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2 BOARD MEETING OF THE WATER AUTHORITY

3 OF GREAT NECK NORTH

4 -----X

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6 50 Watermill Lane  
7 Great Neck, New York  
8 Held via Microsoft Teams  
9 August 22, 2022  
10 6:17 P.M.

9

10 **TRANSCRIPT OF PROCEEDINGS**

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12 **A P P E A R A N C E S:**

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14 Michael C. Kalnick, Chairperson

15 Carol Frank, Director, Village of Kings Point

16 Dan Levy, Director, Village of Saddle Rock

17 Dana Lustbader, Director, Village of Kensington

18 Irving Rosenstein, Director, Village of Great Neck Plaza

19 Michael Smiley, Director, Village of Great Neck Estates

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24 The meeting was held pursuant to NY State legislation adopted on September 1, 2021, which,  
25 until notified, in substance, permits public corporations to hold meetings and take actions  
without in-person access to the meeting provided that the public has the ability to view or  
listen to such meeting and the meeting is transcribed.

1     ALSO PRESENT:

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3     From the **Water Authority of Great Neck North:**

4     Ralph J. Kreitzman, Vice-Chairperson

5     Robert Graziano, Deputy Chairperson

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7     Greg Graziano, Superintendent

8     Michael Rispoli, Assistant Superintendent

9     Adam Solow, Supervisor of Water Plant Operations

10    Judith Flynn, Treasurer

11    Debra Ray, Secretary

12    Stephen Limmer, Counsel, McLaughlin & Stern, LLP

13    James Neri, Senior Vice President, H2M

14

15    NOT PRESENT:

16    Jay Johneas, Director, Village of Great Neck

17    Steven Weinberg, Director, Village of Thomaston

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1 CHAIRPERSON KALNICK: Approval of the draft  
2 minutes of July 18?

3 Motion to approve? [Res. #22-08-01]

4 DIRECTOR LEVY: So moved.

5 DIRECTOR SMILEY: Seconded.

6 CHAIRPERSON KALNICK: Approval of the  
7 Abstract of Claims? [Res. #22-08-02]

8 DIRECTOR LEVY: I move to accept.

9 CHAIRPERSON KALNICK: Seconded?

10 DIRECTOR FRANK: Seconded.

11 CHAIRPERSON KALNICK: All in favor?

12 (Whereupon all members responded in the  
13 affirmative.)

14 CHAIRPERSON KALNICK: Any abstentions?

15 (No response.)

16 CHAIRPERSON KALNICK: Treasurer's Monthly  
17 Report.

18

19 MS. FLYNN: Nothing unusual to report.

20 CHAIRPERSON KALNICK: Motion to accept the  
21 report. [Res. #22-08-03]

22 DIRECTOR LEVY: So moved.

23 DIRECTOR SMILEY: Seconded.

24 MR. NERI: A brief report since we're running  
25 a little behind.

1                   In the last months as we met on the Watermill  
2                   AOP project, we took 240,000 pounds of carbon  
3                   successfully from the supplier. Our generators  
4                   have been successfully starting up,  
5                   demonstrating to synchronize as we would like to  
6                   see them do.

7                   The permanent site asphalt has been installed  
8                   and is curing up as we speak. Interior to the  
9                   plant, the access platforms, the fiberglass  
10                  reinforced plastic platforms are in the process  
11                  of being installed and the staircases have been  
12                  completed.

13                  We have installed the chemical tanks for  
14                  the post chlorine for the wells, as well as final  
15                  details for the peroxide tanks and pumping  
16                  system. I believe next week we are expecting to  
17                  get delivery of the peroxide, although we have  
18                  taken some temporary containers to perform  
19                  testing.

20                  Top soil for the site has been delivered.  
21                  It's not spread, it's piled up and waiting until  
22                  seeding season, but this way we won't have to  
23                  traverse our brand-new asphalt with large trucks  
24                  full of dirt.

25                  Ceiling tiles, finishes, et cetera have been

1 completed. Coatings and paint are, I'll call it,  
2 90 plus percent complete.

3 The big question has been for the AOP system.  
4 The vendor has been out to perform some start up  
5 commissioning and we have flushed and tested the  
6 pipe and the systems and we have completed some  
7 of the testing of the water quality for  
8 at least 2-A and 9 and everything willing,  
9 we will be doing Well 11 Thursday, Friday  
10 possibly Saturday of this week, timing dependent  
11 because on Monday we have a hard date for the  
12 contractor to come in and put the final  
13 floor finish down. So we do want to be done and  
14 cleaned up and out of their way by Monday.

15 Those are the high profile items that have  
16 been completed. We are now keeping a weekly list of  
17 items to be wrapped up. We are tracking things  
18 by the week and most of the items on there are  
19 very detail oriented and finite in their nature.

