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PASSAIC VALLEY WATER COMMISSION MEETING OF

JULY 20, 2016

(OPEN SESSION)

C O M M I S S I O N E R S P R E S E N T:

RIGO SANCHEZ, President

GLORIA KOLODZIEJ, Vice President

GERALD G. FRIEND, Treasurer

CHRYSTAL A. CLEAVES, Secretary

DAVID BLUMENTHAL

JEFFREY LEVINE

ROBERT L. VANNOY

A L S O P R E S E N T:

JOSEPH A. BELLA, Executive Director

GEORGE T. HANLEY, Counsel

JAMES G. DUPREY, Director of Engineering

YITZ WEISS, Comptroller

LOUIS AMODIO, Administrative Secretary

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1 COMMISSIONER KOLODZIEJ: Commissioner
2 Sanchez is on his way, but he recommended that we
3 start, so I'm going to call this meeting to order.

4 MR. AMODIO: On the roll.

5 (Roll call was taken, all Commissioners
6 present respond in the affirmative. President
7 Sanchez and Commissioner Vannoy are absent.)

8 MR. AMODIO: Thank you.

9 The time is 12:04 p.m.

10 We have a quorum.

11 All of the requirements of the Open
12 Public Meetings Act have been met.

13 Meeting notices have been furnished to
14 all Commissioners; City Clerks of Paterson, Passaic
15 and Clifton; North Jersey Herald News; The Record -
16 Passaic County edition; and the Commission's
17 Executive Staff, with a copy posted on the main
18 bulletin board at the Clifton facility.

19 Will you please rise.

20 I'll ask Commissioner Cleaves if she
21 would lead us in the Pledge of Allegiance.

22 (PLEDGE OF ALLEGIANCE.)

23 MR. AMODIO: We have members of the
24 public.

25 COMMISSIONER KOLODZIEJ: We did have a

1 sign-in sheet.

2 So, Mr. Linteris, you're up first.

3 MR. LINTERIS: Good afternoon. My name
4 is Bill Linteris. I'm representing Passaic County
5 Board of Realtors.

6 We've been here for quite a while, and
7 we're looking for any updates you may have on the
8 administrative consent order, the 106 review, the
9 dates for the meetings and the mailings for the next
10 phase, the community outreach. And then if you've
11 actually looked at an opportunity or explored the
12 opportunity for a flat tank rather than multiple
13 tanks with possibly a reflecting pool on the two
14 reservoirs that are coming up after Levine Reservoir.

15 Thank you.

16 COMMISSIONER KOLODZIEJ: Carol Van
17 Savage.

18 MS. VAN SAVAGE: Yes.

19 I'm here representing Passaic County
20 Board of Realtors, and I am also a ratepayer, being a
21 resident of Clifton.

22 I'm just following up on watching
23 what's going on.

24 Thank you.

25 COMMISSIONER KOLODZIEJ: Carol had

1 commented to me before the meeting it's nice to see
2 our trees looking good and our little touches here.

3 So thank you for listening to the
4 public and getting those little things done.

5 Mr. Soo.

6 MR. SOO: Good afternoon. How are you
7 all today?

8 I wrote comments for the Section 106
9 historic review. It was the first part of that
10 review process.

11 What I did in that process is I really
12 made a careful read of the feasibility study. And
13 what the feasibility study says is that you can put
14 some of the water tank storage at the water treatment
15 plant.

16 (President Sanchez is now present.)

17 MR. SOO: And it says it very plainly.

18 It says:

19 Storage at water treatment plant.

20 Although additional storage at the
21 Little Falls water treatment plant would meet some of
22 the required storage, there is no obvious location
23 for significant storage available. This option was
24 eliminated from consideration.

25 Why? Why did that happen?

1 Well, what the feasibility study did
2 was it examined solutions, alternatives for all three
3 reservoirs collectively, not each individual
4 reservoir individually.

5 So, clearly, 49 acres is not enough
6 room to hold storage for Great Notch and New Street
7 and Levine, but it could certainly be enough room to
8 hold the tanks just at Levine, and that's what we're
9 addressing right now.

10 So, you know, I know that there is a
11 pressure to comply with LT2, and I know that time is
12 a consideration, but, if this is true, that this
13 report says, that you can put storage there and we
14 could relocate Levine. And one of the alternatives
15 is decommissioning Levine. One of the eight
16 alternatives in the study is decommissioning Levine
17 and New Street, and putting all the storage at Great
18 Notch or re-treating the water at Great Notch.
19 That's one of the alternatives. So decommissioning
20 is feasible.

21 We should move forward with that
22 solution, with moving the tanks to the Little Falls
23 water treatment plant.

24 The 106 process: I've been in 106
25 reviews a number of times, there are times when it

1 goes on for months, years. And it has only just
2 begun. It's only just begun.

3 All the National Park Service said for
4 their comments -- I made 10 pages of comments -- all
5 they said is: We think there's going to be an
6 adverse effect, we're going to participate in the
7 review.

8 So it's getting started. This review
9 is going to take sometime. I would like to ask you
10 to take the time to consider moving the tanks to the
11 water treatment plant, as your study says is
12 possible. I really think it should be done. You
13 would eliminate all this process going forward: The
14 106 review, the state Historic Landmarks review,
15 Register Act review, all that. It would just go
16 away. All the public outcry, all the frustration,
17 the National Park being harmed, the National Landmark
18 District being eroded, all that, just poof, it's
19 gone.

20 So I think it's commonsense, and I
21 implore you to do it, because it says you can, in
22 your own study.

23 Thank you very much. I hope this works
24 out, and I hope that I can come back here and hear
25 we're moving the tanks to the water treatment plant,

1 and then you don't have to come and have my charming
2 little speeches every month.

3 Thank you very much, Madam Chair.

4 Thank you, members.

5 (Commissioner Vannoy is now present.)

