



CLIFTON PARK WATER AUTHORITY BOARD MEETING

Tuesday, December 11, 2018
7:00 PM

AGENDA

Privilege of the Floor

Old Business

- Water Main Replacement on Plank Road
- Project to Increase Capacity from SCWA
- Sprint Modification Request – Knolltop
- AT&T Modification Request – Boyack
- Riggi Subdivision on Miller Road – Potential Contribution to Additional Water Main

New Business

- Adopt New Discriminatory Harassment Prevention Policy and Amend Employee Handbook

Other Business

- Approve Minutes of November 13, 2018 Meeting

BSP
MUNICIPAL CELL TOWER LEASE EXPERTS
Tower Optimization Processsm

Proposed Heads of Terms

Client: Clifton Park Water Authority (CPWA)

Site Location: 36 Boyack Road

Site Name: Boyack Road Water Tank

Type of Proposed Agreement: Amendment #1

Dated: August 16, 2018

Carrier Name: New Cingular Wireless (AT&T)

Lease Date: 1/6/2015

Carrier Site Ref#: 12926773

Major Terms of Lease Agreement

1. **Term:** The current lease is due to expire on 1/6/2045. CPWA is requesting a 15 year guarantee from the date of execution of this 1st Amendment.
2. **Effective Date:** Upon signing
3. **Equipment:** Equipment as outlined in the AT&T Construction Drawings dated 7/31/2018 submitted equipment modification indicating equipment currently on the tank in addition to any configuration proposed to be installed after the current upgrade project. The CDs will identify all equipment, including make and model with exact specifications, currently on the water tower and on the ground space in addition to any enhancements proposed. Additionally an engineering review of the stress loads on the tank for the proposed equipment to be attached to any part of the water tank.
4. **Lease Fee:** The new annual rental fee of \$55,300 per year payable 30 days after Lease execution and each yearly anniversary thereafter.
5. **Additional Inclusion in Agreement:** Other than acts of god or force majeure, there will be no arbitrary termination of the Lease Agreement for AT&T as outlined in Section 17 C of the lease agreement during the proposed 15 guaranteed period outlined in section 1 of these terms..
6. **Lease Review, Approval and Execution Requirement:** Once BSP has presented the draft lease or lease amendment, encompassing the agreed upon terms contained herein, AT&T will have 60 days to process, review, circulate for approval, execution and notarization of all documents including the attachment of all required Exhibits. Failing to process this lease in the reasonable time frame outlined will result in \$1,000 increase in the annual rental for each 30 days that said lease or lease amendment is delayed.

Clifton Park Water Authority

Resolution # _____, 2018

Adopting New Discriminatory Harassment Policy

WHEREAS, the Clifton Park Water Authority wishes to adopt a discriminatory harassment prevention policy and complaint procedure to prevent and correct unlawful discriminatory harassment and discrimination as defined in federal and state law, and

WHEREAS, the Clifton Park Water Authority has developed a policy for adoption by the CPWA Board of Directors that meets these goals,

NOW, THEREFORE BE IT

RESOLVED, that the Clifton Park Water Authority Board of Directors hereby adopts the Clifton Park Water Authority Discriminatory Harassment Prevention Policy and Complaint Procedure, as attached.

Motion to Accept: _____

Seconded: _____

Roll Call Vote

	<u>Ayes</u>	<u>Noes</u>
Mr. Gerstenberger	_____	_____
Mr. Ryan	_____	_____
Mr. Peterson	_____	_____
Mr. Taubkin	_____	_____
Mr. Butler	_____	_____

CLIFTON PARK WATER AUTHORITY DISCRIMINATORY HARASSMENT PREVENTION POLICY AND COMPLAINT PROCEDURE

I. POLICY STATEMENT

It is the policy of the Clifton Park Water Authority to provide and maintain a work environment which is free from unlawful discrimination based on sex (with or without sexual conduct, and including gender identity, gender expression or transgender status), race, color, religion, national origin, age, disability, genetic information or predisposing genetic characteristic, marital status, familial status, military status, domestic violence victim status, and any other class protected by law. Harassment based on these protected characteristics (collectively referred to as “discriminatory harassment”) is a form of unlawful discrimination and is prohibited in each and every work environment and each and every situation which directly impacts the work environment.