20 So we are coming to the home push. Once we  
21 get the samples collected, unfortunately there  
22 is quite a lead time between the sample results  
23 coming back from the lab. We have been seeing  
24 upwards of four to five weeks and we'll have a  
25 little bit of a push on our part to do a report

1 that demonstrates to the state and county that  
2 the plant is in fact ready for operation and  
3 that we will be at their mercy to approve said  
4 report and give us blessing to go to system.

5 But that is a high-level discussion of what  
6 we are currently working on at the AOP plants.  
7 With that I will defer to the attendees for  
8 questions.

9 CHAIRPERSON KALNICK: Any questions? Mike?

10 MR. RISPOLI: Good evening, everybody.

11 CDM's project report was supplied with the  
12 Board packet. If anybody has any questions  
13 I would be happy to answer them.

14 SUPERINTENDENT GRAZIANO: Update on the water  
15 main project too?

16 MR. RISPOLI: Sure. Two weeks ago we started  
17 a water main project that H2M is administering  
18 for us in the Great Neck Estates, Village of Great  
19 Neck Estates, specifically Ascot Ridge, Amherst  
20 Road, Mirrielees Circle, we will be receiving a  
21 mixture of new water mains, new water  
22 services, new hydrants, new valves.

23 Currently we have completed service transfers  
24 on Amherst Road and last week Triumph  
25 Construction, the Authority's contractor, began

1 installing new water main on Mirrielees Road.  
2 They were not in today due to weather so they  
3 will continue installing new water main on  
4 Mirrielees Road and begin Mirrielees Circle by  
5 the end of this week.

6 So far the contractor is performing as  
7 expected. There hasn't been any major issues as  
8 of yet and I look forward to a successful  
9 project.

10 CHAIRPERSON KALNICK: Thank you.  
11 Greg?

12 SUPERINTENDENT GRAZIANO: First item I have,  
13 2.3-a, last month the Board approved H2M not to  
14 exceed \$3,500 for the WIIA grant application but if  
15 the Board remembers, I didn't actually have it in  
16 writing so here it is in writing. It's more of  
17 an FYI, the Board already voted on it not to  
18 exceed \$3,500.

19 Any questions on that?  
20 (No response.)

21 SUPERINTENDENT GRAZIANO: Next item  
22 I have is Board resolution for Type II  
23 Classification for Community Drive. This is for  
24 the WIIA grant. H2M looked into it. Since we  
25 are not increasing the square footage by more

1       than 4,000 and we are not changing the zoning or  
2       use of the site, it falls under a Type II. So there  
3       are two pages under 2.3b; the second page is the  
4       actual resolution.

5               (Whereupon there was a discussion held off  
6       the record.)

7               SUPERINTENDENT GRAZIANO:     So the second  
8       page is the resolution.

9               Steve, did you have any issues with the  
10      resolution, Steve Limmer?

11              MR. LIMMER:     No problem. You should adopt  
12      the resolution.

13              CHAIRPERSON KALNICK:     Motion to approve?

14              DIRECTOR LEVY:     (Indicating.)

15              DIRECTOR LUSTBADER: Second. [Res. #22-08-04]

16              MR. NERI:     Before you move off the topic,  
17      real quick, the last meeting the Board had  
18      declared -- had intended to declare itself lead  
19      agency. I am assuming you received no contest  
20      to that since the last meeting?

21              CHAIRPERSON KALNICK:     No.

22              SUPERINTENDENT GRAZIANO:     That was done  
23      defensively in case the project wasn't a listed  
24      action.

25              MR. NERI:     But I think it's also powerful



1 that there was no conflict, no challenge of  
2 lead agency that should dovetail with the  
3 Type II declaration.

4 SUPERINTENDENT GRAZIANO: Perfect. Perfect.  
5 Deb, nothing came in today, right?

6 SECRETARY RAY: No, nothing.

7 CHAIRPERSON KALNICK: Good.

8 SUPERINTENDENT GRAZIANO: Good. Thank you,  
9 James.

10 The next item is part of the grant  
11 application. There is another resolution for  
12 this grant and another two-page document.

13 DIRECTOR SMILEY: Greg, I don't think your  
14 resolution was voted on, just for the record.

15 SUPERINTENDENT GRAZIANO: The last one wasn't  
16 voted on?

17 CHAIRPERSON KALNICK: We did. We voted on  
18 it.

19 SECRETARY RAY: Dan and Dana.

20 CHAIRPERSON KALNICK: Gail, did you get it?

21 THE COURT REPORTER: Yes.

22 CHAIRPERSON KALNICK: It was voted on.

23 SUPERINTENDENT GRAZIANO: 2.3c, Resolution  
24 for EFC Funding; and page two of that document  
25 is a cost opinion today, subject to change.

