



# Town of Carver, North Carver Water District Commission

approved 4/11/19

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Posted in accordance with the Provisions of M.G.L. Chapter 30A, Section 20B

Meeting minutes for March 11, 2019. The North Carver Water District Commissioners met, today, at the Carver Town Hall, Meeting Room # 3, 108 Main Street, Carver, Massachusetts.

Attendees: Kevin Tracey, Chairman; William Sinclair, Commissioner; Stephen Romano, Commissioner

Absent:

Also present: Mike Woollum, SWSS; Dave Siedentopf, Director of Operations and Maintenance; Michael Milanoski, Town Administrator

Meeting called to order at 5:30 PM, by Mr. Tracey

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## Glen Priolo – Request to change materials:

Mr. Tracey – Mr. Priolo is looking to change Ductal line to PVC.

Mr. Priolo - I am only asking for it as a concession on the water situation. If we go to PVC in the subdivision it will be private property and the responsibility of the association to maintain. Mr. Woollum – In Massachusetts, that is not correct, the DEP holds the town responsible. Mr. Tracey – If things aren't handled promptly, then the water district will have to be involved. Mr. Priolo – I will only be saving about \$20K. The Home Owners Association will have an account with reserve funds. Mr. Milanoski – You could have explicit language in the condo doc so there is no confusion. Mr. Priolo – We have no problem with having that. We won't sacrifice quality; this just helps a little, financially. Mr. Romano – In the 12 years I was the Treasurer / Tax Collector, I saw some condo association go bad and then there is a problem, and it would be on us. Mr. Priolo – This would never be accepted as a subdivision; it will always be private. It won't meet setbacks. Mr. Romano – We already have some similar situations, right now, with issue. Mr. Priolo – We just finished 28 units in Hanson; there are some safeguards for financials. If a break or something happened, it is on

private property. Mr. Romano – Let's say, a couple years after the condos are done, there are tree issues. They have a crane company come in; which damages the road/pipe. What then? Mr. Milanoski – That would be the responsibility of the crane company. There is no long term liability for the town, if you have that language added to the condo docs. I am not worried about this. As long as the water company is fine with this then there is no issue. Mr. Woollum – I've only had one issue with PVC and that was installation issue. Mr. Sinclair – I am still not willing to do this and mismatch pipe. The NCWD will still have to maintain water service. Mr. Priolo – Commercial building is the same thing. You are giving an inadequate water service. You have all the cards; I am just looking for a little concession. Mr. Sinclair – When you are gone, the piece of paper that the association is locked into is worthless. Mr. Priolo – If there is a failure during the install, I will fix it. Mr. Milanoski – If we are involved, the cost will be billed back to the owner and a lien will be placed on the property. Mr. Romano – How much is the privilege fee? Mr. Tracey – About \$210K. Mr. Romano – We could lower that? Mr. Milanoski – I would not support that. We have a condo doc, with language and water users that we could lien the property. What's the worst case scenario? Mr. Woollum – You could have a main break, requiring less than a day's work (4-5 hours). Mr. Milanoski – If the condo association fails and doesn't fix within the 4-hour timeframe, we could handle it. Mr. Priolo – If a water main breaks while we are there, we have to take care of it. Mr. Milanoski – I think there was confusion with the privilege fee when this whole thing started. I don't see a liability to doing this. Mr. Romano – What if we hook up to Middleboro; is there an issue with PVC? Mr. Woollum – Not an issue, they have PVC. Mr. Milanoski – We will make sure we are covered with the condo docs. Mr. Priolo – I will make sure there is explicit language in the doc. You are getting a tax base and water bills from these properties. Mr. Sinclair – I would be more comfortable with this if I could see the exact language. Mr. Milanoski – You could motion with language requirements. Mr. Priolo – I will put whatever you want in the condo docs. The line will be installed in about 6 weeks. This is about 1400 feet in total. Mr. Sinclair – What's the cost difference? Mr. Priolo – about \$25K and easier to run. Mr. Sinclair – We can't work on the privilege fee? Mr. Milanoski – No, we can't. We are looking at eliminating the subsidy for the district; you will need to subsidize yourselves in the not too distant future. Mr. Sinclair and Mr. Milanoski disagreed on the best way to move forward. Mr. Milanoski felt there was no issue and encouraged a motion with language for documentation. Mr. Sinclair has concerns over the use of different materials. Mr. Tracey – SWSS has no issue with PVC? Mr. Woollum – I have no issue with plastic. Mr. Tracey – Mr. Woollum will be working with Mr. Priolo, during this process.

*Motion to approve the change in materials from ductal iron to PVC at 0 Plymouth Street: Mr. Sinclair*

*Second: Mr. Romano*

*Approved: Unanimous (3-0)*

*Mr. Sinclair departed the meeting at 6:10 PM*

### Rules and Regulations – Increase to the water rate:

- Page 1 includes revised date of April 2019
- Page 4 – Cost per Assessment Unit – Do we eliminate the language and switch it out for the highlighted section? The big change is following the CPI. Mr. Romano – I say we just get rid of the first sentence. Mr. Tracey – I will send this document over to the office, with the updated language.
- Page 10 – The highlighted language (28,000 gals. per day). Do we want to change or eliminate? Mr. Romano – If you eliminate the minimum; it leaves us with the decision making. Mr. Tracey – Yes. Mr. Romano – Yes, let's get rid of the highlighted sentence.
- Page 11 – Return Check Policy – The highlighted area – Kathy suggested adding this to help recover some of the money if there are bounced checks. Mr. Romano – That's fine with me.
- Page 35 – Fees associated with the turn off and turn on – We added some language "For ½ hour maximum. Any unusual conditions which require additional assets will be billed to the customer at a time and material rate plus a 15% markup." Mr. Romano – That's good.