6 COMMISSIONER KOLODZIEJ: All right,
7 Gina Derouche.

8 MS. DEROUCHE: It's hard to believe
9 that --

10 PRESIDENT SANCHEZ: Stay there,
11 Commissioner. Please stay there.

12 What's going on, guys?

13 MR. DEROUCHE: It's hard to believe
14 that there are over 40 acres of land, as Mr. Soo just
15 described, at the Little Falls water treatment
16 facility. And it's hard to believe that in your own
17 feasibility study, you even indicate that there is
18 more than sufficient room for some water tanks at the
19 Little Falls water treatment facility.

20 Given the fact that there seems to be
21 some sort of agreement between Passaic Valley Water
22 Commission and Newark with regard to Great Notch,
23 Great Notch is really off the plate with regard to
24 the public outcry for gigantic concrete tank farms.
25 So what Mr. Soo said should really be paid great

1 attention. Not that I'm terribly confident that the
2 Commissioners here will pay attention to that,
3 because it is making sense, it is commonsense, things
4 are moving forward in terms of alternate realities
5 and alternate solutions, but then there's always a
6 surprise from the Passaic Valley Water Commission.
7 There's yet another communications consultant hired,
8 as if the past couple weren't sufficient.

9 And, why, we ask, does the Passaic
10 Valley Water Commission continue to hire
11 communication consultants, when the last one
12 apparently didn't work? With all those meetings
13 downtown and photographs and artwork and sketches and
14 different rooms to divide people on different topics,
15 and, brilliantly done, although, I must say, more
16 than transparent in terms of trying to get the public
17 to agree with what you collectively have already
18 concluded, which the public does not agree with. And
19 yet now we have a new consultant, another
20 communications consultant, as though each of you is
21 incompetent in terms of communicating with your
22 public, with your ratepayers.

23 It is disheartening, to say the least,
24 and I cannot express to you the disappointment that I
25 feel with each one of the Commissioners with regard

1 to this LT2 project.

2 We understand that you need to take
3 action in terms of LT2, but the options that you have
4 put forth and the unwillingness that you have
5 demonstrated repeatedly over the years to consider
6 commonsense alternative approaches really leaves one
7 great, great pause.

8 So I am uncharacteristically hopeful
9 that each of you will consider the submission made by
10 Mr. Soo, in terms of putting at least some of these
11 water tanks on the 40 plus acres in Little Falls,
12 which I pass all the time and there's plenty of land
13 there, and it would alleviate converting the
14 beautiful Levine Reservoir into a concrete tank farm.

15 So I remain ever hopeful that you will
16 take reasonable action and be able to be big enough
17 to change your minds.

18 Thank you.

19 COMMISSIONER KOLODZIEJ: Thank you.

20 Our Chairman is here. We're just going
21 to switch chairs.

22 I'm just going to entertain a motion to
23 close the public hearing.

24 COMMISSIONER FRIEND: So moved.

25 COMMISSIONER VANNOY: Second.

1 MR. AMODIO: Motion by Commissioner
2 Friend.

3 Second by Commissioner Vannoy.

4 On the roll.

5 (Roll call was taken, all Commissioners
6 present respond in the affirmative.)

7 MR. AMODIO: Thank you.

8 The time is 12:16 p.m.

9 COMMISSIONER FRIEND: Mr. Chairman, can
10 we just perhaps forward the report given by Mr. Soo
11 to our administration for comments for back to us?

12 PRESIDENT SANCHEZ: Sure.

13 MR. AMODIO: We can go on to committee
14 reports, unless, Joe, are there any questions you
15 want to answer at this time?

16 PRESIDENT SANCHEZ: Joe, do you have a
17 copy of this?

18 MR. BELLA: Yes, I do.

19 PRESIDENT SANCHEZ: I guess he's going
20 to go over it and give them a reply.

21 COMMISSIONER FRIEND: I'm not saying
22 today, I'm saying to report back to us.

23 MR. BELLA: Yes. Sure.

24 And the other thing is, is now that
25 we're 106, this whole process will be answered

1 through the 106 process, you know, as part of that
2 record. That's what I see or not, you know, what
3 we've been talking with the state, this has actually
4 become part of the formal 106 process, and we'll be
5 required to answer those questions through that
6 process.

7 PRESIDENT SANCHEZ: In other words,
8 you're going to treat this as an opinion?

9 MR. BELLA: Yes, that's correct. As it
10 should.

11 PRESIDENT SANCHEZ: Okay. Thank you.

12 MR. AMODIO: Committee reports.
13 Personnel, I believe, is the only one that met this
14 month.

15 PRESIDENT SANCHEZ: Where's Mr.
16 Gallagher? For personnel, we have some engineer that
17 we're going to hire. You want to get him in here?

18 MR. BELLA: We can talk about it.

19 COMMISSIONER KOLODZIEJ: They're not
20 employees, so they don't have to be Rice noticed.

21 MR. BELLA: No.

22 These are the two positions, the one
23 where we're refilling where the person left, and then
24 the new position which we had budgeted for several
25 years. They're two very qualified people. One of

1 them comes with the water license, the W license,
2 which we need in-house, which will make the state
3 very happy too, instead of having a consultant to do
4 that. They both have extensive experience in the
5 industry, so my recommendation is to go forward with
6 that.

7 And the other one, we're going to put
8 that on hold because of some things with Civil
9 Service.

10 COMMISSIONER VANNOY: The other what?

11 MR. BELLA: The other promotion.

12 COMMISSIONER KOLODZIEJ: I'd like to
13 talk about the other position, because as long as
14 I've been here, he's asking for something that's
15 never been given, as long as I've been here, and I'm
16 very reluctant to start a precedent. You know, no
17 matter how commonsense it sounds, I'm still reluctant
18 to do that. So if you're going to hold this for
19 comment anyway, we can have that discussion at
20 another meeting.

