

**REGULAR MEETING OF THE HOUSING AUTHORITY OF THE BOROUGH OF LODI**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**NOTICE OF MEETING:** This meeting has been publicly advertised in compliance with the Open Public Meeting Act and is being tape-recorded.

**ROLL CALL:** Cody \_\_\_ Di Chiara \_\_\_ Lynch \_\_\_ Riley \_\_\_ Woods \_\_\_ Caruso \_\_\_ Marra \_\_\_  
Executive Director \_\_\_ Attorney \_\_\_ Secretary \_\_\_ Deputy Director \_\_\_

**BIDS:**

**APPROVAL OF MINUTES:** Regular Meeting – April 16, 2015

**COMMUNICATIONS:**

1. LHA Certification from REAC – submission of FYE 09/30/14 Audit
2. Dept. of HUD Notification/Approval for Pre Audit Close-Out of CFP Grant #NJ39P01150114
3. Dept. of HUD Executed 2015 CFP Grant #NJ39P01150115

**REPORT OF ATTORNEY:**

**REPORT OF ACCOUNTANT:**

**REPORT OF SECURITY:**

**MONTHLY BILLS – PUBLIC HOUSING & SECTION 8 RENTAL ASSISTANCE:**

**REPORT OF EXECUTIVE DIRECTOR:**

**REPORT OF DEPUTY EXECUTIVE DIRECTOR/ADMINISTRATOR OF SECTION 8/HOUSING MANAGER:**

**RESOLUTIONS:**

1. Resolution #14-20	Revision to Tenants' Excess Utility Charges to Include "Water Coolers" – Effective July 1, 2015
2. Resolution #14-	

**REPORT OF COMMISSIONERS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**GOOD & WELFARE:**

**HEARING OF CITIZENS:**

**UNFINISHED BUSINESS:**

**ADJOURNMENT:**

**REPORT OF ATTORNEY:**

**1. NEED UPDATE:**

**\*Need Motion to go into Closed Session Pertaining to Ongoing & Possible Litigation**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

- Ongoing – Eva Grecco (DVP #15D) – [REDACTED]
- Ongoing – Christina Johanneman (Former Section 8 Participant):  
[REDACTED]
- Ongoing – M. Rouf (Former Section 8 Participant):  
[REDACTED]
- Recent Defiant Trespassing Complaint filed against [REDACTED] – Lodi Municipal Court date scheduled for 05/20/15
- Parking Ticket Appeal – also scheduled for 05/20/15 @ Lodi Municipal Court
- Report forwarded to NJPHA JIF (insurance carrier) of possible injury claim (fall) [REDACTED]
- Any Other Pending Litigation to be Discussed?

**\*Motion to end Closed Session & Return to Regular Order of Business**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

**REPORT OF ACCOUNTANT:**

1. NOTHING AT THIS TIME

REPORT OF SECURITY:

2. NOTHING AT THIS TIME

**REPORT OF EXECUTIVE DIRECTOR:**

1. Approximate total interest earned to May 2015 is total of **\$1,025.00±**

**2. CONTRACT REPORT:**

CONTRACT FOR:		CONTRACT AWARDED TO:
1.		
2.		

CONTRACT LISTED ABOVE DOES NOT REQUIRE BOARD APPROVAL SINCE YEARLY CONTRACT AMOUNT IS WITHIN EXECUTIVE DIRECTOR'S THRESHOLD TO AWARD

I HEREBY CERTIFY ALL CONTRACT PRICES WERE OBTAINED IN COMPLIANCE WITH LHA AND THE US DEPARTMENT OF HUD CFR 85-36 ESTABLISHMENT OF PROCUREMENT POLICY.

- 3. Ongoing Notices to all LHA Complexes of Annual Inspections – **to be discussed**
- 4. Massey Street/Rennie Place Senior Citizen Tenant Association – Notices of Meeting/Bingo
- 5. Notice to North Main Street Senior Citizen Residents (Apts. #1-20 only) – of what appears to be someone **intentionally** trying to destroy LHA property – **to be discussed**

**~ PERSONNEL & POSSIBLE LITIGATION  
– NEED MOTION TO GO INTO CLOSED SESSION ~**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

- 6. Sophie Fava (DVP #16A) – owes LHA \$12,940 – Update to be given!
- 7. Elizabeth Stellato (DVP #13D) – discussion, letters, etc. pertaining to request for son, Michael Stellato, to be taken off LHA Trespass List and Resident's request for transfer to Section 8 Rental Assistance Program – **to be discussed**
- 8. **Update:** Alberto Vasquez (DVP #7C) – being transferred to Section 8 Rental Assistance Program, effective 06/01/15

