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2 BOARD MEETING OF THE WATER AUTHORITY

3 OF GREAT NECK NORTH

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6 50 Watermill Lane  
7 Great Neck, New York  
8 Held via Zoom  
September 20, 2021  
6:03 P.M.

9

10 **TRANSCRIPT OF PROCEEDINGS**

11

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

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14 Michael C. Kalnick, Chairperson, Village of Kings Point

15 Carol Frank, Director, Town of North Hempstead

16 Jay Johneas, Director, Village of Great Neck

17 Dan Levy, Director, Village of Saddle Rock

18 Dana Lustbader, MD, Director, Village of Kensington

19 Gerald Schneiderman, Director, Village of Great Neck Plaza

20 Michael Smiley, Director, Village of Great Neck Estates

21 Steven Weinberg, Director, Village of Thomaston

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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

6

7     Greg Graziano, Superintendent

8     Michael Rispoli, Assistant Superintendent

9     Sue Huang, Civil Engineer

10    Adam Solow, Supervisor of Water Plant Operations

11    Judith Flynn, Treasurer

12    Debra Ray, Secretary

13

14    Stephen, Limmer, Counsel, McLaughlin & Stern, LLP

15    William Jackson, Bond Counsel, Hawkins Delafield &

16    Wood, LLP

17    Keith Kelly, Senior Vice President/Partner, CDM Smith,

18                                   Consulting Engineers

19    Gary Stuart, Associate, CDM Smith, Consulting Engineers

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1 CHAIRMAN KALNICK: Approval of the draft  
2 minutes of August 16. [Res. No. 21-09-01]

3 Motion?

4 DIRECTOR WEINBERG: Motion.

5 CHAIRMAN KALNICK: Second?

6 DIRECTOR SMILEY: Second.

7 CHAIRMAN KALNICK: All in favor?

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

10 CHAIRMAN KALNICK: Any abstentions?

11 (No response.)

12 CHAIRMAN KALNICK: Approval of the Abstract  
13 of Claims? [Res. No. 21-09-02]

14 DIRECTOR LEVY: I so move.

15 DIRECTOR LUSTBADER: Second.

16 CHAIRMAN KALNICK: All in favor?

17 (Whereupon all members responded in the  
18 affirmative.)

19 CHAIRMAN KALNICK: Any abstentions?

20 (No response.)

21 CHAIRMAN KALNICK: Treasurer's Report.

22 Anything unusual?

23 MS. FLYNN: Nothing unusual to report.

24 MS. RAY: We need a motion.

25 [Res. No. 21-09-03]

1 CHAIRMAN KALNICK: Motion to accept?

2 DIRECTOR SMILEY: So moved.

3 DIRECTOR LEVY: Second.

4 CHAIRMAN KALNICK: All in favor?

5 (Whereupon all members responded in the  
6 affirmative.)

7 CHAIRMAN KALNICK: Any abstentions?

8 (No response.)

9 CHAIRMAN KALNICK: Greg, do you want to go  
10 over the draft budget issue?

11 SUPERINTENDENT GRAZIANO: Yes. Judy, go ahead, you  
12 can.

13 MS. FLYNN: We have the draft budget included in the  
14 package. The total operating plan is going to  
15 increase by 5.08% which is the equivalent of  
16 \$491,000 before reimbursement from Lockheed.

17 The primary driver of the increase this year  
18 was the treatment cost. The treatment cost for  
19 the emerging contaminants is approximately  
20 \$476,000. We are estimating to have Well 6  
21 running for the full year as well as Well 2-A, 9 and  
22 11-A for the  
23 fourth quarter of 2021. Those costs we believe  
24 are very conservative but we have included them  
25 since we don't have any other historical trend

1 to use.

2 We have also included legal fees associated  
3 with Lockheed of \$50,000 which represents about  
4 half of a percent. Property surveys for \$100,000. Our  
5 interest expense is going up by \$135,000 because we  
6 took new debt from the EPA so that we can finance  
7 the water treatment  
8 facility for the emerging contaminants at  
9 Watermill Lane.

10 Depreciation which is a non-cash expense is  
11 going to be up about \$350,000 because we have a lot  
12 of big projects like the water main projects and all the  
13 EFC projects that will  
14 begin to depreciate this year. And then all of  
15 those expenses were offset, luckily, by the New  
16 York State Local Retirement Fund. Expense has  
17 come down tremendously. We had budgeted last year,  
18 \$750,000, it only came in at approximately  
19 \$200,000 so we lowered that expense.

20 And we eliminated post employment  
21 benefits, another non-cash expense, because we  
22 didn't have that expense  
23 last year.

24 SUPERINTENDENT GRAZIANO: So Judy,  
25 correct me if I'm wrong, if we didn't have these

1 new emerging contaminant expenses and the legal  
2 fees for Lockheed, the operating expenses would  
3 be negative for the year, right?

4

5 MS. FLYNN: Correct.

6 SUPERINTENDENT GRAZIANO: A negative, a  
7 decrease.

8 But for the Board to please keep aware, Judy  
9 reached out to the ABO to try to get an  
10 extension because of the flooding that took  
11 place at our office and for a one-month  
12 extension. Per the ABO the budget has to be up  
13 to them by the end of October, the final budget.  
14 They said no. Judy reached out to the  
15 governor's office early last week and they said  
16 they would get back to you in a day or two?

17 MS. FLYNN: Right. And they still have not  
18 gotten back to me.

19 SUPERINTENDENT GRAZIANO: So we are still  
20 looking for an extension. This budget is not as  
21 fine-tuned as we normally give the Board as a  
22 draft budget, but I would say it's about 95%  
23 there, Judy?

