

ALBANY WATER BOARD
MINUTES OF REGULAR MEETING
August 28, 2015

A regular meeting of the Albany Water Board was officially convened at 9:30 AM, local time, in the Conference Room at the Albany Water Board, 10 North Enterprise Drive, Albany, New York Friday, August 28, 2015.

PRESENT: David McGuire, Chairman; William Clay, Vice Chairman; Daniel Ranellone, Treasurer; Rachel McEneny, Member

EXCUSED: Leo Dean, Secretary

STAFF PRESENT: Joseph E. Coffey, Jr. PE, Commissioner, AWB; William Simcoe, P.E., Deputy Commissioner; Christopher Quirk, Chief Fiscal Officer, AWB; Elizabeth Romand, Confidential Assistant; Andrea Scheely, Customer Contact Specialist;

BOARD ADVISORS PRESENT: Adriana Le Blan, Assistant Corporation Counsel; Kevin ARCADIS

Approval of July 24, 2015 Meeting Minutes

Chairman McGuire introduced the minutes of the July 24, 2015 meeting. With no objection, the reading was dispensed and Chairman McGuire called for a motion to approve the minutes of said meeting. A motion was made by Mr. Ranellone, seconded by Ms. McEneny, and passed unanimously.

Public Comment Period

No public comments were made.

Comments from Financial Advisor Robert Hennes and Rate Consultant William Kahn

Robert Hennes and William Kahn's report will be deferred until a later date.

Water Bill Review Committee

The Water Bill Review Committee met, reviewed, and resolved the following on August 13, 2015:

Lanqin Wang, PO Box 8901 Albany, NY 12208

RE: 860 Madison Avenue

Committee recommends the bill be split over three cycles with the removal of all penalties after the balance is paid in full.

Mr. Brett Knowles, 574 Mohawk Trail, Slingerlands, NY 12159

RE: 671 Myrtle Avenue

Committee recommends that the bill be split over six months with the removal of penalties and interest after the balance is paid in full.

The Water Bill Review Committee detailed recommendations are attached.

Committee & Staff Reports

Chief Fiscal Officer Christopher Quirk presented a combined statement of Cash Flows and other combined Financial Information of the Albany Water Board and Albany Municipal Water Finance Authority for the one month period ending July 31, 2015. Actual revenue collections for the month of July 2015 were \$2,974,484 an amount 38% higher than the net monthly budget of \$2,140,802. This amount is \$480,452 higher than July 31, 2014. Year-to-date operating expenses (excluding capital and debt service expenses) are approximately \$12,771,400 which is \$831,853 or 7.0% higher than 2014, and \$192,295 or 1.5% under adjusted budgeted amounts as of June 30, 2015. Approximately \$460,462 in capital project costs was expended through July 31, 2015.

Commissioner Coffey presented a chart of the Department of Water & Water Supply—2015 Key Performance Indicators and Critical Numbers Dashboard as of the end of July, 2015 (attached). The Mayor recently attended a monthly staff meeting with Department leadership. At this meeting, the Mayor suggested adding deeper information and suggested why the information is important. Commissioner Coffey briefly highlighted Department overtime trends due to double shifts being worked as a result of employees out of work on Worker's Compensation, and a shortage of Equipment Operators, due to the pending retirement of two senior Operators in our T&D crew. We are in the process of performing training for additional employees to qualify them to act as Equipment Operators now, as well as to prepare them to fill the vacancies that will result when our current Operators retire at the end of this year.

Backwater Valve Grant: The Commissioner sought input from Board Members in promoting the Backwater Valve Grant Program. Currently, \$100,000 annually is budgeted toward this program, and yet, less than half of those funds are used in a typical year. Currently, information on the program and the application can be found on the City's website. We'd like to bring information about the program, along with other important Water Department news, to social media outlets such as Facebook and Twitter. Another option discussed was tapping into the Nixle notification system used by the Albany Police Department.

Normanskill Stream Landslide Update: We have sandbagged the McCormack Road Pump Station in an effort to proactively protect our property in the event of a flooding event. Due to drought conditions, the Normanskill has had lower water levels this season than is typical. Additionally, as a result of natural erosion the stream has widened and deepened slightly. The Town of Bethlehem and the Normanside Country Club were charged with retaining an engineer to draft an engineer's report and make an emergency application to the state and the Army Corps of Engineers to obtain a permit to cut a wider and deeper channel in the Normanskill, at least on an interim basis until a more permanent channel can be determined and constructed. The goal is to get the work done by the end of September. The City's concern is that while the interim solution is helpful, when will the permanent solution be solidified?

