



# Water Supply District of Acton

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## Board of Water Commissioners

### Meeting Agenda

**Monday, April 24, 2023 @ 7:00 PM**

**Due to the COVID-19 Pandemic, meetings are being held virtually via Zoom**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84367887351>

Or One tap mobile :

+13126266799,,84367887351# US (Chicago)

+16469313860,,84367887351# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Webinar ID: 843 6788 7351

International numbers available: <https://us02web.zoom.us/j/84367887351>

- **Comments from the public**
- **Approve minutes from the meetings of 4/10**
- **Appoint one Commissioner to sign warrants while conducting meetings virtually**

#### **OLD BUSINESS:**

- Knox Trail Solar Project
  - PPA Revision
  - Project Update
- Per- and Polyfluoroalkyl Substances (PFAS)
  - Current sample data, if available
  - Bottled Water Rebate Update
  - North Acton PFAS Upgrade
- Review of Town of Acton Discount Programs
- Update on 549 Main Street Acquisition
- Ground Water Protection District Amendments
- April 22 Open House

#### **NEW BUSINESS:**

- May 11<sup>th</sup> Drinking Water Awards and Legislative Briefing

***Any agenda item(s) which did not come to the attention of the Board of Water Commissioners 48 hours prior to this meeting and were not reasonably anticipated.***

**DRAFT**

Board of Water Commissioners  
Meeting Minutes  
Acton Water District  
693 Massachusetts Avenue, Acton, MA  
Monday, April 10, 2023

**AGENDA**

- A. Comments from the public
- B. Approve minutes from the meeting held on 3/20/2023
- C. Appoint one Commissioner to sign warrants while conducting meetings virtually
- D. Old Business
  - 1. Per-and Polyfluoroalkyl Substances (PFAS)
    - i. Current sample data, if available
    - ii. April 7 Public Notice
    - iii. North Acton PFAS Upgrade
  - 2. Update on 549 Main Street Acquisition
  - 3. Knox Trail Solar Project
    - i. Modified Lease Area
    - ii. PPA Revision
    - iii. Project Update
- E. New Business
  - 1. Ground Water Protection District Amendments
  - 2. April 22nd Open House

**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 7:00PM on Monday, April 10, 2023, by Mr. Stephen Stuntz.

**Present at Tonight's Meeting:**

Commissioners: Erika Amir-Lin, Barry Rosen, Stephen Stuntz (Chair)  
District Manager: Matthew Mostoller  
District Treasurer: Christine McCarthy  
District Counsel: Mary Bassett  
Finance Committee: Chuck Bradley

**Public Present:**

Kim Kastens, Ron Parenti, Joseph Robb

## **A. Comments from the Public.**

Kim Kastens spoke about the Green Acton Q&A she had with Steven Stuntz. The Q&A has been published on Green Acton's website. Kim thanked us for our participation. The Q&A will also be publicized by the League of Women Voters and Janet Adachi.

## **B. Approve minutes from the meeting held on 3/20/2023**

Mr. Rosen motioned to approve the minutes from the meeting held on 3/20/2023. Ms. Amir-Lin seconded, and it was unanimously approved by a roll call vote; Mr. Stuntz, Ms. Amir-Lin, and Mr. Rosen

## **C. Appoint one Commissioner to sign warrants while conducting meetings virtually**

Mr. Stuntz motioned to appoint Mr. Rosen to sign warrants until the next scheduled monthly meeting. Ms. Amir-Lin seconded, and it was unanimously approved by a roll call vote; Mr. Rosen, Ms. Amir-Lin, and Mr. Stuntz.

## **D. Old Business**

### **Per-and Polyfluoroakyl Substances (PFAS)**

Mr. Mostoller presented the most recent data table containing the March results for PFAS sampling: Center Acton 11.8 and South Acton 11.9 parts per trillion. The criteria for compliance we follow is based on the three-month average for each facility tested. So far both Center Acton and South Acton look like they will be in compliance for the first quarter of 2023. Results for North Acton should be available for the next Board of Commissioners meeting.