24 MS. FLYNN: Yes.

25 SUPERINTENDENT GRAZIANO: So there will be a

1 final budget coming in the October meeting.

2 If anyone has any questions in the meantime  
3 on the draft budget, please reach out to Judy or  
4 I.

5 CHAIRMAN KALNICK: Motion to accept the draft  
6 budget as a draft budget. [Res. No. 21-09-04]

7 DIRECTOR LEVY: I so move.

8 CHAIRMAN KALNICK: Seconded?

9 DIRECTOR LUSTBADER: Second.

10 CHAIRMAN KALNICK: All in favor?

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

13 CHAIRMAN KALNICK: Any abstentions?  
14 (No response.)

15 CHAIRMAN KALNICK: Go ahead, Judy.

16 MS. FLYNN: Right now,  
17 all of our bills are delivered by mail and we would  
18 like to try to start offering the ability to receive  
19 the bill electronically.

20 So we were able to set it up in the system  
21 so that if somebody chooses to get electronic  
22 billing, we will be able to deliver both the actual  
23 bill and the urgent notice electronically by e-mail.

24

25 What would happen is they would receive an

1 e-mail and on the e-mail it would contain their  
2 invoice and it would also contain a spot if they  
3 wanted to pay by credit card that they can click  
4 and go right to the website to pay by credit  
5 card.

6 DIRECTOR LEVY: Is there an additional fee to  
7 pay by credit card?

8 MS. FLYNN: There is, and next meeting I have  
9 a way that we might be able to lower the credit  
10 card fees, but there was too much on the agenda  
11 for this meeting so I will have that next  
12 meeting.

13 But we wanted to get started with the  
14 electronic billing so we needed to make a few  
15 slight changes to the rules and regs in order to  
16 make this happen, so Debra, Steve Limmer and  
17 myself just made a couple of changes that you'll  
18 see on the pages that were included in the  
19 package.

20 So if you look at number six, we just added  
21 a line that says "at least 15 days after  
22 written notice has been delivered electronically  
23 by e-mail to the authorized e-mail address for  
24 customers in the e-mail -- e-bill program."

25 DIRECTOR KREITZMAN: Could I stop you



1           there and ask a question?

2                       I am not advocating a position but I am  
3           wondering if before the water is shut off if we  
4           should also do a mailing since someone, you  
5           know, may have screwed up their e-mail or  
6           something and may not get the notice.

7                       It's just a question.

8                       MS. FLYNN:       Yes. This is what we are going  
9           to do: the first two notices, the invoice and  
10          the urgent notice, will go by e-mail, but for  
11          that very reason, we will have the red card  
12          be hand-delivered or mailed so that it will go  
13          to their property address.

14                      DIRECTOR KREITZMAN:       You've solved my  
15          problem. Thank you.

16                      CHAIRMAN KALNICK:       Motion to approve to  
17          change the rules and regs. [Res. No. 21-09-05]

18                      DIRECTOR LEVY:        Could I just ask one more  
19          question before we go to that part? Will there  
20          also be a way for someone to go to the website  
21          and sign up for the e-bill program in case they  
22          don't have a scanner or a way to get this back  
23          into PDF or e-mail version back to you.

24                      MS. FLYNN:        Right. So initially, no. But if  
25          we approve the credit card company next month,

1 part of the offering is to be able to sign up  
2 electronically for the e-billing. So once we  
3 are able to put that in place, then yes, they  
4 will be able to do it straight from the website.  
5 They can actually sign up but they can also  
6 withdraw from the program as well.

7 DIRECTOR LEVY: Great. Thank you.

8 CHAIRMAN KALNICK: Motion to approve?

9 DIRECTOR LUSTBADER: So moved.

10 DIRECTOR LEVY: Second.

11 CHAIRMAN KALNICK: All in favor?

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

14 CHAIRMAN KALNICK: Any abstentions?

15 (No response.)

16 CHAIRMAN KALNICK: Engineering Status Report.

17

18 MR. STUART: Hi, everybody. This is Gary  
19 Stuart.

20 We submitted the Engineer's Report with the  
21 board packet so I would be happy to answer any  
22 questions that you have on any of the projects.

23 CHAIRMAN KALNICK: Any questions?

24 (No response.)

25 CHAIRMAN KALNICK: All right.

1 MR. STUART: Thank you.

2 CHAIRMAN KALNICK: That was easy.

3 Mike Rispoli?

4 MR. RISPOLI: Hi, everybody.

5 So as in years past, this is the proposal to  
6 do our 2021 system-wide leak detection. There is  
7 a cost now and just some justification in the  
8 board packet. So based on the leak detection  
9 that New York Leak Detection did last year, we  
10 found about 15 leaks with a total approximate  
11 leak rate of 48,850 gallons per day. That  
12 equated to lost revenue of over \$97,000 which is  
13 over six times the cost of New York Leak  
14 Detection survey in 2020 which was \$16,500.

15 Since it's still financially viable, fiscally  
16 beneficial, I recommend that we move forward  
17 with the 2021 leak detection to be performed by  
18 New York Leak Detection for the same cost as  
19 the 2021 leak detection, \$16,500.

20 [Res. No. 21-09-06]

21 CHAIRMAN KALNICK: Motion to approve?

22 DIRECTOR LEVY: So moved.

23 DIRECTOR SMILEY: Seconded.

24 CHAIRMAN KALNICK: All in favor?

25 (Whereupon all members responded in the

1 affirmative.)

2 CHAIRMAN KALNICK: Any abstentions?

3 (No response.)

4 CHAIRMAN KALNICK: Greg.

5 MR. GRAZIANO: First item up for renewal is  
6 the contract for maintenance of grounds for  
7 2022.

8 On August 17, four companies submitted bids  
9 including our current landscaper, R & R  
10 Landscaping. This year JT Masonry and  
11 Landscaping was the lowest bidder. Their  
12 references were checked with other water  
13 suppliers and they are satisfied with their  
14 work.