Big "C" Report: We have applied for a grant through the State (NYSEFC) for Water Infrastructure Improvement. We are hoping to get this grant and possibly be eligible for zero interest loans for additional infrastructure improvements based upon our status as meeting the EFC's new guidelines for hardship criteria.

Zen Building: Built a booster pumping station on site. They are proposing to start up the station in the first week of September.

1475 Washington Avenue: The 24" transmission relocation will also take place in early September.

CFA Report on Dam Safety: As part of the Consolidated Funding Application process, a grant application was submitted to install a new booster pumping station further east on Washington Avenue due to the number of heavy users on the system in that area. Currently is a limitation to what we can provide to the Pine Push Pump station of about 3 million gallons per day.

Long Term Control Plan: We need to complete an Engineer's Report and study on the facility to treat and disinfect the outflows of the Big C, to maintain compliance with the Long Term Control Plan. We will have to perform sampling of the water for quality, siting. Deputy Commissioner William Simcoe recommended that a scope and fee proposal be considered to complete the study. Based upon all the work that has already been completed on the Long Term Control Plan to date, considering how complex the requirements and plans are, that the best interest for Water Board to enter into agreement with the existing joint venture team consisting of CHA, ARCADIS, and CDM Smith.

Consultant Engineer's Report: Kevin Hogan of ARCADIS detailed the attached report which provides a list of upcoming due dates associated with the Long Term Control Plan. We are on schedule with all items associated with the Long Term Control Plan. Additionally, an update was provided on the Five Year Capital Improvement Plan, which includes visiting and interviewing staff regarding the Loudonville Reservoir, Basic Creek Reservoir, Feura Bush Water Treatment Plant, and the Alcove Reservoir. Projects are on track and progressing as scheduled. The completion of the Asset Management Plan is key for our future as it will drive and refine the Five Year Capital Improvement Plan dramatically. It will look at the risk and consequences of a failure, and help prioritize our efforts.

New Business

Goats! Five goats were introduced to the Loudonville Reservoir to control overgrowth of areas that are steep and difficult (unsafe) to access by mowers and employees. The goats provide an environmentally sound and sustainable way to control overgrowth.

Appraisal Report for Colonie Street Property: This property has been used as a staging area for disposal of materials used in operations, encompassing about one acre of land. The developer of the 833 Broadway building has approached us to purchase this parcel of land to allow for parking for the new businesses that will take up residence in the building. This project is expected to bring 700 jobs to the City of Albany, so they are a welcome addition to the community. As a result, an RFP was sent out, requesting Appraiser bids. We received one response, with a quote of \$3200. The submission was thorough and complete. Leasing or selling this property would mean that we would need to relocate our staging area to the rear of our 10 N. Enterprise location; the APD Traffic Division which currently occupies space at our 10 N. Enterprise building would vacate our space there, and possibly relocate to 35 Erie Blvd.

Executive Session

Commissioner Coffey advised the Board that he would like to discuss the potential sale or lease of real property with the Board. Chairman McGuire moved to adjourn the regular meeting and go into Executive Session. Ms. McEneny seconded.

No action was taken during Executive Session.

Upon adjournment from Executive Session, the Regular meeting was resumed.

Resolutions (Attached)

Resolution 15-23: Authorizing the Chairman to execute an agreement with Integrated Valuations, LLC, for appraisal services.

Resolution 15-24: Authorizing the Chairman to sign authorization letter.

Resolution 15-25: Authorizing the Chairman to negotiate and enter into agreements for the lease of property.

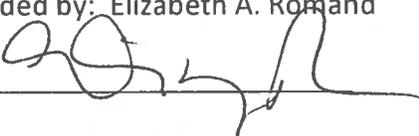
Resolution 15-26: Approving policies recommended by the Governance and Finance Committees.

Resolution 15-27: Approving the recommendations of the August 13, 2015 meeting of the Water Bill Review Hearing

Chairman McGuire informed all those in attendance that the next meeting of the AWB will be Friday, September 25th at 9:30 a.m. in the AWB Conference Room.

Being no further business, Chairman McGuire called for a motion to adjourn the meeting. A motion was made by Mr. Ranellone, seconded by Mr. Clay, and passed unanimously. The meeting was adjourned at 11:00 a.m.

