison Ave. are going to be sold at auction on June 24<sup>th</sup>. That is probably not good news for the Authority because the mortgage companies and the banks are going to come first, but at least they will get back on the rolls, start paying taxes and the PMUA again.

Commissioner Mitchell asked how much do they owe. Mr. Perry replied over \$400,000. This group represents about \$80,000 when they are sold. If they are sold and somebody buys them, in order to get clear title they will have to pay the Authority.

Mr. Perry indicated that relative to the expenses for this month, the City lease payment is due in a couple of weeks. That's \$1.55 million; the salary and wages to run the operation is about \$540,000; health benefits are \$155,000; disposing of the solid waste \$17,000; \$40,000 in vehicle maintenance and truck leases about \$25,000. That comes to a total of about \$2.3 million.

Commissioner Beck asked what the status of the lien sale is. Mr. Perry replied that all the notices have been in the newspaper and have gone out to the citizens who are paying. It started out about \$1.5 million and they collected down to about \$720,000 as of Friday. The amount collected is very typical.

Alt. Commissioner Dudley inquired about the customer refund to Bank of America for \$8,000 on page two of the bills list. Mr. Perry replied that typically that type of refund is when the water company comes back with a change, but he would verify that.

Mrs. London presented **resolution #50-2010 authorizing the payment of bills.** Alt. Commissioner Dudley moved, seconded by Alt. Commissioner Brown, approval of the resolution. The motion carried, on a roll-call vote, with four members in favor and one opposed.

**RECORDED VOTE****Resolution #50-2010 Payment of Bills**

	YES	NO	ABSTAIN	PRESENT NOT VOTING	NOT PRESENT
David Beck		X			
Carol Ann Brokaw	X				
Harold Mitchell	X				
Alex Toliver	X				
<b><u>Alternate</u></b> Rev. Tracey Brown	X				
<b><u>Alternate</u></b> Eugene Dudley				X	

**C. Resolution authorizing a contract for telephone, network and wireless services**

Mr. Ervin stated that this is a utility service that provides for the Authority's network computer system and telephone system. This is for the authorization of a contract with Verizon Business Network Services, Inc.

Mrs. London presented **resolution #51-2010 authorizing the award of a contract for certain telephone, internet and wireless services with Verizon Business**. Commissioner Brokaw moved, seconded by Commissioner Toliver, approval of the resolution. The motion carried, on a roll-call vote, with five members in favor and none opposed.

**RECORDED VOTE****Resolution #51-2010 Contract with Verizon Business**

	YES	NO	ABSTAIN	PRESENT NOT VOTING	NOT PRESENT
David Beck	X				
Carol Ann Brokaw	X				
Harold Mitchell	X				
Alex Toliver	X				
<b><u>Alternate</u></b> Rev. Tracey Brown	X				
<b><u>Alternate</u></b> Eugene Dudley				X	

**D. Resolution authorizing a contract for PMUA employee dental insurance coverage**

Mr. Ervin indicated this item is for Horizon Blue Cross Blue Shield Dental coverage. This is the company they had last year and this is for a renewal.

Mrs. London presented **resolution #52-2010 authorizing the execution of a contract for employee dental services with Horizon Blue Cross Blue Shield**. Commissioner Brokaw had a question. She inquired if the fees for this service have not substantially gone up. Ms. Carden replied that is correct. Commissioner Toliver moved, seconded by Alt. Commissioner Brown, approval of the resolution. The motion carried, on a roll-call vote, with five members in favor and none opposed.

**RECORDED VOTE****Resolution #52-2010 Contract renewal with Horizon BC/BS**

	YES	NO	ABSTAIN	PRESENT NOT VOTING	NOT PRESENT
David Beck	X				
Carol Ann Brokaw	X				
Harold Mitchell	X				
Alex Toliver	X				
<b><u>Alternate</u></b> Rev. Tracey Brown	X				
<b><u>Alternate</u></b> Eugene Dudley				X	

**E. Resolution authorizing a contract for PMUA employee life insurance benefits coverage**

Mr. Ervin stated that this covers the employees' life insurance with Mutual of Omaha. Ms. Carden indicated that there was no increase this year.