1 Cost opinion or estimated project cost is  
2 \$13,700,000 to put the carbon vessels up at  
3 Community Drive and treat the perfluorinated  
4 compounds.

5 The first page has a resolution. Just please  
6 understand the fourth paragraph, that this  
7 resolution is conditioned on the award of the  
8 grant. So the Board is committing to these  
9 expenditures but also conditioned on the award  
10 of the grant, so it could pull back its  
11 authorization if necessary but I don't foresee  
12 that happening. EPA is supposed to come out  
13 with some potentially new MCL levels come the  
14 fall which are probably going to be below where  
15 we currently are at the site so we will have no  
16 choice but to do this at one level or another.

17 DIRECTOR KREITZMAN: This is Ralph. I have a  
18 question.

19 SUPERINTENDENT GRAZIANO: Sure.

20 DIRECTOR KREITZMAN: How much are we applying  
21 for and can they give us less than we apply for?

22 SUPERINTENDENT GRAZIANO: Great question.

23 So the answer is we are applying for 60% of  
24 the full amount but the way it's currently  
25 constructed, and the MCL that is currently out

1       there, and the way the state working -- if we  
2       don't exceed the MCL they don't consider  
3       you harmed by emerging contaminants so  
4       they lock you in at 60% of the project cost or  
5       \$3 million, it's changed this year, that's what it  
6       used to be, whichever was greater. This year  
7       it's 60% of the project cost or \$5 million,  
8       whichever is less, I should say, whichever is  
9       less.

10  
11               DIRECTOR KREITZMAN:       So if I'm reading the  
12       document you're seeking approval of, it says if  
13       we get the grant we are committed to go forward.

14               SUPERINTENDENT GRAZIANO:       Right.

15               DIRECTOR KREITZMAN:       We only get a grant of  
16       \$5 million. We are on the hook for \$8.7 million  
17       as opposed to 5.5 which is 40% so I think you might  
18       want to change that resolution to put in:  
19       Provided that we receive a grant of a certain  
20       amount before committing to an unlimited sum of  
21       money.

22               SUPERINTENDENT GRAZIANO:       Like I explained  
23       before, I don't know what the future is going to  
24       bring but we are pushing -- we are already at  
25       85% or 90% of the current MCL at the site. They

1 are going to lower the MCL. We are going to be  
2 above it, so no matter what we can't lose  
3 Community Drive. We are going to have to do  
4 some level of this project at Community Drive  
5 anyway, no matter what.

6 DIRECTOR KREITZMAN: Okay.

7 SUPERINTENDENT GRAZIANO: So I just didn't  
8 want to tie the Board's hands with a specific  
9 grant number when, you know, we are out of  
10 business and we lose Community Drive because  
11 it will put pressure on the salt water wells on  
12 the peninsula.

13 DIRECTOR KREITZMAN: Okay. It's just we  
14 could be committing ourselves to ten or so  
15 million dollars.

16 SUPERINTENDENT GRAZIANO: We looked at it,  
17 Judy and I looked at it, we have -- because we  
18 took the EPA money, the WIFIA loan on Watermill  
19 Lane, when we bonded, that bond money was  
20 supposed to go towards Watermill Lane. We  
21 didn't use that bond money so we have that bond  
22 money now for Community Drive.

23 MR. LIMMER: Is the bond resolution broad  
24 enough to cover Community Drive?

25 SUPERINTENDENT GRAZIANO: Yeah. We made it

1 broad enough to cover pretty much anything. We  
2 purposely do that so we are not locked in on  
3 specific projects.

4 MR. LIMMER: Okay. Just confirming.

5 CHAIRPERSON KALNICK: Motion to approve?

6 [Res. #22-08-05]

7 DIRECTOR LEVY: I so move.

8 CHAIRPERSON KALNICK: Seconded?

9 DIRECTOR SMILEY: Second.

10 CHAIRPERSON KALNICK: Thank you. All in  
11 favor?

12 (Whereupon all members responded in the  
13 affirmative.)

14 CHAIRPERSON KALNICK: Any abstentions?

15 (No response.)

16 SUPERINTENDENT GRAZIANO: As part of this  
17 project also, 2.3-d, there is another proposal  
18 from H2M to perform an as-built survey for  
19 Community Drive. Initially when the property  
20 was going through condemnation with the Whitney  
21 Estate and wells were established, there was a  
22 survey but that was with two wells.

23 Since that time we added a third well, we  
24 have added a GAC building, we have added an air  
25 stripper building, we have added a valve building.

1 An enormous amount of construction.

2 So I think it's very critical before James  
3 and his firm get into design we have a good  
4 survey of the site so he knows where to design,  
5 where to build in conjunction to the property  
6 lines. So this survey -- someone is asking a  
7 question? No? Okay.