Recorded by: Elizabeth A. Romand

A handwritten signature in black ink, appearing to read "EROMAND", is written over a horizontal line.

MEMORANDUM

To: Vice Chairman David R. McGuire
From: Gerald E. Campbell
Date: August 13th, 2015
Re: Water Bill Review Hearing

Pursuant to City Ordinance 19.31.98, the Water Bill Review Committee has reviewed the following cases on August 13th, 2015 and has made the following recommendation(s) for consideration by the Water Board.

Lanqin Wang
PO Box 8901
Albany, NY 12208

RE: 860 Madison Avenue

Current Balance \$ 3,120.98
Protested Bill \$ 2,969.04
Penalty \$ 148.45

Xin Shi was present at the meeting and explained his protest. The Water Bill Review Committee recommends the bill be split over six months with the removal of all penalties and interest.

Brett Knowles
574 Mohawk Trail
Slingerlands, NY 12159

RE: 671 Myrtle Avenue

Current Balance \$ 1,300.82
Protested Bill \$ 1,238.88
Penalty \$ 61.94

Brett Knowles was present at the meeting and explained his protest. The Water Bill Review Committee recommends the bill be split over six months with the removal of all penalties and interest.

cc: Commissioner Joseph Coffey
Andrea Scheely

Protest
671 Myrtle Avenue
Account: 015755 Route: 222/8000
Brett Knowles

Customer is protesting the May bill in the amount of \$1238.88, with a consumption of 23,200 cubic feet. This bill is for the service period of January 3, 2015 to May 1, 2015.

AWD sent out for a re-read due to high consumption, a card was left for the owner to contact AWD on May 7, 2015. Owner contacted AWD and scheduled a check, test, and read.

Results:

Trace read 138,166 cubic feet.

No test-toilet on first floor was running. An Orion was installed at this time.

On May 15, 2015 AWD sent out for a read, Orion read 1,345 cubic feet.

On May 28, 2015 AWD sent out for a read, Orion read 5,137 cubic feet.

2nd CTR was scheduled on July 9, 2015 to confirm leaks had been repaired.

Results:

Customer cancelled. Orion read 7,066 cubic feet

AWD contacted customer on July 21, 2015 to reschedule check, test, and read.

Results:

Meter & Orion read 7,545 cubic feet. No leaks and Meter tested 100%.

The average daily consumption during the cycle was 194.95 cubic feet a day. From May 1 thru May 7 the average daily decreased to 133.33 cubic feet a day. From May 7 thru May 15 the average daily increased to 162.50 cubic feet a day. From May 15 thru May 28 the average daily increased to 253 cubic feet a day. From May 28 thru July 9 the average daily decreased to 45.23 cubic feet a day. From July 9 thru July 24 the average daily decreased to 33 cubic feet a day.

The meter cannot register more than what flows through.

Overview of 8/13/2015 meeting:

Not eligible for the Albany Water Board's Water Bill Modification Policy

Allow for six month payment plan-removal of penalty upon final payment

2 units-occupied

Owner stated that the toilet was running and was repaired

Pays promptly

Income property

Protest
860 Madison Avenue
Account: 016067 Route: 216/16200
Lanquin Wang

Customer is protesting the May bill in the amount of \$2,969.04 with a consumption of 55,600 cubic feet. This bill is for the service period of January 3, 2015 to May 1, 2015.

AWD sent out for a re-read due to high consumption, a card was left for the owner to contact the AWD on May 11, 2015. AWD contacted the customer on May 12, 2015 and the owner explained that there are only two people living on first floor and the upstairs was not using any water due to the fact that they were doing repairs to the sheetrock. Owner then scheduled a check, test, and read.

A check, test, and read was performed on May 13, 2015.

Results:

Meter read 189809 cubic feet

Meter tested 100%

No leaks-both hot water tanks looked new. Owner said that they were installed a year ago.

The average daily consumption during the cycle was 467.22 cubic feet a day. From May 1 thru May 11 the average daily decreased to 0 cubic feet a day. From May 11 thru May 13 the average daily increased to 50 cubic feet a day.

The meter cannot register more than what flows through.

Overview of 8/13/2015 meeting:

Not eligible for Albany Water Board's Bill Modification Policy.

2 units-only first floor was occupied

Allow for a six month payment plan-removal of penalties upon final payment

Owner was rehabbing second floor and never noticed anything leaking.