**~ MOTION TO END CLOSED SESSION &  
RETURN TO REGULAR ORDER OF BUSINESS ~**

Motion: \_\_\_\_\_  
Seconded: \_\_\_\_\_

**REPORT OF DEPUTY EXECUTIVE DIRECTOR/ADMINISTRATOR SECTION 8/HOUSING MANAGER:**

1. To date, there are 445 HCV/Section 8 Participants presently on the program
2. Deputy Executive Director – any update on the possibility of implementing direct deposit and/or pick-up by landlords of Housing Assistance Payment checks

**RESOLUTIONS:**

1. Resolution #14-20	Revision to Tenants' Excess Utility Charges to Include "Water Coolers" – Effective July 1, 2015
2. Resolution #14-	

RESOLUTION NO. 14-20

Governing Body Recorded Vote – Members:

Aye    Nay    Abstain    Absent

- Commissioner D. Cody
- Commissioner A. Di Chiara
- Commissioner P. Lynch
- Commissioner A. Riley
- Commissioner G. Woods
- Commissioner V. Caruso
- Commissioner R. Marra

Approved \_\_\_\_\_ Denied \_\_\_\_\_

REVIEWED AND APPROVED AS TO LEGALITY:

\_\_\_\_\_  
LHA ATTORNEY – CONRAD M. OLEAR, ESQ.

**REVISION TO TENANTS' EXCESS UTILITY CHARGES – EFFECTIVE 07/01/2015  
(AIR CONDITIONERS, FREEZERS, WATER COOLERS, ETC. – SEE CHART BELOW)**

**WHEREAS**, the Lodi Housing Authority (LHA) has received its **2012 Tenant Furnished Utility Analysis** from Northeastern Utilities Consultants, LLC dated 08/21/12, adopting same under Resolution #12-02; and

**WHEREAS**, said Utility Analysis reflected costs incurred for tenant utilities such as but not limited to air conditioners, clothes dryers, freezers, etc., which also reflects various BTU's/KWH's usage based upon 0-, 1-, 2-, and 3-bedroom dwelling units; and

**WHEREAS**, said Utility Analysis, omitted calculations for excess utility consumption pertaining to Water Coolers; and

**WHEREAS**, LHA has researched said excess utility usage related to Water Coolers (see attachment).

**NOW, THEREFORE, BE IT RESOLVED**, the LHA Monthly Excess Utility Charges is hereby authorized to include Water Coolers, effective 07/01/15, as follows:

**LHA MONTHLY EXCESS UTILITY CHARGES  
REVISED JULY 1, 2015 (to include Water Coolers)**

<b>WATER COOLERS</b>	
Water Cooler	\$10.00

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, the Executive Director is hereby authorized to implement the above Major Appliance – Monthly Charges (to include Water Coolers) to applicable tenants effective 07/01/15.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE COPY AS ADOPTED BY THE HOUSING AUTHORITY OF THE BOROUGH OF LODI AT THE MEETING HELD ON:

\_\_\_\_\_  
EXECUTIVE DIRECTOR/SECRETARY-TREASURER



## PUTTING THE PLUG ON WATER COOLER COSTS

On a hot summer day, there's nothing like a cold glass of water...until, perhaps, you realize how much that water is costing you.

Many businesses have water coolers, often equipped with both cold and hot water spigots. Unbeknownst to many, however, is how much energy is used to continuously keep that water hot and cold. Think about it: Water coolers are generally plugged in 24/7, so they're ready and waiting to make a nice cup of hot tea if someone happens to drop by the office at 3 a.m.

According to the federal government, standard water coolers with both hot and cold water use about \$82 in electricity a year, while cold water-only coolers use about \$11 a year.

So what can you do to lower your water cooling costs? Here are a few ideas:

- **Purchase an Energy Star model.** The government estimates that Energy Star models use about 40% less electricity – shaving your annual electric bills on hot and cold water coolers by about \$37. If you lease your cooler, ask your vendor about Energy Star options available.
- **Use a timer.** Similar to the timers you might use to control lights in your home, plug-in appliance timers allow you to pre-program the times that various appliances in your business are turned on and drawing electricity. So you could pre-program the water cooler so it turns on one hour before the office opens and turns off again after everyone leaves. They typically cost less than \$20, and so may pay for themselves in less than a year.
- **Consider alternatives.** If the hot water spigot on your water cooler is rarely used, consider getting one without a hot-water (usually red) spigot and having people use a microwave to heat water. Furthermore, if you have a refrigerator in your office already, you might consider buying a filtered water pitcher and keeping cold water for employees in that instead.