15 So based on that I recommend the Board to  
16 award the contract for maintenance of grounds  
17 for years one, two and three, so 2022, 2023 and  
18 2024 as laid out in the memo. \$36, 250; \$36, 850;  
19 \$37, 125. They are reasonable increases each  
20 year.

21 CHAIRMAN KALNICK: Very good.

22 Motion to approve? [Res. No. 21-09-07]

23 DIRECTOR WEINBERG: Motion.

24 DIRECTOR JOHNEAS: Second.

25 CHAIRMAN KALNICK: All in favor?

1 (Whereupon all members responded in the  
2 affirmative.)

3 CHAIRMAN KALNICK: Any abstentions?  
4 (No response.)

5 SUPERINTENDENT GRAZIANO: Next item is  
6 Middle Neck Road. CDM has a proposal in for out  
7 of scope construction services. If the Board  
8 remembers, CDM was tasked with doing a certain  
9 size project but due to funding we cut the  
10 project back so that took some additional work  
11 for CDM to cut the work back and negotiate with  
12 the contractor.

13 Then we had the opportunity for the  
14 WIFIA funding and decided to put the project  
15 back to its initial extent which again took some  
16 additional work for CDM to gear it back up.

17 In addition to that, the paving got cut out  
18 at almost \$700,000. It was a lot of spreadsheets,  
19 negotiating with the contractor, working with  
20 Mike Rispoli and I on what the savings would be  
21 in working with the county, so all told for that  
22 additional work, CDM would  
23 like to be reimbursed for the out of scope costs  
24 of \$26,741.62.

25 DIRECTOR LEVY: I don't understand.

1 CDM wants to get reimbursed for us not paving?

2 SUPERINTENDENT GRAZIANO: For not paving  
3 and for additional work out of scope, meaning  
4 the project was a certain size and they  
5 designed for that. Then it had to be shrunk which  
6 then had to be negotiated with the contractor  
7 because this was bid out as a  
8 full job, so if the Board remembers, the numbers  
9 came in a lot higher than what we had budgeted.

10 So then we reduced the scope of the job down  
11 to a different budget number which had to be  
12 negotiated with the contractor because they bid  
13 on a certain amount of linear feet and certain amount  
14 of work, that had to be negotiated downward. Then  
15 the WIFIA funding came along.

16 DIRECTOR LEVY: Let me ask you a question:  
17 Wasn't the bid submitted in sections; so much  
18 for pipes, so much for this, so much for that,  
19 so much for paving?

20 SUPERINTENDENT GRAZIANO: Unit price items,  
21 yes.

22 DIRECTOR LEVY: If the bid was put in an  
23 organized fashion, they said X dollars for  
24 paving, that X dollars comes off. Why do you  
25 need to negotiate?

1                   MR. KELLY:       Not all paving was eliminated  
2                   from the project. I think, Greg, you asked me  
3                   to talk but --

4                   SUPERINTENDENT GRAZIANO:    Yes, please.

5                   MR. KELLY:       So the entire job was to  
6                   complete paving, but all the side roads stayed in.  
7                   We went back and forth with the contractor to  
8                   decide what was getting paved, what wasn't  
9                   being paved. It had to be maintained. It took  
10                  about a month and a half to two months of  
11                  negotiation with them. That's what the paving  
12                  costs were for. Costs associated with it.

13                  DIRECTOR LEVY:     I don't get it. Isn't the  
14                  county paving Middle Neck Road?

15                  MR. KELLY:       That's correct. That's why it's  
16                  deleted from your contract. But your contract  
17                  also had non-County roads; local roads that  
18                  still got paved.

19                  DIRECTOR LEVY:       Oh.

20                  MR. KELLY:       Okay. It wasn't like you don't  
21                  pave, it was: You're going to pave up to here  
22                  on this street, you're going to pave up to there  
23                  on that street.

24                  DIRECTOR LEVY:       Got you.

25                  MR. KELLY:       Temporary paving still occurred.

1 DIRECTOR LEVY: Okay.

2 CHAIRMAN KALNICK: Greg, your recommendation?

3 SUPERINTENDENT GRAZIANO: I recommend the  
4 Board award for the additional work.

5 CHAIRMAN KALNICK: Any further comment?

6 (No response.)

7 CHAIRMAN KALNICK: Motion to approve?

8 DIRECTOR SMILEY: I move to approve it.

9 DIRECTOR JOHNEAS: Second.

10 CHAIRMAN KALNICK: Very good.

11 All in favor?

12 (Whereupon all members responded in the  
13 affirmative.) [Res. No. 21-09-08]

14 CHAIRMAN KALNICK: Any abstentions?

15 (No response.)

16 DIRECTOR KREITZMAN: Before you go to the  
17 next item, it's Ralph. Greg, have you heard  
18 from the county as to when they are going to  
19 start paving?

20 SUPERINTENDENT GRAZIANO: Mike attended a  
21 meeting about three weeks ago. Mike?

22 MR. RISPOLI: Yes.

23 SUPERINTENDENT GRAZIANO: So why don't you  
24 speak on that meeting, please.

25 MR. LIMMER: Just one second.



1 Mayor, didn't -- Michael Kalnick, didn't we get  
2 an e-mail from George Banville saying he heard from  
3 the county that they are starting today?

