



Approved  
3/21/22

## Town of Carver

# North Carver Water District Commission

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Posted in accordance with the Provisions of M.G.L. Chapter 30A, Section 20B - The proceeding will be videotaped and rebroadcast by Area 58 TV.

Meeting minutes for March 21, 2022, 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; Stephen P. Romano, Commissioner.

Absent: William Sinclair, Commissioner

Also present: Mike Palimeri; John Woods, Deputy Director of Operations and Maintenance; Stephen Bachand, SWSS (via phone)

Meeting called to order at 5:31 PM, by Mr. Tracey

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

Attending tonight: John Cusik, Boehler Engineering; Dave Formato, Onset engineering; John Smolak, Hillwood Attorney; Casey, Hillwood

Mr. Tracey – Also here tonight is Mike Palimeri. He is running for a seat on the Commission; Will has decided to not reup. He does not get a vote until such time as he is elected and sworn in. I just wanted to include him in the discussion.

### *Discussion of the project and the current Memorandum of Understanding –*

Mr. Formato – We wanted to take some time tonight to review the MOU; do you want to review the entire MOU or do you have specific questions? Mr. Romano – How much has it changed?

Mr. Smolak – The changes were slight. I spoke with Greg Corbo, earlier today.

Mr. Romano – I have a couple of questions. There is no mention of the fact that there are two water towers.

Mr. Formato – Yes, the thought was that this MOU is going to cover the potable water tower that will become part of the NCWD infrastructure. The other tower is private tower, related solely to fire suppression or Hillwood's site which you will not own or operate. Mr. Tracey – Whoever the developer is will own that as private property and their purpose is strictly for fire suppression. Mr. Formato – That is why it is not in this agreement. Mr. Palimeri – There is a component with the tower where it will supply water suppression in the form of sprinkler systems? Mr. Formato – No, not the District's water tower. Mr. Palimeri – Will it provide water, as a backup, to the two hydrants? Mr. Formato – There will be a hydrant loop on the site that is connected into the Town system, but there will be a dual system. All of the fire suppression hydrants will be tied into the two water tanks booster for the fire suppression separately. If needed, the fire department can tie into the District's hydrants, but they won't be fed from your water system. Mr. Palimeri – The sprinkler systems for all buildings will be fed from those two fire suppression tanks? Mr. Formato – Yes, we have been working with the Chief very closely on this. The fire suppressions systems are to his standards. Mr. Palimeri – I just want to make sure we had clarity. Mr. Formation – The only interconnection will be when they are turned on and the Water District fills the tanks with your water. Mr. Tracey – Hopefully this is water that is never used.

Mr. Romano – We will own and maintain the other tower; is there an easement allowing us access? Mr. Smolak – It's in there. It has not been resolved yet on whether it will be an easement or a lot. It will most likely be an easement. It is in the agreement under "Definition of water storage facility - 1D". Mr. Smolak read 1D allowed to the group.

Mr. Smolak – The basic bones of the agreement have not changed. Mr. Tracey – It hasn't changed much. I know that KP Law made some modifications. Mr. Smolak – Greg wanted to keep those generic provisions for the agreement to be consistent with the Community Benefits Agreement. Mr. Romano – I looked at the last one that we did, and all three Commissioners signed it. I believe we designated you in the past for signature. Can we add the other two Commissioners so that all three sign off on it? Mr. Tracey – We can, but Mr. Sinclair is not here tonight. Mr. Romano – Are we voting on this tonight? Mr. Palimeri – I would hope we do not. Mr. Tracey – Why not? Mr. Palimeri – I have questions amongst the Board. I did not know that we were meeting with all of these people tonight. I have questions that I want to discuss with just us. Mr. Romano – Is there a reason why you were expecting to vote tonight? Mr. Smolak – My understanding with Mr. Corbo was that this would be considered tonight as you will not be meeting again until after the Town Meeting. Mr. Romano – Our next meeting is the day prior to the Town Meeting. Mr. Smolak – What we are trying to do is get agreement assigned in advance of Town Meeting as evidence of support. Meeting the day before is your prerogative; I don't want to step on anyone's toes but thought it would be voted on tonight. Mr. Tracey – If we need to schedule a meeting between now and then, we can. Mr. Palimeri – I am not against the project, but I do have questions about our infrastructure and liability. My questions are for the Commission and not the whole group that is here tonight.

Mr. Smolak – We are aware of the MassWorks funding for extending the service to the property boundary. In addition to the water tower, when completed and reviewed by the Commission and its engineers, to make sure it was built per specifications, it would be

conveyed over to the District. Mr. Tracey – Yes, in lieu of the Privilege Fee, for In Kind services.

Mr. Palimeri – What is a Privilege Fee? Mr. Tracey – Basically, it is an assessment to tie in.

