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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 Microsoft Teams  
9 May 16, 2022  
10 6:05 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, 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 Irving Rosenstein, 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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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 (not present)

9     Adam Solow, Supervisor of Water Plant Operations

10    Judith Flynn, Treasurer

11    Debra Ray, Secretary

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

14    James Neri, Senior Vice President, H2M architects + engineers

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1 CHAIRPERSON KALNICK: Approval of the draft  
2 minutes of April 28. [Res. #22-05-01]

3 DIRECTOR SMILEY: Motion.

4 CHAIRPERSON KALNICK: Michael.  
5 Seconded?

6 DIRECTOR FRANK: Second.

7 CHAIRPERSON KALNICK: All in favor?  
8 (Whereupon all members responded in the  
9 affirmative.)

10 CHAIRPERSON KALNICK: Any abstentions?  
11 (No response.)

12 CHAIRPERSON KALNICK: Approval of the  
13 Abstract of Claims. [Res. #22-05-02]

14 DIRECTOR WEINBERG: Motion to approve.

15 CHAIRPERSON KALNICK: Thank you, Steve.  
16 Seconded?

17 DIRECTOR LEVY: Second.

18 CHAIRPERSON KALNICK: All in favor?  
19 (Whereupon all members responded in the  
20 affirmative.)

21 CHAIRPERSON KALNICK: Any abstentions?  
22 (No response.)

23 CHAIRPERSON KALNICK: Treasurer's Monthly  
24 Report. [Res. #22-05-03]  
25 Anything unusual, Judy?

1 STEVE LIMMER: Is Debra doing the minutes?  
2 SUPERINTENDENT GRAZIANO: No, Gail is.  
3 MS. RAY: Gail is is doing the minutes.  
4 CHAIRPERSON KALNICK: Judy, anything unusual?  
5 TREASURER FLYNN: Nothing unusual to report.  
6 CHAIRPERSON KALNICK: Motion to accept?  
7 DIRECTOR WEINBERG: So moved.  
8 DIRECTOR LEVY: Second.  
9 CHAIRPERSON KALNICK: All in favor?  
10 (Whereupon all members responded in the  
11 affirmative.)  
12 CHAIRPERSON KALNICK: Any abstentions?  
13 (No response.)  
14 CHAIRPERSON KALNICK: Engineering Status  
15 Report?  
16 MR. NERI: Good evening, everybody.  
17 Not a lot of activity since last week. We are very  
18 pleased with the contractor right now. Major  
19 activities that have occurred since we last met:  
20 they have completed the brickwork and the steel  
21 decking for the roof is on, although the building  
22 is not water tight. Hopefully that doesn't bite us  
23 tonight with the impending storm.  
24  
25 The contractor's plumbing group has been

1 very active. A lot of the large diameter piping  
2 has been installed in the basement. It's  
3 progressing nicely since the GACs were  
4 installed.

5 The contractor's painter has also been  
6 very active, continuing to put up the block  
7 primer and some of the extra fittings, so that  
8 work is progressing nicely.

9 The scaffolding is starting to come down.  
10 The small portion of the site work has been  
11 moved to its completed phase or pre-completion  
12 phase, mostly from a standpoint so they can  
13 request from PSE&G the plumbing gas service to  
14 connect for our future generator. PSE&G has a  
15 policy by which they will not mobilize until the  
16 site is finished so the contractor knows how to  
17 sequence to make sure that work could be  
18 progressed as soon as possible. So it's nice to  
19 see something start to get finally closed up.

20 Large activities: pipe work is going to  
21 continue. We hope to complete ceiling work  
22 hopefully before our next update to the Board,  
23 and at that point the roof should be on and we  
24 should be working to get it water tight.

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1                   So lots of progress expected as the  
2                   contractors continues to proceed. Some signs that  
3                   we're moving towards the end, we had a meeting  
4                   with ourself and the contractor to strategize  
5                   for sample collection. As you might imagine  
6                   with three wells at the same site going through  
7                   three different treatment blocks, the sampling  
8                   protocols are a little intense so we had some  
9                   workshops to start talking about how that was going  
10                  to be progressed; sampling,  
11                  disinfection and pressure testing. So those are  
12                  always good signs when we're starting to talk about  
13                  those items which are close to the end of the  
14                  completion of the site. That's the bigger task  
15                  right now.

16                 I can take any questions or comments relative  
17                 to the AOP project.

18                 CHAIRPERSON KALNICK:     Thank you, James.  
19                 Greg, would you take Mike Rispoli's report?