4 CHAIRMAN KALNICK: Correct. Is that in  
5 accordance, Mike Rispoli, with what you know?

6 MR. RISPOLI: Yes, that's actually later  
7 than they were supposed to start. From that  
8 meeting they were to start the week after doing  
9 things like traffic loops, new signs, replacing traffic  
10 lights, etc. Also through the Village of Great Neck  
11 they would be removing the brick and the railroad,  
12 wooden railroad tied medians and all the foliage  
13 and trees and things like that that are  
14 currently existing. All of that should have  
15 been removed already prior to the actual paving  
16 taking place and that was supposed to start two  
17 weeks ago. A week after we held the meeting with  
18 the county.

19 And as far as I'm aware, I know a lot of  
20 villages got e-mails saying they were supposed to  
21 be starting today, but a preliminary construction  
22 from Poscillico, who is the asphalt contractor, still  
23 hasn't been submitted to the county as far as I'm  
24 aware. After I made

25

1 contact with the county this past Friday asking  
2 that very question, it was still unavailable at  
3 the time. So unfortunately I really don't have  
4 a definitive date when they are supposed to be  
5 starting. As far as I'm concerned it should  
6 have been started already.

7 I didn't see any activity on Middle Neck Road  
8 today either despite what the Village received  
9 via e-mail.

10 As soon as I get that preliminary schedule I  
11 will definitely share it with the Board and  
12 whoever is interested.

13 CHAIRMAN KALNICK: Okay. Greg?

14 SUPERINTENDENT GRAZIANO: In the budget  
15 for next year is the water main project  
16 tentatively, not definitively, but tentatively  
17 would be scheduled for the Village of Great Neck  
18 Estates. H2M has a proposal that was included  
19 in the board packet to do that work in Great  
20 Neck Estates, with a not to exceed the fee of  
21 \$198,000. This includes design, base map, utility  
22 investigation survey, design and bidding  
23 services, contract administration, construction  
24 oversight and then valve sketches, record  
25 drawings and map updates, et cetera towards

1 GIS. So that's everything from beginning to  
2 end.

3 I would like them to get started on the  
4 design as soon as possible; so therefore we  
5 have a bid done and we are breaking ground in  
6 the spring of next year on the project.

7  
8 DIRECTOR LEVY: What's the scope of the  
9 work and how much should it cost?

10 MR. GRAZIANO: How much should it cost?  
11 We are looking somewhere... it's hard, Dan,  
12 honestly, I don't want to be pinned down in the  
13 minutes on this. It's hard to gauge any more  
14 the linear foot price, it really is very  
15 difficult to pin down. We are somewhere in  
16 the -- I'll give you a wide range and if you want  
17 to call me offline, I'll tell you what we think it is,  
18 but it's somewhere I'd say in the \$900,000 to  
19 \$1.3, \$1.4 million.

20 DIRECTOR LEVY: You broke up, I didn't hear.

21 SUPERINTENDENT GRAZIANO: What part didn't  
22 you hear?

23 DIRECTOR LEVY: The cost.

24 SUPERINTENDENT GRAZIANO: I don't want to put  
25 the number out what's going to be in the

1 official minutes, so if you want to call me I'll  
2 tell you, but I'll give you a range. It's  
3 somewhere in the \$900,000 to \$1.3, \$1.4 million  
4 range.

5 Right now the linear foot -- any construction  
6 right now is bid to bid. Nobody knows where any  
7 numbers are going to come in because you have  
8 COVID, how busy the contractors are, how  
9 available is the material. So until you get the actual  
10 bid, our hope is to design it this year  
11 put it out for bid and say in February of next  
12 year, award in March and start in April for  
13 construction. Who knows next year what material  
14 prices are going to be; they could be better,  
15 they could be worse, you know, what does labor  
16 cost next year, but that's just a range I can  
17 give you for now. DIRECTOR LEVY: So it's not unusual to  
18 have almost 20% cost for engineering?

19 SUPERINTENDENT GRAZIANO: No, not at all.  
20 Not at all. That's the going rate.

21 DIRECTOR LEVY: Okay.

22 SUPERINTENDENT GRAZIANO: So I recommend  
23 the Board award to H2M for this water main work.

24 CHAIRMAN KALNICK: Motion to approve?

25 [Res. No. 21-09-09]

1 DIRECTOR LEVY: H2M not CDM?

2 SUPERINTENDENT GRAZIANO: Yes, H2M.

3 MR. LIMMER: Just for the record, I think it  
4 should be clear for the minutes, the reason Greg  
5 doesn't want to give a more definite price is it  
6 may effect the competitive bidding.

7 DIRECTOR LEVY: I understood.

8 MR. LIMMER: Just so that's clear for the  
9 record, he's not purposely  
10 withholding information.

11 DIRECTOR LEVY: I understand.

12 CHAIRMAN KALNICK: Motion to approve?

13 DIRECTOR JOHNEAS: Motion.

14 DIRECTOR LEVY: I second.

15 CHAIRMAN KALNICK: All in favor?

16 (Whereupon all members responded in the  
17 affirmative.)

18 CHAIRMAN KALNICK: Any abstentions?

19 (No response.)

20 CHAIRMAN KALNICK: Greg, I jumped the gun.  
21 Pheasant Run now.

22 SUPERINTENDENT GRAZIANO: Pheasant Run bids  
23 were received by the Authority on August 26th.  
24 Mike has been working -- sorry, Mike, this  
25 should have been up in your report but things

1 have been so hectic, now that it's here, I may  
2 have you just contribute if I miss something --  
3 but Mike has been working on this with the  
4 developer/builder. This will be all  
5 developer/builder funded.

6 The lowest responsible bidder was Bancker  
7 Construction. As you can see from what was  
8 included in the board packet, there is bid  
9 alternate one which is full pavement and  
10 restoration, or if the developer wants to do it  
11 himself there is a bid alternate two which is  
12 base course to grade for \$1,800, so depending on  
13 which way the developer wants to go would be the  
14 final price from Bancker, but either way they  
15 are the lowest responsible bidder. It would be  
16 \$187,001.50 if it's base plus bid alternate  
17 one; or \$149,989 if it's the base bid plus bid  
18 alternate two.

