



DEDHAM-WESTWOOD WATER DISTRICT General Business Meeting

**Via Zoom Virtual Platform
Tuesday, July 11, 2023 | 6:30 PM**

Announcement of the Audio and/or Video Recording

The Chair, Robert Lexander, called the meeting to order at 6:32p.m. and announced the meeting would be audio- and video-recorded.

Robert Lexander, Chair
Gary Yessaillian, Vice-Chair
Eric Merithew, Clerk
John Healy, Member
Mark Phillips, Member
John Hickey, Interim Member

Blake Lukis, Executive Director
Bob Marsh, Business Manager
Pauline Donoghue, Treasurer
Steve Locke, Operations Manager

Also Present

Georgio Petruzziello – Developer of 22 Everett Street in Westwood
Louis Kustwan – 16 Greenacre Rd., Westwood

Roll-Call Attendance

Messrs. Lexander, Merithew, Healy, Phillips, and Hickey Present.
Mr. Lexander confirmed a quorum present.

Approval of Minutes of June 20, 2023

Mr. Lexander called for a motion to approve the meeting minutes of June 20, 2023. A motion was made by Mr. Healy to approve the minutes as reviewed for June 20, 2023; the motion was seconded by Mr. Merithew. With no additional discussion necessary, a roll-call vote was taken.

Roll-Call: Messrs. Lexander, Merithew, Healy, Phillips, and Hickey voted Aye.
Motion passed unanimously.

Everett Street Water Supply

Discussion on Water Supply for new apartments to be constructed at 22 Everett Street in Westwood

Mr. Lexander welcomed 22 Everett Street Developer Georgio Petruzziello to the meeting. Mr. Petruzziello relayed that he has discussed the water service to this project with Mr. Locke and engineers, adding that the proposed development is for 158 residential units and additional rental units. Mr. Petruzziello confirmed that the property is currently serviced by Norwood, which agreed to reconnect; DWWD's water line connection is under the train, and requires MassDot and MBTA approval which usually delays a project by three to four years. To not delay service, the most ideal avenue would be to tie into the Norwood water line.

Mr. Hickey asked why the property is serviced by Norwood; Mr. Locke explained that the property would otherwise not be worth developing or at all valuable to the District. Mr. Locke listed the three viable options to be considered for this property: Tie into Norwood water, follow the 2016 Alternate Water Source Supply Rule, or use the normal procedure to extend the main and then add access fees. Mr. Locke described the property infrastructure and the circumstances of one past project. Discussion was held regarding the past situation, service areas, and billing.

Mr. Lukis explained the Alternate Water Supply Rule in regard to the 22 Everett Street development: Mr. Petruzzello would be billed by Norwood for water service and also receive a DWWD monthly fee of volume multiplied by 50% of the lowest rate for alternative water source. Mr. Locke stated the tax revenue differences between Norwood and the DWWD. Mr. Lukis confirmed justification must be presented for not following the Rule enacted June 30, 2015. Regarding the listed three options, Mr. Locke informed that District Counsel found all options legal and viable. Mr. Healy mentioned a situation with the City of Boston as well as his understanding of concern with Superfund and old rail line areas.

Mr. Petruzzello reiterated that the MassDOT and MBTA approval would delay and possibly stop this project, where the Norwood water connection is only six feet from the project. Mr. Lexander suggested speaking to the State to get an idea of timing; Mr. Petruzzello responded that the process provides no date, and Mr. Locke concurred. Mr. Merithew suggested the Board take timing into account for this decision.

Mr. Lexander thanked Mr. Petruzzello for his presentation to the Board, and Mr. Healy added that Mr. Petruzzello's positive history in the area should be considered. Mr. Petruzzello thanked the Board and exited the meeting.

Financials and Warrant

Treasurer's Report

Ms. Donoghue presented Warrants 44-47, for June 20th to July 6th activity, listing the large warrant items: MCT water treatment debt payment, well rehabilitation, and Veterans Road construction invoice. In response to Mr. Merithew's inquiry regarding the debt payment, Ms. Donoghue informed that it was for a bond.

Treasurer's Report

Ms. Donoghue highlighted:

- Unreconciled cash balance at June 30, decreased because of the previously stated large payments.
- Reconciled cash balance as of May 31.
- Monthly summary of reconciled cash and disbursements through May 31, 2023.
- Monthly summary of reconciled cash and disbursements for prior year 2022.