20                 SUPERINTENDENT GRAZIANO:     For the other  
21                 projects that are outstanding, the Well 6-AOP  
22                 Project, the completion of work certificate and  
23                 the performance testing and sampling, et cetera,  
24                 report is out to the State Department of Health  
25                 and the Nassau County Department of Health.

1 Just waiting to hear back, hopefully for  
2 approval to utilize Well 6 system. Right now that  
3 Well is not able to go online and we are getting late  
4 into the pumping season. Not late,  
5 but we are starting to get into the pumping  
6 season, trying to push that along as fast as  
7 possible with the Health Departments. They are  
8 both overwhelmed with numerous projects, as James  
9 knows. His firm has an enormous amount of these  
10 projects, so the state and county are  
11 overwhelmed with the approvals that are trying  
12 to get out the door for the summertime. But I  
13 have been pushing the state based on our salt  
14 water intrusion issues to try to move ours to  
15 the top of the list.

16 Sorry, James.

17 A lot of the other projects on this list you  
18 have in the board packet are pretty much status quo,  
19 haven't really moved a lot. SCADA  
20 hopefully coming soon to an end. We are down to  
21 small punch list items on the SCADA.

22 Any questions on the 2.2(a)?

23 (No response.)

24 SUPERINTENDENT GRAZIANO: No. Okay.

25 Now my report in your board packet is the

1 Final Annual Drinking Water Quality Report.  
2 I know it's not rivetting reading and could be a  
3 little tedious at times, but unfortunately this  
4 is what's required from the Environmental  
5 Protection Agency and New York State Department  
6 of Health. It ticks off all the required  
7 information that's supposed to be in there.

8 Nothing is of concern in it. All of our  
9 samples came out good last year and there was no  
10 violations.

11 Any questions on the final report?

12 (No response.)

13 SUPERINTENDENT GRAZIANO: The Health  
14 Department has signed off on the Drinking Water  
15 Quality Report as well.

16 DIRECTOR FRANK: What are the new free water  
17 conservation kits?

18 SUPERINTENDENT GRAZIANO: We just brought  
19 some different ones.

20 Deb, do you want to explain those?

21 MS. RAY: Sure. Last year I  
22 actually purchased the new kits. They are just  
23 a little nicer. Some of the shower heads are of  
24 higher quality than we had before; the diffuser  
25 for the kitchen faucet, that's a little better



1 quality, just a little better quality overall. It's  
2 basically all about the same items. It's leak  
3 tablets, it's directions on how to use everything.  
4 There is some kind of bag-type device that you  
5 can place in your toilet tank if you wanted to  
6 displace some of the water so you would be  
7 using less water that way. So there are quite a  
8 few pieces in there and just upgraded quality  
9 from the last time we ordered.

10 SUPERINTENDENT GRAZIANO: Next item  
11 is 2.3(b), Pace Analytical. Adam and I had to  
12 do quite a bit of legwork on this because Pace  
13 was looking for a pretty significant increase  
14 for this year. It's across the board throughout  
15 their industry. Increases have been the norm  
16 because everything is going up, whether it be  
17 laboratory work, construction work or anything,  
18 but we were able to negotiate with them because  
19 they really appreciate our business and us being a  
20 client so they were able to honor a net zero  
21 increase to the Water Authority from June of this  
22 year to May 31st of next year.

23 So based on that I recommend the Board  
24 award the Analytical Laboratory Services to Pace  
25 for that time frame.

1 CHAIRPERSON KALNICK: Motion to approve?

2 DIRECTOR JOHNEAS: I so move.

3 DIRECTOR LUSTBADER: Second.

4 CHAIRPERSON KALNICK: Dana. [Res. #22-05-04]

5 All in favor?

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

8 CHAIRPERSON KALNICK: Any abstentions?

9 (No response.)

10 SUPERINTENDENT GRAZIANO: Going a little  
11 bit out of order here, but some good news is Judy  
12 and I have had conversation with the EFC. For some  
13 of the newer Board Members, that's the SMLP  
14 Storm Mitigation Loan Program funding, money  
15 that we received about 7 years ago for a little over  
16 \$15 million.

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

19 SUPERINTENDENT GRAZIANO: So that  
20 money was 75% at zero percent loan, payback over  
21 30 years, the other 25% was grant. The projects  
22 that we were able to complete ran over that  
23 money by almost \$1.2 million which we were going  
24 to have to fund out of our cash because they  
25 said once you hit the maximum, you're done, and

1       you have to fund it yourself.