19 I am asking the Board to award this bid to  
20 Bancker pending receipt of funds from the  
21 developer. [Res. No. 21-09-10]

22 DIRECTOR LEVY: I so move.

23 DIRECTOR WEINBERG: Second.

24 CHAIRMAN KALNICK: All in favor?

25 (Whereupon all members responded in the

1 affirmative.)

2 CHAIRMAN KALNICK: Any abstentions?

3 (No response.)

4 SUPERINTENDENT GRAZIANO: Flood repair  
5 contract. Sorry, that was a last second item.

6 Did everybody get from Debra the contract  
7 that Steve Limmer worked on? She sent it out  
8 about 5:21?

9 (Two members responded in the affirmative.)

10 SUPERINTENDENT GRAZIANO: We are soliciting  
11 pricing under emergency basis for the flooding  
12 that occurred at the Water Authority's  
13 administration office, predominately the first  
14 floor.

15 This work we are soliciting proposals for has  
16 nothing to do with the Well 9 or the A plant  
17 damage that occurred also. This is just to  
18 perform flooring, carpeting, sheetrock work, painting,  
19 some kitchen work because there's a damaged kitchen  
20 on the first floor.

21 Right now everybody had to be moved upstairs  
22 with all of our outside personnel so positions  
23 like Judy, she is working amongst two or three  
24 union members right against her. Debra is  
25 working, again, with two or three union members

1 in the upstairs lunchroom. These are both  
2 confidential positions. To say the least,  
3 everyone is doing a phenomenal job in management  
4 making it work, but it can't be as efficient as  
5 working the way we were set up before.

6 So this has to be done under emergency basis  
7 to try to get the office up and running as soon  
8 as possible. So with this contract that Steve put  
9 together, we are looking for Board approval to  
10 cover whoever winds up being the lowest bidder.  
11 I would like to get ,between now and the next Board  
12 meeting, if we get a contractor, the  
13 lowest price and they seem reasonable and seem  
14 reliable, we want to move forward with them  
15 prior to the next Board meeting so we don't lose  
16 another month starting construction.

17 DIRECTOR JOHNEAS: Do we have insurance for  
18 that?

19 SUPERINTENDENT GRAZIANO: We do. So  
20 we're still trying to get to the bottom of  
21 insurance. The insurance company has been  
22 out, claims adjustor has been out, claims  
23 adjustor has hired an expert --to walk the  
24 building and give his own estimate on what he  
25 thinks it's going to cost to rebuild,



1 but just like we talked about with the water main  
2 project, I asked that estimator if he is going to take  
3 into account COVID pricing in the estimate,  
4 et cetera. He says his program has that built  
5 in so I don't know how much we are going to get  
6 reimbursed from insurance, honestly. That still  
7 hasn't been fully vetted out, but we are also  
8 applying through FEMA for funding.

9 DIRECTOR JOHNEAS: Greg, this is Jay.  
10 I have a question for you: Along with these  
11 repairs, is there anything you can do to help  
12 mitigate this from happening again by -- I'm not  
13 looking for flood doors like those doors you have  
14 on some of the well stations, put better gasketing  
15 to help mitigate this from happening again?  
16

17 SUPERINTENDENT GRAZIANO: So I've  
18 been talking with H2M and they had some good  
19 ideas. As in the past, FEMA would pay to get you  
20 up and running, then you could do a separate  
21 application to them for hardening, storm  
22 hardening, kind of like we did with the EFC money,  
23 to maybe either raise up or abandon that office on  
24 the first floor and turn it back into garages like it  
25 used to be, raise up Well 9 and

1 raise up the A plant and give ourselves an  
2 administration office either built up higher out  
3 of the flood zone, the flood level I should say.  
4 So the Board understands, we are not in a FEMA  
5 flood zone but the way the site --

6 DIRECTOR FRANK: Really?

7 SUPERINTENDENT GRAZIANO: -- but the way  
8 the site is contoured, we are in a bowl, and if  
9 you read what happened with the town, the town's  
10 drainage structures can only handle two inches  
11 an hour. We saw four, five inches an hour.  
12 Since we are the low point. All the water rushed  
13 down Watermill Lane down on to us. Flooded all  
14 the drains with debris so the drains weren't  
15 even as efficient as they normally are which  
16 created about four or five feet of water on the  
17 office side, in that hole, to settle in the  
18 parking lot; then on the other side where  
19 the contractor is set up doing that work, some  
20 of their job boxes, big job boxes, floated across and  
21 moved, I don't know, hundred feet, Mike, roughly,  
22 75 to 100 feet?

23 MR. RISPOLI: All of their trailers, three  
24 trailers, moved. It was a wave of water. Took  
25 out a bunch of fences.

1                   SUPERINTENDENT GRAZIANO:       So we are  
2       not in a flood zone but we are susceptible to  
3       these very unusual rain events. So H2M was  
4       saying they would help us put together an  
5       application to FEMA to see, if they basically  
6       tell them, you going to help us rebuilt now, do  
7       you want to keep helping us rebuilt in the  
8       future or you want to potentially get ahead of  
9       this and build it so it doesn't have to be  
10      rebuilt in the future. I don't know how successful  
11      that will be; still having conversations on that.