21 COMMISSIONER CLEAVES: And that was
22 going to be my question, I wanted to know if we had
23 ever done it before?

24 MR. BELLA: What's that?

25 COMMISSIONER CLEAVES: Vacation.

1 MR. BELLA: We've granted increased
2 vacation based on people's time, you know, in the
3 workforce and that kind of thing.

4 COMMISSIONER KOLODZIEJ: Well, can we
5 see that list and when it was given?

6 MR. BELLA: Okay. Sure.

7 COMMISSIONER KOLODZIEJ: Because as
8 long as I've been here, I've never been asked to vote
9 for anything like this.

10 MR. BELLA: All right. So we'll have
11 that done during the meeting.

12 COMMISSIONER KOLODZIEJ: The other
13 engineer is the one with the water license, I hope.

14 MR. BELLA: No, no.

15 COMMISSIONER KOLODZIEJ: He is?

16 MR. BELLA: He is.

17 COMMISSIONER KOLODZIEJ: Just my luck.

18 COMMISSIONER VANNOY: Joe, what did you
19 say you were putting on hold, though, you said what?

20 MR. BELLA: The promotion.

21 PRESIDENT SANCHEZ: You're putting that
22 on hold?

23 COMMISSIONER FRIEND: But I think
24 Mrs. Kolodziej is talking about the --

25 COMMISSIONER CLEAVES: The new hire?

1 COMMISSIONER VANNOY: Definitely,
2 right.

3 MR. AMODIO: Any further questions?

4 PRESIDENT SANCHEZ: Anything else?

5 MR. AMODIO: We'll move on to the
6 Executive Director's report.

7 MR. BELLA: We have been working very
8 hard to maintain the distribution system. Some of
9 the problems have been cropping up, all the major
10 problems that we've had because of Route 46 have been
11 pretty much solved for now. The water demand is
12 getting much better, they're actually coming up.
13 Right now we're currently in a bit of a water
14 shortage. It's been dry. We haven't had any major
15 problems yet, but the industry in general, we've been
16 talking about we're going to start moving water
17 around, if it continues this dry.

18 And I believe that's pretty much it,
19 really.

20 PRESIDENT SANCHEZ: All right.
21 Anything else, any other committee reports?

22 MR. AMODIO: No.

23 We'll move on to the Comptroller's
24 report.

25 MR. WEISS: Cash on hand is

1 \$10 million. Accounts payable is at \$3.3 million.
2 Accounts receivable is at \$18.3 million, and our
3 30 days accounts receivable is at \$15.6, which is
4 about 85 percent, that's actually not a great ratio.
5 We're taking steps to correct that. And I'll have
6 more information for you as things progress.

7 MR. AMODIO: Any questions?

8 Moving on, can I have a motion to enter
9 Closed Session?

10 COMMISSIONER CLEAVES: So moved.

11 COMMISSIONER VANNOY: Second.

12 MR. AMODIO: Okay. Commissioner
13 Cleaves offers the following resolution for adoption:

14 WHEREAS, Section 8 of the Open Public
15 Meetings Act permits the exclusion of the public from
16 a meeting in certain circumstances; and

17 WHEREAS, the public body's of the
18 opinion that such circumstances presently exist;

19 NOW, THEREFORE, BE IT RESOLVED, by the
20 Commissioners of the Passaic Valley Water Commission:

21 1. The public shall be excluded from
22 discussion of the hereinafter specified subject
23 matters; the general nature of the subject matters
24 being: Financial, Insurance, Personnel, Contracts,
25 Negotiations, Security, Law.

1 2. It is anticipated at this time that
2 the above-stated subject matters will be ratified
3 during public meeting following or as soon thereafter
4 as the reason for the discussion no longer exists.

5 3. This Resolution shall take effect
6 immediately.

7 Second by Commissioner Vannoy.

8 On the roll.

9 (Roll call was taken, all Commissioners
10 present respond in the affirmative.)

11 MR. AMODIO: The time is 12:23.

12 Please close the doors. And members of
13 the public, will you please exit.

14 * * *

15 PRESIDENT SANCHEZ: Can we do
16 resolutions?

17 MR. AMODIO: Yes.

18 Let me do roll call first.

19 (Roll call was taken, all Commissioners
20 present respond in the affirmative.)

21 MR. AMODIO: Thank you. The time is
22 1:02.

23 You have a quorum.

24 We have Mayor Torres, who would like to
25 address the board.

1 Would you like to have him come in
2 first or if you'd like to go through the regular
3 order of business?

4 COMMISSIONER VANNOY: No, just let him
5 come in first.

6 PRESIDENT SANCHEZ: Let me ask you
7 this, so everybody is on the same page.

8 Is he coming in officially or is he
9 coming in -- how is this going to be? Because I
10 don't know. We need to know exactly, because, I
11 mean, that's my question to you, how we going to
12 handle it? Is he coming in officially? He's coming
13 in as a member of the public? How is he coming in?

14 MR. AMODIO: He's coming in as the
15 mayor.

16 COMMISSIONER VANNOY: I guess he's
17 coming in as the mayor.

18 COMMISSIONER KOLODZIEJ: But the
19 question here is a valid question. Is he speaking
20 for himself, is he speaking for the mayor and
21 council? You know, so if he could just identify
22 whether he's here to --

23 PRESIDENT SANCHEZ: Is he like you, he
24 came to say hello? I don't know.

25 How do we handle this?

1 COMMISSIONER VANNOY: Yes, how do we
2 handle this?

3 MR. AMODIO: Is he here as the mayor?

4 COMMISSIONER VANNOY: Yes, he's here as
5 the mayor.

6 COMMISSIONER KOLODZIEJ: Which is fine,
7 then that's his opinion I'm listening to, I'm not
8 listening to something that's been vetted by the
9 entire Paterson council.

