

GLOVERSVILLE BOARD OF WATER COMMISSIONERS

MEETING MINUTES – JUNE 10, 2025

The Regular meeting of the Board of Water Commissioners was held and brought to order at their office, 67-73 South Main Street Gloversville, NY, on June 10, 2025, at 6:00 PM with President White presiding.

Roll Call:

Commissioner:

White	Present
Hartman	Present
Antonucci	Present
Capano	Present
Holly	Absent

Others in Attendance: Water Superintendent, Eric Lentini; and Cindy Albertine, Clerk of the Board, Andrew White, Chief Water Plant Operator and Eric Maye, Senior Account Clerk.

Superintendent Lentini opened the meeting to anyone wishing to address the Board:

Public Session:

There being no public comments, Public Session was closed at 6:01 p.m.

Commissioner Hartman performed the audit of the bills for the period covering May 17, 2025 – June 9, 2025.

The audits were presented as follows:

General Fund	\$138,061.79
Capital Project Fund	\$ 5,221.25

Motion was made by Commissioner Capano that the audited bills are ordered paid. The motion was seconded by Commissioner White and carried.

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

Minutes:

Minutes for the following meetings were emailed to each board member prior to the meeting for review.

Regular Meeting – April 15, 2025
Special Meeting – April 21, 2025

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Special Meeting – April 28, 2025

There being no questions or changes, the Clerk asked for a motion to approve the meeting minutes. Motion was made by Commissioner Antonucci, seconded by Commissioner Capano and carried.

Commissioner	Yes	No	Absent	Abstain
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

Superintendent's Report:

Blue Triton:

Eric noted that the contract with Blue Triton was emailed prior to the meeting for their review which included the updated rates and the infrastructure rate removed. The contract was also sent the attorney Ed Skoda for review. Mr. Skoda indicated everything looked good. Eric asked if anyone had any questions regarding the contract. The Board did not have any questions or concerns. He asked the Board for a motion to move forward with Blue Triton. Once approved, Blue Triton will send the contract to their attorney for review.

Motion was made by Commissioner Capano, seconded by Commissioner White to move forward with the Blue Triton Contract, and carried.

Commissioner	Yes	No	Absent	Abstain
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

Niagara Water Bottling Company:

Eric advised the Board that he attended a virtual meeting with Geoff Kamansky, Director of Procurement at Niagara Bottling, last week. He had some questions regarding the Will Serve letter and the infrastructure upgrades. Jake Gordon of C.T. Male Associates also attended the meeting to help answer any questions. Jake was able to speak as to the recommendations and timelines for this project. If Niagara were to commit to Tryon Park, they asked if we would submit all the required paperwork for permits to move forward. Eric advised this would not be a problem. Mr. Kamansky noted he will be unavailable for the next few weeks but would reach out upon his return. The Board asked what the timeline looked like. Eric advised that there are looking to start production under Phase 1, which is 600,000 gallons per day by September 2026. If they were to proceed to Phase 2 at a later date, that would consist of approximately 1.2 million gallons per day. The rate discussed for Phase 1 would be billed at our special industrial rate.

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Lead Service Line Service Replacement Project:

The EDU and budget information was sent to Melanie Krause of C.T. Male Associates who has been assisting us with completing the grant application process. She was able to enter our fiscal data in order to submit the financing application. She followed up an email requesting information that all applicants submit a debt service summary. We are in the process of getting that information and should have that submitted to her within the next day or two. Once she has that information the initial application will be submitted. Melanie indicated that she would keep us up-to-date on the progress or if there were any additional items needed.

Eric mentioned that he met with our health insurance broker, Brian Beauchemin, to introduce himself. They discussed the new effective date of January 1st for our insurance policy going forward to align with our contracts. They also discussed the process and potentially looking at new plans, if necessary. They will be meeting again in the Fall to start that process.

American Tower Lease Agreement. Eric spoke with Kymberlie Kutzler, of American Tower, who approached him with a possible amendment to our existing lease agreement to include verbiage giving them first right, first right of dismissal. or first right to counter to purchase the land should the Water Department decide to sell the property. The Board was provided with a copy of an agreement we received from American Tower. If we were to agree to amending the existing agreement to include the language, they are prepared to offer a one-time fee of \$10,000. Eric has reviewed the old contracts and this was the only change to the existing agreement. They also made a counter, to offer a 50-year term of easement of the property, offering a one-time \$750,000 lump-sum fee. It was Eric's recommendation to consider including the right of refusal language to the existing agreement, and to refuse the 50-year easement.