Sexual harassment is covered separately under the Clifton Park Water Authority’s Sexual Harassment Prevention Policy. Refer to the Clifton Park Water Authority’s Sexual Harassment Prevention Policy, which is found in the employee handbook.

Clifton Park Water Authority will take appropriate steps to prevent and correct unlawful discriminatory harassment and discrimination as defined by federal, state and local law (if applicable.) This includes federal laws such as Title VII of the Civil Rights Act, the Age Discrimination in Employment Act, the Americans with Disabilities Act and the Genetic Information Non-Discrimination Act, as well as the New York State Human Rights Law.

Clifton Park Water Authority considers discrimination, discriminatory harassment and other conduct prohibited by this Policy to be a form of employee misconduct and considers this type of misconduct to be a serious offense which will not be tolerated. Allegations of discrimination and discriminatory harassment will be investigated thoroughly and if substantiated, will be met with appropriate corrective and/or disciplinary action commensurate with the seriousness of the offense(s), and in accordance with the parameters of applicable collective bargaining agreements and/or state law.

Retaliation against any individual making a discrimination or harassment complaint or assisting in the investigation of such a complaint is forbidden. Retaliation is a serious violation of this policy which may result in disciplinary action.

II. SCOPE

- A. **Who is covered by this Policy?** This policy applies to all applicants, employees, interns (paid or unpaid), volunteers, contractors, and other non-employees conducting business with the Clifton Park Water Authority.
- B. **What does this Policy prohibit?** This policy prohibits discriminatory harassment, discrimination and retaliation whether engaged in by fellow employees, by a supervisor or manager or by someone not directly connected to the Clifton Park Water Authority (e.g., an outside vendor, consultant, other non-employee or citizen).

- C. **Where can discrimination or discriminatory harassment occur?** Conduct prohibited by this Policy is unacceptable in the workplace and in any work-related setting outside the workplace, such as during business trips, business meetings, and business-related social events.
- D. All information gathered during an investigation of a complaint will be handled in a confidential manner, to the extent possible.
- E. This Policy does not preclude the filing of discrimination, discriminatory harassment or retaliation complaints with the New York State Division of Human Rights (DHR), the Federal Equal Employment Opportunity Commission (EEOC), or the pursuing of any other remedies as permitted by law.

III. DEFINITIONS OF PROHIBITED CONDUCT

A. Discrimination

Discrimination on the basis of any protected characteristic is prohibited. Discrimination includes any adverse employment action (termination, failure to hire, demotion, failure to promote, etc.) taken on the basis of sex (with or without sexual conduct, and including gender identity, gender expression or transgender status), race, color, religion, national origin, age, disability, genetic information or predisposing genetic characteristic, marital status, familial status, military status, domestic violence victim status, and any other class protected by law.

B. Discriminatory Harassment

Harassment on the basis of any protected characteristic is prohibited. Under this policy, prohibited discriminatory harassment is verbal or physical conduct that is offensive to or shows hostility or aversion toward an individual because of a protected class or characteristic, and that:

- (i) has the purpose or effect of creating an intimidating, hostile or offensive work environment;
- (ii) has the purpose or effect of unreasonably interfering with an individual's work performance;
- or (iii) otherwise adversely affects an individual's employment opportunities.

NOTE: Sexual harassment, including harassment on the basis of sex (including gender identity or transgender status) and sexual orientation is covered separately under the Clifton Park Water Authority Sexual Harassment Prevention Policy.

Harassing conduct includes, but is not limited to: epithets, slurs or negative stereotyping; threatening, intimidating or hostile acts; denigrating jokes and display or circulation in the workplace (including through e-mail) of written or graphic material that denigrates or shows hostility or aversion toward an individual or group, based on an individual's protected class.