Mrs. London presented **resolution #53-2010 authorizing a contract with Mutual of Omaha for life insurance**. Alt. Commissioner Dudley moved, seconded by Commissioner Brokaw, approval of the resolution. The motion carried, on a roll-call vote, with five members in favor and none opposed.

**RECORDED VOTE**

**Resolution #53-2010 Contract renewal with Mutual of Omaha**

	YES	NO	ABSTAIN	PRESENT NOT VOTING	NOT PRESENT
David Beck	X				
Carol Ann Brokaw	X				
Harold Mitchell	X				
Alex Toliver	X				
<b><u>Alternate</u></b> Rev. Tracey Brown	X				
<b><u>Alternate</u></b> Eugene Dudley				X	

**F. Resolution authorizing a contract for PMUA employee vision care benefits coverage**

Mr. Ervin stated that this is a continuation of the Authority's benefits package for their employees and he didn't think there have been any changes. Ms. Carden confirmed there haven't been any changes.

Mrs. London presented **resolution #54-2010 authorizing a contract with VSP Insurance Company**. Commissioner Toliver moved, seconded by Alt. Commissioner Brown, approval of the resolution. The motion carried, on a roll-call vote, with five members in favor and none opposed.

**RECORDED VOTE****Resolution #54-2010 Contract with VSP Insurance Co.**

	YES	NO	ABSTAIN	PRESENT NOT VOTING	NOT PRESENT
David Beck	X				
Carol Ann Brokaw	X				
Harold Mitchell	X				
Alex Toliver	X				
<u>Alternate</u> Rev. Tracey Brown	X				
<u>Alternate</u> Eugene Dudley				X	

**G. Resolution authorizing amendment to a lease agreement for administrative office space**

Mr. Watson indicated that for the last several months there had been a lot of questions from a group of individuals that the Authority is paying an excessive amount of rent. The PMUA had two local brokers to look into it and the reports have come back that the Authority is not overpaying, that it's within industry standards. They are paying approximately \$25 per square foot for the building. The Authority had their attorney talk to Mr. Homer who agreed to renegotiate the lease and give them a reduction in the current price they are paying for a three-year lease, 2010 – 2013. It actually lowers the rate per month by \$647.02 going ahead. The Authority is asking for authorization of the agreement to renew the lease at the lower amount.

Commissioner Brokaw indicated that the Authority's attorney negotiated that they could be released from the terms and conditions of the lease if the PMUA did in fact build a facility is that correct? Mrs. London and Mr. Watson replied yes.

Commissioner Mitchell stated that they are going tomorrow morning to look at some property with the Director and staff.

Mrs. London presented **resolution #55-2010 authorizing the Executive Director to execute an amendment to the lease agreement with Circa 1886 Marsh Building**. Commissioner Brokaw moved, seconded by Alt. Commissioner Brown, approval of the resolution. The motion carried, on a roll-call vote, with five members in favor and none opposed.

**RECORDED VOTE****Resolution #55-2010 Amendment to Lease Agreement with  
Circa 1886 Marsh Building**

	YES	NO	ABSTAIN	PRESENT NOT VOTING	NOT PRESENT
David Beck	X				
Carol Ann Brokaw	X				
Harold Mitchell	X				
Alex Toliver	X				
<b><u>Alternate</u></b> Rev. Tracey Brown	X				
<b><u>Alternate</u></b> Eugene Dudley				X	

**H. Resolution authorizing a consulting services contract to support a request for potential solid waste and sanitary sewer services as part of the NJT/ARC Tunnel Project**

Mr. Watson indicated that for the last year or so the Authority has been trying to make arrangements to secure work from this project, the largest one going on in the east coast now. About three weeks ago former Councilman Dunn made arrangements for them to meet for about two hours with former Governor Kean in his office to discuss the potential of Plainfield being involved in such a project. He was very interested and suggested that this is something they should take directly to Governor Christie himself. He suggested in doing that it should be done in a power point presentation. The Authority asked Allen and Partners, a local consulting firm, to help develop the power point presentation, which the PMUA will own. The firm has submitted a proposal not to exceed \$4,250 to do this. Mr. Allen is here tonight to answer any questions they might have.

Mrs. London presented **resolution #56-2010 authorizing a contract with Allen and Partners Inc. for NJT presentation, preparation and consultation services.** Commissioner Toliver moved, seconded by Alt. Commissioner Dudley, approval of the resolution. The motion carried, on a roll-call vote, with five members in favor and none opposed.