10 PRESIDENT SANCHEZ: You understand,
11 Bobby?

12 COMMISSIONER VANNOY: Right.

13 (Mayor Torres and Mr. Archimede are now
14 present.)

15 PRESIDENT SANCHEZ: Mayor Torres,
16 welcome. I just have a question. Are you coming as
17 a friend of the board, are you coming as a mayor,
18 what are you coming for?

19 MAYOR TORRES: Because I didn't
20 actually follow, I would guess, proper protocol to be
21 on the agenda, I would ask to speak at the public
22 portion, and I think that would stay within the
23 agenda, and then we could figure things out as what
24 would be the next step.

25 PRESIDENT SANCHEZ: Thank you for your

1 understanding, mayor. That was my concern. So I
2 guess everybody is okay with it, right?

3 COMMISSIONER KOLODZIEJ: Yes.

4 PRESIDENT SANCHEZ: Go ahead, mayor.

5 MAYOR TORRES: Thank you very much,
6 Commissioners and Mr. Chairman.

7 I would ask that first the floor be
8 given to Frank Archimede, who is the director of the
9 Historic Preservation Commission for the City of
10 Paterson. He's going to weigh-in on a little
11 something, and then I will do the closing remarks, if
12 that's okay with the board. So there's actually two
13 speakers, and if you want to hold us to a
14 three-minute rule, I don't know if the board has a
15 three-minute or five-minute rule.

16 COMMISSIONER VANNOY: Five minutes.

17 PRESIDENT SANCHEZ: I'll give you five
18 and, you know, you have most people that like you
19 here, we are going to allow you to do this.

20 Go ahead.

21 MR. SOO: Mr. Mayor, they did not cap
22 the amount of time that they allowed me to speak.

23 MR. AMODIO: We actually did, it was
24 five minutes, and you came under barely.

25 PRESIDENT SANCHEZ: Okay. So can you

1 say your name for the record.

2 MR. ARCHIMEDE: Sure.

3 My name is Gianfranco Archimede.

4 I'm the Director of the Division of
5 Historic Preservation in the City of Paterson under
6 the Department of Economic Development, and I'm also
7 the Executive Director of the City of Paterson
8 Historic Preservation Commission. So there are
9 different entities. I'm a full-time employee for the
10 City of Paterson.

11 We've had conversations with not the
12 whole board, but many of your members and staff, over
13 these past couple of years about the Levine
14 Reservoir.

15 One of the components of the project
16 that Mayor Torres has put forward in a letter that he
17 sent to the board and that's part of comments to the
18 Section 106 process explains about an engineering
19 study to examine the feasibility of some of the ideas
20 of how the Levine Reservoir could be reused in
21 conjunction with re-watering the raceway system for
22 the Great Falls District.

23 We have issued the Request For
24 Proposals, and it's out again today publicly
25 announced, requesting for responses. It will be out

1 for a period of 30 days.

2 That is a rather complex proposal that
3 asks for a look at the comprehensive preservation of
4 the raceway system, to look into the feasibility of
5 the Levine Reservoir, a component for helping to
6 restore and re-water the system. It's a rather
7 interesting proposal that utilizes the city's permit
8 for taking water out of the Passaic River and then
9 storing it at Levine at the reservoir component, and,
10 then, through a system of sort of technical pumps and
11 measures and evaluation on a daily basis of bringing
12 water in and out, up and down from the reservoir to
13 the raceway system, to help to keep the water held at
14 Levine, and then also falling through the raceway to
15 supplement the flow coming in from the river.

16 So that's just a synopsis. It's all
17 included in the mayor's letter proposal, but the
18 engineering study will address that.

19 Also, we'll look at the raceway system
20 as an emergency stormwater management asset to the
21 historic district.

22 And then lastly, to look also at the
23 raceway as a stormwater management asset for the City
24 of Paterson. As we are undergoing on the other side,
25 on the sewerage side, you're on the water side, on

1 the sewerage side we're looking at our application
2 for what's called combined sewers, combined, CSO,
3 sewer outflow permit. And the city has to come in
4 compliance over a period of time with a better
5 management of its stormwater.

6 So those are 3 or 4 different
7 components that this study will attempt to address.
8 So it's kind of a comprehensive engineering study.
9 So I wanted to just point that out as one topic, and
10 then today the mayor has asked to introduce another
11 topic to you.

12 Over a period of time, the Municipal
13 Utilities Authority, that doesn't exist anymore, but
14 in the past several years, they funded and put
15 together a history of this organization, the Passaic
16 Water Company.

17 The Passaic Water Company was first
18 incorporated in 1850, and started on the mission of
19 creating a public water supply for the City of
20 Paterson at that time. It was quite an incredible
21 story, and it's well documented by a historian named
22 Russell Frieze. Russell Frieze was the historian who
23 wrote the National Register nomination, the National
24 Historic Landmark nomination for the historic
25 district in the 1970s. So he was brought in by the

1 MUA to write that history, and that's been offered to
2 you as well, to this organization. Copies of that
3 have been sent along.

4 I'm going to try to be very brief and
5 recap to get to our point.

6 There's a feature that we can see at
7 the waterfall today. I brought a visual aid to show
8 you. May I? Excuse me. I brought a presentation to
9 project, but we don't have time for it.

10 This is the waterfall dry, there's no
11 water coming over it. You'll notice that there's
12 sort of a -- well, if you can see, I can see it from
13 here, there's a wall, a man-made wall along the lip
14 of the waterfall. This was built by the water
15 company in the late 19th century. You also see sort
16 of a crevice here, and there is an archway that was
17 built with a steel reinforcement across it.

18 When you go to the waterfall, you'll
19 see this feature, it's still visible. The wall is
20 generally underwater, you can't see much of it, a lot
21 of it is gone.

22 This is another photo showing a
23 similar -- the dark area where I'm pointing is a
24 large crack, and there is a brick vault that goes
25 over it.