2               They wound up having some extra money  
3       on the table so they are now going to fund the  
4       overage up to \$1.2 million which is great  
5       because out of that, again, it's the same terms,  
6       30 years, zero percent interest for 75% of it,  
7       then the other 25% will be grant money. So it's  
8       actually a nice little cushion or a little extra money  
9       for the Authority.

10              So we have to have all invoices in by July  
11       1st. We are looking to close the second to third  
12       week of this June, but by July 1st is  
13       the cutoff date to have all invoices in by.

14              That being said, 2.3(c) there is a proposal  
15       from Hawkins, Delafield and Wood who is our  
16       bond counsel. Back in 2020, the Board approved  
17       Hawkins, as the Board will probably remember, it  
18       was going to be done in two transactions: \$25,000  
19       for the first short-term money that went long-term  
20       in 2020; then it was supposed to go to long-term,  
21       the rest of it, the second transaction, last year for  
22       another \$25,000. We got the extension into this  
23       year so push it out

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1 another year plus the additional money, so that was  
2 a total of \$50,000 the Board approved. We went  
3 the additional money and now with the WIFIA loan,  
4 it's complicated, taking the additional money from  
5 the EFC a little bit which is  
6 creating more work for Bill Jackson and his  
7 firm.

8 So he is looking for an additional \$15,000. So  
9 if you total the \$65,000 to close on the  
10 second long-term money -- short-term money to  
11 long-term and deal with EFC and WIFIA, et cetera.  
12 That \$65,000 additional, it's basically \$15,000  
13 additional on top of what the Board originally  
14 approved.

15 Bill has been phenomenal. He picks up the  
16 phone, he gets on conference calls, he never  
17 bills for any of these conference calls. He has been  
18 on all the conference calls with the EFC trying to  
19 figure out how we could make it if we did meet the  
20 deadline stuff into escrow,  
21 et cetera. Bill has just been phenomenal and  
22 I really enjoy working with him.

23 So I recommend the Board award the  
24 additional money as outlined in those proposals.

25 CHAIRPERSON KALNICK: Any questions?

1 Motion to approve?

2 DIRECTOR WEINBERG: Motion.

3 DIRECTOR FRANK: Second.

4 CHAIRPERSON KALNICK: All in favor?

5 (Whereupon all members responded in the  
6 affirmative.) [Res. #22-05-05]

7 CHAIRPERSON KALNICK: Any abstentions?

8 (No response.)

9 SUPERINTENDENT GRAZIANO: Next item,  
10 Capital Market Advisors is our Financial Advisors.  
11 When it comes to bonding, EFC funding, et  
12 cetera, their proposal for \$25,000 was approved  
13 many years ago. I don't remember the exact  
14 date.

15 Do you remember the date, Judy? 2016,  
16 somewhere around there?

17 TREASURER FLYNN: 2014.

18 SUPERINTENDENT GRAZIANO: 2014.

19 To date, out of that \$25,000, they spent  
20 \$17,940, so we have approximately \$7,000 left.

21 They are saying they can finish this new  
22 money that we are getting from EFC plus the  
23 long-term money inside their budget. So this is  
24 just an FYI just to let the Board know there are  
25 two people, the two firms that are handling our

1 bonding, are phenomenal companies and really  
2 work hard with the Authority to keep costs down.  
3 So this 2.3(d), is not any additional costs.

4 CHAIRPERSON KALNICK: Previously approved  
5 so we don't need a resolution on it.

6 Go into Executive Session for (f)?

7 SUPERINTENDENT GRAZIANO: Sure.

8 CHAIRPERSON KALNICK: Motion to go into  
9 Executive Session?

10 SUPERINTENDENT GRAZIANO: Thank you, James.

11 DIRECTOR LEVY: So moved.

12 DIRECTOR LUSTBADER: Seconded.

13 CHAIRPERSON KALNICK: All in favor? (Whereupon  
14 all members responded in the affirmative.

15 CHAIRPERSON KALNICK: Any abstentions?  
16 (No response.)

17 (Whereupon all members went into Executive  
18 Session from 6:20 P.M. to 7:00 P.M.)

19 CHAIRPERSON KALNICK: Motion to adjourn.

20 DIRECTOR WEINBERG: So moved.

21 CHAIRPERSON KALNICK: Thank you. Have a  
22 wonderful week, healthy week.

23 MR. LIMMER: Stay safe.

24 (Time noted: 7:01 P.M.)

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