The Public Notice for PFAS exceeding the MCL for the quarter ended December 31, 2022 was mailed on Friday, April 7<sup>th</sup>. We sent a postcard or an email this time and we are hoping we can continue to use this method going forward because it is easy to produce and is more cost effective.

The pre-construction meeting for the North Acton PFAS project was held last week. The electrical subcontractor was not in attendance. We expect to break ground on May 1<sup>st</sup> and the contract with Suez has been signed. Delivery of the filtration equipment will take place when the general contractor is ready for it. Contractually, the project must be completed within one year. Actual completion time is going to be dependent on the electrical subcontractor.

### **Update on 549 Main Street Acquisition**

The Community Preservation Committee approved use of open space set aside funds (\$1 million) for the conservation restriction. There will be an article to be voted on at Annual Town Meeting- likely on the first night. Ms. Amir-Lin asked if someone from the District will be presenting on the article. Mr. Mostoller said no, however, it would be good to show support for the article by being present at Town Meeting.

## **Knox Trail Solar Project**

Mr. Mostoller informed the Board that the contractors have resurveyed the site and discovered two manholes are located outside of the lease area. A lease modification is being drafted and the memorandum of the lease will need to be signed in person.

Mr. Stuntz moved to extend the lease area to encompass the two manholes that are currently out of bounds. Ms. Amir-Lin seconded, and it was unanimously approved by a roll call vote; Mr. Rosen, Ms. Amir-Lin, and Mr. Stuntz.

It was agreed that the memorandum will be signed in person at noon on Tuesday, April 18<sup>th</sup> at Mary Basset's office.

We will have an agenda item for the BOC meeting on April 24<sup>th</sup> regarding the Power Purchase agreement revision. Additionally, the solar array is close to being ready to activate. Eversource needs to conduct a performance test. We expect we will have an update for the April 24<sup>th</sup> meeting.

Mr. Rosen asked if we would have a dedication? Mr. Mostoller said if we do it will likely be done in July.

## **E. New Business**

### **Ground Water Protection District Amendments**

Mr. Mostoller stated we are required to ask the Town of Acton to adopt Zone 2 areas locally for the bedrock wells. This will provide additional protection from the State level protections which apply regardless of local adoption. As part of the process, the local zoning by-law must be amended and modified to include areas that were not previously included. This will be an article at Town Meeting and given the order of the articles, will likely be voted on during the second night of Town Meeting. Mr. Mostoller informed the Board that the Town Planner expressed interest in the District potentially presenting the article and at a minimum be available to answer technical questions. We haven't been formally asked to do this yet, but it's a possibility. Mr. Stuntz asked if affected residents would be notified? He feels we should notify the affected landowners. Mr. Mostoller said there isn't a State or local requirement to notify. A lot of properties are already included due to the Conant Wells so the most directly impacted people are already aware. Mr. Rosen said that if we are invited to present we should welcome the opportunity. Ms. Amir-Lin feels we should have something prepared to present.

Mr. Mostoller said the Town Planner has slides to present that discuss why the change is being presented, maps of the Town now, and maps of the Town if the article passes. The last time we updated the map it was unanimously accepted and there was no real pushback at Town Meeting.

Mr. Rosen indicated that WRAC might be able to get their mailing on ground water protection out in advance of Town Meeting.

**DRAFT**

Mr. Mostoller will circulate the existing slides and said we can plan to discuss this further at the April 24th meeting if we have more information.

### **April 22nd Open House**

We will be holding an Open House at the Center Acton Water Treatment Plant on Saturday, April 22nd from 10am to 1pm. This will provide an additional opportunity to conduct tours of 549 Main Street in advance of Town Meeting. We plan to have tours of the treatment plant, tours of the adjacent property, giveaways, water saving devices, and standard informational materials. Staff and representatives from Wright Pierce will be present to give tours and answer questions. All three Commissioners plan on attending.

