

WESTCHESTER JOINT WATER WORKS
Board of Trustees Meeting
Tuesday, January 12, 2021 at 3:30 p.m.

The meeting was called to order at 3:35 p.m. with the following members present (via video conference):

Present:

- Trustees: Ron Belmont, Tom Murphy, Nancy Seligson,
- Lori Lee Dickson, General Counsel
- Paul Kutzy, Manager
- Frank Arcara, Chief Water Treatment Plant Operator 1-B
- Jacqueline Briggs, Assistant Civil Engineer
- Zach Wasp, Junior Civil Engineer

Approval of Minutes

Trustee Murphy made a motion to approve the minutes of the December 15, 2020 Board meeting. Trustee Belmont seconded the motion, all in favor:

Trustee Seligson	“aye”
Trustee Belmont	“aye”
Trustee Murphy	“aye”

Financial Reports and Approvals

The Manager reviewed bank balances and presented claims to the Board highlighting significant items, among them: NYC Water Purchases, Payroll & Related Items, NYSHIP Monthly Health Insurance Premium, and a VOM Local Capital Project.

Approval of Claims: Trustee Murphy made a motion to approve 167 claims totaling \$1,187,044.00. Trustee Belmont seconded the motion, all in favor:

Trustee Seligson	“aye”
Trustee Belmont	“aye”
Trustee Murphy	“aye”

General Administration:

- Election of Officers: Trustee Belmont made a motion to approve the unanimous elections to keep the positions as currently held by the WJWW Trustees, as follows: Trustee Seligson as Chairperson WJWW, Trustee Belmont as Vice Chairperson WJWW and Trustee Murphy as Secretary/Treasurer WJWW. Trustee Murphy seconded the motion, all in favor:

Trustee Seligson	“aye”
Trustee Belmont	“aye”
Trustee Murphy	“aye”

- Approval of 2021 Board of Trustees Meeting Calendar: Trustee Murphy made a motion to approve the WJWW Board of Trustees Meeting Calendar for 2021 with meetings scheduled to take place on the 2nd and 4th Tuesdays of each month, with the exception of December, during which a single meeting is scheduled for Tuesday, December 14th. Any changes to the calendar will be noticed in advance of the affected meetings and the calendar as adopted, in its entirety, will be provided to the Reporter Dispatch for publication. Trustee Belmont seconded the motion, all in favor:

Trustee Seligson	“aye”
Trustee Belmont	“aye”
Trustee Murphy	“aye”

- Anderson Hill Road Wholesale Meter / Pressure Regulator Vault: A Joint Capital Project (A-1366) in the Town/Village of Harrison to install a Pressure Reducing Valve (PRV) and metering unit vault at the interconnection location at Anderson Hill Road (TVOH) with an estimated total cost of \$507,000 (inclusive of subsurface investigations, construction, engineering, oversight and regulatory filings) was presented to the Board for approval. This project is part of larger plan to comply with New York City’s Demand Management Program and will improve WJWW operations. Trustee Belmont made a motion to approve the Joint Capital Project (A-1366) at an estimated total cost of \$507,000 to install a Pressure Reducing Valve (PRV) and metering unit vault at this interconnection location. Trustee Murphy seconded the motion, all in favor:

Trustee Seligson	“aye”
Trustee Belmont	“aye”
Trustee Murphy	“aye”

- Operational Technical Assistance and SCADA Contract: The Chief Water Treatment Plant Operator presented a proposal submitted by Woodard & Curran Engineering related to Operational Technical Assistance and SCADA Services. This contract is generally submitted on an annual basis but needs to be renewed earlier than usual because of the emergency work that was required related to the Rye Lake Booster Pump Station upgrade. Following review and discussion, Trustee Belmont made a motion to approve the proposal for a not-to-exceed amount of \$95,000. Trustee Murphy seconded the motion, all in favor:

Trustee Seligson	“aye”
Trustee Belmont	“aye”
Trustee Murphy	“aye”

- Rye Lake Filtration Plant: General Counsel explained that consultant work is continuing on this project. She reminded the Board that a comprehensive submission was made to the NYSDEC Commissioner in regards to Lead Agency designation and that no formal action will be taken until the Commissioner makes a final determination. General Counsel then introduced planning, engineering and architecture consultants who planned a PowerPoint presentation for the Board to discuss their latest work related to the Draft Scope being developed for this project, which will eventually be used to develop the Draft Environmental Impact Statement. Valerie Monastra, Principal Planner and Adriana Beltrani, Environmental Planner, both with Nelson, Pope and Voorhis (planning), Eileen Feldman, Associate Vice President with Hazen and Sawyer (engineering) and John Fry and Jaclyn Tyler, both Principals with Nexus Creative Design (architects), were welcomed to the meeting. Ms. Monastra explained to the Board that the joint presentation is necessary in order to provide a clear message to the public.

