



Approved 9/9/19

Town of Carver, North Carver Water District Commission

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

Meeting minutes for August 12, 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: Debbie Trumbull, SWSS; Meg LaMay, Accounting; Michael Milanoski, Town Administrator

Meeting called to order at 5:32 PM, by Mr. Tracey

Joe Mussa/Frosty Dog, with Jack Williams:

Mr. Mussa presented the plan to the Board. We also own the 1-acre parcel next to it. We would like to utilize mixed use. This area can use a little bit of development. We want to know how many 2nd floor units we can do. Mr. Romano – This would be a water problem. Mr. Mussa – Someone told my brother that we would need a special permit if we are building apartments. Mr. Romano – Board of Health? Mr. Sinclair – Only if they had their own well. Mr. Romano – This could be septic though. Mr. Sinclair – The existing septic would only allow for two apartments, but you are redesigning so then you would go before the Board of Health for septic. Mr. Tracey – You would need fire protection as well. Mr. Romano – What is the existing buildings square footage? Mr. Mussa – 7,100 sq. ft. Mr. Milanoski – If they are not connected, you don't have to sprinkler them. Mr. Mussa – That was the original plan; but we are now doing it connected and will do fire protection. Mr. Milanoski – The only questions for this Board is water and fire protection. Mr. Tracey – We charge a flat annual fee for any kind of fire protection as it is un metered. We hope no one ever needs it, but if you do then it is there. Mr. Williams – How much is that? Mr. Tracey - \$1500 per year for 6" main. Mr. Milanoski – There may be some zoning modifications

being done. For tonight, you are here to discuss the water line? Mr. Mussa – Yes. We are working with SLT. This is about 700'. Mr. Romano – Keep in mind that you have to tap in at Green Street/hydrant; you can't tap into the medical building. Mr. Sinclair – I originally suggested a loop system. Mr. Romano – If we run the pipe on Jack's property, would he be responsible for any breaks? Mr. Milanoski – No, the town would take over the easement. Mr. Milanoski – The District has a mandatory fee to connect to the system. In the past, the District has been able to deduct an amount for in kind services. Mr. Tracey – Yes, it's a privilege fee, based on gallons per day multiplied by a specific number. Mr. Romano – The logic is based on the pumping station is already built and the fee helps to offset that cost. Mr. Williams – What is the yearly fee on it? Mr. Tracey – It would be based on usage; everything but fire protection is metered. Currently, it is \$10.40 per thousand. There is also a minimum charge per quarter. Mr. Tracey gave Mr. Williams a copy of the schedule. Mr. Mussa – It can be done from the back of Forest or does it have to be Main Street? Mr. Tracey – What Mr. Sinclair was discussing earlier was combining with three other developers. You could choose what would be best for you. Mr. Milanoski – We can't loop as we can't circle back. Mr. Romano – If you add that third parcel does the water main have to be larger? Mr. Milanoski – Whatever was run (12" stub at the hydrant), the same diameter continues down. They would run a 6" for fire and a 2" for domestic. Mr. Sinclair – Jacks property, the RDA property and Mr. Mussa's property could be tied together. Mr. Williams – How many hydrants? Mr. Tracey – Every 600 feet; so 2 in this case. Mr. Romano – What are you doing with your properties, Mr. Williams? Mr. Williams – Just commercial/contractor use. Mr. Tracey – The last time we discussed the privilege fee, it was at \$348K. This all depends on the gallons per day. Your estimate from SLT was about 200K+; the district would look to recoup the difference. You have to find a contractor to do that work for you. Mr. Milanoski – The Water District would have to do inspections and testing. Mr. Tracey – Mr. Williams fee would be dependent on usage as well. Mr. Mussa – Connecting from the back can be done? Difference in height? Mr. Tracey – It can be done. The medical building is way below grade. Mr. Williams – What is the road? Mr. Tracey – I think we will be able to stay on Forest Street. Mr. Milanoski – What do you need from the District? Mr. Williams – We just didn't know what was feasible. Mr. Tracey – We have water available. Mr. Williams – It's best for Mr. Mussa and I to work together on a plan; I have a few ideas.

GAP 2 Grant / Generator Replacement:

Mr. Romano – Are we going to get it before the winter? Mr. Milanoski – I know there was some delays, but I am not sure. We can meet with Jim this week.

Rte. 44 Development, Urban Renewal Plan:

Mr. Milanoski – MEPA is done. Developer is working with different end users. We filed for a Mass Works Grant (3.2 Million dollars); we will see how that progresses. On the acquisition side, the developer has acquired all the parcels by title. They have a P&S for Melville. There is one remaining parcel to negotiate. The RDA will be discussing at tomorrow's meeting.

