

approved 3/10/2020



# 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

Meeting minutes for February 10, 2020. 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 P. Romano, Commissioner

Absent:

Also present: Mike Woollum, SWSS (6:00); Craig Schoaf, Finance

Meeting called to order at 5:54 PM, by Mr. Tracey

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Glenn Priolo, Santana Way:

Mr. Tracey - Mr. Priolo has some issues with the 5% interest on the latest agreement.

Mr. Priolo - I have issue with the 5%. We negotiated an agreement with a privilege fee, meters, inspections etc. with 5% at the end of the year. If I paid off before the end of the year, I don't have to pay the 5%. This agreement is different. The Town has no expense on this property. I don't think it's fair to have this, in addition to all of the other payments. I did sign this agreement but just assumed it included our negotiated terms.

Mr. Tracey - This all pertains to the "therefore" section of the agreement, last paragraph of page 2. Mr. Sinclair - So what you are saying is that If you paid off all of the stuff beforehand, you would not have to pay the interest? Mr. Priolo - Yes, if I went into the next year, I would pay the 5%. Mr. Sinclair - How much have you already paid? Mr. Priolo - About \$60K. With this agreement, I would be paying 5% on something that I am not even using. Mr. Romano - I am having a hard time remembering the meeting; however, I feel strongly that we are not a bank. Traditionally, payment is made

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before anything is even in the ground. We can't afford to be a bank. Mr. Priolo – You wouldn't be. You have no money invested. Mr. Romano – The \$209K is for the pipe already down. We are a separate entity from the Town. Mr. Priolo – If you have a district that isn't making money and you have people like me coming in giving you income with new water needs as well as taxes for the Town, you shouldn't be charging me this money.

Mr. Milanoski – What Mr. Romano is saying is that when we built it the cost was dispersed to betterments. Your 32 units are being charged the same amount. Mr. Priolo – I am paying you \$5K per unit. There is no maintenance to the Town. Mr. Priolo – The way this started out, we all sat down to come to an agreement. I even went down the road to buying my own meters to save money. You are getting my portion of it at \$5K per unit. Mr. Milanoski – This district has an obligation to treat everyone the same; they did help you out by not charging you the \$209K up front. Mr. Priolo – I am giving you additional water bill income and taxes. Mr. Milanoski – When will all your units be done? Mr. Priolo – Two years. Mr. Romano – This district originally borrowed \$4.625 million; we are paying 4.99% interest. When we ask for 5%. Its minimal. The pipe is still not paid for. Mr. Milanoski – What would your proposal be, Mr. Priolo? Mr. Priolo - My proposal is to eliminate the 5% or 9 units on water at \$58,968 and then put the rest on wells. Mr. Sinclair – When you purchased the property, in your business plan, you figured you could build more if you did town water? Mr. Priolo – No, that didn't matter. There are 3 buildings (9 units) that would have had well issues. Mr. Sinclair – I am having difficulty with this as it is in our regulations. Our infrastructure is in the ground which we have to maintain and provide quality water. Your pipe has no costs to us but beyond that connection to get you water, is maintenance. How many years are you looking at? Mr. Priolo – two years – if it isn't complete by then you can charge me. Mr. Sinclair – I am going to want to get a legal opinion on whether we can waive the 5%. Mr. Romano – Any project that gets changed, (changing some units over to well), would there have to be new plans? Mr. Priolo – I have to meet the regs. Mr. Romano – BOH? Review separation? Mr. Priolo – That is not correct. It wouldn't be an engineer. Kevin Forgue would review the plan. Mr. Milanoski – You have a developer saying that he can do wells or hook up. You have to determine if that hookup is worth waiving the 5%. Mr. Sinclair – He has given us a something to work with. Mr. Milanoski – Kevin and I will look at the agreement and see if legal needs to review it.

#### Frosty Dog – Water Main Extension:

Mr. Woollum - I did a float test for them. They said that Quickeez is trying to stop them. Mr. Romano – I actually talked to them. They think that there well is under the building but there well has to be the well on the Frosty Dog property. That could be their concern.

#### GAP 2 Grant / Generator Replacement:

Mr. Siedentopf – Generator is up and running. They tested it twice. It exercises for 30 minutes every Wednesday. There is a wiring issue that if it trips while exercising, you won't know. We can actually change the wire (\$600) to fix that issue.

*Motion to authorize payment, not to exceed \$700, for remote annunciator: Mr. Sinclair*

*Second: Mr. Romano*

*Approved: Unanimous (3-0)*

The old generator has been disconnected in the ATS in the building. The propane company is supposed to come and disconnect the tank. Do you want me to move forward with the auction company? Mr. Tracey – Yes.

Mr. Siedentopf – They won't show a reserve; once the bid date is expired, you can talk with the winning bidder to review the bid. I am hearing that it is worth somewhere between \$50K and \$75K.

Rte. 44 Development, Urban Renewal Plan:

No update tonight

Water Operators Report:

Mr. Woollum –

- Plant is running well.
- There was a situation at Priolo property. He built it to plans, that were not approved by us. He has one service line to the building. Each unit should have its own curb stop. He has already committed to doing it differently for the remaining buildings, a service line will be run to each unit individually.
- The water at the church is still off.
- I did get contacted again by the developer looking at Silva Street.
- Issues continue with well #1.

Bills Payable:

Discussion:

*Motion to approve payment of the bills for batch #1, in the amount of \$ 4,854.55: Mr. Romano*

*Second: Mr. Sinclair*

*Approved: Unanimous (3-0)*

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

*Second: Mr. Sinclair*

*Approved: Unanimous (3-0)*

Minutes – January 13, 2020

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*Motion to approve of the minutes of January 13, 2020, as written: Mr. Sinclair*

*Second: Mr. Romano*

Discussion:

*Approved: Unanimous (3-0)*

Correspondence:

Next meeting:

*Motion to schedule our next monthly meeting on March 9, 2020 at 5:30 PM: Mr. Romano*

*Second: Mr. Sinclair*

*Approved: Unanimous (3-0)*

Meeting adjourned:

*Motion to adjourn was made at 7:00 PM: Mr. Sinclair*

*Second: Mr. Romano*

*Approved: Unanimous (3-0)*