12               But that would be the goal, to answer your  
13      question, Jay, is how can we make this so we are  
14      not dealing with this in the future again. I thought  
15      about flood doors but the front of the building has  
16      a metal, corrugated metal, finish to it and that  
17      rotted over time so we put, if you remember, it's  
18      like a different color on the bottom, four feet  
19      that's like a vinyl siding we  
20      put up to cover the steel that was rotting.  
21      When the four or five feet went against those  
22      walls, the walls did a pretty good job of  
23      holding it back but it still let in four inches  
24      of water which was enough to create damage -- so  
25      there

1       could be a process where we pour a concrete wall  
2       in front of it and brick it on the first floor  
3       five feet or wherever that flood level winds up  
4       being settled out at.

5               DIRECTOR LEVY:     Did the water come from the  
6       garage or from the doors?

7               SUPERINTENDENT GRAZIANO:     The water  
8       never made it as far as the garages. We have  
9       a video where you can see the back corner when  
10      you pull down into our yard, the back, back  
11      corner where there is a shed, you can see over  
12      the course of an hour the water level rising,  
13      and get over to the garage. There was a vehicle  
14      parked back there and it was interesting to see,  
15      all of a sudden you see all the lights going  
16      crazy because that water went up inside the doors  
17      of the vehicle, shorted the whole vehicle out,  
18      moved across then it went away, probably, within  
19      an hour. All the water receded within an hour so it  
20      was very quick, but it was enough to do an  
21      enormous amount of damage in that hour or two-  
22      hours that it took.

23              DIRECTOR FRANK:     Were you getting messaging  
24      during this period of time that this was  
25      going on?

1 SUPERINTENDENT GRAZIANO: We received --

2 DIRECTOR FRANK: An alarm going off?

3 SUPERINTENDENT GRAZIANO: Yes, we have

4 flood sensors, but at that point there was not

5 much you can do once the flood sensors are

6 going off. If it was a flood sensor going

7 off from -- usually our flood sensors are in our

8 buildings for pipe breaks, they didn't shut the

9 pipe off, but this was a flood sensor for five

10 feet of water in the parking lot. So there is

11 not much you can do at that point. It would be

12 unsafe for someone to try to get in any way.

13 Like I said earlier, it got up into the linings

14 of the motor, you have electric now in the

15 water, you don't want to be wading through the

16 water with 480 volts running through it.

17 DIRECTOR JOHNEAS: There is nothing you can

18 do even if you got there.

19 MEMBER FRANK: Right. I just was curious

20 about what the alarm systems were.

21 SUPERINTENDENT GRAZIANO: The water also

22 burnt up our emergency transfer switch for the

23 generator. The generator is working but right

24 now if we lose power at Watermill Lane, the way

25 it's designed is to automatically switch over to

1 backup power. That would not happen right now.  
2 Somebody would have to come in and switch the  
3 generator.

4 DIRECTOR LEVY: Was the generator elevated,  
5 that's why it was spared?

6 SUPERINTENDENT GRAZIANO: So the water  
7 came up high, but the generator is an extremely  
8 large generator, so it came up to the platform of  
9 the generator and ran across the platform. It  
10 shorted out one little  
11 device which has already been fixed.

12 Just above that is a louver-type thing that  
13 has electrical pieces in it. It missed that area  
14 by one inch. If water had gone in there, it  
15 probably would have fried the entire generator  
16 and it would have been a huge cost to replace  
17 that generator. But it did fry the motor for Well  
18 9, it did get up over the vents for Well 9 and go  
19 down the well column, so that well is still out of  
20 service.

21 It also flooded out our clear well, so after Well 9  
22 and 2-A come across,  
23 the water goes up that air stripper, gets  
24 treated and drops into a clear well so that  
25 clear well got flooded. All of

1       that was out of service immediately. That never  
2       went to the public for consumption. The clear  
3       well is back in service but Well 9 on its first  
4       set of samples is still coming up with bacteria so  
5       we did a chlorination, super chlorination, of the  
6       well and we took additional samples today. So  
7       Well 9 is still out of service. We are down three  
8       wells; the Well 6 project , the Well 8 Project well  
9       is out and now Well 9. We are down three wells.  
10      Thankfully we are running into fall, production is  
11      coming off.

12               MR. LIMMER:       Greg, just for purposes of the  
13      minutes of the meeting tonight, to move forward  
14      with the public emergency resolution, from what  
15      you've told me, what you said tonight, could you  
16      just confirm that the lack of efficiency and the  
17      inability to work on some confidential matters  
18      during business hours right next to the union  
19      staff, non-management people, rises to the point  
20      of effecting the public health and safety requiring  
21      the immediate action without without  
22      competitive bidding?

23               SUPERINTENDENT GRAZIANO:       Yes.

24               MR. LIMMER:       Okay.

25

1 MR. R. GRAZIANO: It's definitely an  
2 emergency to get it cleaned out and  
3 redone.

4 CHAIRMAN KALNICK: I agree  
5 its an emergency.

6 MR. R. GRAZIANO: Thank you.

7 MR. LIMMER: I don't think we can get  
8 around that.

9  
10 CHAIRMAN KALNICK: You know where I'm going.

11 MR. LIMMER: I know where you're going.

12 Okay. At least that gives us enough for the  
13 public emergency resolution.

14 Also, since we have one proposal from Sandbar  
15 Builders dated September 14th, I don't know, did  
16 you want to put the amount in the record because  
17 we still may be getting bids and we want it to  
18 be confidential, but if you want to have the  
19 approval of the contract to the lowest  
20 responsible proposer for an amount not to exceed  
21 \$200,000.

22 SUPERINTENDENT GRAZIANO: No, because  
23 that bid, Steve, came in before I was able to  
24 work out the insurance requirements. That may  
25 be that person's bid.



