



LYNNFIELD CENTER WATER DISTRICT WARRANT
The Commonwealth of Massachusetts
Regular Board Meeting
7:00 pm August 23, 2021

Date, time, place: The regular meeting of the Board was held on Monday August 23, 2021 at 7:00 PM.

Present: Commissioners Anders Youngren, Joseph Maney, Superintendent John Scenna, Treasurer Shannan Cuddy and Clerk of the Board Christine Smallenberger

Absent: Commissioner Jack Adelson

Also attending: Michael Touchette, Paul Marchionda, Theresa Yulling, Reza Aghamirzadeh and Dorothy Marchand

Additional attachments: Agenda, incorporated into the minutes hereto.

Next Regular Meeting: September 13, 2021 at 7:00 PM

Adjourn: 8:36 PM

The meeting called to order at 7:00 pm

The board took the agenda out of order to begin with **Agenda Item 3a: Oakridge Road Proposed Expansion of Water Expansion**. Superintendent Scenna presented the board with an agreement between LCWD and Mr. Touchette, the developer and owner of the Oakridge parcel of land. This agreement will be an amendment to our current permit process (please see attached to the minutes) and will condition several additional requirements from the Developer in regards to the proposed work. It outlines conditions that are required to be completed as the work is taking place and the steps we will take for the 3 properties (34, 46 and 79 Oakridge) to be entered into the district. Mr. Pezzella, owner of 34 Oakridge, will also sign the agreement to confirm he is aware of the project and accepts the conditions being proposed. This evening the board will vote to open the warrant for a Special District Meeting that will take place on September 27, 2021. The district notified the abutters by going door to door with a notice and mailing notices to all homeowners on record about this

evening's meeting. The letter stated there is a proposal of expanding the water pipeline in the district into Oakridge Terrace. Mr. Touchette will provide an easement through the land he owns in order to proceed with this work. Deeds to all the parcels in question have also been provided in order for District Clerk Doyle to properly incorporate them into the District.

Formal acceptance of this proposal will occur at the Special District Meeting to be held on September 27th. There is no quorum required for the district. Clerk of the District Doyle will run the meeting. This agreement presented to the board allows Mr. Touchette to begin this work right away but we can't turn the water on until the 3 parcels are accepted into the district. Mr. Touchette has agreed to the terms and conditions. Chairman Maney emphasized to Mr. Touchette by starting this work prior to the Special District Meeting on September 27th, Mr. Touchette is taking the risk as we cannot guarantee the outcome of the vote. Mr. Touchette understands the risk. Superintendent Scenna also told Mr. Touchette and members of the neighborhood present at the meeting that there still was time to extend the proposal if others were in agreement with the concept and wanted to join. The deadline to incorporate any changes would be prior to the close of the warrant at the next scheduled District meeting on Monday, September 13, 2021.

Motion: a motion was made to execute the agreement between Mr. Touchette and the district, set a Special District Meeting for September 27, 2021, and to open the warrant for the September 27, 2021 Special District Meeting.

Seconded: the motion was seconded, and the motion was passed with both commissioners in attendance saying aye by a unanimous vote.

The board explained to Ms. Yulling, Mr. Aghamirzadeh, and Mrs. Marchand, all property owners on Oakridge Terrace, the advantage of voting these 3 homes into the district. The pipeline will be closer to their homes for a future connection to district water and a fire hydrant will be installed closer to their home for fire protection. Currently as proposed, the water main will come from Walsh Road and end at 46 Oakridge. Superintendent Scenna said that in his opinion the Board of Health encourages these connections in order to avoid intricate septic upgrades along the pond with properties that also have domestic well supplies. The district sent letters to all the abutters to inform them of the work that will be done and as a homeowner you may want to explore the possibility to expand district water to your home. This project will be beneficial to the homeowners, the district and public safety. All 3 homeowners in attendance, thanked the board for communicating the intentions and are interested in speaking with Mr. Touchette further about the possibility

of expanding the pipeline. Mr. Touchette will bring the signed agreement, insurance bond and check to the office.