1 Between 1850 and 1860, when the first
2 water pump was installed at that location, it was
3 installed at the back of that crack in a wooden
4 building, and the water pump was powered directly by
5 the falling water into that crack.

6 Later, when the water company gained
7 the ability to pump water at a larger capacity, in
8 1870, many years later, they built a much larger
9 facility with steam operated pumps, and they pulled
10 the water directly out of the basin that was created
11 by that dam, by that wall I just showed you. So that
12 wall was put there to create a holding area to pump
13 the water out by this steam plant.

14 Well, in order to create a large basin
15 for that dam, a really incredible engineering feat
16 was accomplished. That crack was filled or vaulted
17 by a brick archway, and, again, I have photos to show
18 you of this.

19 The bridge archway looks like this,
20 it's the same configuration of what you can see when
21 you go there and you see it today. And it goes all
22 the way back from that point to the land, where your
23 buildings are at your property.

24 That vault was created so that more
25 water could be stored behind that dam. So, today

1 that vault still exists. If the vault were to fail,
2 the water would enter that vault and go down that
3 crack, which is a natural formation as part of the
4 rock formation. And we've been saying for a while
5 that we think it would really change the view of the
6 waterfall, how the waterfall would look. The
7 majority of the water seems to go to the rear, and it
8 would fall into that crack, if the vault wasn't
9 there.

10 So, in the interest of preserving this
11 vault, we had another idea to share with you that
12 would add a lot of value to the public demonstration
13 of not only the history of the water company but also
14 preserving the view of the waterfall, and it would
15 provide a really neat amenity for visitors to the
16 national park. And that would be to be able to enter
17 from -- there's a concrete platform with a viewing
18 area on your property side, where there's a fence
19 that you look at the waterfall. That is pretty much
20 directly over where this crack ends. To be able to
21 enter there and with a catwalk walk underneath this
22 vault to come to view the waterfall directly from
23 where the water falls over.

24 So, during the state park planning
25 process in 2008, Mayor Torres was leading the

1 steering committee in the development of that plan,
2 and a similar concept was developed of putting a
3 stairway into an open crack that is right alongside
4 of this one where the vault is. And we have an
5 illustration to show you of that iteration. So
6 that's one version of this idea that we've been
7 thinking about of how to get folks right down and
8 close to the waterfall, and now the exploration of
9 this idea of using the vault would not only help to
10 preserve the vault and the future view of the
11 waterfall from changing, but also provide an
12 interesting opportunity for this amenity, and also
13 provide an opportunity to demonstrate the engineering
14 history of this organization.

15 I think that concludes my presentation.

16 PRESIDENT SANCHEZ: I'm sorry, mayor,
17 I'm sorry to interrupt, but explain to me like a
18 seven-year-old exactly what you're asking us to do?

19 MR. ARCHIMEDE: I'll let the mayor
20 handle that.

21 PRESIDENT SANCHEZ: I'm sorry. Okay.

22 MAYOR TORRES: Thank you,
23 Commissioners. I wish we had more time, and, by all
24 means, we could put the presentation that we had on a
25 disk, and then at a later time the Commissioners

1 could actually view it.

2 So the key, to be very quick, is trying
3 to create an amenity that's going to tell the history
4 of this organization as it relates to its purpose of
5 actually at first, you know, storing the water and
6 the reservoir, and then secondly as it was to
7 creating this engineering marvel back then as we do
8 today.

9 So, today I read, and we confirm it
10 now, that there is to be a transfer of property from
11 Passaic Valley Water Company to the National Park
12 Service as it relates to one of the two buildings
13 that are within this proximity of this vault and this
14 crevice. And so the thought would be that I would
15 like the Commissioners to envision this amenity, and,
16 in fact, perhaps be able to tell the story for the
17 thousands of people that pay a visit to the Great
18 Falls area, but also tell the story of not only the
19 significance of the raceway, not only the
20 significance of the Silk City and Alexander
21 Hamilton's visit, but also tell the history and an
22 interpretation of the significance of Passaic Valley
23 Water Company.

24 So that pad in that building could be
25 two things, either the Passaic Valley Water does not

1 convey it over to the National Park, but stays as a
2 partner and that stays within property of Passaic
3 Valley Water, their historical interpretation of the
4 original pumping station, and then allowing us to
5 actually create this one magnificent focal point
6 where individuals will be going through this three
7 and a half foot water pipe that was intended to
8 circulate the water originally through the pumping
9 station, as a viewpoint to bring people closer, just
10 like what we did with Mary Ellen Kramer Park, closer
11 to the water to feel like you would at Niagara Falls.

12 So the closer we can get the public to
13 see the falls, feel the falls, and, at the same time,
14 be able to tell the history of the original pumping
15 station that was originally there in 1860.

16 MR. ARCHIMEDE: I have some handouts
17 with photos.

18 MAYOR TORRES: Which is all the
19 documentation that was commissioned by the MUA at
20 that time on the history of the water company.

21 Secondly, Gianfranco mentioned the
22 state master plan that was done originally when the
23 state was a stakeholder within the Great Falls State
24 Park, prior to becoming designated as a national
25 park. And in there, and I'm going to pass out two

1 booklets and I apologize, they're big, but I could
2 also provide the board with a DVD copy of the entire
3 master plan study. You'll see, it talks about the
4 crevice that Gianfranco talked about and the
5 possibility of creating, in addition to utilization
6 of that water pipe, a wonderful public amenity that
7 also will allow people to get to the bottom of the
8 crevice, utilizing it, and getting to feel and see
9 the falls.