1                   MR. LIMMER:       What do you want the not to  
2       exceed amount to be? Do you want to make it  
3       250? I don't know what your thoughts are. You  
4       know, you're going to take the lowest  
5       responsible bidder but you don't want to have to  
6       come become to the Board for approval. You're  
7       talking about a transfer of \$300,000. I don't  
8       know that you want to go that high but what do  
9       you want to put in the minutes?

10                  DIRECTOR JOHNEAS:     You're looking to get  
11       Board approval so he can go out shopping  
12       contractors without having to come back.

13                  MR. LIMMER:       Exactly. You have the formal  
14       contract, you just need someone, you should have  
15       some amount to put in there.

16       SUPERINTENDENT GRAZIANO:    So let's go to \$250, please. Okay.

17       MR. LIMMER:                    Should be not to exceed  
18       \$250,000. [Res. No. 21-09-11]

19                  CHAIRMAN KALNICK:       Motion to approve that?

20                  DIRECTOR LEVY:        I so move.

21                  CHAIRMAN KALNICK:       Seconded?

22                  DIRECTOR JOHNEAS:    Second.

23                  CHAIRMAN KALNICK:       All in favor?

24                       (Whereupon all members responded in the  
25       affirmative.)

1 CHAIRMAN KALNICK: Any abstentions?

2 (No response.)

3 CHAIRMAN KALNICK: And the budget transfer

4 request as well. Motion to

5 approve.[Res. No. 21-09-12]

6 DIRECTOR LEVY: I so move.

7 CHAIRMAN KALNICK: Seconded?

8 MEMBER FRANK: Second.

9 CHAIRMAN KALNICK: All in favor.

10 (Whereupon all members responded in the

11 affirmative.)

12 CHAIRMAN KALNICK: Any abstentions?

13 (No response.)

14 SUPERINTENDENT GRAZIANO: Next item is

15 a draft five-year capital plan which is built

16 from the capital side of the 2022 budget

17 projecting out. Water main work is, everyone

18 has in their board packet 1.5 right now for

19 2022, that includes engineering, 1.25.

20 Subsequent years, some carryover for the well

21 treatment capital projects. Some of that work

22 is continuing into the next year for the 2, 8, 9

23 and 11-A emerging contaminants treatment

24 project, that's carried through 2022 but ends

25 after that.

1                   And then miscellaneous capital projects data  
2                   should be finished, we are hoping this year for  
3                   EFC money and to see if we want to carryover a  
4                   bit for next year for punch lists, et cetera.

5                   Another item that's still being negotiated so  
6                   it's tentative, is the big numbers, the  
7                   Weybridge Road corral structure improvements.  
8                   We have talked to the Board about this in the  
9                   past. Right now we have \$2 million in there for  
10                  2022 but that would be, if we proceed, that  
11                  would be subcarrier paid for. Those costs would be  
12                  based on them.

13                  And then new reoccurring projects, currently  
14                  we have \$850,000 for next year then \$1.2 million in  
15                  subsequent years.

16                  Again, this is a draft and subject to change.

17                  Any questions on the five-year plan?

18                  (No response.)

19                  DIRECTOR LEVY:     I need to leave for a minute.  
20                  I have an emergency at the door. Do you need me  
21                  for any voting or are you done with me?

22                  MR. LIMMER:     You have a quorum and you have  
23                  sufficient votes.

24                  DIRECTOR LEVY:     If I can get back, I'll get  
25                  back in.

1 CHAIRMAN KALNICK: Thanks,  
2 Dan.(Whereupon Director Levy left the  
3 meeting at 6:42 p.m.)

4 CHAIRMAN KALNICK: We need a motion to  
5 approve the draft five-year plan. It's a draft.

6 DIRECTOR LUSTBADER:So moved.

7 CHAIRMAN KALNICK: Seconded?

8 MEMBER FRANK: Second.

9 CHAIRMAN KALNICK: All in favor?

10 (Whereupon all members responded in the  
11 affirmative.) [Res. No. 21-09-13]

12 CHAIRMAN KALNICK: Any abstentions?  
13 (No response.)

14 SUPERINTENDENT GRAZIANO: So before  
15 we get to the draft resolution, and I'll turn it  
16 over to Bill, let's get a quick update on that  
17 AOP treatment project across the street at  
18 Watermill Lane.

19 The rock removal went well. That was a big  
20 unknown. Very, very large boulders across the  
21 street. H2M had line items in for it  
22 but nobody knew if that was all the way from the  
23 ice age and went down 300 feet, but all the rock is  
24 out. It's all broken up, went well and they started  
25 doing some exploratory excavation, trying

1 to figure out exactly where the groundwater  
2 table is, how much dewatering is going to have  
3 to take place and laying out the extent of where  
4 the foundation is going to go.

5 So, so far, that project is moving very  
6 well and the contractor is so far doing a  
7 phenomenal job.

8 Back to -- Bill was on the call earlier, is  
9 Bill still on the call?

10 MR. JACKSON: Yes, I'm here, Greg.  
11 Hello, everyone.

12 SUPERINTENDENT GRAZIANO: So Bill Jackson  
13 is our bond counsel and he has been working with  
14 us on the bond resolution. I believe, Deb, you  
15 sent out an update on that as well, a redline?

16 MS. RAY: Yes. Yes, I did.

17 SUPERINTENDENT GRAZIANO: Go ahead, Bill.

18 MR. JACKSON: Thank you for having me.

19 We have worked with Greg and Debra, Judy and  
20 Sue to negotiate a loan agreement with the EPA  
21 as part of their loan program. We  
22 think we are at the point where we have  
23 successfully been able to negotiate that  
24 contract on behalf of the Authority and in the  
25 next couple of weeks we will proceed with a bond

1 issue where we will issue a bond to the EPA with  
2 the lender.