8 CHAIRPERSON KALNICK: Motion?

9 DIRECTOR KREITZMAN: I have a question, and  
10 that's, James, can we get this, I think it's  
11 called GPS format as opposed to just a PDF so we  
12 can plot it on to the county GPS file?

13 MR. NERI: I don't know. If it's electronic,  
14 we can. We have the electronic version as part  
15 of this for your use but if you have a need for  
16 the CAB file we can transfer that.

17 DIRECTOR FRANK: Could I ask: What is the  
18 proposed footprint of this?

19 MR. NERI: The survey or the building?

20 DIRECTOR FRANK: The building.

21 SUPERINTENDENT GRAZIANO: The building is  
22 approximately 4,000 square feet as of today but  
23 we need to hear or see what the EPA comes out  
24 with in the fall. Either way, I think James and  
25 I have spoken few days ago, the footprint is

1 still going to be the same, most likely, it's  
2 just a matter of, do we need to put the  
3 resin vessels in at this time and load them up  
4 with resin.

5 The problem is the initial two  
6 perfluorinated compounds, PFOS and PFAS,  
7 come out fine with carbon, but as part of UCMR  
8 5 is a whole host of other  
9 perfluorinated compounds; ten, eleven more  
10 that we are picking up at the site. In Well 13  
11 I think we are picking up a total of eight or  
12 nine perfluorinated compounds. Those other  
13 perfluorinated compounds don't readily come  
14 out or easily come out through carbon and  
15 then after leaving carbon, so at the site you  
16 potentially can have three forms of treatment;  
17 air stripper for COC, carbon for certain  
18 perfluorinated compounds, then downstream of  
19 that would be resin for the additional perfluorinated  
20 compounds.

21 DIRECTOR FRANK: What's the total acreage we have?

22 SUPERINTENDENT GRAZIANO: Off the top of my  
23 head, I don't know, Carol. But it's an easement  
24 driveway which is about three quarters of a mile  
25 heading up way to the back of Northwell

1 Hospital. And Dana and Irving, I am going to  
2 have Deb send some dates out to you guys. I  
3 think this is getting critical that you guys see  
4 these facilities we are talking about.  
5 Hopefully we can get you both on the same day or  
6 separate dates, whatever works for your  
7 schedules, to see the sites.

8 MR. LIMMER: Greg, if I can interrupt for a  
9 second.

10 Ralph's concept of putting this on the county  
11 GPS system, for security reasons, I don't know,  
12 who would have access to it. Usually we don't put  
13 our facilities, the locations out publicly.

14  
15 DIRECTOR KREITZMAN: No, Steve, I didn't make  
16 myself clear.

17 You can buy it from the county and keep it on  
18 your own records, you don't have to put it in a  
19 public site.

20 SUPERINTENDENT GRAZIANO: So let me  
21 interject. So it's GPS and James' firm is  
22 working with us on doing some GPS  
23 stuff. So when he gives it to us as a PDF, what we  
24 do is on the well site, on our GPS, we create  
25 what's called a hyperlink. We have our own GPS



1 system and then we pick up -- we click on the  
2 hyperlink. The building drawings come up, the  
3 survey will come up. It will all be tied into  
4 GPS.

5 MR. LIMMER: As long as it's not publicly  
6 accessible.

7 DIRECTOR KREITZMAN: No, I didn't make myself  
8 clear.

9 SUPERINTENDENT GRAZIANO: We use the county  
10 mapping as a starting basis --

11 DIRECTOR KREITZMAN: Exactly.

12 SUPERINTENDENT GRAZIANO: -- of homes and  
13 other locations, then internally we then plot on all of  
14 our infrastructure and don't share that back to  
15 the county.

16 MR. LIMMER: Great.

17 DIRECTOR FRANK: If we ever, ever needed any  
18 more space for any other treatment for some  
19 other future contaminants that can't be  
20 corrected with what we have, I'm just wondering  
21 how much more space we have.

22 DIRECTOR KREITZMAN: Well the survey will  
23 tell you that.

24 SUPERINTENDENT GRAZIANO: We walked the site;  
25 management, Bob, H2M, a couple weeks ago, and

1 everyone believes we are going to be able to  
2 keep the new 4,000 square foot building inside  
3 the existing fence line footprint. We own quite  
4 a bit of property outside of that footprint but  
5 it goes downhill on two sides significantly.