Agenda Item 1: Superintendent's update: We had a wire issue with well 1 at Glen Drive. We went a day and a half without production mid-week during a heat wave. We will keep monitoring the issue. Weston & Sampson (W&S) came out Tuesday morning and by Tuesday afternoon the pump was up and running. The repair did not trigger a full pull of the equipment out of the well and subsequently did not trigger any sampling; W&S feel it is something with the current. The last repair made was similar in nature. Superintendent Scenna asked the well to be monitored moving forward to see if similar situations arise.

Last Tuesday, we got a call from the lab that station 1 had an elevated nitrate level of 9.5. Our DEP permit states that over a level 9, we have to shut down the station and notify the DEP. LCWD Operators had been measuring 8.2/8.3 consistently with in-house testing and were very surprised with this lab result. The lab was at 8.4, consistently up to the last test certified at 9.5. The 9.5 result was really off, and DEP allowed us to take another sample. We brought the sample to the lab and received the result on Friday at 5.9. The DEP will allow us to turn it back on tomorrow. Station 1 will return back to normal summer operation by the middle of this week.

Homestead Road: About 3 weeks ago, right after a backwash, we started getting calls about discolored water, very similar to the Apple Hill area. We had worked on hydrants in the area the day before with our summer help but that is unlikely what caused this. The timing of the calls and issues are in line with the backwash, but the water didn't clear immediately. This started happening a week after a fire on Essex near Yorkshire that may have caused a flow reversal and disrupted some things. We decided to do unilateral flushing in the area, isolating the flow in a certain direction and flushing that section of the water main. Sincethen, we have not received any calls.

Tank rehab: we had a great kick-off meeting last meet and met the clerk, John Bobrick, and the owner of the company, who is also very hands-on and spot on with his answers. They already submitted on paint material for review. A review of their references indicates that they have completed work on several tanks in the area. We are going on a back and forth on how to empty the tanks and the dichlorination process. We hope to be working on the tanks by the middle of September. The contract is here for the commissioners to sign this evening. Superintendent has asked for additional pricing to include power washing the exterior of Wing Rd and the other is to do foundation work at the Huckleberry tank: when Huckleberry changes the school entrance, we may want to consider paving the entrance to

the tank over so Superintendent Scenna wants to make sure all foundation concerns are addressed at the tank which will allow the area to be paved if that is what is decided. The neighbors are still dumping trash at Wing Road; LCWD Operators cleaned the area and spread some material to clean it up and created some open space in advance of the tank project. we will see what we can clean at Wing Road, there are also a few dead trees that will need to be addressed and some tree trimming to open up the area around the tank. We will focus on all these items this Fall.

Superintendent Scenna brought to the board's attention a possible significant financial problem: we have read and subsequently replaced 3 meters that read in cubic feet as opposed to gallons. We have extracted a reading thinking they were reading gallons but in fact the meters are reading cubic feet. The read is off by 1 number subsequently creating a mathematical error when quantifying consumption. Superintendent Scenna will create a spreadsheet to figure out what the units equate. The operators pulled the information regarding additional meters that were changed during the dates of the ones we found. The office will call for appointments to determine if they are cubic feet meters. We are thinking of going back to when we started logging monthly readings to assess the differential. We will call Ti Sales to determine if there is an easier way of determining if they are cubic foot meters by their serial number. We need to be proactive to get into these homes. We need to do right and clean this up and move on and we need to figure out where the money is coming from. We will make this a priority as requested by all Board members present at the meeting.