10 So the key is to let the Commissioners
11 know that this is the discussion that's being
12 undertaken as we continue to develop and roll out the
13 Great Falls maintenance plan, but also the
14 possibilities of what could be there for it to be an
15 attraction. The board recognizes that this is right
16 across the street from Hinchliffe Stadium, and as we
17 speak right now, we're actually going out, we're out
18 to bid on the market study, the feasibility study for
19 the rehabilitation of the stadium. And this being
20 right across to it, just adds another amenity to the
21 recently refurbished Mary Ellen Kramer Park, but, at
22 the same time, instead of saying turn it over to the
23 National Park, perhaps the board wanted to consider
24 to be a partner in the development of it and also
25 still tell the story, the rich history and the story

1 of the water company as it relates to the
2 interpretation of that steam plant utilizing the
3 older one.

4 Now, in closing, I would say there is
5 much interest in it -- and if you close it, then you
6 won't be able to see both pieces.

7 Gianfranco will show you.

8 I did want to show the geological
9 points of it, and then one that just shows the
10 rendering of it.

11 I'm sorry, that I'd be remiss if I
12 didn't to say that the landscape architects and
13 engineers that designed the master plan for the Great
14 Falls are the same individuals that did the High Line
15 in New York City. And you know how that started and
16 has evolved into millions of people visiting that
17 location and incorporating that old rail line that
18 was there into an eighth wonder of the world, right?
19 And those are the same engineering folks that were
20 part of the team that did this.

21 Lastly, I would say that there has been
22 an unsolicited request from outside, venture
23 capitalist or developers, whatever you want to call
24 it, that they are interested in partnering up a
25 public/private partnership in order to entertain the

1 feasibility of not only creating this attraction,
2 because this basically is an attraction at the Great
3 Falls in partnership with the water company, but also
4 to support a comfort station on that other side of
5 the park, because the reality is that most of it is
6 on the McBride Avenue side, and that other end of the
7 park with the pumping station, there's nothing there.
8 So that would be incorporated utilizing the National
9 Park Service as a comfort station, in addition to
10 this possible interpretation of the plumbing station
11 and creating this view.

12 So, lastly, I'll just show these. This
13 is what you have today, and this is possibly the
14 opportunity that we could have tomorrow, keeping in
15 mind that the concrete pad that's to the rear will be
16 the area in which will be the gateway to either a
17 turnstile that will take you into this tunnel that
18 will take you right into the water in that basin or
19 the turnstile that will take you to the beginning of
20 what I call this fire escape, wrought iron fire
21 escape that will take you down.

22 And at that point, you know, whether
23 there is a token that is an old token that has the
24 Passaic Valley Water Company that the National Park
25 will have at the visitors' center, and that would be

1 put into the turnstile that would allow access to get
2 into this venue, whatever that mechanics it would be,
3 to explore so that we could capitalize on
4 approximately 20, 25,000 visitors a month that visit
5 the Great Falls, with really having nothing there
6 except the Great Falls.

7 So we are in that mode of trying to
8 create, with public/private partnership, continue to
9 explore in creating different venues over that three
10 and a half mile loop that incorporates or that makes
11 up the geographical boundaries of the Great Falls.

12 So basically I wanted to share that
13 with you first, because I think that it is very
14 exciting, and I would like the board to deliberate on
15 it and also to share with you where we're at as it
16 relates to that the city actually provided the funds
17 to undertake this hydraulic study so that we'll be
18 able to prove the feasibility of us recirculating the
19 water or the excess of the water that's being
20 apparently stored at the Levine Reservoir.

21 So with that, Commissioners, I'm very
22 grateful and thank you for the opportunity that you
23 allowed me to speak. I know I'm over my five
24 minutes. And if this is something that the board
25 would like to continue to have some conversations,

1 then we could actually just get it on our mutual
2 agendas, and we could further bring supporting
3 documentation and explore the feasibility of all
4 three of these items that are working concurrently.

5 COMMISSIONER KOLODZIEJ: Mr. Chairman,
6 can I make a recommendation, looking at the time and
7 looking at the volume of information that we've been
8 assuming.

9 First of all, I want to thank all of
10 you who have been working hard on developing that
11 very historic place.

12 I would recommend that we perhaps
13 invite members of their group to come to the special
14 improvements committee so that we can begin to flesh
15 out just what as a partnership we can and can't do.
16 We have ratepayers to protect, in my opinion, so it's
17 not that I have a blank checkbook that I can do
18 things with; however, in listening to your
19 presentation, using in-kind services of our own
20 people, which would be at no cost to you, there are
21 options that we can do to become a partner.

22 MAYOR TORRES: Absolutely.

23 COMMISSIONER KOLODZIEJ: So if that's
24 good for you and your group, we can set a special
25 meeting of that special improvement district, and go

1 from there, and then have legal look at some of the
2 ramifications of the partnership, because, if I'm
3 listening carefully, you are excluding any sort of
4 partnership with the National Park Service.

5 MAYOR TORRES: No, I'm not.

6 COMMISSIONER KOLODZIEJ: All right. So
7 the Park Service would be included in this?

8 MAYOR TORRES: Absolutely.

9 COMMISSIONER KOLODZIEJ: As is the City
10 of Paterson?

11 MAYOR TORRES: Absolutely.

12 COMMISSIONER KOLODZIEJ: Because I
13 would not feel comfortable excluding the National
14 Park Service, because we need them.

15 MAYOR TORRES: No, no, absolutely not.
16 And that shows the partnership, because the fact
17 what's on the table now is that, I'm being told as a
18 member of the Falls, the federal advisory board, that
19 the board is poised to convey that tract of land over
20 to the National Park, including the concrete and the
21 pumping station.

22 And so if, in collaboration, that could
23 still be done, but we get the historical
24 interpretation of this authority, and at the same
25 time create a public amenity that I think that the

1 National Park would really welcome. I mean, these
2 two, whether it's the fire escape or the tunnel to
3 walk through the basin, really reminds me of the
4 investment that the National Park did in Colorado
5 with the skywalk, which at the end of the day, it's
6 an attraction and it's not cheap, there is a fee.
7 And so those are the things that I think that they
8 would be very amenable to, everyone would be.