C. Retaliation

Retaliation against any individual for making a discriminatory or any harassment complaint or assisting in the investigation of such a complaint is prohibited by law and under this Policy. Unlawful retaliation can be any adverse employment action, including being discharged,

disciplined, discriminated against, or any action that would keep or discourage anyone covered by this Policy from coming forward to make or support a claim of discrimination or discriminatory harassment. Adverse action need not be job-related or occur in the workplace to constitute unlawful retaliation.

Any employee, intern, volunteer, and non-employee who believes they have been subjected to retaliation should report this conduct in accordance with the same reporting procedures as are outlined below. These complaints of retaliation will be investigated in accordance with the same procedures utilized and described below. Individuals also may file complaints of retaliation with the federal or state enforcement agencies (EEOC or New York State Division of Human Rights.)

Any individual found to have engaged in retaliation as defined in this Policy may be subject to disciplinary action up to and including termination, and/or other corrective or remedial action as necessary and permitted by an applicable collective bargaining agreement or state law.

IV. REPORTING PROCEDURES AND RESPONSIBILITIES

A. Reporting Procedures

Preventing harassment is everyone's responsibility. If an employee, intern, volunteer, or non-employee who witnesses or is subjected to a situation which he/she believes constitutes discriminatory harassment in violation of this Policy, Clifton Park Water Authority recommends that the person confront the harasser directly and advise the harasser that his/her behavior is not welcomed and will not be tolerated.

If an employee, intern, volunteer or non-employee who witnesses or is subjected to a situation which he/she believes constitutes discrimination or discriminatory harassment, he/she should file a complaint with the Compliance Officer as set forth below. Anyone who witnesses or becomes aware of potential instances of discrimination or harassment should also report such behavior to the Compliance Officer.

- **Compliance Officer: CPWA Administrator**
- **In the event that the Compliance Officer is the subject of the complaint, complaints are to be made to the CPWA Business Manager**

Although encouraged, note that neither this Policy nor state or federal law requires that an individual tell an alleged harasser to stop his/her actions. Failure to do so does not preclude the individual from filing a complaint of discriminatory harassment. Individuals should feel free to keep written records of any actions which may constitute harassment, including time, date, location, names of others involved, witnesses (if any), and who said or did what to whom.

Complaints may be made verbally or in writing. **If made verbally, the complaint must be reduced to writing by the individual to whom it was reported.** The written report must be given to the Compliance Officer. A form for submission of a written complaint is attached to this Policy, and all employees, interns, volunteers, and non-employees conducting business in the workplace are encouraged to use this complaint form. Individuals who are reporting

discrimination or harassment on behalf of other employees, interns, volunteers or non-employees should use the complaint form and note that it is submitted on another person's behalf.

B. Employee Responsibilities

All employees, interns and volunteers are responsible for refraining from discrimination, discriminatory harassment or retaliation in the workplace. Anyone who witnesses discrimination, discriminatory harassment or retaliation may notify the person responsible that their behavior is inappropriate, and in any and all events, should notify the Compliance Officer.

C. Supervisory Responsibilities

All managerial and supervisory personnel of the Clifton Park Water Authority shall be responsible for enforcing this Policy and shall have particular responsibility for ensuring that the work environment under their supervision is free from discrimination, discriminatory harassment, and retaliation. Failure of a manager or supervisor to comply with this responsibility may result in disciplinary action.

All managerial and supervisory personnel who receive complaints of, observe directly, or otherwise become aware of or suspect that discrimination, discriminatory harassment or retaliation is occurring, will be responsible for immediately forwarding such complaints, in writing, to the Compliance Officer.

Supervisors and managers will be subject to discipline (or other remedial or appropriate action) for failing to report suspected discriminatory harassment or otherwise knowingly allowing the harassment to continue. Supervisors and managers will also be subjected to discipline (or other remedial or appropriate action) if found to have engaged in discrimination, discriminatory harassment, or retaliation.

D. Employer Responsibilities

Clifton Park Water Authority will conduct periodic training on the issues surrounding discrimination, discriminatory harassment, its effects and its appearances, and the role and responsibility of employees and managerial/supervisory personnel in preventing incidents of discrimination and harassment.