### **EXECUTIVE SESSION**

We do not need to hold an executive session this evening. The work on the 21E for the Baldco Property is scheduled to begin on Wednesday of this week.

*Mr. Rosen motioned to adjourn the meeting at 7:37PM. 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: April 24, 2023**

### Abatements for 4 Quarters

	Jun-22	Count	Sep-22	Count	Dec-22	Count	Mar-23	Count	*
<b>Bottled Water</b>	\$ 3,825.00	86	\$ 4,170.00	93	\$ 4,605.00	103	\$ 5,760.00	135	
<b>Toilet</b>	\$ 1,500.00	11	\$ 800.00	7	\$ 1,100.00	8	\$ 600.00	5	
<b>Clothes Washer</b>	\$ 750.00	5	\$ 300.00	2	\$ 750.00	5	\$ 600.00	4	
<b>Fixtures</b>	\$ 34.00	2	\$ 293.80	5	\$ 246.45	3	\$ 152.29	3	
<b>Elderly Abatement</b>	\$ 329.28	6	\$ 241.84	7	\$ 327.01	7	\$ 237.51	6	
<b>Total</b>	\$ 6,438.28	110	\$ 5,805.64	114	\$ 7,028.46	126	\$ 7,349.80	153	

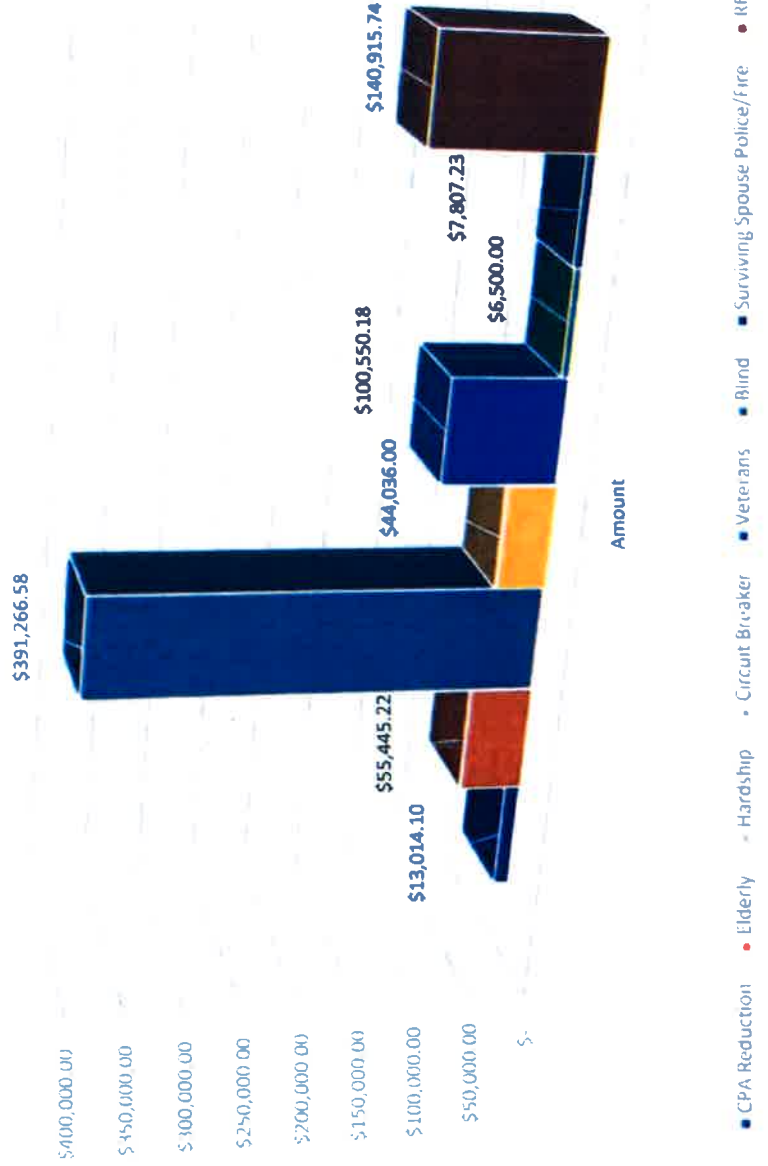
\* 135 bottled water rebates were bill abatements.  
 Additionally, 18 tenants received a rebate check directly. Total to tenants = \$705.00