Ms. Donoghue confirmed the large sums paid in June - for Norfolk County retirement, Veterans Road construction, and Beverly/Hillcrest - were anticipated costs.

Business Manager Report

Business Operating Reports

Mr. Marsh notified that the RTC OPEB account, for other past retired employee benefits, must be reported once a year. Ms. Donoghue with Messrs. Lukis and Marsh, met with the RTC, as they must do twice a year, on June 26th, report the plan is closed with 13 active members. As of December 31, 2021, the plan was fully funded, which only 6% of the State has achieved.

Mr. Marsh stated the District's irrevocable trust was established May 13, 2014. The investment policy statement was updated July 22, 2020 to ensure the investment process structure avoids risk. As the Business Manager, Mr. Marsh is the funds custodian. After review, recommendation was made to stay with the balanced fund. The three signatories are Messrs. Lexander, Lukis, and Marsh, with two signatures required for withdrawal transfers to Dedham Savings Bank. Mr. Marsh consulted with the actuarial firm, who will process a 2022 valuation to determine future funding.

Operations Manager Report

Pumping and Operational Report

Mr. Locke reported that pumpage has been approximately 5 million gallons a day, averaging 350 thousand gallons of MWRA water weekly.

Water Main & Service Lines

On July 6th, a leak was found on the customer side, which a contractor repaired.

On June 25th, a pipe blowout necessitated a ten-foot section replaced. The extreme road damage was repaired but may settle and pose additional repair cost.

Update on New & Existing Projects

Mr. Locke reported on new and existing projects:

- A bid of \$10,500 has been received for the used air compressor; purchased in 2003, the compressor cost was \$11,150.
- Brookfield/Beacon/Washington Street Water Main Replacement
The preconstruction meeting was held June 28th, with work tentatively scheduled to begin the week of July 31st.
- PFAS Pilot Study
Discussions were held with the DEP, with permitting June 23rd. Weston & Sampson and Blue Leaf schedule the pilot; the setup has started, to be completed this week for both pilots to begin Monday.
- Well Rehabilitation
All wells have been completed except B1, which will be completed this week.

- Customer Service
Meter installation – June, 98; YTD, 637
Backflow tests conducted – June, 238; YTD, 784

A long-term Customer Service employee is retiring. Mr. Lukis stated the position availability would be posted internally before beginning an outside search. Mr. Healy asked if the retiring employee might be able to consider per-diem work to assist in training a replacement; Mr. Lukis responded that he would inquire with the Union.

A senior Customer Service employee will be out one month; a Distribution employee is being trained as a temporary replacement.

- Mixers & Power Vents
USG began equipment delivery to the tanks at Foxhill and Westwood; Sandy Valley and Stoughton Road tanks will follow.
- AMI Antennas
A meeting was held with Ti-Sales regarding two tanks' antennas installation, delayed from the spring.
- MWRA – High Rock booster station
One bid has been received but exceeded the Capital Budget allocation. Weston & Sampson has been asked to inquire with other companies, and to ask the firm who offered the bid why theirs was so high.

Referring to the Pine Street incident, Mr. Phillips asked if it resulted in a water quality concern; Mr. Locke answered that some calls were received but that Customer Service acted quickly to shut down the line.

Mr. Yessaillian asked if MWRA water has been purchased for blending; Mr. Locke answered that the MWRA usage is normal for the summer and will also be used for blending in THM situations.

Executive Director Report

Contracts Signed by Executive Director

Mr. Lukis reported that no new contracts had been signed.

Update on Action on RFQ for Vehicle Storage Facility Design

Mr. Lukis informed that contract negotiating ended with not everything that was required within the RFQ being included. The contractor stated they could not meet all of the scope at the price, requesting the contract be broken into two contracts; this could not be done since the bid was to be all-inclusive. Negotiations will begin with the second firm, RGB Architects. With all bidders rating high, the ranking process was difficult.

Mr. Yessaillian asked if the first firm stated the additional cost; Mr. Lukis answered that the contract would increase by \$200,000 but that the firm could not comply with bi-monthly meetings during construction; the firm also stated they would forgo the project profit. Mr. Merithew asked if allowance was included; Mr. Lukis answered that allowance would be explained.