Clifton Park Water Authority will also distribute this Policy to all employees, interns and volunteers, and ensure that it is distributed to new employees as they are hired.

V. INVESTIGATION AND RESPONSE PROCEDURES

Discrimination and discriminatory harassment complaints will be investigated. The Compliance Officer [OR INVESTIGATING OFFICIAL] and/or their designee(s) will conduct a prompt and thorough investigation commencing immediately and completed as soon as possible. The investigation will be confidential to the greatest extent possible.

Any employee, volunteer, intern or non-employee may be required to cooperate as needed in an investigation of suspected discriminatory harassment. As further set forth herein, Clifton Park

Water Authority will not tolerate retaliation against those who file complaints, support another's complaint, or participate in the investigation of a complaint.

The nature and extent of an investigation may vary on a case by case basis dependent upon the circumstances and extent of the allegations. Generally, investigations should be conducted in accordance with the following steps:

- Upon receipt of complaint, the Compliance Officer or their designee will conduct an immediate review of the allegations, and take interim actions, as appropriate. If the complaint is oral, encourage the individual to complete the Complaint Form in writing. If he or she refuses, prepare a Complaint Form or other write up of the complaint based on the oral reporting.
- If documents, emails or phone records are relevant to the allegations, take steps to obtain and preserve them.
- Request and review all relevant documents, including all electronic communications.
- Interview all parties involved, including any relevant witnesses.
- Create (at a minimum) written documentation of the investigation (such as a letter, memo or email), which contains the following:
 - A list of all documents reviewed, along with a detailed summary of relevant documents;
 - A list of names of those interviewed, along with a detailed summary of their statements;
 - A timeline of events;
 - A summary of prior relevant incidents, reported or unreported; and
 - Recommendation(s) for the final resolution of the complaint, together with any recommendations for corrective or remedial actions to be taken.
- Keep the written documentation and associated documents in the employer's records.

Once the investigation is completed, the Compliance Officer [OR *person or office designated to make final determination*] or their designee will make a Final Determination as to whether the Policy has been violated.

The Compliance Officer [OR *person or office designated to make final determination*] or their designee shall promptly notify the complainant of the Final Determination, and also inform the complainant of their right to file a complaint or charge with the DHR or EEOC, or in an appropriate court.

If a complaint of discriminatory harassment, other harassment, or retaliation is determined to be founded, Clifton Park Water Authority will take disciplinary and/or corrective action in accordance with law and/or an applicable collective bargaining agreement. The Compliance Officer will be responsible for overseeing the implementing of any corrective or remedial actions deemed necessary.

If disciplinary charges are filed against an employee on the grounds that Clifton Park Water Authority has determined the employee is guilty of discrimination, discriminatory harassment or retaliation, the accused employee may exercise his/her rights through the disciplinary procedure provided for in his/her collective bargaining agreement, or state law, if applicable.

VI. FALSE REPORTS

Reporting of a false complaint is a serious act. In the event it is found that an individual bringing the complaint has knowingly made false allegations, the Clifton Park Water Authority may take appropriate remedial action and/or disciplinary action in accordance with the provisions of applicable collective bargaining agreement and/or state law

**CLIFTON PARK WATER AUTHORITY DISCRIMINATORY HARASSMENT
PREVENTION COMPLAINT FORM**

(Submit to Compliance Officer or CPWA Business Manager)

This form may be used to file a charge of discriminatory harassment which is a form of discrimination prohibited by federal law, the New York State Human Rights Law, and Clifton Park Water Authority Policy.

Filing this complaint form with Clifton Park Water Authority in no way deprives you of the right to file a complaint with the US Equal Employment Opportunity Commission, New York State Division of Human Rights, and/or the Federal/State courts.

