

Final: May 20, 2014

**MEETING OF THE BOARD OF DIRECTORS OF THE WATER AUTHORITY OF GREAT NECK NORTH HELD ON APRIL 21, 2014, AT 50 WATERMILL LANE, GREAT NECK, NEW YORK.**

**PRESENT:**

Michael C. Kalnick, Chairperson  
Jean Celender, Director  
Dr. Dan Levy, Director  
Carol Frank, Director  
Ralph J. Kreitzman, Director  
Susan Lopatkin, Director

Village of Kings Point  
Village of Great Neck Plaza  
Village of Saddle Rock  
Town of North Hempstead  
Village of Great Neck  
Village of Kensington

**ALSO PRESENT:**

Robert Graziano, Deputy Chairperson  
Gregory Graziano, Superintendent  
Kathleen Friend, Treasurer  
Lisa Schlichting, Secretary  
Robert McCormack, Supervisor, Water  
Plant Operations  
Stephen Limmer, Counsel  
  
Bill Merklin

Water Authority of Great Neck North  
Water Authority of Great Neck North  
Water Authority of Great Neck North  
Water Authority of Great Neck North  
Water Authority of Great Neck North  
  
Ackerman, Levine, Cullen, Brickman &  
Limmer, LLP  
Dvirka & Bartilucci, Consulting Engineer

**NOT PRESENT:**

Howard Miskin, Vice Chairperson  
Edward Causin, Director  
Steven Weinberg, Director  
Stephen Moriarty, Assistant Superintendent

Water Authority of Great Neck North  
Village of Great Neck Estates  
Village of Thomaston  
Water Authority of Great Neck North

**ALSO PRESENT:**

Ashley Parslow

Authorities Budget Office

The Board meeting was called to order at 6:00 p.m. Six members, (Chairperson/Director Kalnick, Directors Celender, Frank, Kreitzman, Levy, and Lopatkin) were present, constituting a quorum.

On the motion of Director Kreitzman, seconded by Director Lopatkin, by Resolution #14-04-01, the Board acknowledged that the Minutes of the Board's March 17, 2014, meeting were reviewed by the Directors and were approved. The vote was 6 for, 0 against, 0 abstentions.

On the motion of Director Levy, seconded by Director Kreitzman, by Resolution #14-04-02 the Board acknowledged that the Abstract of Claims was reviewed by the Directors and the Abstract was approved. The vote was 6 for, 0 against, 0 abstentions. A copy of the Abstract is on file with the Secretary.

On the motion of Director Lopatkin, seconded by Director Levy, by Resolution #14-04-03, the Board acknowledged that the Treasurer's Monthly Report was reviewed by the Directors and the Report was accepted. The vote was 6 for, 0 against, 0 abstentions. A copy of the Report is on file with the Secretary.

On the motion of Director Kreitzman, seconded by Director Lopatkin, by Resolution #14-04-04, the Board acknowledged that the Revenue and Expenses Quarterly Report was reviewed by the Directors and the Report was accepted. The vote was 6 for, 0 against, 0 abstentions. A copy of the Report is on file with the Secretary.

On the motion of Director Kreitzman, seconded by Director Levy, by Resolution #14-04-05, the Board reviewed and accepted the Construction Work in Progress Budget vs. the Actual Report for the period ended March 31, 2014. The vote was 6 for, 0 against, 0 abstentions.

Bill Merklin presented the Engineer's Report:

Philip Ross Industries, Inc. completed the punch list for the Packed Tower Aeration Treatment System at Community Drive. The contract close out documents were submitted to the Authority.

Work is underway for the Electrical Improvements for Well 10A at Ravine Road. Hinck Electrical Contractor, Inc. installed the generator. The generator cannot be tested until the gas service is installed. National Grid estimates that the gas service will be installed in approximately 7 weeks. Site restoration will be performed after the gas service has been installed.

D&B Engineers and Architects, P.C. ("D&B"), submitted the 60 percent design to the Authority for the Rehabilitation of Well 11A at Watermill Lane. A review meeting will be scheduled with the Authority shortly.

Bancker Construction Corp. completed work on the Water Main Improvements at Cricket Lane and Pond Road. D&B is working on a separate bid document for the Kings Point Road portion of the project, which is 90 percent complete.