3 As part of your own internal requirements of  
4 the General Bond Resolution which governs all of  
5 the debt issuance been by the Authority, the  
6 Board is required to adopt a series resolution.  
7 What you have before you this evening is the  
8 series resolution for the proposed borrowing.

9 CHAIRMAN KALNICK: You recommend we  
10 adopt it for the record, Bill?

11

12 MR. JACKSON: Yes, we do.

13 CHAIRMAN KALNICK: Motion -- go ahead, Greg.

14 SUPERINTENDENT GRAZIANO: So just to be  
15 clear, Bill, if the Board approves this tonight,  
16 this gives the Chairperson authorization to sign  
17 before the next Board meeting or does that still  
18 have to wait until after the next board meeting?

19 MR. JACKSON: Correct. There is a delegation  
20 which is a standard delegation and it's always  
21 contained in your series resolution to the  
22 chairperson and other authorized officers of the  
23 Authority to sign and execute closing documents  
24 on behalf of the Authority.

25 SUPERINTENDENT GRAZIANO: So the Board

1 understands, if we close in the next few weeks,  
2 we haven't settled on an interest rate. Bill can  
3 probably explain it better -- but it's tied to the --

4

5

6 MR. JACKSON: SLGS index, which is a governmental  
7 index, so that changes day-to-day; however the  
8 overall rate has not moved dramatically or  
9 significantly since the Authority started this  
10 process.

11 SUPERINTENDENT GRAZIANO: I guess, Bill, the question  
12 is, can the Board approve this resolution with  
13 the understanding that as long as you, Mr.  
14 Chairperson and I speak, and we feel it's in the  
15 best interest of the Authority to proceed with  
16 the closing?

17 DIRECTOR FRANK: I suppose there is  
18 a delegation and resolution.

19 MR. JACKSON: And that delegation is  
20 consistent with the delegation that assisted in  
21 prior authorizing and series resolutions adopted  
22 by the Board in connection with your 2019 bond  
23 offering and the 2016 bond offering.

24

25 CHAIRMAN KALNICK: Correct. Any questions?

1 (No response.)

2 CHAIRMAN KALNICK: Motion to approve?

3 DIRECTOR JOHNEAS: Motion.

4 CHAIRMAN KALNICK: Thank you, Jay.

5 Second?

6 DIRECTOR WEINBERG: Second. [Res. No. 21-09-14]

7 SUPERINTENDENT GRAZIANO: Steve Weinberg  
8 was second.

9 CHAIRMAN KALNICK: All in favor?

10 (Whereupon all members present responded in  
11 the affirmative.)

12 CHAIRMAN KALNICK: Any abstentions?

13 (No response.)

14 SUPERINTENDENT GRAZIANO: The next item,  
15 last item is new policy and should we go into  
16 Executive Session for this, Steve?

17 MR. LIMMER: Yes, because it's a personnel  
18 issue.

19 We should go into Executive Session for  
20 two things: The personnel issue and the license  
21 agreement with Nassau County for their police  
22 antenna.

23 CHAIRMAN KALNICK: Motion to go into  
24 executive session. So moved? [Res. No. 12-09-15]

25 (Whereupon the Board went into Executive



1 Session from 6:48 to 7:17 p.m.

2 CHAIRMAN KALNICK: Motion to approve the  
3 COVID policy, for lack of a better expression?  
4 [Res. No. 21-09-16]

5 MR. LIMMER: The motion is to approve the  
6 COVID policy circulated to the Board amended as  
7 follows: At the end of the second paragraph after  
8 the words, "will not have to use sick  
9 time," insert the words: "During the CDC mandatory  
10 quarantine period, and upon presenting positive PCR  
11 tests not less than once a week for  
12 a period not to exceed 14 days in any  
13 twelve-month period." That would be the policy,  
14 and then in addition to that, a policy that the  
15 Authority requires all non-vaccinated employees to  
16 provide -- is it a PCR test, Greg? -- a PCR  
17 test taken every Friday on the employee's own time  
18 with the results delivered to the Superintendent's  
19 office the following Monday.

20 CHAIRMAN KALNICK: Question: You want to  
21 say "fully vaccinated" or just vaccinated?

22 SUPERINTENDENT GRAZIANO: In the policy,  
23 Michael, up above, it says who have been "fully  
24 vaccinated."

25 CHAIRMAN KALNICK: Steve's words.

1                   MR. LIMMER:     Fully vaccinated for the vaccine  
2                   that was administered to them, in addition to  
3                   any boosters that are then permitted by the CDC.

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

6                   CHAIRMAN KALNICK:     Motion to approve?

7                   DIRECTOR WEINBERG:     Motion.

8                   CHAIRMAN KALNICK:     Steve moved.

9                   Anyone second?

10                  DIRECTOR SMILEY:     I'll second it.

11                  CHAIRMAN KALNICK:     All in favor?

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

14                  CHAIRMAN KALNICK:     Any abstentions?

15                  (No response.)

16                  CHAIRMAN KALNICK:     One more motion, to  
17                  adjourn.

18                  DIRECTOR FRANK:     Motion to adjourn.

19                  DIRECTOR LUSTBADER:     Seconded.

20                  CHAIRPERSON KALNICK:     Thank you, all. Appreciate it.

21

22                  (Time noted: 7:21 P.M.)

23

24

25

1 September 21, 2021

2

3 Gail J. Neufeld

4 5 Second Road

5 Great Neck, NY 11021

6 C: 516-526-0138

7

8 TO: Water Authority of Great Neck North

9

10 Invoice for September 2021 Board Meeting Minutes

11

12 Date of Service: 9-20-21

13

14 Court Reporting Services

15 42 pages \$77.00

16 Revisions \$75.00

17

18 TOTAL DUE: \$152.00

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