Mr. Romano – I describe it differently. We borrowed \$11 Million to lay pipe, build a plant, drill 14 wells. Our thoughts were that we would sell more than we do; not everyone wanted to hook up. We are carrying the debt of the plant and can't charge a betterment or get any money for it. Anyone that hooks up now is paying for their portion of the plant that is already built. It is done as a user fee rather than a betterment. Mr. Tracey – A betterment is specific mechanism tied to a specific borrowing. We can't charge for that; we charge a Privilege Fee. This is not uncommon.

### **Service Connections on Santana Way:**

Mr. Tracey – I sent an email to both you and Will, a couple of weeks ago and it looks like he is all caught up. Mr. Romano – I read that, but it is not the question I was asking; what I want to know, is he doing the entire project with us or has the DEP given permission for wells on the right-hand side? Mr. Tracey – My impression is that he is not making connections through the North Carver Water District but is paying off the betterment. Mr. Romano – So the buildings on the right side are going to get water from us? Mr. Tracey – Yes. Mr. Romano – That is all I wanted to know.

### **Discussion:**

- Montello Street – John Woods, Deputy Director of Operations and Maintenance -

PA Landers is asking if they can change to C900 PVC instead of the duct tile iron pipe. I spoke to SWSS and they did confirm that it would be okay on their end. What are your thoughts? They are having a very hard time find the duct tile iron pipe. Mr. Tracey – They are having a hard time finding it for the cost they wanted. Mr. Woods – This project is also funded by a grant which has a timetable. They could possibly lose funding. We don't know if that would happen as they are well aware of the supply chain issues. Mr. Romano – That water pipe will serve only the North Carver Industrial Park. Mr. Tracey – Correct, there will not be any residents affected. Mr. Romano – We allowed it at Santanna Way. Mr. Tracey – Yes, they will own the pipe as it is a HOA. Mr. Romano – We won't own the pipe? Mr. Woods – We will own the pipe on Montello Street (which will be known as Green Park Way, beginning at the new entrance). Mr. Romano – You won't be connecting with the pipe that feeds Aubuchon or Dunkin? Mr. Woods – No. Any pipe that is put into the ground for Green Park Way will be owned by the Town. Mr. Palimeri – Duct Tile Iron pipe for small municipal water systems is pretty much a thing of the past. It's a good system but it clogs. You see more PVC and HTPPE going in than anything else. It wouldn't be a bad thing. Mr. Woods – If SWSS is okay with it we should be good.

*Motion to allow the change in material order: Mr. Romano*

*Second: Mr. Tracey*

*Allowed: Unanimous (2-0)*

Mr. Woods – I will send that to Wayne who will tell PA Landers when appropriate. Mr. Tracey – I would like a spec on the PVC. Mr. Woods will get that.

– Water Rate Increase –

Mr. Romano – I did a little homework. Legally you can increase prices by 2.5% every year. The last time we did it, we hadn't had an increase in 4 years and increased by 5%. It's now been 3 years without an additional increase. I am showing you an increase of 1.5% and 2.5% and what the figures would be. Mr. Tracey – Keep in mind that the average homeowner would be a ¾" connection. Mr. Romano – It would be a quarterly increase of \$1.48 at 2.5%? Mr. Tracey – Yes, that's correct. Mr. Romano – I think we should post the hearing for an increase of 2.5%. I looked at the fire suppression of \$1500 and want to leave that alone. Mr. Tracey – Yes. We have the Doctors office; the Condo's, the houses on Santanna Way. Mr. Romano – I don't want to change the bulk water. The way it is written, says we negotiate. If you set a rate, it's a whole year before you can change it. We should negotiate with each individual. The demand fee should stay at \$15. Mr. Tracey – I will schedule Roland from Indian Head Water for our next meeting. He will be looking for water soon. Mr. Tracey – When should we have the hearing? Mr. Romano – I would think in May, after the Town Meeting. If we can approve it then, we could start it July 1. Mr. Tracey – I will tell the Finance group. We can only do a rate change, after a public hearing. That will give everyone a chance to come and speak to it prior to the increase. I will set it up for the May meeting. I will write it up and get that to Jill. Regardless of meter size, the increase will be the same.

