

BOARD OF WATER COMMISSIONERS
MINUTES FOR THE MEETING OF
OCTOBER 29, 2024

A quorum being present, Chairperson Sheldon called the meeting to order at 5:04 p.m. He announced that the virtual version of the meeting was being recorded and requested those in attendance to state their name and title for the record by roll call:

Board Members Present in Person: Robert H. Sheldon, Commissioner and Chairperson - Present; Robert E. Boyd, Jr., Commissioner - Present; and Joshua M. Fox, Commissioner - Present.

Board Members Present Virtually: None.

Others Present in Person: Vincent J. Roy, Executive Director - Present; Thomas S. Travers, Treasurer - Present; Michael Abbondanzio, Foreman - Present; Karen A. Moretti, Assistant Treasurer - Present; and Renee M. Adams, Executive Administrator – Present. Others in attendance were representatives of a proposed development on Brewster Road: Eric Rhodin of Line Company Architects; Dan Carr, Engineering Consultant from Stamski & McNary, Inc.; Matthew Watsky of Watsky Law, and property owner Yuchun Lee of Weston.

Others Present Virtually: Lawson Williams, District Counsel.

1. Review and Vote to Approve the Minutes from the Board of Water Commissioners Meeting held on October 1, 2024.

The Commissioners approved the minutes for the meeting of October 1, 2024, as amended. Commissioner Fox made the motion for approval, which was duly seconded by Chairperson Sheldon, and approved by unanimous roll call:

Joshua M. Fox, Commissioner - Aye
Robert H. Sheldon, Commissioner and Chairperson – Aye
Robert E. Boyd, Jr., Abstained

2. Review and Vote to Approve the Minutes from the Board of Water Commissioners Meeting held on October 15, 2024.

The Commissioners approved the minutes for the meeting of October 15, 2024, as amended. Commissioner Boyd made the motion for approval, which was duly seconded by Commissioner Fox, and approved by unanimous roll call:

Joshua M. Fox, Commissioner – Aye
Robert E. Boyd, Jr., Abstained - Aye
Robert H. Sheldon, Commissioner and Chairperson – Abstained

3. Discussion: Proposed Brewster Road Sub-division

Director Roy began the discussion by providing a brief update to the Commissioners and representatives of the proposed subdivision of his recent inquiry for an estimate of the water main construction cost. Mr. Roy stated that he received an estimate from the District’s engineering consultant, Environmental Partners, which based their estimate from recent similar type projects. He stated that the very rough cost estimate was approximately \$360 per foot, for a total water main installation estimate of \$525,000. Attorney Matthew Watsky, representative of the developer, asked Mr. Roy if he had any input from the District’s legal counsel as to whether the District’s lot on Goodman Hill required legal frontage to construct a water tank on the District’s parcel. Mr. Roy stated that he did not receive information on that question. Mr. Roy called District Counsel, Lawson Williams, speaker phone to get his thoughts on this question. Mr. Williams stated that he would need to review the actual plans and research the legal requirements and

would get back to Mr. Roy. Attorney Watsky asked members of the District about the expected time frame to construct a new water tank. Mr. Roy responded that the water tank project is part of the District's long-term capital plan and would not be constructed within the next five years. Other items discussed were temporary alternatives to providing water for domestic and fire protection (booster pump station, individual booster pumps, cistern). Commissioner Sheldon suggested that Director Roy organize a meeting with the fire chief, building inspector, and District's engineering consultant. The property owner, Mr. Yuchun Lee, stated that he has two options for construction with the Planning Board. The first option would be to construct the subdivision with the Town requirements for a cistern and booster pump station. The second option is to delay his development project until the District is ready to construct a water tank, and he said he is willing to wait five years. Commissioner Fox asked Attorney Watsky to provide bullets for a proposed agreement between the District and the developer. Mr. Watsky responded that an agreement between the two parties would be subject to negotiations. Some language would state that the developer is willing to pay for the construction soft cost (engineering design, permit fee applications, etc.). The developer would be willing to construct a road to the District's property, coordinate construction with the District's time frame for the new tank construction, and that the developer would pay for the trench to install a new water main but not the cost of the pipe. Mr. Watsky requested that the District continue discussion on this topic and then reconvene next month. The Commissioners agreed to reconvene at the Commissioners meeting scheduled for November 26th. There was no further discussion on this subject.

