

SPECIAL MEETING MINUTES CITY COMMISSION – MARGATE CITY

AUGUST 13, 2020

MARGATE CITY, NEW JERSEY

THE ATLANTIC CITY PRESS WAS NOTIFIED OF THIS MEETING AND A COPY OF THE SAME WAS POSTED ON THE BULLETIN BOARD AND THE MUNICIPAL WEBSITE.

A Special Meeting of the Board of Commissioners was held on the above date at 3:00 p.m. at the Margate City's Historic City Hall Court Room, 1 South Washington Avenue.

Johanna Casey, City Clerk, reads the statement of compliance, followed with the flag salute and roll call: Mayor Michael Becker, Commissioner John Amodeo and Commissioner Maury Blumberg were present. Chief Daniel Adams, Fred Verna, Frank Ricciotti, Roger McLarnon, Leon Costello, Johanna Casey, and Rich Deaney were present. Leon Costello, Municipal Auditor of Ford-Scott & Associates, LLC.

Presentation

Jim Rutala: Speaks on the audit and proposal done by DCO Energy for an energy savings plan. An option of the energy plan is to work in conjunction with the Margate School System, Ventnor City and Ventnor City School System or separately.

Introduction of DCO Energy Representatives:

Kevin Keenan, VP Business Development

Jeff Miller VP Project Development

Steve Schmidt, Energy Engineer

Kevin Keenan: Speaks on how the Energy Conservation Measure Program works. Reviews charts with suggested projects to be covered by the program for municipal buildings and the two schools.

Roger McLarnon: Requests Kevin Keenan go over the chart again. Inquires as to when the chart was revised.

Rich Deaney: Requests more details on what the program entails.

Steve Schmidt: Revised a few weeks ago. Speaks on the highlighted areas on the chart, with emphasis on the automated building energy management system which DCO Energy would oversee.

Commissioner Amodeo: Inquires if this energy management system would connect to the LED street lights.

Steve Schmidt: AC Electric would still oversee the street lights. Speaks on the high efficiency equipment proposed. Solar has already been bid out. Looking at electrical car charging stations.

Kevin Keenan: Speaks on cost savings offsetting the costs involved.

Commissioner Amodeo: Inquires as to the initial investment.

Kevin Keenan: Explains how the program is funded.

Steve Schmidt: This is a 20 year lease. The Board of Public Utilities has to approve the funding and program.

Jeff Miller: Lease rate would be locked in.

Commissioner Amodeo: Confirms the current presentation does not include the Ross and Tighe Schools.

Rich Deaney: Reviews the cost information if done with the school or municipality only.

Fred Verna: Inquires as to who manages all the projects.

Kevin Keenan: An on sight construction management company oversee the projects development.

Rich Deaney: What guarantees DCO will be around in twenty years to still oversee.

Kevin Keenan: There is the renewable annual energy guarantee for the financial end and DCO Energy's business longevity.

Rich Deaney: Suggests a 15 year plan be proposed.

Jim Rutala: Explains the steps needed to be taken to put the program into place.

Commissioner Amodeo: Suggests scaling the program back.

Rich Deaney: Suggest prioritizing what needs be done, if scaling back the program.

Fred Verna: Suggests window and doors be upgraded.

Commissioner Amodeo: Speaks on the age of the Martin Bloom Pavilion structure.

Kevin Keenan: The energy savings program can be customized.

Fred Verna: Inquires about Ventnor being involved.

Rich Deaney: Speaks on the effect of doing alongside Ventnor. More discussion needs to be done regarding including the two Margate schools.

Jim Rutala: Speaks on why the proposal includes the school buildings. Gives a list of school systems that have already done this program. This program is a way to look ahead for maintaining operating systems.

Kevin Keenan: The cost savings negotiated have to cover the costs involved. DCO Energy does not make any money on the financing.

Leon Costello: Explains how the financing would work with a lease to cover the schools as well.

Rich Deaney: Need to review the presentation to finalize how to move forward. Proposes a meeting should be held with key municipal officials to decide the next steps on finalizing a decision about this energy savings program.

Fred Verna: States there has to be a saving in order for the BPU to approve the program.

Mayor Becker: Inquires as to how Ventnor got involved.

Jim Rutala: Four municipal groups by resolution have agreed work together to achieve greater energy efficiency in bulk.

Kevin Keenan: Explains the energy rate guarantee.

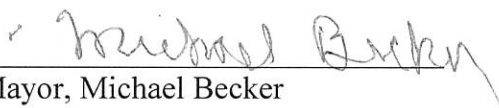
Roger McLarnon: Inquires about the solar panel lease:

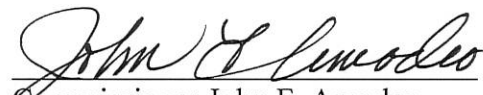
Kevin Keenan: Explains about the solar panel lease.

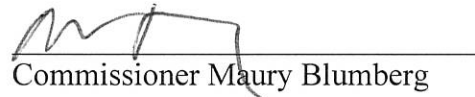
Fred Verna: States solar panels would only assist in covering the cost of electricity.

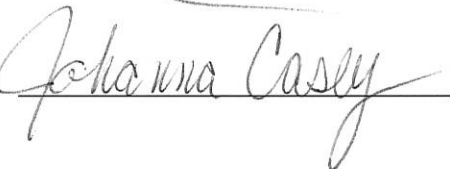
Mayor Becker called for a motion to adjourn the meeting. Whereupon, the motion was made by Commissioner Amodeo and seconded by Mayor Becker to adjourn the meeting. A unanimous voice vote was taken adjourning the meeting at 4:10p.m.

Board of Commissioners of the City of Margate City, New Jersey


Mayor, Michael Becker


Commissioner John F. Amodeo


Commissioner Maury Blumberg

Attest:  Johanna Casey, Municipal Clerk