



LYNNFIELD CENTER WATER DISTRICT WARRANT
The Commonwealth of Massachusetts
Regular Board Meeting
7:00 pm April 11, 2022

Date, time, place: The regular meeting of the Board was held on Monday, April 11, 2022 at 7:00 PM.

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

Absent: none

Others attending: Richard Dalton and Dave Fox (both via Zoom)

Additional attachments: Agenda, incorporated into the minutes hereto.

Next Regular Meeting: April 25, 2022 at 7:00 PM

Adjourn: 8:26 PM

The meeting called to order at 7:04 pm

1. Superintendent's Update

- a. Discussion on FY23 Rate Implementation, Impact on Multi-Unit Condo Buildings

When implementing the rate change in 2020, LIFE and Partridge Lane came forward to discuss the effect the rate had on the residents. Partridge has 24 units in 6 buildings. Each building shares a service and water meter. If they were individual homes spread across the district, consumption would most likely never hit tier 2 but as a shared service/water meter, the accumulated consumption hits tier 2. Richard Dalton, a resident and representative for Partridge Lane homeowners, is in attendance via zoom. The discussion had been ongoing for the last 1-1/2 years. Our research has shown that Partridge Lane homeowners have not seen any relief on the reduction in our tax levy versus individual homeowners in town. Superintendent Scenna is proposing a 1-year pilot with these accounts to apply a methodology of unit averaging. This change will clearly impact our revenue. The pilot program will use unit averaging and apply to all accounts by taking the total consumption for each building, dividing by the number of units, multiplying by the tier 1 rate and then

multiplying by the number of units for each building. A fixed charge per unit will be included.

Motion: a motion was made to accept the pilot program as discussed.

Seconded: the motion was seconded, and the motion was passed with Commissioner Youngren, Commissioner Adelson, and Commissioner Maney saying aye by a unanimous vote.

Superintendent Scenna will report back on the status of the pilot program during next year's rate setting process.

We will post on the website a memo from Raftelis that details the methodology of the rates.

- b. Annual District Meeting (ADM) and Special District Meeting (SDM). The meetings will be held at the Merrit Center at 6:30 PM. Jamie Hayman will moderate both meetings. The ad has been placed with the newspapers with the official date and location.
 - i. Update on Annual Election Candidates: There is no contested election: Commissioner Youngren is running for re-election for a 3-year term as commissioner; Tim Doyle is running again for a 1-year term as Clerk of the District; and Kevin Sullivan is running as treasurer for a 1-year term.
 - ii. Review, discuss and close warrants for the ADM and SDM Meeting: KP Law will review the warrants and once completed, will be posted online. (Warrants for the Annual District Meeting and Special District Meeting are attached and incorporated into these minutes).

Motion: a motion was made to close the warrants for the Special District Meeting and Annual District Meeting.

Seconded: the motion was seconded, and the motion was passed with Commissioner Youngren, Commissioner Adelson, and Commissioner Maney saying aye by a unanimous vote.

- c. Station 2 Well Redevelopment: Weston & Sampson is here to do well redevelopment on station 2 in hopes of getting 5% more production. The goal is to get Main Street to compensate for the 50 gpm we lost from station 1. Station 2 is shut down and isolated from the system. We hope to finish by the end of next week. Once complete, we will test and get station 2 back online so we can begin our flushing program.
- d. Spring Flushing Program: We will flush the Apple Hill area and if time allows, we will flush area B, which is Walnut Street towards Main Street along Summer Street.

2. Continued Business

- a. PFAS Update on Station 2 and other Items: We are waiting on March results. We have been below the 20 mcl for 3 straight months. The vessels have been

ordered (with a 7-8 week lead time) and the resin has been ordered (8 week lead time). The DEP has our permit request; we will follow up this week on the status.

- b. Bottled water rebate program: Superintendent Scenna supplied a list of the 25 applications for the program. Less than $\frac{1}{2}$ are within the area we defined as affected by station 2. Another condition for the rebate program to be in effect was only when we are above the mcl. Technically we have been in compliance since we put this program into effect, but we are still at a non-consent with the DEP. The non-consent will not be closed out until we permanently solve this. It is a little disingenuous to not do the program. Superintendent Scenna recommends giving these applicants the rebate while stressing the application is still in review and then draw the line when it becomes 250 accounts or PFAS spikes during the month of May.

3. Update on Capital Projects

- a. Glen Drive Pilot: The pilot has been completed. We hope to get a press release out this week with the statistics from the pilot. We packaged the water and shipped to CDM's PFAS lab to do a pilot bench test.
- b. Upcoming Environmental Justice Hearing: April 28th is the pre-hearing meeting to inform all potential users of MWRA source and our system that we are going to take their water; it is their right to know. We are the first water district to go through this process. It's all about equity in water conservation.

4. New Business (Look Ahead)

- a. 4/25/22 → FY23 Budget, Fee Schedule will be reviewed, discussed and passed: The board will vote to finalize the line items and fee schedule.
- b. 5/11/22 → Annual District Meeting/Special District Meeting/Annual Election

5. Other Board Items: The FY21 audit has begun with Roselli and Clark CPA firm.

A motion was made to adjourn the regular meeting at 8:26 pm.

Respectfully submitted,