**Water Operators Report:**

Mr. Bachand (via phone) –

- Everything is going good now. There were some issues end of January/early February where both trains were significantly clogged. They have been cleaned and are running smooth. Mr. Tracey – How did SWSS miss the fact that the trains were clogged? Mr. Bachand – When Mike was running it, we asked, and he said he cleaned it yearly and it had just been done. We were expecting to do it in March due to that. We are now planning to clean every six months from here on out. The manufacturer recommends every six months. We had our Wastewater Operator (same position as me but on the wastewater side) came down and cleaned the membrane for me. Everything is perfect now.
- Mr. Tracey – Any updates on Santanna Way? Mr. Bachand – I haven't looked for wells. Mr. Tracey – You would know if he was making connections as you would have to inspect that. I believe he's putting in wells on the other side. As long as he's paying off his assessment I am not concerned.
- We are doing water shutoffs on Thursday

- We are doing meter reads shortly. Mr. Tracey – I need to reach out to Amanda regarding emergency contacts in the notifications.
- Mr. Romano – What about the generator? Mr. Bachand – It's already PM'd. Mr. Romano – Why do we have an FM Generator bill? Mr. Tracey – We shouldn't, we won't be paying that. Mr. Romano – If FM Generator was on site, SWSS would know, right? Mr. Bachand – Yes.
- Mr. Palimeri – What is the GPM on the well pumps? Mr. Bachand – Combined pump is around 70 GPM. Mr. Palimeri – Do they run in tandem or alternating? Mr. Bachand – They can do both. Mr. Tracey – Sometimes we clog with iron and manganese. When we jet them and clean them out, we can increase the capacity. Mr. Palimeri – This question is why I am concerned with the MOU. We are guaranteeing a certain amount of water daily. We will be hard pressed to make that. Mr. Bachand – I will get you an exact number. Mr. Palimeri – I just want to know what our capacity is and what their requirements are. I recommend that we understand what the current system will give them and what they are asking for. Mr. Romano – The plant is supposed to be able to do 250,000 gallons per day. We were approved for 100,000 gal per day. We are only doing 30,000 gallons per day. Mr. Palimeri – You are only putting two pumps to it. If the capacity of the plant can handle more water, we don't have the wells or pumps providing that water. Mr. Romano – Couldn't we just put a bigger pump in? Mr. Tracey – We could add additional wells. We would need a new source approval from the state. Mr. Romano – I thought the DEP approved us for 100,000 gallons per day? Mr. Bachand – Your wells will do 100,000 per day. I just confirmed that you are doing between 90 and 100 GPM. You could hit 100,000 per day. Mr. Tracey – We could draw more if we needed to but we just don't. We could handle 40,000-50,000 for Hillwood. Mr. Bachand – Yes, you could. Mr. Tracey – There are some other things going on as well. There is potential that the district could take over the wells behind Aubuchon. The guy that owns them wants to give them to us in exchange for a piece of property that can only be created by the addition of the Montello Street project. Mr. Bachand – The Montello Street project, is their water tank only for them? Mr. Tracey – No, the elevated storage will help the District; that is 125,000 gallons of elevated storage. Mr. Bachand – That is for use in the whole system? Mr. Tracey – Yes, potability. The whole system, in lieu of a Privilege Fee. Mr. Romano – What do the two tanks hold at the pump house? Mr. Bachand – They are each 10,000. Mr. Romano – So we have 20,000 gallons sitting at the plant; 125,000 in the standpipe and we still have access to draw out of the ground. That is 145K, in addition to what we draw. Mr. Tracey – I would like to be able to turn the water over in the standpipe every few days. Mr. Bachand – You would want to; you don't want it to go stagnant. Mr. Tracey – If they draw 40,000 per day (likely to only be 20000) and we are doing 13,000-30,000 elsewhere, that is doable.

Mr. Bachand – How tall is their tank? Mr. Tracey – The number I have heard is 125', however, I am still waiting for peer review from an engineer to determine what it should be. Mr. Bachand – If you want to turn it, you will want to use the top two feet to keep that turning. Mr. Tracey – Yes, you don't want it to sit there; water is perishable. Mr. Bachand – What are the wells behind Aubuchon feeding right now? Mr. Tracey – Nothing, they were disconnected when they connected to the District. However, the

DEP permit still exists and it's for 15,000. Mr. Bachand – When was the last time these wells were used? Mr. Tracey – About 3-4 years ago. Would we need to add a green sand filtration? It's going to need treatment in some way.