Mr. Merithew read the motion: The Dedham-Westwood Water Commissioners vote to approve the Design Proposal for a New Vehicle Storage Facility between RGB Architects and the Dedham-Westwood Water District for a not-to-exceed contract price of \$169,280. Further, that the Executive Director be authorized to sign the agreement and make necessary changes to the proposal.

The motion was seconded by Mr. Hickey. A roll-call vote was taken.

Roll-Call: Messrs. Lexander, Yessaillian, Merithew, Healy, Phillips, and Hickey voted Aye. Motion passed unanimously.

Mr. Lukis recommended eliminating the 50 Elm Street facility's unutilized drive-up window, allowing the area to then be used for additional parking. The exterior box was added to receive customer payments. The consulted architect suggests an addition to the exterior envelope bid package to see the extra cost.

Action on Amendment to the MWRA Water Supply Agreement

Mr. Lukis informed that the additional MWRA withdrawal limits have been increased without an entrance fee, confirmed by a meeting with the Board of Directors; unanimous approval was for 1.55 million gallons a day, 565.75 million gallons annual volume, with maximum daily usage increased from 2 million to 3 million gallons. This allows for flexibility moving forward for the blending that may be required at White Lodge.

Mr. Merithew read the motion: The Dedham-Westwood Water Commissioners vote to approve the First Amendment to the Water Supply Agreement with the Massachusetts Water Resources Authority to increase the Districts withdrawal limit to 565.75 Million Gallons per year, or 1.55 mgd average daily use and up to 3.1 mgd maximum daily use. Further, that the Executive Director be authorized to sign the Amendment.

The motion was seconded by Mr. Healy. A roll-call vote was taken.

Roll-Call: Messrs. Lexander, Yessaillian, Merithew, Healy, Phillips, and Hickey voted Aye. Motion passed unanimously.

Mr. Lukis confirmed, in response to Mr. Merithew inquiry, that the outline was reviewed.

Old/New Business*

Discussion and Action on Engineer Position

Through MA Water Works, some interested candidates are possible. Mr. Lukis stated the position benefits would include earned sick time and enrollment in the Norfolk County retirement system for at least 20 hours per week worked. Discussion was held regarding the positive aspects of filling the position.

PFAS Litigation

Mr. Lukis reported that 3M reached a settlement with PFAS litigation, also mentioning the prior settlement. Systems will receive compensation, to be discussed in Executive Session.

Mr. Lukis stated that every three years, the MassDEP sample schedule is received. The Rock Meadow well has not been in use since early-2000 because of a water-quality issue; the sample schedule requires a sample of this well. Mr. Lukis recommends moving the well to a designation of emergency source rather than an active source, but not abandoning it all together. Mr. Yessaillian asked if the well must be tested to be used for an emergency; Mr. Lukis answered that the well would not be capped but discontinued from the system. Discussion was held regarding backup usage, prior-years' yield, and deepness. Mr. Lukis confirmed the Rock Meadow well must be sampled this year.

Mr. Lukis and Christopher Coleman, Westwood's Town Administrator, met with candidates to fill the vacant Commissioner seat Mr. Hickey is filling for the interim. Mr. Louis Kustwan, welcomed to the meeting, will go before the Select Board tomorrow night as the chosen candidate. The Commissioners thanked Mr. Hickey for his interim service, especially when he made a meeting quorum possible. Mr. Hickey stated he has been impressed by the District's organization and was pleased to assist the Board.

Mr. Locke brought up Mr. Petruzzello's proposal, which Mr. Lukis confirmed would be discussed by the Board when the formal request is brought forward. Mr. Lexander offered that the Board could meet again with Mr. Petruzzello, in the fall. Mr. Locke further described the pipe location for Mr. Healy, stating permitting is required, with Mr. Healy confirming this proposal differs from the prior situation.

Next Meeting

The next meeting will be held Tuesday, August 15, at 6:30pm, fully remote via Zoom unless an emergency is presented.

Mr. Lexander requested a motion to adjourn the meeting. A motion was made by Mr. Hickey to adjourn the meeting; this was seconded by Mr. Healy. A roll-call vote was taken. Roll-Call: Messrs. Lexander, Yessaillian, Merithew, Healy, Phillips, and Hickey voted Aye. Motion passed unanimously.

The meeting was adjourned at 7:57p.m.

Respectfully Submitted,
Kathy Travers Reynolds
Recording Secretary