6 DIRECTOR FRANK: So it wouldn't be very  
7 buildable.

8 SUPERINTENDENT GRAZIANO: Right. We have  
9 the land but you are talking a huge cost to then  
10 get it treatable.

11 Carol, if you are at the site, it's basically  
12 in the middle of a park.

13 DIRECTOR FRANK: It's steep.

14 SUPERINTENDENT GRAZIANO: Tree removal  
15 would be very expensive so right now the  
16 cheapest route would be to build within the  
17 fence line without having to get too much into  
18 grade, deforesting, et cetera up at the site.  
19 It's going to get tight. It's going to get  
20 tight real quick.

21 James is used to tight. We had a big -- we  
22 thought we had a big piece of property at  
23 Watermill Lane, and boy, did that get tight real  
24 quick, right, James?

25 MR. NERI: Not real quick, but yes.

1 SUPERINTENDENT GRAZIANO: Unfortunately the  
2 world we live in and the cost of water out of  
3 all these sites is going to get enormous  
4 because, especially Community Drive, you are  
5 looking at three forms of treatment just to get  
6 it to drinking water standard.

7 CHAIRPERSON KALNICK: Motion to approve the  
8 H2M proposal?

9 So yeah, the survey and the markups for a  
10 total fee of 50,200, please.

11 CHAIRPERSON KALNICK: Motion to approve,  
12 somebody?

13 DIRECTOR LEVY: Motion.

14 CHAIRPERSON KALNICK: Seconded?

15 DIRECTOR FRANK: 50,000 for a survey?

16 SUPERINTENDENT GRAZIANO: So yeah so it's on  
17 page two, Carol, do you have the proposal in  
18 front of you?

19 DIRECTOR FRANK: Yeah. I didn't see that.

20 SUPERINTENDENT GRAZIANO: It's not just the  
21 whole site, they are going to be doing it all  
22 the way from that driveway three quarters of a  
23 mile up once you get into the main site but  
24 there is no sewer at the site so there was a lot  
25 of drainage put in many years ago down one of

1 the big hills. That drainage system is found so  
2 I want James' firm or whoever he has survey,  
3 survey that drainage system as part of this  
4 project.

5 DIRECTOR FRANK: Oh, so it's not just the --  
6 okay, I see.

7 SUPERINTENDENT GRAZIANO: It's not just the  
8 property lines, no.

9 DIRECTOR FRANK: Not just the square footage.

10 SUPERINTENDENT GRAZIANO: It's drainage, it's  
11 all utilities because we may need to bring a  
12 pipe as part of this project all the way down to  
13 Community Drive and find it helpful going down  
14 there.

15 DIRECTOR LEVY: This is not a virgin survey.  
16 They go to the previous survey and they update  
17 it. It should not be tens of thousands of  
18 dollars for that.

19 SUPERINTENDENT GRAZIANO: But the current  
20 survey, Dan, does not have a lot of buildings  
21 with utilities on it. All these utilities have  
22 to be picked up now.

23 DIRECTOR LEVY: Okay. That's fine. Those  
24 kind of numbers you are talking about spending  
25 weeks at the site and I disagree, that shouldn't

1 take weeks. Any surveying company worth their  
2 salt should be able to do it within two or three  
3 days. I don't see them spending -- sorry.

4 SUPERINTENDENT GRAZIANO: Go ahead. You  
5 finish. I didn't know you were going still.  
6 Sorry.

7 DIRECTOR LEVY: I believe if a survey company  
8 worth their salt came in to do this job within  
9 two or three days, \$50,000 is way too much money  
10 to do this job.

11 SUPERINTENDENT GRAZIANO: The drainage is not  
12 fully surveyed properly; Well 14 is not  
13 surveyed at all.

14 DIRECTOR LEVY: Okay.

15 SUPERINTENDENT GRAZIANO: The GAC building,  
16 the air stripper building, the valve building,  
17 all the craziness of the piping running back and  
18 forth across --

19 DIRECTOR LEVY: But all these things about  
20 the survey, they are easy. On the surface I  
21 understand it takes more time, but they do this  
22 from point A to point B to point C. It should  
23 not be that complicated nor should it be that  
24 expensive.

25 Did you get a different surveyor with another

1 proposal?

2 SUPERINTENDENT GRAZIANO: James, could you  
3 maybe add something to this?

4 MR. NERI: I can start by saying the two  
5 pieces, the Task II for \$9,000 is a private  
6 markup company who seemingly will come out with  
7 devices to find all of your electric, your water  
8 lines, your sewer lines and that's the starting  
9 point that has to be done and that will take  
10 some time to get all the mark out records  
11 located.

12 Once it's done with our GPS equipment and  
13 some other tools, we collect all the buildings,  
14 we also reestablish all the boundaries which we  
15 are not expecting a lot of encumbrances but we do  
16 find, especially railroad equipment that was  
17 over the boundary line. We will identify all  
18 that, confirm the fence lines are as expected  
19 and some of that is in the thick scrub brushes  
20 there. It takes a little bit of time. All the  
21 underground has to be verified by pulling  
22 manhole covers, getting to the bottom of the  
23 pipes.

