



**LYNNFIELD CENTER WATER DISTRICT WARRANT**  
**The Commonwealth of Massachusetts**  
**Regular Board Meeting**  
**7:00 pm August 29, 2022**

**Date, time, place:** The regular meeting of the Board was held on Monday, August 29, 2022 at 4:30 PM.

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

**Absent:** Treasurer Kevin Sullivan

**Others attending:** n/a

**Additional attachments:** Agenda, incorporated into the minutes hereto.

**Next Regular Meeting:** September 19, 2022 at 4:30 PM

**Adjourn:** 8:21 PM

The meeting was called to order at 7:07 PM

Superintendent's update: The summer interns completed their work and nearly every hydrant in the system had been painted over the last 2 years. 9 hydrants needed repairs with 1 hydrant still out of service. Huckleberry Hill has 4 new hydrants. At Summer Street School we installed and activated hydrants. We worked with Granese on station 2 with exterior pipe work and put lots of controls on what we can and can't do. We spent 3 weeks with Pyburn and the town in advance of the road program and found 3 abandoned services on Chestnut Street. We permanently fixed the leak at the Middle School. We need to look at the fee cost for a demolished home that previously had a meter service. The current permit fees are \$100 for a service repair and a new service is \$2,325. When house is demolished, it costs only \$100 for a new meter installation; this does not cover the costs for an entire new meter set-up. The cost for this service falls in between the service repair and new service fees. We are looking to change the fee for in between for \$1,500 and classify the fee as a service upgrade for a home post-demolition.

**Motion:** a motion was made to create a new connection fee for service upgrade post demolition at the cost of \$1,500.

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

The Commonwealth of Massachusetts has a state revolving fund (SRF) that offers communities low interest rates for utility upgrades. In the past year they added PFAS to their criteria and they announced funding at 0% interest. We submitted a strong application. Representative Jones, Senator Crichton, and the town's selectboard know our SRF was submitted. Selectman Crawford reached out to Governor Baker's top aide to push for more. Treasurer Sullivan and Superintendent Scenna will regroup to contact people in the office where the application has landed. The application is for the greensand filter and the PFAS addition as well as bringing Main Street over to the treatment plant. If we get the SRF project approved, it would be funded at 0% interest rather than 4.5% as advised by Hilltop. We hope to know something in late October. The SRF does not include the Wakefield interconnection. The 60% workshop for the Glen Drive design will be on September 20<sup>th</sup>. We have a decision to make as the pfas component is funded only to this step of 60%. The \$100,000 earmark that Representative Jones has put in has passed but still in the senate and waiting for final approval; this money will help to continue the design phase.

Outdoor restrictions: we want to drop to a level 4 in the coming weeks. Drought conditions will continue well into the fall, and we are concerned with having enough water to fight fire.

Continued business: We should have free cash certification within a month. After, we will do actuary report and update investment policy update. We will finish the fall with tax levy. Hilltop's financial outlook recommendation is we stay the course.

Update on capital projects: The greensand filter plant design is at 60%. Wakefield conservation approved the water work. We have to sign the tri-party agreement between the district, Town of Lynnfield and Town of Wakefield. The paving is now on the Town of Lynnfield and should save the district around \$100,000.

Short term PFAS solution: Start up at station 2 will begin within the next few weeks. Weston & Sampson (W&S) will be on-site and start up should not affect demand with the possible exception when backwashing. We will start the process next week when we have a 10-day window ironed out. We should be producing PFAS free water by the end of September. We do need an enclosure and weather proofing for the vessels; we don't have a plan yet but have some ideas.

New business: Commissioner Adelson and Superintendent Scenna met with the Luft Trust and Toll Brothers to develop a parcel of Sagamore. They want to come forward with a 66-unit of 55+ stand-alone housing and clubhouse. The development will not average a lot of daily demand, and they are not requesting outdoor watering. We are working with the town for the development agreement. We asked for future long-term plans for the golf course and right now they want to come to agreement with Toll Brothers for this development and keep the golf course and possibly putting a conservation restriction on our side where our well fields are as it is restricted as open land. We don't want it to be developed. CDM is running the model for the proposed development with today's conditions and running under various scenarios with the connection. We want to make the development work. The developers are scheduled to appear before this board in September to make a formal presentation. We will know in a week or so if we can support this development and financially what revenue they will bring in based on their demand. The district may need a path to connect Main Street station to the new Glen Drive plant and we could use the golf course as a path to connect the two stations. This could be a cost-effective way to get improvements down the line. It is all on the table. Currently, there is no fire protection. Toll Brothers is willing to put booster pumps in individual homes to boost the pressure. Entrance to the district is governed by the district at a Special District Meeting.

Commissioner Adelson is resigning from the board effective September 29<sup>th</sup>. The Special District Meeting (SDM) will be on October 20<sup>th</sup>. Election papers will be available 45 days before the SDM meeting and papers will need to be in on the 19<sup>th</sup> of September. Commissioner Adelson's last meeting is September 28, 2022; at the September 28<sup>th</sup> meeting we can add the Sagamore development to the SDM or call for a separate SDM.

OPEB: We need a policy for OPEB (post-employment benefits). The board will review a policy that was created in 2013. Commissioner Maney would like to make a formal policy to not offer this benefit to the board. The current language clearly states we pay 50% of MEDEX. We need to clearly define what is reimbursed and create a formal policy.

Commissioner Maney asked for status on Rauseo vs. Doyle; this has been submitted to our insurance company as a claim. The water district is now involved in the Rauseo vs. Tammaro case. Commissioner Maney inquired about the job posting for the part-time administrative assistant position; we will post this position tomorrow. Boston Clearwater: We are almost positive they will have to begin testing this fall for PFAS. We just finished with all the tank work from the OSHA calls and have some follow-up work to complete.

A motion was made to adjourn at 8:21 pm for executive session.

Respectfully submitted,