4. Review of the Director's September 13th Bi-Weekly Report.

Director Roy presented his bi-weekly report, covering the following topics:

Lead Service Line (LSL) Inventory Report

Mr. Roy stated that he and the Executive Administrator, Renee Adams had carefully reviewed the report but found it to be rather incomplete, especially in terms of the services categorized as "unknowns." Mr. Roy stated that he would be instructing Environmental Partners to further investigate the additional documentation and to revise their report accordingly.

Bankruptcy Notification for Bear Mountain (136 Boston Post Road)

Director Roy explained that Bear Mountain had not filed for bankruptcy as had been reported earlier. The confusion seems to have stemmed from the fact that the attorney representing the receivership of Bear Mountain is also representing the property owner of 29 Stonebrook Road, who has filed for bankruptcy under Chapter 11. That same attorney had mistakenly sent a bankruptcy notification to the District, which resulted in the confusion. Commissioner Fox requested that the District place a lien on the property to protect the District from lost revenue of outstanding accounts. Executive Administrator Renee Adams responded that the District currently has a lien on the Bear Mountain property and is currently working with the District Counsel on both property issues moving forward.

Raymond Road Water Treatment Plant/PFAS Filtrations System/GAC Issue

Commissioner Sheldon asked Director Roy to provide an update on the PFAS sampling results and inquiry for the granular active carbon (GAC) issue. Director Roy stated the October PFAS analytics appeared to have stabilized from the two previous months' readings. Mr. Roy stated the effluent results are non-detectable for PFAS, however there is concern regarding results from the 33% and 66% sample tap locations. Mr. Roy also stated that he is working with Andy Reid of Weston & Sampson, the Newterra Media Service Manager, and Amy Lapusata of MassDEP to resolve the issue of the premature breakthrough of the GAC media. Mr. Roy also informed the Commissioners that Blake Martin of Weston & Sampson asked if the District would be willing to participate in a GAC pilot testing study of a new media at the East Street WTP. Mr. Roy stated that the District is interested but needed further information to provide to the Commissioners and to receive their approval.

Mr. Roy also updated the Commissioners on the building and electrical permit issues. Mr. Roy stated that the building permit had been resolved and that the electrical permit was the only remaining item from obtaining the occupancy permit.

System Server

Director Roy updated the Commissioners on the District's System Server issue with the billing software. Mr. Roy stated that the District's information technology provider, Magna5, had been working with the District billing software provider, CUSI, to restore the billing software. He stated that it was his belief that the issue was caused by the installation of a new cyber security software (Cico Umbrella) that coincided with the billing software failure. He also stated that since Magna5 removed the new cyber software all software systems are functioning properly and fully operable. Mr. Roy is working with Magna5 for cost estimate options for replacing the District's server or moving the entire system to cloud technology. He also stated that these options will be presented to the Commissioners once made available.

There were no further questions regarding the Director's Bi-Weekly Report.

5. Vote to Authorize the Assistant Treasurer to open new bank account at Northern Bank for depositing funds

Treasurer Travers informed the Commissioners that the previous plans to open an account at Salem Five were not in the best interest of the District. Mr. Travers recommended the District open a new account at Northern Bank for depositing funds as an alternative. Commissioner Fox moved to authorize Assistant Treasurer Karen Moretti to open a new bank account at Northern Bank for the purpose of depositing funds. The motion was seconded by Commissioner Sheldon and approved by unanimous roll call:

Robert E. Boyd, Jr., Commissioner - Aye
Joshua M. Fox, Commissioner - Aye
Robert H. Sheldon, Commissioner and Chairperson – Aye

6. Review of the Leak Abatement Policy

Director Roy presented the edited draft policy to the Commissioners for their review. After discussion and edits were made to the draft, the Commissioner requested that Director Roy present the final draft at the next Commissioners meeting for a vote on the new policy.

Conclusion of Open Meeting

Commissioner Fox moved to conclude the open public meeting session and move into executive meeting session, not to return to the open public meeting session, under executive session "Exemption 1. To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares; Review and vote to approve Executive Session Minutes for October 1, 2024, and October 15, 2024. Also to discuss Collective Bargaining Unit proposals in the Executive Session and the chair so declares."

Chairperson Sheldon subsequently declared accordingly.

The motion was duly seconded by Commissioner Boyd and approved by unanimous roll call:

Robert E. Boyd, Jr., Commissioner - Aye
Joshua M. Fox, Commissioner - Aye
Robert H. Sheldon, Commissioner and Chairperson - Aye

There being no further discussion the meeting adjourned at 7:15 p.m.