Pays promptly

Income property

MEMORANDUM

TO: Members of the Albany Water Board and Members of the Albany Municipal Water Finance Authority

FROM: Chris Quirk, Chief Fiscal Officer

RE: **COMBINED STATEMENTS OF CASH FLOWS AND OTHER COMBINED FINANCIAL INFORMATION OF THE ALBANY WATER BOARD AND THE ALBANY MUNICIPAL WATER FINANCE AUTHORITY FOR THE ONE MONTH PERIOD ENDED JULY 31, 2015**

DATE: August 28, 2015

The following is a discussion of certain highlights and other significant operating matters:

Water/Sewer Revenue Annual Budget - \$34,700,000; Annual Budget Net of Rollover

Actual revenue collections for the month of July 2015 were \$2,974,484 an amount 38% higher than net monthly budget of \$2,140,802. This amount is \$480,452 higher than July 31, 2014.

Investment Income Annual Budget - \$150,000 PAGE 2

As of July 31, 2015, year-to-date investment income was \$133,101 compared to investment income of \$110,072 as of July 31, 2014.

Operating Expenses Annual Budget - \$26,196,000 PAGE 3

Year-to-date operating expenses (excluding capital and debt service expenses) are approximately \$12,771,400 which is \$831,853 or 7.0% higher than 2014, and \$192,295 or 1.5% under adjusted budgeted amounts as of July 31, 2015.

The personnel services category is 7.8% under budget. Overtime expense is 8.0% over budget.

Capital Project Costs Annual Budget - \$3,000,000 PAGE 4

Approximately \$460,461 in capital project costs was expended through July 31, 2015.

Cash Flow after Cap Ex and Deb Service- \$3,047,782 thru July 31, 2015

Due from the City Of Albany- \$10,792,982 at July 31, 2015

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ALBANY WATER BOARD
ALBANY MUNICIPAL WATER FINANCE AUTHORITY
STATEMENTS OF CASH FLOWS
July 31, 2015

	One Month Period Ended		Year-To-Date Periods Ended		Percent Variance	Variance	Percent Variance
	2015	2014	2015	2014			
Revenues							
Water/sewer revenue	\$ 2,974,484	\$ 2,494,032	\$ 480,452	\$ 20,151,396	19.3%	\$ 616,912	3.2%
Investment income	3,474	1,481	1,993	133,101	134.6%	23,029	20.9%
Total revenues	2,977,958	2,495,513	482,445	20,284,497	19.3%	639,941	3.3%
Operating expenses							
Operation/maintenance costs	1,714,125	1,022,457	691,668	12,771,400	67.6%	831,853	7.0%
Board/Authority expenses	10,217	6,130	4,087	52,534	66.7%	8,902	20.4%
Total expenses	1,724,342	1,028,587	695,755	12,823,934	67.6%	840,755	7.0%
Net operating cash flows before debt service and capital project costs	1,253,616	1,466,926	(213,310)	7,460,563	-14.5%	(200,814)	-2.6%
Debt service costs	(564,620)	(566,080)	1,460	(3,952,320)		84,360	-2.1%
Capital project costs	(161,417)	(89,061)	(72,356)	(460,461)	0.0%	32,216	0.0%
Net cash flow (deficiency)	\$ 527,579	\$ 811,785	\$ (284,206)	\$ 3,047,782	-35.0%	\$ (84,238)	-2.7%

ALBANY WATER BOARD
ALBANY MUNICIPAL WATER FINANCE AUTHORITY
SCHEDULE OF REVENUES
July 31, 2015

	2015		2015 Actual	Variance		2014		2014 Actual	Variance	
	Budget			Favorable (Unfavorable)	%	Budget			Favorable (Unfavorable)	%
Water and sewer revenue										
July	\$ 2,140,802	\$ 2,974,484	\$ 833,682		\$ 2,534,900	\$ 2,494,032	\$ (40,868)			-2%
Year-to-Date	\$ 16,819,530	\$ 20,151,396	\$ 3,331,866		\$ 16,817,837	\$ 19,534,484	\$ 2,716,647			16%
Investment income										
July	\$ 12,500	\$ 3,474	\$ (9,026)		\$ 12,500	\$ 1,781	\$ (10,719)			-86%
Year-to-Date	\$ 87,500	\$ 133,101	\$ 45,601		\$ 87,500	\$ 110,072	\$ 22,572			26%

Additional Cash Receipts

Meter Recovery Fees				
July	\$ -			
Year-to-Date	\$ -	\$ -		
Sales of Scrap				
July	\$ -	\$ 311		
Year-to-Date	\$ -	\$ 8,338		
Insurance Recoveries				
July	\$ -	\$ -		
Year-to-Date	\$ -	\$ -		
Miscellaneous Income				
July	\$ -	\$ 18,188		
Year-to-Date	\$ -	\$ 61,492		

Note: The revenue budgets reflect forecasted revenue collections of \$34,700,000 and \$33,500,000 for 2015 and 2014, respectively.