Mr. Tracey distributed the Changes to the NCWD Rules & Regulations, Water Rate Increase – The highlighted area is to change the email address and phone/fax numbers over to the Treasure / Tax Collector. It will also be noted in a memo to Treasurer / Tax Collector that Indian Head will increase by 5%, as well.

The hearing has been scheduled and advertised for April 8 @ 6:30 PM.

### Draft FY20 – Discussion and possible vote:

Mr. Milanoski –

We are going to have to figure out a way of reducing the subsidy from the town. We need to relook at the option of connecting to Middleboro. When the project was started, it was done with the best of intentions; we have a financial burden that we need to figure out. Mr. Tracey – The water betterment stabilization fund can be utilized. Mr. Milanoski – Yes, but that will only buy us a couple of years. This year is not a problem. Mr. Tracey – So FY 20 is okay? Mr. Milanoski – Yes, we need to look at the next 2 – 5 years. Mr. Tracey – in a couple of years the tail bond goes away. Mr. Milanoski – We can't give discounts for the Privilege Fee; we can swap work. Mr. Romano – I don't have a good feeling about this; it opens everyone up to plastic. Mr. Milanoski – We already have plastic in town. Mr. Tracey – Ductal iron should be used on the street; PVC should only be considered on private property. Mr. Woollum – Ductal is better as far as durability with construction. Installation is key.

Mr. Milanoski – Departed at 6:02 PM

Mr. Tracey –

We will need to make some adjustments to the indirect costs; some tasks have moved upstairs. Mr. Romano – This is just a transfer of work. Mr. Tracey – Yes but costs may be different do to increase in employee expenses (insurance, union job, etc.); Jill was a stipend.

#### GAP 2 Grant / Generator Replacement:

Mr. Siedentopf – We have not met with Stephen yet. I also received an attachment (from Stephen), from FM Generator but I couldn't open it. Mr. Tracey – Provided a copy to Mr. Siedentopf. I am hoping the 11/2017 pricing hasn't changed too much. Mr. Siedentopf – I don't see it going up too much. We will have to figure out what is going to happen to the old one. I am going to take a ride up there. We might be able to get a crane in and put it somewhere; then auction it off. You can set a minimum. The bidder who buys it pays a fee (about 7%) to cover the auction. We get the full amount of the bid. You will have to coordinate as there will be a lapse. Mr. Tracey – We will have to coordinate with Middleboro. Mr. Siedentopf – Let's set up another meeting with Stephen. Mr. Tracey will reach out to Stephen.

#### Rte. 44 Development, Urban Renewal Plan:

Mr. Tracey – We had a nice meeting and update. I was happy to see that the Tuschers came to an agreement with Rte. 44 Development.

#### Water Operators Report:

Mr. Woollum –

- I changed the lock; SLT has the new key.
- I was not able to get into the Aubuchon Plaza; I will do some more checking.
- Plant is running well.
- Putnam pipe is a water supply company. They have a new facility in Taunton. There is a vendor for a meter company that is compatible with everyone. I had them drop some stuff off. Their meters might be cheaper and we might be able to cut the middle person out which will reduce fees, etc. Can we pass it on to Kathy? Mr. Tracey – I would like to know cost of meters. They are looking at doing something different with the billing software; they want to add modules to make things a little easier. Right now we can't pay for the billing software, but may be required to do something down the line. Mr. Woollum – I will try to get some more technical information on them.

#### Bills Payable:

Mr. Woollum - Campbell electric bill – This is a fire and security monitoring company but right now we have no fire/security alarms. Mr. Tracey – Read an email from Barbara at Campbell. They appear to just be monitoring, not testing. Mr. Woollum – Normally, they test themselves and send to the monitoring company. Mr. Siedentopf – I will look into pricing and testing with American Alarm. Mr. Romano – This is coming out of 2 different years. I am not sure that this is even coded right.

*Motion to approve payment of the bills in batch #1, in the amount of \$5,272.39: Mr. Romano*

*Second: Mr. Tracey*

*Approve: Unanimous (2-0)*

*Motion to approve payment of the bills in batch #2, in the amount of \$11,800.00: Mr. Romano*

*Second: Mr. Tracey*

*Approve: Unanimous (2-0)*

#### Minutes – February 11, 2019:

##### Discussion-

Mr. Romano requested a copy of the joint meeting minutes, as this board did open and close, jointly with the RDA Board. Mr. Tracey will request them.

*Motion to approve of the minutes of February 11, 2019, as written: Mr. Romano*

*Second: Mr. Tracey*

*Approved: Unanimous (2-0)*

#### Correspondence

Mr. Tracey – The Water Charge commitment needed an adjustment. Subway A and Subway B were inadvertently left off of the last commitment. An addendum will be needed for the January 4<sup>th</sup> commitment.

*Motion to increase our January 4th commitment by \$87.42: Mr. Romano*

*Second: Mr. Tracey*  
*Approved: Unanimous (2-0)*

Next meeting:

*Our next meeting will be held immediately prior to the Hearing at 6:30 PM*

*Motion to schedule our next monthly meeting on April 8, 2019 at 5:30 PM: Mr. Romano*

*Second: Mr. Tracey*  
*Approved: Unanimous (2-0)*

Meeting adjourned:

*Motion to adjourn was made at 6:50 PM: Mr. Romano*

*Second: Mr. Tracey*  
*Approved: Unanimous (2-0)*