9 PRESIDENT SANCHEZ: Mayor, is
10 Mr. Archimede going to be handling your committee?

11 Joe, I guess from Passaic Valley Water
12 you're going to have to set something out with the
13 committee and go from there.

14 MR. BELLA: Yes, we'll get together and
15 then I'll bring him in to do a detailed presentation
16 to the committee.

17 PRESIDENT SANCHEZ: And then go up
18 there. I will come with you, if you might like me
19 to. I'd like to see exactly what it is that we're
20 talking about.

21 COMMISSIONER KOLODZIEJ: You're on that
22 committee.

23 COMMISSIONER CLEAVES: It's the three
24 of us.

25 PRESIDENT SANCHEZ: Yes, it's a special

1 project.

2 COMMISSIONER KOLODZIEJ: That's okay.
3 I knew you'd be there.

4 PRESIDENT SANCHEZ: So we do that,
5 mayor?

6 MAYOR TORRES: Absolutely. And as part
7 of that, Gianfranco will reach out to the National
8 Park Superintendent, and he will be part of that
9 meeting as well. Absolutely.

10 COMMISSIONER LEVINE: Can I ask a
11 question real quick. What process are we in right
12 now, Joe, of actually donating that property to the
13 National Park?

14 MR. BELLA: It's under review by the
15 committee -- you know, it's been on hold sort of by
16 the committee.

17 COMMISSIONER LEVINE: Does the board
18 have to make something to slow down that process
19 before it actually goes to a project?

20 MR. BELLA: Well, what we have to do is
21 find out how it fits in now what they're talking
22 about.

23 PRESIDENT SANCHEZ: Commissioner
24 Levine, we haven't made a decision on that.

25 COMMISSIONER LEVINE: So we can't come

1 back next month and say it's already gone?

2 MAYOR TORRES: No, we are in its infant
3 stages.

4 COMMISSIONER LEVINE: That's what I
5 wanted to make sure.

6 COMMISSIONER KOLODZIEJ: And so are we.

7 PRESIDENT SANCHEZ: Thank you.

8 MAYOR TORRES: Thank you very much. I
9 appreciate your time and consideration.

10 MR. ARCHIMEDE: I've got some handouts
11 that I passed around.

12 MAYOR TORRES: The history of the water
13 company is incredible, is incredible.

14 And so in closing, Commissioners, no
15 different than we're eagerly trying to get the U.S.S.
16 Ling out of Hackensack, that's in the Bergen Record
17 parking lot there, moved to McBride Avenue, because
18 of the story of Holland's submarine being launched
19 there and being in our museum is the combination of
20 what we're trying to do to make that place a
21 destination, but tell the story of Paterson and its
22 public and private partners.

23 Thank you.

24 MR. AMODIO: Thank you, Mayor.

25 We can move back to regular order of

1 business.

2 You have the minutes of Passaic Valley
3 Water Commission in camera session, and Regular
4 Public and Special Meetings held June 15, 2016.

5 Do I have a motion?

6 COMMISSIONER KOLODZIEJ: So moved.

7 COMMISSIONER VANNOY: So moved.

8 COMMISSIONER CLEAVES: Second.

9 MR. AMODIO: Wait, I heard Commissioner
10 Kolodziej first, and then --

11 COMMISSIONER CLEAVES: Second by
12 Commissioner Vannoy.

13 MR. AMODIO: On the roll.

14 (Roll call was taken, all Commissioners
15 present respond in the affirmative.)

16 MR. AMODIO: Thank you.

17 Next, does the Chair accept, receive,
18 and file --

19 PRESIDENT SANCHEZ: Yes, I do.

20 MR. AMODIO: The request is to recite
21 one vote for the resolutions, so if you give me a
22 minute, I will recite them.

23 Item 6a, "Resolution of Passaic Valley
24 Water Commission: Water Storage Improvement Project,
25 Phase 2, Project 16-P-64 'Professional Engineering

1 Services New Street Reservoir Water Storage and
2 Pumping Facilities Design, Permitting and
3 Construction Administrative Services,' Recommendation
4 to Award to Arcadis U.S., Inc. of Fair Lawn, New
5 Jersey, on a Time-and-Material basis, not to exceed
6 \$2,109,620."

7 Item 6b, "Resolution of Passaic Valley
8 Water Commission: A Two (2) Year Shared Services
9 Agreement with the City of Paterson for the Provision
10 of Emergency Rescue and Preventative Services and
11 Consultation Related to Confined Spaces, in the
12 amount of \$150,000 annually."

13 Item 6c, "Resolution of Passaic Valley
14 Water Commission Authorizing a Shared Services
15 Agreement with Passaic County for use of the Eighth
16 Street Bridge, for the Relocation of PVWC's 8-inch
17 Water Main crossing the Passaic River in the City of
18 Passaic to the Borough of Wallington, Passaic County,
19 in an amount not-to-exceed \$50,000."

20 Item 6d, "Contract Extension - 14-B-14,
21 'Products and Appurtenances for Standard Method 9223
22 Testing' Two (2) year extension with Idexx
23 Distribution, Inc. of Westbrook, Maine, in the amount
24 of \$135,520.50."

25 Do I have a motion?

1 MR. BLUMENTHAL: Move it.

2 COMMISSIONER CLEAVES: Second.

3 MR. AMODIO: Moved by Blumenthal,
4 second by Cleaves.

5 COMMISSIONER KOLODZIEJ: A question on
6 that, on the shared services agreement with Paterson,
7 that's not an up to amount, that the actual amount
8 for the services that we're physically going to get,
9 which is the training and the inspection and all of
10 that, correct?

11 MR. BELLA: That's correct.

12 COMMISSIONER KOLODZIEJ: All right. I
13 just wanted to know. I would prefer it to be an up
14 to amount, but we need the service, though.