ALBANY WATER BOARD
ALBANY MUNICIPAL WATER AUTHORITY
SCHEDULE OF OPERATING EXPENSES
July 31, 2015

	2015 ANNUAL ADJUSTED BUDGET	YEAR-TO-DATE JULY 2015			2014 YTD ACTUAL
		ADJUSTED BUDGET	ACTUAL	(OVER)/ UNDER	
Administration					
Personnel services	910,771	\$ 542,960	\$ 460,272	\$ 82,688	\$ 411,666
Equipment	1,000	\$ 475	975	(500)	-
Contractual and other expenses	178,019	\$ 84,541	106,499	(21,958)	79,391
Benefits	346,151	\$ 201,921	179,745	22,176	175,606
	1,435,941	829,897	747,491	82,406	666,663
Supply, Power and Pumping					
Personnel services	872,825	\$ 520,338	388,816	131,522	465,444
Equipment	-	\$ -	-	0	10,235
Contractual and other expenses	112,030	\$ 53,203	20,331	32,872	59,458
Benefits	305,646	\$ 178,294	112,333	65,961	118,903
	1,290,501	751,835	521,480	230,355	654,040
Purification					
Personnel services	1,106,042	\$ 659,371	648,318	11,053	616,490
Equipment	190,000	\$ 90,231	96,307	(6,076)	15,539
Contractual and other expenses	1,123,178	\$ 533,397	476,480	56,917	520,659
Benefits	281,837	\$ 164,405	206,445	(42,040)	185,679
	2,701,057	1,447,404	1,427,550	19,854	1,338,367
Transmission/Distribution					
Personnel services	2,441,091	\$ 1,455,266	1,249,134	206,132	1,320,735
Equipment	545,848	\$ 259,223	186,674	72,549	-
Contractual and other expenses	1,636,097	\$ 776,982	910,006	(133,024)	1,021,464
Benefits	759,548	\$ 443,070	434,221	8,849	431,401
	5,382,584	2,934,541	2,780,035	154,506	2,773,600
Sewer Services					
Personnel services	577,104	\$ 344,043	398,882	(54,839)	439,053
Equipment	166,000	\$ 78,833	47,962	30,871	3,163
Contractual and other expenses	1,274,710	\$ 605,360	839,884	(234,524)	418,730
Benefits	217,330	\$ 126,776	73,460	53,316	107,889
	2,235,144	1,155,012	1,360,188	(205,176)	968,835
Pumping Stations					
Personnel services	149,790	\$ 83,688	93,413	(9,275)	89,606
Equipment	15,000	\$ 7,124	4,238	2,886	-
Contractual and other expenses	334,573	\$ 158,889	226,444	(67,555)	156,762
Benefits	70,259	\$ 40,984	35,812	5,172	31,321
	569,622	290,684	359,907	(69,223)	277,689
Taxes Paid to Municipalities	2,031,114	\$ 600,000	558,787	41,213	591,288
County Sewer Contract	6,050,000	\$ 3,025,000	3,050,782	(25,782)	2,878,387
Contingencies, Insurance and Other	4,500,703	\$ 1,929,322	1,965,180	(35,858)	1,790,678
TOTALS	\$ 26,196,666	\$ 12,963,695	\$ 12,771,400	\$ 192,295	\$ 11,939,547

EXPENSE SUMMARY:

	2015	2014	Change
Personal Services	3,238,835	3,342,994	(104,159)
Equipment	336,156	28,937	307,219
Contractual and other expenses	2,579,644	2,256,464	323,180
Benefits	1,042,016	1,050,799	(8,783)
Other	5,574,749	5,260,353	314,396
	12,771,400	11,939,547	831,853