24 MR. LIMMER: James, this is a not to exceed  
25 amount so when you put in your invoice, will

1           that have the time for the individuals and a  
2           breakdown of the costs?

3                   MR. NERI:       Correct.

4                   MR. LIMMER:       Does that help, Dan?

5                   DIRECTOR LEVY:       No. I think when you allow  
6           somebody to have this much leeway, it opens a  
7           Pandora's box for things that I am not going to  
8           be happy about. It's just way too much money to  
9           do the survey. I'm sorry. I don't think it  
10          should be this expensive. I believe we should  
11          get competitive bids and would have a  
12          significantly less expensive project.

13                   Now it's not my money, it's your  
14          responsibility to our residents. I, in good  
15          conscious, can't approve that. I'm not saying  
16          it's an easy job but I'm saying it should not  
17          take more than a few days. If anybody tells me  
18          that it does take more than two days, I need  
19          them to explain how. And if that's the case,  
20          then how do we explain spending that kind of  
21          money on that short a period.

22                   SUPERINTENDENT GRAZIANO:       James, maybe you  
23          have the time element for this or you don't have  
24          that readily available?

25                   MR. NERI:       I can get the work breakdown

1 structure to you.

2 SUPERINTENDENT GRAZIANO: Dan, I respectfully  
3 disagree. James can correct me if I'm wrong. I  
4 don't think there is any way you're going to do  
5 a survey of this site, the magnitude of this  
6 site, in two days. James, just to clarify.

7 DIRECTOR LEVY: Not going to take two days  
8 but I said it's going to take a few days, not a  
9 month.

10 MR. NERI: It's probably a good week and a  
11 half to two weeks worth of field work because we  
12 are also collecting topographic, we have to  
13 shoot the elevation of the ground.

14 DIRECTOR LEVY: Nowadays the survey equipment  
15 gives you topographic automatically. I mean  
16 high ended, the GPS ordinance immediately tells  
17 you at this point you are this high, at this  
18 point you are this low. This is not the 1960s  
19 where we did it all by hand. It's all automatic  
20 equipment. Automated work can give you height  
21 and distance immediately. I'm sorry. This is  
22 not my first rodeo. I have seen surveys before  
23 and I know it's more convoluted than just a  
24 simple rectangular house but a crew of two  
25 should be able to accomplish this easily in



1 three days. Maybe four, but you know, I don't  
2 see you spending \$50,000 -- I'm sorry.

3 CHAIRPERSON KALNICK: James, how did  
4 you come to the determination of the \$50,000?  
5 Is he a subcontractor? Has he priced that out,  
6 his work?

7 MR. NERI: The subcontractor is involved on  
8 the private markup, so that is truly a number we  
9 got from at least one, if not a couple of  
10 vendors that provide the service.

11 CHAIRPERSON KALNICK: So that's part of the  
12 50, correct?

13 MR. NERI: Yes. That is part of it, yes.

14 CHAIRPERSON KALNICK: How much was that of  
15 the 50?

16 MR. NERI: \$9,200.

17 DIRECTOR LEVY: 811 to locate the electric  
18 and the other -- the same as a municipality  
19 gets.

20 MR. NERI: They won't come on private.  
21 They'll do the right away, but they won't come  
22 on private utilities, you have to pay an  
23 additional fee for that.

24 The survey proper --

25 SUPERINTENDENT GRAZIANO: James,

1 so, Dan I spoke to Mike Rispoli about doing it  
2 with our people but there are a couple reasons  
3 why we don't want to do it. A, it's probably  
4 going to take our guys who are very good with  
5 the equipment a week to ten days just to do the  
6 marking out; and B, which we don't want, is the  
7 liability if it's wrong. Picking up under ground  
8 electric, overhead electric, underground gas, all  
9 the water, all the drainage.

10 DIRECTOR LEVY: I said you want to tell me  
11 811 does not do a utility company?

12 SUPERINTENDENT GRAZIANO: They will not do  
13 private. They only bring it up to the property  
14 line and they don't do private, plot past the  
15 private line.

16 DIRECTOR LEVY: Under your control under that  
17 also.

18 SUPERINTENDENT GRAZIANO: Thank you, and we  
19 have Cablevision, some of it is overhead, some  
20 of it is underground. You're talking about from  
21 the bottom of the site to the top of the site.  
22 This is not one of our typical --

23

24 DIRECTOR LEVY: I know. I've been there.

25 SUPERINTENDENT GRAZIANO: I am just reminding

1       you. It's been a while. It's not like one of  
2       our 150 by 150 sites. This is a very large  
3       site.