(PLEASE PRINT OR TYPE)

1. Name _____
Phone Number _____
Residence _____
Mailing Address (if different from residence) _____
City _____ State _____ Zip Code _____

2. Department _____

3. Have you filed this charge with a Federal, State or local government agency?
YES/NO: _____ When _____ Where _____
(Month/Day/Year)

Have you instituted a suit or court action on this charge?
YES/NO: _____ When _____ Where _____
(Month/Day/Year)

(AN AFFIRMATIVE REPLY TO THIS QUESTION WILL IN NO WAY STOP A REVIEW
OF YOUR COMPLAINT)

4. Alleged Discrimination Occurred on or about:
Month: _____ Day: _____ Year: _____ Time: _____

Is this alleged discrimination continuing: YES _____ NO _____

Describe the alleged act of harassment. **Use additional sheets if necessary.**

5. Indicate the name(s) of the alleged harasser(s):

6. State the name(s) of any potential witness(es):

7. I swear or affirm that I have read the above related facts and that the statements are true and correct to the best of my knowledge, information and belief.

Date: _____

(Signature)

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Clifton Park Water Authority

Resolution # _____, 2018

Amending CPWA Handbook

WHEREAS, the Clifton Park Water Authority recently adopted new policies with regard to sexual harassment and discriminatory harassment prevention, and

WHEREAS, the Clifton Park Water Authority has an Employee Handbook, communicating the Authority's personnel policies to all employees,

NOW, THEREFORE BE IT

RESOLVED, that the Clifton Park Water Authority Board of Directors hereby amends the Clifton Park Water Authority's Employee Handbook to include changes with regard to the recently adopted sexual harassment and discriminatory harassment prevention policies, as follows:

Replace entire section under the heading titled "Sexual Harassment" on page 5 of the Employee Handbook with:

"The Clifton Park Water has a Sexual Harassment Prevention Policy separate from this Handbook. It is provided to all new employees at the time of hire. A copy of this policy can be obtained from the CPWA Business Manager."

Add the following section:

"Discriminatory Harassment

The Clifton Park Water has a Discriminatory Harassment Prevention Policy and Complaint Procedure separate from this Handbook. It is provided to all new employees at the time of hire. A copy of this policy can be obtained from the CPWA Business Manager."

Motion to Accept: _____ Seconded: _____

Roll Call Vote

	<u>Ayes</u>	<u>Noes</u>
Mr. Gerstenberger	_____	_____
Mr. Ryan	_____	_____
Mr. Peterson	_____	_____
Mr. Taubkin	_____	_____
Mr. Butler	_____	_____

Compliance Policies

Equal Employment Opportunity

The Clifton Park Water Authority is an Equal Opportunity Employer. The Authority does not discriminate on the basis of a person's race, religion, color, sex, age, national origin, marital status, sexual orientation, pregnancy, veteran status, arrest/conviction record, disability, or any other protected class or status. This policy applies to all terms and conditions of Employment including, but not limited to, recruiting, hiring, placement, promotion, termination, layoff, transfer, leave of absence, compensation, benefits, and training.

The Americans with Disabilities Act

It is the policy of the Authority to fully comply with the provisions and spirit of the Americans with Disabilities Act (ADA) and to ensure equal employment opportunity for all qualified persons with disabilities. All employment practices, such as recruitment, hiring, promotion, compensation, job assignments, job classifications, paid or unpaid leave, fringe benefits, and training, will be conducted so as not to discriminate unlawfully against persons with disabilities.

Reasonable Accommodation – Reasonable accommodation is available to all qualified employees and applicants with disabilities, unless it imposes an undue hardship on the Authority. An employee who needs an accommodation to perform the essential functions of the employee's job should contact a member of Senior Management.

Sexual Harassment

The Clifton Park Water Authority has a Sexual Harassment Prevention Policy separate from this Handbook. It is provided to all new employees at the time of hire. A copy of this policy can be obtained from the CPWA Business Manager.

Discriminatory Harassment

The Clifton Park Water Authority has a Discriminatory Harassment Prevention Policy and Complaint Procedure separate from this Handbook. It is provided to all new employees at the time of hire. A copy of this policy can be obtained from the CPWA Business Manager.