*Do you do anything to manage water cooler costs at your business?*

### Archives

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It's going to be fun...  
<https://t.co/mfDZZ2wbVd>  
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reduce your footprint

## Water Cooler / Water Boiler Energy Consumption Revealed

Most offices have at least one water cooler and many of these have both a 'chilled water' and 'boiling water' function. So how much energy do they actually use?

The actual energy consumption of *your* water cooler will depend on how it is used, and how many people are using it. The only way to know the actual energy consumption of your water cooler is with a plug in power meter. Here are our test results...

### Power consumption of our office water cooler

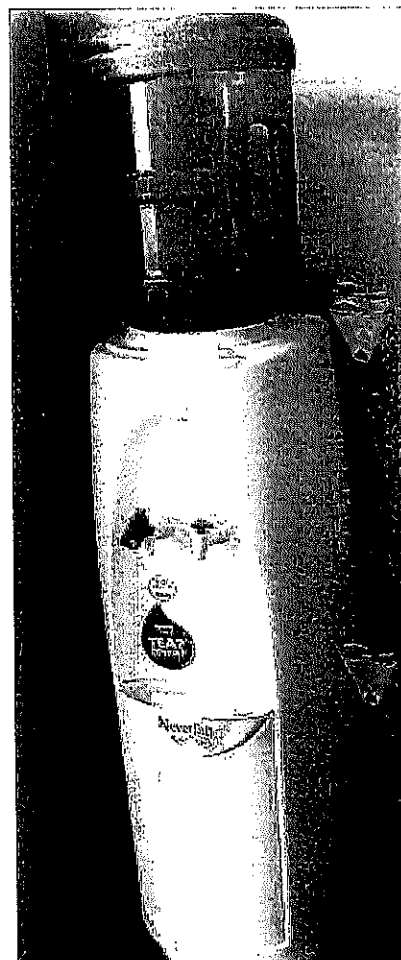
Most office water coolers are using energy to keep water cool (and hot) continuously. This doesn't make much sense unless the office is open 24 hours a day.

At the Steplight office we use a simple plug in appliance timer so that the water cooler is only on during office hours. The timer is set so that the water cooler will come on an hour before anyone arrives and turn off when everyone leaves. (Timers can be purchased from a hardware store for less than \$20.00). We also have the hot water function turned off.

We ran some tests using Steplight's appliance power meter to find the actual energy consumption of our water cooler (with and without the timer).

To get an accurate understanding of the water cooler's energy consumption we need to run the test over a 24 hour period. This is because just like a fridge or washing machine, the water cooler won't be using a fixed amount of electricity (it cycles on and off).

We're a pretty small office of up to six people. In larger offices expect the savings to be much greater than



below.

### **1. With timer, cold water only = 0.2 kWh/day**

The water cooler used **0.2 kilowatt-hours in a 24 hour period**, which equates to around 81 kilowatt-hours (\$19.00) per year. The water cooler was using power for 2 hours and 15 minutes of the 24 hour period.

### **2. Without timer, cold water only = 0.3 kWh/day**

The water cooler used **0.3 kilowatt-hours in a 24 hour period**, which equates to about 109 kilowatt-hours (\$26.00) per year. The water cooler was using power for 3 hours and 5 minutes of the 24 hour period.

### **3. With timer, cold and hot water = 1.9 kWh/day**

The water cooler used **1.9 kilowatt-hours in a 24 hour period**, which equates to about 693 kilowatt-hours (\$166.00) per year. The water cooler was using power for 6 hours and 28 minutes of the 24 hour period.

### **4. Without timer, cold and hot water = 2.8 kWh/day**

The water cooler used **2.8 kilowatt-hours in a 24 hour period**, which equates to about 1022 kilowatt-hours (\$245.00) per year. The water cooler was using power for 10 hours and 43 minutes of the 24 hour period.

## **What to do?**

As shown above, using a timer switch is a simple and cost-effective change, no matter how much the cooler is used.

If you have a water cooler with a hot and cold option, consider deactivating the hot water option. This will yield the biggest savings. A kettle used only when needed would be a better option.

If you already have a fridge, why not switch the water cooler off completely, and keep a filtered water pitcher in the fridge.

## **Energy Star**

If you are still considering getting a water cooler then keep in mind the energy rating. Energy star qualified water coolers are about 50% more efficient than typical water coolers. To qualify for the energy star label, units that cool only must use less than 0.16 kilowatt-hours per day. Hot and cold units must use less than 1.2 kilowatt-hours per day. If you are leasing the water cooler, ask your supplier about energy efficient options.

## **Energy Rating Guides**

When buying any new equipment a good site to check out is the [E3 energy rating website](#). Unfortunately, it doesn't rate water coolers yet. It does state that there are an estimated 450,000 water dispensers in use in