Percent Increase/Decrease over 2014 7.0%
Percent under Budget 1.5%

ALBANY WATER BOARD
ALBANY MUNICIPAL WATER AUTHORITY
SCHEDULE OF CAPITAL PROJECT COSTS
JULY 31, 2015

Actual Expenditures to Date

1995	\$	3,459,286
1996		3,148,713
1997		2,977,569
1998		2,059,812
1999		2,696,065
2000		1,771,829
2001		2,437,338
2002		3,384,049
2003		3,845,848
2004		5,673,522
2005		2,389,244
2006		1,575,740
2007		459,599
2008		1,230,331
2009		1,807,010
2010		1,108,164
2011		734,443
2012		2,266,553
2013		2,059,475
2014		1,832,084
	\$	46,916,673

Comparative Expenditures

[----- 2014 -----]		2015	
January	\$ -	January	\$ -
February	-	February	77,235
March	179,866	March	33,828
April	68,851	April	84,334
May	81,000	May	86,474
June	73,900	June	17,174
July	89,061	July	161,417
August	356,661	August	
September	173,016	September	
October	38,591	October	
November	240,823	November	
December	530,315	December	
	\$ 1,832,084		\$ 460,462

	Budget 7/31/2015 YTD	Actual 7/31/2015 YTD	Budget Difference over/(under)	Actual 7/31/2014 YTD	Actual Difference over/(under)
OVERTIME					
<i>Supply, Power and Pumping</i>	\$ 55,417	\$ 26,646	\$ 28,771	\$ 61,125	\$ 34,479
<i>Purification</i>	\$ 78,750	\$ 75,527	\$ 3,223	\$ 68,545	\$ (6,982)
<i>Transmission/Distribution</i>	\$ 175,000	\$ 213,731	\$ (38,731)	\$ 225,750	\$ 12,019
<i>Sewer Services</i>	\$ 23,333	\$ 40,923	\$ (17,590)	\$ 40,953	\$ 30
<i>Pumping Stations</i>	\$ 5,833	\$ 8,525	\$ (2,692)	\$ 7,620	\$ (905)
TOTAL	\$ 338,333	\$ 365,352	\$ (27,019)	\$ 403,993	\$ 38,641
Percentage			8.0%		-10.6%
DUE FROM THE CITY OF ALBANY					
		7/31/2015			
	\$	<u>10,792,982</u>			

SEWER BACKWATER VALVE GRANT APPLICATIONS

2008-2015		2015	YTD	MTD
<u>Summary</u>		<u>Summary</u>		
Received	377	Received	20	4
Withdrawn	12	Withdrawn	0	
Denied	13	Denied	0	
Approved	340	Approved	20	4
Pending	0	Pending	0	0
Payment Processed	293	Payment Processed	14	1
Total of Grant Requests	\$468,311	Total of Grant Requests		\$36,000
Total of Grants Approved	\$431,905	Total of Grants Approved		\$30,000

**Albany Water Board
ARCADIS Engineering Report
Date: July 28, 2015**

Upcoming LTCP Projects\Dates

- Marietta Place Stormwater Storage Facility – Project scoping to begin soon
- Performance of a Codes and Local Law Review, Start Date - 8/1/2015
- Green Infrastructure Banking System Feasibility Assessment, Start Date – 8/1/2015
- Green Infrastructure Technical Design Guidance, Start Date – 8/1/2015
- Big “C” Control Facility – Start Preliminary Design Report, 8/1/2015
- Sewer System Operation, Maintenance, and Inspection Plan, Due 12/2015

ARCADIS Projects

- Five-Year Capital Improvement Plan – ARCADIS has visited and interviewed staff at Loudonville reservoir, Feura Bush Water treatment Plant, and Alcove and Basic reservoirs. Upcoming visits include the sewage pump stations and locations along the transmission main.
- Asset Management Program – This includes the development of an Asset Management Work Plan which will be used to assist the AWB prioritize and implement asset management elements into its operations. Initial data gathering has begun, staff interviews will begin soon.
- Long Term Control Plan Schedule of Compliance – Monitoring deadlines and costs
- GPS Assistance – Providing as-needed GPS survey guidance and training

RESOLUTION NO. 15-23

August 28, 2015

RESOLUTION AUTHORIZING THE CHAIRMAN TO EXECUTE AN AGREEMENT
WITH INTEGRATED VALUATIONS LLC FOR APPRAISAL SERVICES

WHEREAS, the Albany Water Board is a local authority established under the New York State Public Authorities Law; and,

WHEREAS, the Albany Water Board has the power to authorize the Chairman to execute agreements for the sale or lease of land whenever it is determined to serve the best interest of the Albany Water Board and the City of Albany; and,

WHEREAS, the Albany Water Board has the power to authorize the Chairman to execute agreements for the sale or lease of land whenever it is determined there is no longer a need for the property; and,