4               DIRECTOR LEVY:       I am perfectly aware of the  
5       size. I just don't think it's convoluted or  
6       complicated.

7               SUPERINTENDENT GRAZIANO:       James, I cut you  
8       off before. I apologize, James, go ahead.

9               MR. NERI:       I was just going to answer the  
10       question. The actual survey is done with our  
11       in-house survey crew. Our office crew  
12       so I have the survey manager who has a man hours  
13       summary put together that the price it based on.  
14       I can delivery that to Greg if it would please  
15       the Board.

16              DIRECTOR LUSTBADER:       James, do you recall how  
17       much man hours you budgeted for with the  
18       \$41,000?

19              MR. NERI:       I don't have that in front of me,  
20       unfortunately.

21              DIRECTOR FRANK:       If this is a not to exceed,  
22       doesn't that make it a little different in terms  
23       of --

24              DIRECTOR LEVY:       No. No, Carol.

25              DIRECTOR FRANK:       They could, not necessarily

1 take this much.

2 DIRECTOR LEVY: If I tell you you can't  
3 exceed \$100,000, I look like a hero. I don't  
4 want to do that.

5 Would it be possible, James, for us to see  
6 the man hours that you calculated to come up  
7 with the 41?

8 MR. NERI: I can get that from my manager, yes.

9 MR. LIMMER: Greg, what's the timing on this?  
10 Is this something that can wait until the next  
11 meeting or it has to get decided tonight?

12 SUPERINTENDENT GRAZIANO: I was going to ask  
13 James that same question: Does this push us  
14 behind if we don't do it tonight?

15 MR. NERI: Not at all. Not at all.

16 CHAIRPERSON KALNICK: So why don't we table  
17 it for the next meeting when we get all the  
18 underlying data. Okay?

19 All right. As far as items --

20 DIRECTOR LEVY: Need more information for the  
21 next meeting.

22 CHAIRPERSON KALNICK: Correct. We'll get all  
23 the underlying calculations there.

24 DIRECTOR LEVY: Okay, perfect.

25 CHAIRPERSON KALNICK: The next few items, E,

1 F and G, can we go into Executive Session?

2 Can I have a motion to go into Executive  
3 Session? [Res. #22-08-06]

4 DIRECTOR LEVY: I so move.

5 DIRECTOR FRANK: Second.

6 (Whereupon the Board went into Executive  
7 Session at 6:50 P.M. until 7:09 P.M.)

8 CHAIRPERSON KALNICK: Motion to come out of  
9 Executive Session?

10 DIRECTOR LEVY: I so move.

11 CHAIRPERSON KALNICK: Seconded?

12 DIRECTOR FRANK: Second.

13 CHAIRPERSON KALNICK: All right. Greg.

14 SUPERINTENDENT GRAZIANO: All right. So

15 2.3-e is a little half moot at this point. This  
16 is a proposal to do the well removal observation  
17 which more than 50% of it is done.

18 There is a task one of the removal and task  
19 two is the reinstallation not to exceed fee of  
20 \$21,750.

21 I recommend the Board approve that.

22 That's the work that H2M is doing to oversee what  
23 occurred when the pump was removed, redo the  
24 video, produce a report. A report with their  
25 observation and recommendations to the Authority

1 and this also includes whatever we put back in  
2 the well.

3 CHAIRPERSON KALNICK: Can I have a motion to  
4 approve? [Res. #22-08-07]

5 DIRECTOR LEVY: Not to exceed \$21,000?

6 SUPERINTENDENT GRAZIANO: Not to exceed  
7 \$21,750 for all those tasks.

8 DIRECTOR LEVY: Okay. I so move.

9 CHAIRPERSON KALNICK: Seconded?

10 DIRECTOR FRANK: Second.

11 CHAIRPERSON KALNICK: All in favor?

12 (Whereupon all members responded in the  
13 affirmative.)

14 CHAIRPERSON KALNICK: Any abstentions?

15 (No response.)

16 CHAIRPERSON KALNICK: Next, Greg.

17 SUPERINTENDENT GRAZIANO: The last item is

18 when the well failed, apparently from what we

19 are getting, I don't want to talk about things

20 we talked about in Executive Session, and that

21 piece fell off and went down. It appears it

22 disturbed a lot of iron sediment in the well.

23 The pump continued to pump for a short period of

24 time but what occurred was a good amount of iron

25 that was broken off and brought into our clear

1 well which is approximately \$180,000 gallons.  
2 We pumped it down and there is a good residual  
3 on the bottom of the clear well of iron so we  
4 don't know how bad the walls are.

5 I asked James to give me a proposal to go in  
6 because this is a confined space, do an  
7 inspection of the clearwell and fully power  
8 wash and disinfect the clearwell to get all the  
9 iron build-up off the walls, off the floors.  
10 They have a not to exceed fee of \$9,850 to do  
11 the inspection, do a report and power wash this  
12 very large clearwell.