The Water Main Improvements for the proposed Nassimi Property Subdivision at 102 Kings Point Road have been completed. D&B received Nassau County Department of Health ("NCDH") approval to place the water main into service. The asphalt restoration will be scheduled at the developer's convenience.

Superintendent Graziano presented the Superintendent's Report:

Superintendent Graziano requested the Board's approval to sell as, surplus, a 2002 Dodge Durango with approximately 114,580 miles to the highest bidder, in "as is" condition. The Superintendent advised that the vehicle will not be replaced. The cost to the Authority to repair the vehicle exceeds the value of the vehicle to the Authority. The vehicle would be posted for auction online through GovDeals, Inc. On the motion of Director Levy, seconded by Director Celender, by Resolution #14-04-06, the Board approved selling the 2002 Dodge Durango to the highest bidder in "as is" condition. The vote was 6 for, 0 against, 0 abstentions.

Based upon the lowest bids received for each category of material, Superintendent Graziano recommended splitting the Hydrants, Valves and Fittings contract among Joseph Pollard Co., Inc., T. Mina Supply Inc., and Clement J. Gaffney Water Meter Repairs, Inc. Pollard was the lowest bidder for fourteen categories; T Mina was the lowest bidder for two categories, and Clement J. Gaffney Water Meter Repairs, Inc. was the lowest bidder for three categories. The Authority's reservation of its right to award different items to different bidders, based upon the lowest unit prices bid for such items, was set forth in the bid package. The bid amount is based on estimated quantities. Actual quantities may be more or less than the estimate. If additional quantities are needed they may be purchased at the existing bid price. On the motion of Director Lopatkin, seconded by Director Kreitzman, by Resolution #14-04-07, the Board approved splitting the 2014/2015 contract for Hydrants, Valves, and Fittings between Joseph Pollard Co., Inc., T. Mina Supply Inc., and Clement J. Gaffney Water Meter Repairs, Inc. as the respective lowest responsible bidders for such items, as outlined in the Superintendent's memo of April 1, 2014. The vote was 6 for, 0 against, 0 abstentions. Copies of the bids and memo are on file with the Secretary.

D&B submitted its proposal for Engineering Services for Water Main Improvements on Martin Court. The work will include the replacement of 2,900 feet of 6-inch diameter Transite (asbestos cement) water main with 8-inch diameter ductile iron water main. Approximately 30 water services will be replaced. The Village of Kings Point is currently planning to rehabilitate Martin Court in the spring of 2015, so there will be a substantial cost saving for pavement restoration. The work on Martin Court will be included as part of the bid package for Kings Point Road, which is currently approximately 90 percent complete. The maximum fees for salary cost are:

<b>Method of Payment</b>	<b>Design</b>	<b>Bidding and Construction</b>	<b>Full Time Inspection</b>	<b>Total</b>
Current Contract Fees (Cricket Lane & Kings Pt Rd)	\$102,000	\$68,500	\$64,500	\$235,000
Additional Fees for Martin Court	\$37,000	\$11,000	\$14,000	\$62,000
New Total Fees	\$139,000	\$79,500	\$78,500	\$297,000

Director Levy asked how Martin Court was selected. The Superintendent advised him that several months ago Kings Point had furnished him with a list of the roads upon which it would be performing major restorations. Martin Court has 3,000 feet of asbestos main that is in need of replacement. The Authority has a policy that when a village or the Town is doing major restorations of a road, because of the cost savings in pavement restoration, if the Authority was planning on replacing the main in the near future, the Authority, when it has sufficient notice, piggybacks the replacement of the mains with the road work to take advantage of those savings. In addition, the Superintendent advised that he follows the NCDH recommendations that water mains that are smaller than 4" in size, or are very old, be given priority. On the motion of Director Lopatkin, seconded by Director Kreitzman, by Resolution #14-04-08 the Board approved D&B's proposal for Engineering Services for Water Mains

Improvements on Martin Court. The vote was 6 for, 0 against, 0 abstentions. A copy of the proposal is on file with the Secretary.