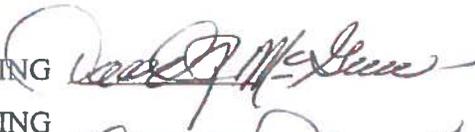
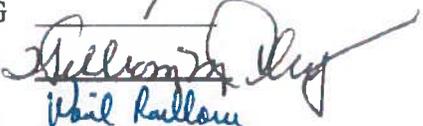
WHEREAS, the Albany Water Board has the power to authorize the Chairman to execute agreements for the sale or lease of land whenever it is determined there is a better use of the property; and,

WHEREAS, property located at 46, 52, and 54-56 Colonie St. (Tax Map parcels 65.20.19, 65.20.20, 65.20.21.2) in the City of Albany ("the property") is owned by the Albany Water Board; and,

WHEREAS, whenever property is considered for sale or lease, and the Albany Water Board may seek to have such property appraised; and,

NOW, THEREFORE, BE IT RESOLVED, that the Albany Water Board authorizes Chairman, David R. McGuire, to execute an agreement with Integrated Valuations LCC, Ballston Lake, NY to conduct appraisals for the potential sale or lease of the aforementioned property.

The adoption of the Resolution was duly put to a vote on roll call, which resulted as follows:

David R. McGuire	VOTING	
Leo P. Dean	VOTING	
William M. Clay	VOTING	
Daniel R. Ranellone	VOTING	
Rachel McEneny	VOTING	

The foregoing Resolution was thereupon declared duly adopted.

RESOLUTION NO. 15-24

August 28, 2015

RESOLUTION AUTHORIZING THE CHAIRMAN TO SIGN AUTHORIZATION
LETTER

WHEREAS, the Albany Water Board is a local authority established under the New York State Public Authorities Law; and,

WHEREAS, the Albany Water Board has the power to authorize the Chairman to sign authorization letters whenever it is in the best interests of the Albany Water Board and the City of Albany; and,

WHEREAS, property located at 46, 52, and 54-56 Colonie St. (Tax Map parcels 65.20.19, 65.20.20, 65.20.21.2) in the City of Albany ("property") is owned by the Albany Water Board; and,

NOW, THEREFORE, BE IT RESOLVED, that the Albany Water Board authorizes Chairman, David R. McGuire, to sign a letter authorizing Norry Management Corporation to file zoning and/or land development petitions, or, request the applicable permits for the aforementioned property. This consent, by the Albany Water Board, will remain in effect until revoked by a written statement filed with the Department of Planning and Development for the City of Albany, NY.

The adoption of the Resolution was duly put to a vote on roll call, which resulted as follows:

David R. McGuire

VOTING

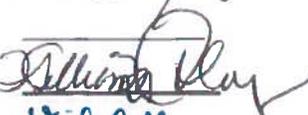


Leo P. Dean

VOTING

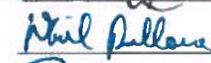
William M. Clay

VOTING



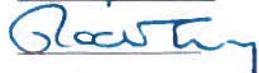
Daniel R. Ranellone

VOTING



Rachel McEneny

VOTING



The foregoing Resolution was thereupon declared duly adopted.

RESOLUTION NO. 15-25

August 28, 2015

RESOLUTION AUTHORIZING THE CHAIRMAN TO NEGOCIATE AND ENTER
INTO AGREEMENTS FOR THE LEASE OF PROPERTY

WHEREAS, the Albany Water Board is a local authority established under the New York State Public Authorities Law; and,

WHEREAS, the Albany Water Board has the power to authorize the Chairman to negotiate and enter into lease agreements when in the best interests of the Albany Water Board and the City of Albany; and,

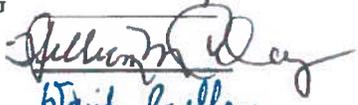
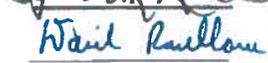
WHEREAS, the Albany Water Board has the power to authorize the Chairman to negotiate and enter into lease agreements when there is no longer a need for the property; and,

WHEREAS, the Albany Water Board has the power to authorize the Chairman to negotiate and enter into lease agreements when there are better uses for the property; and,

WHEREAS, property located at 46, 52, and 54-56 Colonie St. (Tax Map parcels 65.20.19, 65.20.20, 65.20.21.2) in the City of Albany ("property") is owned by the Albany Water Board; and,

NOW, THEREFORE, BE IT RESOLVED, that the Albany Water Board authorizes Chairman, David R. McGuire, to negotiate and enter into an agreement for the lease of the aforementioned property.