Mr. Palimeri – When I read this agreement, it was very clear with the expectations. If, for some reason, we can't handle demand, you have about 100 rate payers and Indian Head. Any other usage? Mr. Romano – SLT gets some in the summertime. Mr. Palimeri – If there are improvements that need to be made outside of this grant; we will have to pay it? Mr. Tracey – Not necessarily, the standpipe is worth 2.5 Mill for us. Hillwood is paying for that. Mr. Palimeri – But if we cannot provide the water they are looking for? Mr. Tracey – I believe we can. Mr. Palimeri – There is no protection if we can't provide 40,000 per day. This would be the time to have them pay for it. Mr. Romano – When you say protection, what do you mean? Mr. Palimeri – We are guaranteeing 40,000 gallons every day. What if we can't do that with this system? Mr. Palimeri – Have you done 40,000 per day on a daily basis? Mr. Romano – We have done 60K. Mr. Tracey – We have done over 100K. Mr. Romano – We just can't sustain it. Mr. Palimeri – That is what I am saying. Mr. Romano – We can't sustain it because they aren't buying it; not because we can't handle it. Mr. Palimeri – As a fireman, we can't fill up a tanker truck because everyone is concerned about sucking the system down. Mr. Tracey – Because we don't have elevated storage. Mr. Palimeri – You also don't have a lot of pressure or capacity feed in the system. Mr. Tracey – Yes, because we don't have elevated storage. Mr. Palimeri – Can we feed that tank? Mr. Tracey – Yes, absolutely. Mr. Bachand – Yes, I agree. When you open a fire hydrant, you are creating an open rush of water. When it's a full closed system full of pressure, and one thing is pulling off of it, that system is full at all times. It's totally different than opening a hydrant. You could have a street that you live on with 10 houses and you are totally fine. If you open a hydrant, you can drain the system because it's an open flow with no back pressure. Mr. Palimeri – I understand that. It's a 2" gated valve not a steamer. I do not believe this system was put in for a possible future demand. I want to make sure that we don't have to go in and beg for forgiveness. Mr. Bachand – Why don't we do a test? Why don't we dump to waste and try to see if we can sustain 40,000 + per day? Mr. Romano – What would it cost us? Mr. Bachand – Nothing more than what you are already producing. The only thing it will do is dirty your membranes quicker. Mr. Palimeri – I would like to see that we are protected.

Mr. Bachand – If we did this for like five days, you would see electric usage and whether you can sustain 70,000 per day (summer usage plus their 40K). Mr. Romano – If we do this on a Mon-Friday, I will feel more comfortable if someone was at the plant every day. Mr. Bachand – There is someone at the plant every day. Mr. Romano – Then I think we should do it. Mr. Bachand – I will start on 3/28/22. Mr. Palimeri – I hope it does work. Mr. Bachand – Any concerns for wetlands? Mr. Tracey – No, it will all go toward the Cole Bogs. If you use the hydrant outside the treatment plant, just run the line north. Mr. Bachand – I just ran through all of the math. I think we will be good; it comes in at 48.5 gallons per minute. That's at 70,000 gallons per day. The test will just let us know for sure.

**Bills Payable:**

*Motion to pay the bills for Batch 1 in the amount of \$6,574.22: Mr. Romano  
Second: Mr. Tracey*

Discussion: We will not be paying the FM Generator Invoice, in the amount of \$337.50. Mr. Tracey provided Mr. Palimeri with the history of the Districts relationship with FM Generator.

*Approved: Unanimous (2-0)*

*Motion to pay the bills for Batch 2 in the amount of \$6,000.00: Mr. Romano  
Second: Mr. Tracey*

Discussion:

*Approved: Unanimous (2-0)*

**Minutes –**

January 10, 2022 –

*Motion to approve the minutes of January 10, 2022, as written: Mr. Romano  
Second: Mr. Tracey*

Discussion:

*Approved: Unanimous (2-0)*

February 17, 2022 –

*Motion to approve the minutes of February 17, 2022, as written: Mr. Romano  
Second: Mr. Tracey*

Discussion:

*Approved: Unanimous (2-0)*

**Correspondence:**

Mr. Tracey –

Enterprise Funds – A question was asked from the ITA about the Betterment Debt Stabilization Account. Apparently, this year it is zero. Last Year it was \$59666. It has been as low as \$45K. The prepayment for any betterment goes into this account to be used for future debt service. Mr. Romano – So there were no prepayments to be allocated this fiscal year. Mr. Tracey – That is what this indicates. However, it may have been one of those things that was an issue due to all the changes in the Finance office last year. It may have just slipped through the cracks, similar to the Eversource Rebates and the Diff. I did direct them to the Treasurer as they would have received the betterment prepayment. Mr. Romano – It's possible that it is zero? Mr. Tracey – It could be, but I don't usually get betterment prepayment information. Mr. Palimeri – Why wouldn't you have that information? Mr. Tracey – I leave it to Kathy Kay. Mr. Romano – The Treasurer receives it and reports it to the accountant and the accountant sends a report. Mr. Palimeri – I have never been a big fan of this structure. Mr. Romano – We don't collect any money; everything has to go through the Treasurer's Office. In the past, some smaller departments, like us, haven't been protected.

**Next meeting:**

*Motion to schedule our next meeting, on April 11, 2022, at 5:30 PM: Mr. Romano  
Second: Mr. Tracey  
Approved: Unanimous (2-0)*

Mr. Tracey – We may schedule an additional meeting prior to this one to look at the MOU, possibly the Last Monday/Wednesday of March. Mr. Tracey will reach out to Mr. Sinclair.

**Meeting adjourned:**

*Motion to adjourn was made at 7:06 PM: Mr. Romano  
Second: Mr. Tracey  
Approved: Unanimous (2-0)*