PFAS program: In September will be finalizing plans to sample for PFAS. CDM has a trained person to take the sample and will work with our operators if needed. Superintendent Scenna is supposed to meet with the foreman and Mike from CDM to piece together. The operators have already begun researching how to test and what labs to bring the sample to. There is a public relations piece before we sample, which is part of the requirement. We may have to put a notice in the September bill of why we are testing and where they can access the results. The good news is that in case we do find an elevated level, there are 2 different benchmark results that trigger two different courses of action: the 1st level doesn't shut the system down but requires additional testing. The first course of action, you test every well and all points to identify the source and you shut the source off. The other course involved more extensive public outreach. Mr. Scenna reminded the Board that we are testing in units of "parts per trillion" which equates in water to 1 drop of water inside of 20 Olympic size swimming pools"

Another part of this potential task order may be developing an app to put on our phones and iPad for when they go into someone's home, they will be able to record what type of pipe goes in the house. We need to know the material from the street to the house for all accounts as required by the revised Lead & Copper Rule changes. The old lead and copper rule said documentation had to exist for services from the main to the stop in the sidewalk or property line. Now municipalities need to know everything, including the material of the service from the curb stop shutoff on the sidewalk to the meter in the home. If we implement this in our day-to-day operations, the DEP will give us time to get our records straight since we can justify that we have a system in place to address their revised regulations. Superintendent Scenna combined this with the PFAS task order. We need the PFAS testing done by October 1st. Superintendent Scenna will review the costs associated with the app and other ways of tracking this information to review the return on investment of the app. More traditional spreadsheets could also be used if needed. Information also needs to be placed on our website regarding PFAS since Superintendent Scenna anticipates calls in this regard.

The CDM contracts are complete and ready for the commissioners to review and sign. Task order 1: The treatment plant had originally started at \$1.2 million for design, oversight and contractors and is now at \$837,000 through aggressive negotiation which includes removal of nearly \$30,000 for bidding services. The cost for interconnection is \$70,250 which includes \$5,300 in bidding services. These bidding service costs are for CDM to run the entire bid but we are too far away to execute that phase. Superintendent Scenna doesn't know if he wants to use CDM for project bidding and construction inspection. This project is a year out and he doesn't want to contractually be obligated to CDM. Task order 2 is vault work for interconnection; if you take out the bidding services, the vault work is at \$65,000. Superintendent Scenna took all the SCADA work out from CDM. We need someone else rather than CDM to look at our SCADA as those needs are greater than just the needs the projects are presenting. He also wants those upgrades being performed by someone who can address the entire system. Superintendent Scenna will talk to consultants to look at our overall SCADA.

Task order 3 is the permit at \$550,000. It gets our feet wet and to meet and talk with the players. John read about the waiver process that may be applicable and it's prudent to further explore this. We don't want to sign the contract until we know where we want to go. We can amend the contract to add more work; this contract is for \$30,000 only not the entire \$550,000. Commissioner Maney agreed about the bidding phases and construction management approach and the definitely concurs with the SCADA approach. Youngren will

review the contract language with Superintendent Scenna. He would like to review wording. Superintendent Scenna will have MIAA look at the contract liability insurance proposed as well. Contracts will be made available to the Board either next week or at the beginning of our next meeting. Work will start on all three phases after Labor Day as planned.

Looking ahead new business:

At the September 13, 2021 board meeting will give a financial update on how the FY21 close went and will give an FY22 year-to-date update. We will target our October 25, 2021 meeting for CDM to give an update on task orders, similar to the June meeting. CDM will have 2 full months of work to give us something to review. This will be open for all interested parties to attend. At the November 22, 2021 meeting, we will discuss tax levy for next year and look to vote on December 6, 2021. We will see what the impact of this quarter is compared to last year's quarter. We won't bill over \$800k this quarter as in 2020. The question will be how much less? By November, this will all come together and we can determine what the rain will cost us. We may have to propose a change in the tax levy to compensate. It's just too early to tell.

Motion: a motion was made to approve the meeting minutes from the July 19, 2021 and July 26, 2021 board meetings with Superintendent Scenna's edits.

Seconded: the motion was seconded, and the motion was passed with all saying aye by a unanimous vote.

A motion was made to adjourn the regular meeting at 8:36 pm. and go into executive session.

Respectfully submitted,