

Board of Water Commissioners  
Meeting Minutes  
Acton Water District  
693 Massachusetts Avenue, Acton, MA  
Monday, March 6, 2023

**AGENDA**

A. Comments from the public

B. Old Business: Discussion with Baldco re: 104 Powdermill Road Rear/ 36 Knox Trail purchase and terms of long-term lease

C. New Business

1. Appoint a Commissioner to sign the warrants until the last meeting of the month of March.

2. Recommendation from Wright Pierce to award the contract for the NAWTP PFAS treatment system.

**EXECUTIVE SESSION:**

- To consider the purchase, exchange, lease of real property as an open meeting may have a detrimental effect on the negotiating position of the District.

Due to the Covid-19 stay-at-home order by Governor Charles Baker, the Board of Water Commissioners meeting was not held at the Acton Water District Office; instead, the meeting was held via Zoom Webinar and was recorded. The meeting was called to order at 2:00PM on Monday, March 6, 2023, by Mr. Stephen Stuntz.

**Present at Today's Meeting:**

Commissioners: Erika Amir-Lin, Barry Rosen, Stephen Stuntz (Chair)

District Manager: Matthew Mostoller

District Treasurer: Christine McCarthy

District Counsel: Mary Bassett

**Public Present:**

Jason Wolfe, Atty. Louis Levine

**A. Comments from the Public.**

None

**B. OLD BUSINESS:**

Discussion with Baldco re: 104 Powdermill Road Rear/ 36 Knox Trail purchase and terms of long-term lease

Atty. Levine addressed the Board and spoke of the lease being a very important piece of the Purchase & Sale agreement.

Mr. Wolfe then addressed the Board and stated he has been involved with this project for the past few years. He was very interested when Chris Allen approached Baldco about purchasing the land. He is hoping we can find some common ground with the lease amount going forward.

Atty. Levine feels the lease payment is “found money” for the District because the portion of the land Baldco is utilizing is a benign use.

Mr. Stuntz asked if either Mr. Wolfe or Atty. Levine had anything else to add in addition to the information they have already provided.

Mr. Wolfe stated that the 30-year lease is very important; radio tower leases are typically 30 years or longer. He has taken an in depth look at the numbers and \$850 per month is the best he can offer.

Mr. Stuntz asked if Mr. Rosen or Ms. Amir-Lin had any additional questions for Atty. Levine or Mr. Wolfe. There were none.

### **C. NEW BUSINESS**

Mr. Mostoller had two items that had come up after this meeting was posted:

1. A technicality was identified by Mr. Rosen relative to the appointment of a Commissioner to sign the warrants due to the scheduling of this meeting. Mr. Mostoller asked for a motion to appoint a Commissioner to sign the warrants until the last meeting of the month of March. Mr. Rosen made the motion, seconded by Ms. Amir-Lin. The motion was unanimously approved by a roll call vote: Ms. Amir-Lin, Mr. Stuntz, and Mr. Rosen.
2. The recommendation from Wright Pierce to award the contract for the NAWTP PFAS treatment system was received. Mr. Mostoller asked the Board if they could schedule a date to review the contract and obtain wet signatures. The Commissioners will need to vote to award the contract and then sign.

Additionally, an executive session will be scheduled just prior to the Annual Meeting on Wednesday, March 15<sup>th</sup> at 5:30PM in case it is needed. Actual location of the meeting to be determined.

*Mr. Rosen motioned to adjourn the open meeting and move into Executive Session at 2:24PM to discuss the purchase, exchange, and lease of real property as an open meeting may have a detrimental effect on the negotiating position of the District. Ms. Amir-Lin seconded the motion, and it was unanimously approved by a roll call vote: Ms. Amir-Lin, Mr. Rosen, Ms. Amir-Lin, and Mr. Stuntz.*

**Next Meeting: Thursday, March 9, 2023 at 3PM via Zoom**