15 COMMISSIONER LEVINE: That's just
16 getting on now, is that on fire --

17 COMMISSIONER KOLODZIEJ: Yes, it took
18 the time to iron out the thing.

19 COMMISSIONER LEVINE: So who is doing
20 all the stuff in between?

21 COMMISSIONER KOLODZIEJ: They're doing
22 it on a volunteer basis.

23 COMMISSIONER LEVINE: I didn't know
24 this.

25 All right. That's fine.

1 MR. AMODIO: Any further questions?

2 (No response.)

3 MR. AMODIO: Hearing none, on a roll.

4 (Roll call was taken, all Commissioners
5 present respond in the affirmative. Commissioner
6 Vannoy is absent.)

7 MR. AMODIO: Next we have new business.

8 COMMISSIONER LEVINE: We have
9 volunteers that we will get this done eventually.

10 COMMISSIONER KOLODZIEJ: Okay.

11 MR. AMODIO: We have Summary of
12 Disbursements and Payroll through July 20, 2016, in
13 the amount of \$7,881,468.58.

14 Do I have a motion?

15 COMMISSIONER CLEAVES: So moved.

16 COMMISSIONER KOLODZIEJ: Second.

17 MR. AMODIO: Motion by Commissioner
18 Cleaves, second by Commissioner Kolodziej.

19 On the roll.

20 (Roll call was taken, all Commissioners
21 present respond in the affirmative. President
22 Sanchez abstained on Montana.)

23 MR. AMODIO: We have a recommendation
24 from Closed Session. We can do this in one vote, if
25 you like, or we can do it in two.

1 PRESIDENT SANCHEZ: Let's do it in one
2 vote.

3 MR. AMODIO: The first item is from the
4 personnel, new hires, of Julie Alesandrelli -
5 Principal Engineer, with a salary of \$94,534.96, and
6 a range of \$75,000.12 to \$100,000.

7 Next is John K. Liu - Senior Engineer,
8 with a salary of \$86,759.40, and a range of
9 \$85,066.80 to \$86,759.40, and the candidate will be
10 receive 25 vacation days per year in lieu of medical
11 benefits. Is that correct?

12 PRESIDENT SANCHEZ: Yes.

13 MR. AMODIO: Thank you.

14 Next we have --

15 COMMISSIONER LEVINE: Let me ask you a
16 question. Are we putting anything in about taking on
17 later on, you know, say he wants medical or no?

18 MR. BELLA: He has to come back to the
19 board, if there are changes.

20 COMMISSIONER LEVINE: If he decides he
21 wants medical, can he just add it now?

22 COMMISSIONER VANNOY: No, he has to
23 come back.

24 COMMISSIONER LEVINE: Can we put that
25 as a condition on that?

1 COMMISSIONER FRIEND: Is he a contract
2 employee?

3 MR. BELLA: No, a regular employee.

4 COMMISSIONER FRIEND: Did he fit into
5 any particular bargaining unit or he's just
6 confidential?

7 MR. BELLA: He will be in the
8 supervisors.

9 COMMISSIONER LEVINE: Let's say he
10 loses his benefits, somehow, by the state, something
11 happens, he gets new kids.

12 COMMISSIONER FRIEND: I agree,
13 Commissioner, he should sign something off at least
14 saying that the extra vacation days is in lieu of the
15 medical benefits, and in the event there's any change
16 in the future, he has to go into negotiation again.

17 PRESIDENT SANCHEZ: All right. So you
18 can vote no, this is what we have here, can you --

19 COMMISSIONER LEVINE: Just add a
20 condition.

21 COMMISSIONER KOLODZIEJ: You're just
22 adding legal to make sure that that's part of the
23 agreement?

24 COMMISSIONER LEVINE: Right, that's all
25 I'm asking.

1 COMMISSIONER KOLODZIEJ: Okay.

2 COMMISSIONER LEVINE: All right.

3 That's fine. I'm good with that.

4 MR. AMODIO: Next from Closed Session,
5 we have authorization to enter into a Memorandum of
6 Understanding --

7 COMMISSIONER CLEAVES: Did we vote?

8 MR. AMODIO: No.

9 With the City of Newark.

10 Any questions?

11 Do I have a motion for both?

12 COMMISSIONER VANNOY: So move.

13 PRESIDENT SANCHEZ: Commissioner, you
14 want to move that?

15 COMMISSIONER KOLODZIEJ: Second.

16 MR. AMODIO: On the roll.

17 (Roll call was taken, all Commissioners
18 present respond in the affirmative.)

19 MR. AMODIO: Is there anything under
20 Good and Welfare?

21 COMMISSIONER KOLODZIEJ: I just have a
22 request. Our summer help, they're halfway through
23 their work dates, can we have a list of who they are
24 and which Commissioners appointed them? We had
25 gotten that every year.

1 MR. BRISMAN: Okay.

2 MR. AMODIO: Okay.

3 COMMISSIONER FRIEND: Did many people
4 show up for the fishing?

5 MR. BELLA: Yes, they're all gone.

6 COMMISSIONER VANNOY: Did they start
7 fishing yet?

8 COMMISSIONER CLEAVES: I ran into some
9 Sunday, and they told me go and thank the
10 Commissioners.

11 COMMISSIONER VANNOY: I gave so many
12 passes out.

13 COMMISSIONER CLEAVES: He got his
14 fishing license and everything.

15 MR. AMODIO: Nothing else under Good &
16 Welfare?

17 PRESIDENT SANCHEZ: All right, guys.
18 Meeting adjourned.

19 MR. AMODIO: Next meeting is scheduled
20 for August 17, 2016.

21 The time is 1:39 p.m.

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C E R T I F I C A T I O N

I, KIM O. FURBACHER, License No. XIO1042, a Certified Court Reporter, Registered Merit Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with Regulation 13:43-5.9 of the New Jersey Administrative Code.

KIM O. FURBACHER, CRCR, CCR, RMR
License #XIO1042, and Notary Public
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