Ms. Feldman shared that Hazen has been hard at work on all design and engineering aspects of this project in regards to compliance with the State Environmental Quality Review Act (SEQRA) process. She provided schematics and provided an overview of the Dissolved Air Flotation/Filtration (DAFF) technology being proposed for this project. She explained that this technology is used throughout the Northeast and in other filtration plants throughout Westchester County. The overview contained details related to water pumping capacity of the plant (30 million gallon per day) and the overall footprint of the proposed physical plant (approximately one acre). Ms. Feldman also presented a Filtration Plant timeline regarding compliance history for the Long Term 2 Enhanced Surface Water Treatment Rule (LT2) and Surface Water Treatment Rule (SWTR), which highlighted actions taken by WJWW, New York State and County agencies and the United States Environmental Protective Agency (USEPA), dating back to 1999. Site Plan updates were also discussed including the mandatory relocation of the driveway from Tower Road to Purchase Street, as a result of FAA sensitivities. The new driveway location had to take into consideration the topographical aspects of Purchase Street and the safety concerns for sight lines and traffic. The proposed location also most notably focused on neighborhood sensitivities (resident driveways), cross streets, nearby viewsheds from nearby structures and had to be placed near a high-point on the road for safety. The consultants answered questions posed by Trustee Mayor Ron Belmont as to how the newest access location will be created to minimize potential visual impacts while still providing maximum safety for vehicular traffic along Purchase Street which led to the presentation by the architectural team.

Mr. Fry and Ms. Tyler then presented an overview of site design features and initial architectural massing studies that Nexus has been developing. Mr. Fry described the overall design approaches that their team has explored as this project has gone from a broad concept to a more focused one. He explained that they propose to incorporate a site entry signature that focuses on a residential feel, rather than industrial - a nod to the sensitivities and nature of Purchase Street. Stonewalls, cobblestones and landscaping baffles for visual screening will be incorporated into their design for that purpose. The images provided for the presentation reflect mature, robust growth of landscaping, but it is noted that as part of the SEQRA process an examination of the proposed view shed is required which depicts both “leaves on” and “leaves off” views. In addition, all view sheds are being considered in order to show good faith and to be good neighbors. Nexus and Hazen have developed a collaborative relationship and all aspects of Nexus’ design proposals take into consideration function, safety, security and are grounded in reality. In terms of massing studies, four preliminarily designs were developed early on. The “Transverse Gable Massing” design is currently being focused on, and it is described as a hybrid of the initial four explorations, with elements taken from each. Mr. Fry and Ms. Tyler stressed that all building elements being considered illustrate a sincere effort to incorporate materials in a meaningful way and not just architectural elements. Materials and design elements will be considered for the practical aspects they offer - “do they provide a visual and/or sound buffer?” for example. All materials will be selected for their function, esthetic and meaning, with an eye on practicality and constructability. All efforts will be made to introduce sustainable features and the current building massing explores a wide range of solutions that could provide “significant daylight gathering and large-scale solar arrays”. Additional sustainable features also being considered are related to bio-walls, site screening and site bioswales.

In regards to Planning, Ms. Monstra presented to the Board, a list of the Federal, State and local agencies who will be reviewing the project in anticipation of approvals and permits (the Involved Agencies under SEQRA). Before WJWW can get any approvals, the SEQRA environmental review process must be completed. Ms. Monstra explained that “SEQRA is a state law which establishes a process to consider environmental factors early in the planning process of a project so that the project can actually be modified along the way and as needed to avoid adverse impacts on

the environment.” She illustrated, by way of flowcharts, the steps involved in the SEQRA process and the SEQRA timeline. She described the SEQRA process as generally taking about nine months, in an ideal situation. In terms of the draft Scope, Ms. Monastra and Ms. Beltrani reviewed the draft Environmental Impact Statement (EIS) Scope Analyses, which highlighted existing conditions, potential impacts and mitigative measures. She shared that some of the items being considered for more in-depth analyses involve land use, community character, visual impacts, utilities, stormwater, wetlands, and traffic and noise, to name just a few examples.

General Counsel thanked the consultants for their hard work and recognized them as a very talented and qualified group who are working on behalf of clean water. She pointed out that mitigative measures have already been taken when concerns have been raised and that the team will continue to look for ways to mitigate any concerns to the greatest extent in terms of design. General Counsel also introduced Caryn McBride from Co-Communications, the marketing and public relations firm developing a microsite to keep the public informed about the Filtration Plant. The microsite dedicated to the Filtration Project is expected to be completed soon, but will only be launched when all factual data and the best illustrative exhibits have been uploaded. Additionally, an email address dedicated specifically to this project will be available for the public to ask questions. Counsel reminded the Board that in terms of next steps, if a favorable decision regarding Lead Agency is reached prior to the next Board meeting, the Board could adopt the Draft Scope at that meeting, which would then allow for the establishment of a public meeting. The public meeting will give people a forum to ask direct questions and make comments they may have related to the scope of the environmental review of this project.

- The Manager presented, for the Board’s approval, a Nelson, Pope and Voorhis proposal for planning services related to the SEQRA process for the Filtration Plant, at an estimated cost of \$183,800 (inclusive of noise and traffic analysis consultant fees). General Counsel explained these planning services are necessary to completing the SEQRA process, regardless of who is Lead Agency. The noise and traffic consultants will be subcontracted through Nelson, Pope and Voorhis. Trustee Murphy made a motion to approve the Nelson, Pope and Voorhis proposal at an estimated cost of \$183,800. Trustee Belmont seconded the motion, all in favor:

Trustee Seligson	“aye”
Trustee Belmont	“aye”
Trustee Murphy	“aye”

Old Business

No Old Business discussed at this time.

Manager’s Report

No Manager’s Report needed at this time.

New Business

No New Business to discuss at this time.

Executive Session

No Executive Session needed at this time.

Date of Next Meeting

The next Board of Trustees meeting is scheduled for January 26, 2021 at 3:30 p.m.

With no further business to discuss, Trustee Belmont made a motion to adjourn the meeting. Trustee Murphy seconded the motion:

Trustee Seligson	“aye”
Trustee Belmont	“aye”
Trustee Murphy	“aye”

The meeting adjourned at 5:14 p.m.