Water Operators Report:

Debbie -

- Bacteria in distribution in the July sampling. Chloroform, no ecoli; this is a good thing. All repeat samples came back the same. Mike inspected all tanks and all is as it should be. He chlorinated and will be taking new samples in a day or so.
- Mike ordered 2 - 5 gals drums of chlorine; he received 15 gallon drums. He will be talking to you all about that. He feels he can use the extra, elsewhere.
- NCWD Treatment plant still has no working internet. Could someone please look into that. Mr. Milanoski – Does wireless work out there? Mr. Sinclair – We have had issues with that. I also think DEP requires two land lines. Mr. Romano – Can we tell the DEP so they can deal with it? Mr. Sinclair – No, let's have Dave work on it first. Debbie – I can reach out to my Verizon business manager and ask who your business manager is; I will let you know.
- Everything else is going smoothly. Average usage is about 34,000 gals per day.

Bills Payable:

Motion to approve payment of the bills in batch #1, in the amount of \$11,731.69: Mr. Romano

Second: Mr. Sinclair

Approved: Unanimous (3-0)

Motion to approve payment of the bills in batch #2, in the amount of \$5979.98: Mr. Romano

Second: Mr. Sinclair

Approved: Unanimous (3-0)

Minutes – July 8, 2019:

Discussion-

Motion to approve of the minutes of 7/8/2019, as written: Mr. Sinclair

Second: Mr. Romano

Approved: Unanimous (3-0)

Plymouth Street Extension –

Mr. Milanoski – At the Select Board meeting, an audience member was allowed to indicate to the Board/public that there was 14 dioxide in the private drinking wells. I was not allowed to speak at the meeting. There was one positive test at a monitoring well – bottled water was given to neighbors. DEP Standard is 0.3 (the state of CO is 30; OK is 15). We have retested many times and have not had a subsequent positive test. If you read the headline in the paper, it isn't true. Mr. Romano – Are they looking for town water? Mr. Milanoski – I think there was politics in play.

Correspondence:

Mr. Tracey – I had a meeting with Kathy and Craig and we were able to work some things out. Ms. LaMay – I am glad things were worked out. Mr. Tracey – I also found out that we hadn't been charging fire protection (Medical Building). There was a transition in there; Jill didn't know to do that. I need to be more proactive and communicate better with the staff in the Town Hall to make sure this stuff happens. It may have exposed a Rules and Regulations flaw – With the church building, we waved his privilege fee; the assumption was that they were also not being charged for meters, etc. We do not define what is included in the privilege fee and the application fee. We need to better define this in our Rules and Regulations. Ms. LaMay – Craig will be billing for the meters at the church. Mr. Sinclair – Can we address this before October? Mr. Tracey – We have to follow protocol. At the very least, we need to verbally explain that to future applicants. Mr. Romano – Can we bill the quarter that was missed with the current quarter? Mr. Tracey – Fire protection went into affect back when we opened the Rules and Regulations when Marlene was here. Ms. LaMay – I will clarify with Craig.

Accounts Receivable – The Fire Department for \$493.00? Ms. LaMay – The fire department will pay that; there was some confusion. Mr. Tracey – In the past we voted to not charge for the Fire Departments water usage. It looks like they may be filling the tanks. Mr. Sinclair – The tax payer is paying for the water system anyway. I have a hard time billing for their water usage. Ms. LaMay – That comes out of the DPW budget. Mr. Sinclair – Do you think they are abusing it? Mr. Tracey – They wash their cars. Mr. Milanoski – We have a volunteer fire department; that is one of the perks to keep people at the station. The town subsidized 250K. Mr. Tracey – \$493 per quarter is just a drop in the bucket. Mr. Sinclair – Does the town hall pay a bill for water usage? SS Housing? Mr. Milanoski – They (SS Housing) contribute (one-time charge) to the cost of upgrading the system.

Motion to not charge for water usage at the North Carver Fire Department (current/future), until this board changes: Mr.

Romano

Second: Mr. Sinclair

Approved: Unanimous (3-0)

Ms. LaMay – We will need to abate this.

Motion to abate \$493.42 for the North Carver Fire Department: Mr. Romano

Second: Mr. Sinclair

Approved: Unanimous (3-0)

Mr. Sinclair – What is the legal budget – Mr. Tracey \$2500.

Motion to file against Indian Head to file for back charges of \$2054.79: Mr. Sinclair

Second: Mr. Romano

Discussion:

Mr. Romano - What would it cost to generate a letter? Mr. Milanoski – about \$500. Mr. Milanoski – The Chairman needs to send me a note detailing amounts, invoices, including legal fees. Mr. Sinclair – We need to update our Rules and Regulations to include legal fees.

Amended motion -

Motion to begin procedures against Indian Head to file for back charges of \$2054.79, in addition to legal fees: Mr.

Sinclair

Second: Mr. Romano

Approved: Unanimous (3-0)

Next meeting:

Motion to schedule our next monthly meeting on September 9, 2019 at 5:30 PM: Mr. Romano

Second: Mr. Sinclair

Approved: Unanimous (3-0)

Meeting adjourned:

Motion to adjourn was made at 7:11PM: Mr. Sinclair

Second: Mr. Romano

Approved: Unanimous (3-0)