13 DIRECTOR LEVY: What is the clearwell?

14 SUPERINTENDENT GRAZIANO: So do you  
15 remember Well 8 at all? The one at Weybridge  
16 Road where the elevated tank is?

17 DIRECTOR LEVY: Yeah. So you're talking  
18 about going into the tank on top?

19 SUPERINTENDENT GRAZIANO: No, no. So what  
20 happens is when the well pumps the water it goes  
21 through our airstripper, cleans up the VOCs. It  
22 no longer has pressure behind it so it drops into,  
23 just envision a 180,000-gallon concrete  
24 structure, partially buried, partially above  
25 ground like a very, very large swimming pool.

1 So they have to get in there, power wash the  
2 ceiling, the walls, the floors, get all the iron  
3 debris out and then do an inspection.

4 DIRECTOR LEVY: Do we have to empty it first?

5 SUPERINTENDENT GRAZIANO: Yes, we emptied it  
6 as far as we can empty it so they have to pump  
7 the rest of it out. There's a sump in there but  
8 the pump is not in the sump so I think we got it  
9 within, I don't know, six inches, seven inches  
10 of the floor?

11 MR. GRAZIANO: Under a foot.

12 SUPERINTENDENT GRAZIANO: So the whole  
13 bottom of the clearwell is completely brown and  
14 you can't see through that 7 inches, that's how  
15 thick the iron is at the bottom of the clearwell.  
16 Obviously we want to get it out before we put  
17 everything back in again and get it out to  
18 the public, but we also want to get in there,  
19 see how much of that stuck to the walls now  
20 because the clearwell was fairly full when this  
21 happened so there could be iron all over the  
22 walls and the floors of the walls. It all has  
23 to be power washed off, a full inspection done  
24 and cleaned and put back into service. So for  
25 9,850, not to exceed, I think it's very



1 reasonable, and they will chlorinate and  
2 disinfect at the same time.

3 CHAIRPERSON KALNICK: Motion to approve, Dan?

4 DIRECTOR LEVY: I so move.

5 CHAIRPERSON KALNICK: Seconded?

6 DIRECTOR FRANK: Seconded. [Res. #22-08-08]

7 CHAIRPERSON KALNICK: Carol, thank you.

8 All in favor?

9 (Whereupon all members responded in the  
10 affirmative.)

11 CHAIRPERSON KALNICK: Any abstentions?

12 (No response.)

13 CHAIRPERSON KALNICK: All right. I think we  
14 have covered everything for tonight's agenda.

15 Did you have a question?

16 Motion to adjourn?

17 (Whereupon there was a discussion held off  
18 the record.)

19 DIRECTOR LEVY: If we are going to continue  
20 to do this, is there a reason we are not doing  
21 Zoom, why we went to a different system?

22 CHAIRPERSON KALNICK: Deb explained it at the  
23 beginning. It's part of our new telephone system at the  
24 Water Authority. We get WebEx for nothing.

25 SUPERINTENDENT GRAZIANO: We went through

1 an I.T. company who are no longer employed by us. They  
2 lasted about four or six months, I forget how  
3 long they lasted. We tasked them with getting  
4 us a Zoom account which they did but never put  
5 it in our name. So we paid for the Zoom, we had  
6 the Zoom, but they did it through them. We  
7 terminated them and then we found out that our  
8 Zoom account was terminated.

9 Deb went to do our own Zoom account and found  
10 out it was enormously expensive because we don't  
11 use credit cards. The new phone system comes  
12 with WebEx for free.

13 DIRECTOR LEVY: Okay.

14 SUPERINTENDENT GRAZIANO: So we pay money for  
15 Zoom. Instead of paying money for Zoom,  
16 whatever it was, five, \$600 a year, why not use  
17 it for free through WebEx.

18 Ralph brought up a good point about a debit  
19 card because when you don't use a credit card  
20 they charge an extra fee, a much larger fee  
21 so -- but we may be back in person regardless.  
22 We will look at what it takes to set up a  
23 debit card with our bank. If that changes the  
24 fees with Zoom and if they are reasonable, then  
25 we will go back to Zoom.

1                   DIRECTOR LEVY:     We have a credit card system  
2                   in our village if you need to use me to do that,  
3                   that's fine.

4                   DIRECTOR KREITZMAN:     I'm not sure it's worth  
5                   it. I'm sure the governor is going to stop  
6                   extending these at some point fairly soon.

7                   DIRECTOR LEVY:     Okay.

8                   CHAIRPERSON KALNICK:     Good night, all.

9

10                  (Time noted: 7:17 P.M.)

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