**RECORDED VOTE****Resolution #56-2010 Contract with Allen and Partners, Inc.**

	YES	NO	ABSTAIN	PRESENT NOT VOTING	NOT PRESENT
David Beck	X				
Carol Ann Brokaw	X				
Harold Mitchell	X				
Alex Toliver	X				
<b><u>Alternate</u></b> Rev. Tracey Brown	X				
<b><u>Alternate</u></b> Eugene Dudley				X	

**VIII. UNFINISHED BUSINESS**

Mr. Watson stated that he wanted to give the Commissioners a verbal update. A couple of months ago they had people to come out and talk about the sewer backing up. Mike Dziubeck, from CME, is here to give a verbal report, but there will be a written report at a later time.

Mr. Dziubeck said they looked at the sewer system and everything operated properly. Union County had rainfall two to three times above average, which caused the surcharge problems. They are recommending to the residents they consider an Assault A Check Valve System, which he had with him. He explained how it works and said the cost is about \$150 plus installation.

Alt. Commissioner Dudley asked where they would get one of those. Mr. Dziubeck replied there is a company called Clean Check. He wasn't sure where they are located. Mr. Ervin said they will be identified in the report. The residents who complained will get a copy of the report.

Mr. Watson stated that the system operated properly.

Commissioner Beck indicated that a couple of people mentioned that some storm water, sewer drains were flooding over and as a result the Authority's sanitation sewer lines were receiving an overflow through that. He asked if that is verified, the flooding problem, that feeds storm water into the Authority's system? Mr. Dziubeck replied yes, Woodmere and Watchung lie in that flood plain and all of the residents reported street flooding in that area. The pump station never flooded. Commissioner Beck indicated that storm water is entering into those flood zones. Mr. Dziubeck stated that you get I and I, inflow and infiltration and that typically is from a house connection such as downspout sump pumps. Commissioner Beck stated he is talking about specifically they said the flooding allowed the Authority's sanitary manholes that are just heavy lids on there, that there is room for a lot of water from the flooding to go in. Mr. Dziubeck stated that no, that is not the case. There are small pick holes in the manholes and the amount of flow is minimal compared to the sump pumps and downspouts.



Commissioner Mitchell indicated that they said some of the complaints go back to the O'Keefe administration and they have had this problem since that time. His concern is how this problem can be remedied.

Mr. Ervin indicated the Authority's sanitary sewer system is their responsibility, making sure those are maintained and they are not liable for branches being in the system blocking it up. When the flooding occurs, it's an act of God. As far as a liability for the Authority, it's not a liability because it's not a problem in the system itself. It's a problem with the rain and the flooding. Some of the systems flood downstream, if they can't get the water out of the system downstream because it's all gravity, it just backs up so it might not be inflow, it could be the system backing up because of the capacity in the system. In flooding instances, that's going beyond the City, that's a Regional issue and Government issue and even to get a permit to go into the stream it may take two or three years.

Commissioner Mitchell inquired as to what impact it has on the Authority to have the PARSA meters behind Crown Cadillac, Milt Campbell Field, Hunter Ave., Cedarbrook Park, and down Rock Ave. Mr. Ervin replied that they are measuring flow into the system and PARSA is responsible for reading the meters. The Authority receives meter readings every month. They are able to see the spikes in the system when there is an increase in the rain flow. Commissioner Mitchell asked if it has an impact on what is paid. Mr. Ervin replied yes if it goes through the system.

Commissioner Toliver indicated that the people that came here were concerned about water in their home. Mr. Dziubeck mentioned something about the downspout, that's usually the major cause in the basement flooding because they have not sufficiently used the downspout. That's what usually happens. Mr. Dziubeck replied yes.

#### **IX. NEW BUSINESS**

None.

#### **X. PUBLIC HEARING**

Commissioner Mitchell indicated they have come to the portion of the meeting for a public hearing and asked if anyone would like to speak to the Commissioners, please rise and give your name and address. They will be allotted two minutes to speak. No one responded.

There was no need for an Executive Session.

Commissioner Brokaw moved, seconded by Commissioner Toliver and unanimously approved by the Board, to adjourn the meeting at 6:35 p.m.

Recorded by:

Roslyn Mathis, Board Secretary