**Town of Acton**  
**FY 23 Statutory Exemptions & Others**  
**M.G.L. Ch. 59 Sec. 5**

Abatement Totals	Clause	Basic Qualifications	Minimum Income	Minimum Assets	Minimum Exemption	Maximum Exemption
	<b>Elderly</b>					
	17D	Age 70 or older	none	\$73,106	\$319.85	\$639.69
\$54,000.00	41C	Age 65+ and Single	\$41,754	\$73,106	\$1,000.00	\$2,000.00
	41C	Age 65+ and Married	\$62,631	\$100,520	\$1,000.00	\$2,000.00
	<b>Veterans</b>					
	22	100% Service related disability or purple heart, gold star, or white worth less than 20K	none	none	\$400.00	\$600.00
\$100,550.18	22A	Permanent loss of use of hand, foot, or eye; received a Medal of Cross	none	none	\$750.00	\$1,500.00
69 granted	22B	Permanent loss of use of both legs, arms or eyes	none	none	\$1,250.00	\$7,500.00
	22C	Total disability & have special housing	none	none	\$3,500.00	\$3,000.00
	22D	Surviving spouse of vet killed/died in combat zone	none	none	none	FULL
	22E	Total disability & unable to work 100% disabled	none	none	\$1,000.00	\$2,000.00
	22F	Paraplegic/Spouses	none	none	none	FULL
	<b>Others</b>					
\$1,445.22	17D	Surviving spouse	none	\$73,106	\$319.85	\$639.69
	17D	Orphaned minor child	none	\$73,106	\$319.85	\$639.69
\$0,500.00	37A	Legally blind	none	none	\$500.00	\$1,000.00
7 granted						
\$7,807.23	41A	Tax deferral- age 65+	\$40,000	none	none	Total Bill
	42	Surviving spouse of Fireman or Policeman killed in line of duty	none	none	100%	100%
	43	Surviving minor of Fireman or Policeman killed in line of duty	none	none	100%	100%
	<b>Local</b>					
\$391,266.58	1B	Age, Infirm & Financial	discretion of BOA	discretion of BOA	discretion of BOA	discretion of BOA
79 granted	18A	Hardship Tax deferral	discretion of BOA	discretion of BOA	discretion of BOA	discretion of BOA
	STAC	Age, Infirm & Financial	discretion of committee	discretion of committee	discretion of committee	discretion of committee
\$44,036.00	CB	Age, Infirm & Financial	discretion of BOA	discretion of BOA	discretion of BOA	discretion of BOA
	<b>CPA</b>					
	CPA	60 years & older	Family of two	\$	\$	100%
\$13,014.10	CPA	60 years & older	Family of one	\$	\$	100%
	CPA	60 years & younger	Family of one	\$	\$	100%
	CPA	60 years & younger	Family of one	\$	\$	100%

Reason	Amount
CPA Reduction	\$ 13,014.10
Elderly	\$ 55,445.22
Hardship	\$ 391,266.58
Circuit Breaker	\$ 44,036.00
Veterans	\$ 100,550.18
Blind	\$ 6,500.00
Surviving Spouse Police/Fire	\$ 7,807.23
RE Abatement	\$ 140,915.74
	<u>\$ 759,535.05</u>

FY 23 Town of Acton Tax Abatements by Reason  
Total \$759,535.05



• CPA Reduction   
 • Elderly   
 • Hardship   
 • Circuit Breaker   
 • Veterans   
 • Blind   
 • Surviving Spouse Police/Fire   
 • RE Abatement