After discussion, the Board agreed to include the right of refusal language after our attorney had the opportunity to review and approve the contract. Motion was made by Commissioner Hartman, seconded by Commissioner Capano and carried to send the contract to our attorney for review and approval.

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

The Board was advised that Eric has reached out to labor attorney Jay Ferlazzo, of Girvin and Ferlazzo, to speak with him regarding potentially using his services during our up-coming contract negotiations and requested his current rates. Mr. Ferlazzo currently works with several other local municipalities and comes with good recommendations and has been timely in his responses. Eric was provided with his current rates and made them available for the Board to review.

At this time, Superintendent requested to enter an Executive Session to discuss contract negotiations.

Motion was made by Commissioner Capano, seconded by Commissioner White to enter Executive Session at 6:10 p.m.

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
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White	X	
Hartman	X	
Antonucci	X	
Capano	X	
Holly		X

A motion was made by Commissioner Hartman, seconded by Commissioner White to come out of Executive Session at 6:32 p.m.

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

The Board was informed that Eric received a request from the assessor for the City of Gloversville, requesting forgiveness of an unpaid water bill at 7 Grandoe Lane in the amount of \$3,061.10. The current buyer for the property is requesting forgiveness of the bill in order to purchase the property.

After discussion, a motion was made by Commissioner Hartman, seconded by Commissioner Capano to deny the request to forgive the outstanding water bill at 7 Grandoe Lane.

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

Clerk of the Water Board:

Billing Disputes:

24 Park Street - Prior to the meeting the Board members were provided with a copy of a water dispute we received along with printouts of the water usage for the property. Clerk advised the Board they are requesting relief on their water bill which was \$2,795.04, claiming that one of the units has been vacant for eight months. They had a plumber check for leaks and none were found. According to the consumption shown in Neptune, there was a large leak in December 2024 through January 2025. Consumption dropped significantly in February. In addition, there were notes on the account that we were called to the property in January and found there were broken pipes in the cellar due to being frozen.

After discussion, a motion was made by Commissioner Hartman, seconded by Commissioner Antonucci to deny the request.

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<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

70 Third Street – Owner submitted a dispute requesting relief on their \$7,091.59 water bill. The complaint claimed they had a leaking toilet due to a broken float. The consumption analysis report from Neptune shows a spike in usage that began in October 2024 and continued through May 2025. A crew was sent to the property on April 29, 2025 to check on the service. There was no answer when they attempted to gain access to the meter. They listened to the lines and did not hear any water running through the lines, indicating there was not a leak.

After discussion, a motion was made by Commissioner White, seconded by Commissioner Capano to deny the request.

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

The Clerk presented the Board with a sewer relief application that was approved by the sewer board for property located at 34 E. Eighth Ave. The sewer department approved a credit adjustment to the sewer amount due in the amount of \$99.94. Clerk asked the Board for approval to make the appropriate adjustment to the account.

A motion was made by Commissioner Capano, seconded by Commissioner Hartman and carried.

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

The Clerk gave an update on the health insurance retirement benefits for retired Clerk, Christine Linart. The Board was informed that the Clerk received an email from Christine regarding her health insurance premiums. During a previous meeting it was decided that her insurance premiums were to increase annually based on the percentage of the department's premium rate increase. Christine claims that her rates were to remain the same based on her retirement date. After speaking with retired Superintendent Chris Satterlee, he confirmed that she was one of the final retirees whose rates would be set at the time of their retirement, with no additional increases.

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Chief Water Treatment Operator:

Andrew informed the Board that there were no new updates on the plant project. The last he spoke with Jake Gordon of C.T. Male Associates, it was still being reviewed by the Department of Health.

Motion was made by Commissioner Capano to adjourn the meeting, seconded by Commissioner White.

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Abstain</u>
White	X			
Hartman	X			
Antonucci	X			
Capano	X			
Holly			X	

Meeting was adjourned at 7:05 p.m.

The next Regular meeting is scheduled to be held on July 15, 2025 at 6:00 p.m.