The adoption of the Resolution was duly put to a vote on roll call, which resulted as follows:

David R. McGuire	VOTING	
Leo P. Dean	VOTING	
William M. Clay	VOTING	
Daniel R. Ranellone	VOTING	
Rachel McEneny	VOTING	

The foregoing Resolution was thereupon declared duly adopted.

RESOLUTION NO. 15-26

August 28, 2015

RESOLUTION APPROVING POLICIES RECOMMENDED BY THE GOVERNANCE
AND FINANCE COMMITTEES

WHEREAS, the Albany Water Board is a local authority established under the New York State Public Authorities Law; and,

WHEREAS, the Albany Water Board strives to emphasize transparency and public stewardship as outlined in our core values of professionalism and customer service; and,

WHEREAS, section 2824 of the NYS Public Authorities Law requires Board members of public authorities to subscribe to certain policies; and,

WHEREAS, in accordance with the Committee Charter of the Albany Water Board, annual Policy review and approval helps improve oversight, accountability and transparency at the Department of Water and Water Supply, thereby strengthening public confidence in its operations; and,

WHEREAS, the Governance and Finance Committees of the Albany Water Board have reviewed the Policies enumerated on the attached Schedule "A" (Existing Policies) and recommends the continued approval of the existing Policies; and,

WHEREAS, the Governance and Finance Committees of the Albany Water Board have reviewed the Policies enumerated on the attached Schedule "B" (Proposed Policies) and recommends the adoption of the proposed Policies; and

NOW THEREFORE BE IT RESOLVED, that the Albany Water Board (re)approves) the Existing Policies, Proposed Policies, and Amended Policies as outlined in Schedules "A" and "B".

The adoption of the Resolution was duly put to a vote on roll call, which resulted as follows:

The adoption of the Resolution was duly put to a vote on roll call, which resulted as follows:

David R. McGuire

VOTING

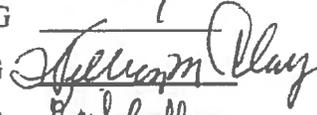


Leo P. Dean

VOTING

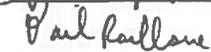
William M. Clay

VOTING



Daniel R. Ranellone

VOTING



Rachel McEneny

VOTING



The foregoing Resolution was thereupon declared duly adopted.

Attachments to Resolution 15-26

SCHEDULE "A" - EXISTING POLICIES

INDEMNIFICATION POLICY (ADOPTED 3/10/1987)

INVESTMENT POLICY

SCHEDULE "B" – PROPOSED POLICIES

PROCUREMENT POLICY

POLICY FOR USE OF EXECUTIVE SESSION

POLICY PROHIBITING THE EXTENSION OF CREDIT

PROPERTY ACQUISITION POLICY

PROPERTY DISPOSITION POLICY

AUTHORIZED BILLING ADJUSTMENTS POLICY

ETHICAL CONDUCT FOR MEMBERS AND EMPLOYEES OF THE ALBANY
WATER BOARD

RESOLUTION NO. 15-27

August 28, 2015

RESOLUTION TO APPROVE THE RECOMMENDATIONS OF THE AUGUST 13,
2015 MEETING OF THE WATER BILL REVIEW HEARING

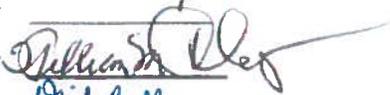
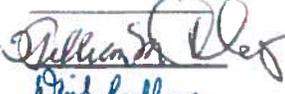
WHEREAS, the Albany Water Board is a local authority established under the New York State Public Authorities Law; and,

WHEREAS, the Albany Water Board has the authority to approve recommendations from the Water Bill Review Hearings; and,

WHEREAS, there was a Water Bill Review Hearing on August 13, 2015; and,

NOW, THEREFORE, BE IT RESOLVED, that the Albany Water Board approves the recommendations of the August 13, 2015 meeting of the Water Bill Review Hearing.

The adoption of the Resolution was duly put to a vote on roll call, which resulted as follows:

David R. McGuire	VOTING	
Leo P. Dean	VOTING	
William M. Clay	VOTING	
Daniel R. Ranellone	VOTING	
Rachel McEneny	VOTING	 Abstained

The foregoing Resolution was thereupon declared duly adopted.