



Binghamton-Johnson City JOINT SEWAGE BOARD



Ray L. Standish, P.E.
Gary Holmes
Edward Crumb

Stephen Andrew
George Kolba, Jr.
Ron C. Davis

FINAL COPY

MINUTES OF A MEETING OF THE BINGHAMTON - JOHNSON CITY JOINT SEWAGE BOARD

Wednesday, February 21, 2018

Village of Johnson City Municipal Building

Members Present: George Kolba, Jr., Chairman *Pro Tem*
Edward Crumb
Ronald Davis
Steve Andrew VIA SKYPE
Ray Standish

Also Present: Cathy Young, Superintendent
Charles Pearsall, Business Manager
Michele Cuevas, Confidential Secretary
Alfred Paniccia, Jr., Esq., Counsel (arrived at 4:06 PM)
Clark Giblin, Village of Johnson City Trustee
Laura Lee Perkins, Transcriptionist

George Kolba called the meeting to order at 4:01 PM. All five (5) Board Members were present. Attendance sheet was passed for signatures. Fire exits were identified.

Charles Pearsall informed the Board that he had heard from Tom Augustini that the BC/BS coverage for Plant personnel had been reinstated as of today.

The updated Industrial Appraisal (IA) quote was distributed. Mr. Crumb stated that he didn't believe that it covered what was needed yet. He is concerned that we are not putting out a standardized RFP because there are other providers locally that may be able to do this and give us what we need. On page 2 of the IA proposal, it does give us an unlocked Excel spreadsheet file so that we have a digital copy of the appraisal that can be maintained (which they had done in the past). They are going to lump together machinery and equipment – that does not meet our needs for the insurance policies that we have. The permanently installed fixtures, machinery and equipment should be list separately so the values can be added to "building property" and then appliances used for ventilating, refrigerating, cooking (includes ranges and stoves), dishwashing or laundering should be separately appraised. The consequence of not having these values right is that then the limits aren't put together properly and typically the building cost is less than the business/private property. He believes it is important that the appraisal is done to line up with the insurance policy definitions. He is not prepared to vote in favor of this because he feels it

Catherine P. Young, Superintendent

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does not meet our needs. Their attention to detail (for example, spelling Binghamton incorrectly) concerns Mr. Crumb. On Page 5, part of their fee is based on appraising the yard and outside insurable items, but there aren't any outside insurable items for this building. We don't want them valuing the entire campus at this point because it is all under construction. This appraisal is for getting the building value. The business personal property comes later, after the move from 4301 Vestal Road (the temporary office) and for the machinery and property that goes into the downstairs (unknown date for that move).

Ms. Young stated that from the construction progress meeting this morning, despite being reassured that they should be able to move in next week, we don't have the Certificate of Occupancy; the Town of Vestal is checking their requirements for fire code and building inspection requirements. They want additional fire alarms; there is some concern of about the sprinkler system pressure so there needs to be adjustments; the engineer is awaiting bacteria test results from the generator building; because they need to hook the water line from the Generator Building to the Admin Building; water line to achieve proper pressure.

We have not received a Partial Certificate of Occupancy from the Lead Agency.

Ms. Young stated she did ask who signed for things regarding the main pumps. She was told they had accepted them and that they were under warranty. She asked for a copy of when the Warranty started. She believes Jacobs said they signed on behalf of the owner. She is unsure of the turnover process.

Mr. Crumb stated that, in terms of occupying the building, we need the O&M manual for the building, the appliances that come with that, and any spare parts are supposed to be turned over. Ms. Young stated that is all up to the Project Manager.

Jacobs and Ken DelBianco told Plant Personnel they could move into the Admin. Building.

Mr. Davis stated that he didn't understand why we were moving into the Admin. Building. Mrs. Young explained that they did not want to be the cause for delay of construction. If they don't move in, the contractor can't move the shower trailer out of the way of construction, which they want to do right now. The shower trailer cannot be moved because the employees use the shower; the contractor is counting on employees using Admin. Building; showers. The contractor wants to start doing work in the "shop", but can't until the material gets moved out. The lower level of the Admin. Building; won't be ready for another month. Ken DelBianco was very irate at the Coordination meeting this morning because he feels that it was mischaracterized by Charlie Pearsall and the Board asking for a budget transfer for 3 months rent when we can be in there within a week or two. She brought up the question of the lower level; Ken DelBianco stated the lower level will be ready in 4 to 6 weeks. It was pointed-out that part of the Miller Building is being used for equipment storage and cannot be completely vacated until the lower level of the Admin. Building is completed so that Plant personnel and equipment can begin full use of the Building.

Mr. Andrew stated that personnel should not move into the building just because Ken DelBianco wants them to. They need all the proper Certificates (acceptance and occupancy) and insurance coverage first.

Edward Crumb made a motion that, subject to Industrial Appraisal (IA) correcting the following items in their quotation, the Board will accept their proposal.

1. Page 2 – in addition to written report, they provide an “unlocked” Excel spreadsheet of the data
2. Page 2 (B) machinery and equipment definitions be revised to specifically state that IA will list the permanently installed fixtures, machinery and equipment, which are “building” property, and separately list the appliances used for ventilating, refrigerating, cooking, dishwashing or laundering under the category of building property
3. Page 5 – delete the yard and outside insurable items from the property location to be appraised
4. Correct the spelling of Binghamton, eliminating the “P”.

Upon receipt of the corrected proposal, the Chair Pro Tem will be authorized to sign it and the Board will approve entering into a contract based on the revised proposal in the not to exceed amount of \$1,690.00 to be paid from budget line J8130.54410 (Professional Services)

Steve Andrew seconded the motion

Motion carried 5/0/1 (vacant)

Steve Andrew made a motion for the Board to go into Executive Session to discuss employees and benefits.

Mr. Kolba and Mr. Crumb advised that it was not noticed for this meeting.

Motion withdrawn.

Ray Standish made a motion for the Board to adjourn.

Steve Andrew seconded the motion

Motion carried 5/0/1 (vacant)

Meeting adjourned at 4:28 PM

Respectfully submitted,

Laura Lee Perkins
Transcriptionist

cc: Board Members
Mayor Rich David, City of Binghamton
Mayor Greg Deemie, Village of Johnson City
City Clerk, City of Binghamton
Village Clerk/Treasurer, Village of Johnson City
Alfred Paniccia, Esq.
Chuck Shager, Fiscal Officer
Catherine Young, Superintendent

Brown & Brown Empire State
Haylor Freyer & Coon
Robert Bennett, P.E., Village of Johnson City, Engineer
Ray Standish, P.E., City of Binghamton, City Engineer
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