Superintendent Graziano recommended that the Authority issue a follow up letter in support of Senator Jack Martins letter dated April 9, 2014, regarding the West Branch Tunnel Repair urging that the Department of Environmental Protection ("DEP") perform a full environmental assessment, including an analysis of the impact to Long Island's sole source aquifer, prior to the reactivation of dormant public supply wells in Queens. On the motion of Director Lopatkin, seconded by Director Kreitzman, by Resolution #14-04-09 the Board authorized Superintendent Graziano to send a letter to the DEP in support of Senator Jack Martins' letter dated April 9, 2014. The vote was 6 for, 0 against, 0 abstentions. A copy of Senator Martins' letter is on file with the Secretary.

The Superintendent advised the Board that the Long Island Commission for Aquifer Protection ("LICAP ") did not have an available seat on its Board at this time, but LICAP is going to appoint him as an honorary member, so that he will be able to raise and discuss issues that specifically affect the Authority and he will be well-positioned if a seat is vacated.

Littler Mendelson, P.C.'s proposal to represent the Authority on employment and labor related matters was tabled until the May Board meeting. The Chairperson is still negotiating the terms of the proposal.

On the motion of Director Lopatkin, seconded by Director Kreitzman, by Resolution #14-04-10, the Board went into Executive Session at 6:22 p.m. to discuss the proposed agreement to extend the present radio communications Lease Agreement with Sprint and a personnel matter. The Board emerged from Executive Session at 7:05 p.m.

Based upon the Superintendents recommendation and review of the candidate's credentials, the Board adopted the following resolutions:

- On the motion of Director Levy, seconded by Director Lopatkin, by Resolution #14-04-11, the Board appointed Jessica LaForge, as of July 1, 2014, to fill the unexpired term of the Treasurer, Kathleen Friend, who has given notice that she is retiring and resigning from her position as Treasurer of the Authority on June 30, 2014. The vote was 6 for, 0 against, 0 abstentions.
- On the motion of Director Kreitzman, seconded by Director Celender, by Resolution #14-04-12, effective July 1, 2014, Ms. LaForge will be compensated based upon an annual rate of pay of \$105,000.00, and will receive all of the benefits provided under the current Authority employee policies. The vote was 6 for, 0 against, 0 abstentions.
- On the motion of Director Lopatkin, seconded by Director Celender, by Resolution #14-04-13, the Board approved engaging Ms. LaForge as an independent contractor two weeks prior to her appointment, from June 16, 2014, to June 30, 2014, to provide an overlap prior to the current Treasurer's retirement date to provide a learning period prior to the date she takes office. The compensation to be paid to Ms. LaForge for that 2-week period will be based upon an annual rate of pay of \$105,000.00, with no benefits. The vote was 6 for, 0 against, 0 abstentions.

Superintendent Graziano recommended entering into a Second Amendment To Lease Agreement with Sprint Spectrum Realty Company, L.P., to utilize its Weybridge well site and water tank for its radio communications equipment. He informed the Board that the proposed amendment would extend the existing lease for five years, from February 29, 2016, through

February 28, 2021, for the annual base fee of \$72,441.60, which shall be increased annually by 4%, with Sprint having the option to further extend the lease two additional 60-month periods. He stated that, in his opinion, based upon his negotiations for similar leases at the site and the information that he obtained from other lessors of similar facilities on Long Island, the negotiated rental with the 4% annual increases was fair market value. In accordance with the new Authorities Budget Office ("ABO") policy, since the annual payments for the lease will be in excess of \$15,000.00, the agreement cannot be effectuated until at least 90 days after the Authority submits a written explanation of the agreement to the ABO. On the motion of Director Levy, seconded by Director Celender, by Resolution #14-04-14, the Board confirmed that in its opinion the base annual fee of \$72,441.60, with annual increases of 4%, represented fair market value and, approved the proposed Second Amendment To Lease Agreement with Sprint Spectrum Realty Company, L.P., on the condition that the required 90-day notice was provided by the Authority to the ABO and the ABO did not raise any objections to the agreement within said 90-day period. The vote was 6 for, 0 against, 0 abstentions. A copy of the agreement is on file with the Secretary.

On the motion of Director Lopatkin, seconded by Director Celender, by Resolution #14-04-15, the meeting was adjourned at 7:12 p.m.

The next Board of Directors Meeting is scheduled for:  
Monday, May 19, 2014 at 6:00 p.m.