

BFD BOARD OF WATER COMMISSIONERS MEETING

February 14, 2023, at the Water Department office

PRESENT WERE: Board of Water Commissioners, Chairman Bassett, Commissioner Stephen Whitmore, and Commissioner David Mason. Also present: Superintendent Sean Anderson, Assistant Superintendent Ron Tivey, Precinct 1 Councilor Gordon Starr, Steve Rizzo, Bill Jones & Rose DeCosta (Commonwealth Wind).

- Meeting called to order at 2:30 PM
- Warrants and payrolls signed.

Stand-by Request – 270 Communication’s Way, Unit C

- It was requested by the owner of 270 Communication’s Way, Unit C to place the water service on stand-by due to inactivity & need for use.
- Commissioner Bassett **motioned** to place the account on stand-by as requested. The **motion was seconded** by Commissioner Whitmore and passed unanimously.

Revision of the FY 2024 Draft Operating Budget

- Superintendent Anderson mentioned the increase of the salary due to Ron’s raise, but everything else remained the same and that the Board had all been given copies.

Oak Street Parcel Easement

- Rose DeCosta of the Commonwealth Wind project gave background and provided materials.
- Parcel 586 on Oak Street in Barnstable, which belongs to the Barnstable Fire District.
- Will deliver 1200 megawatts of renewable energy to Massachusetts – the equivalent of about 700,000 homes.
- Will connect from sea at Dowses Beach, Osterville to Oak Street sub-station (near 586 Oak).
- The area was proposed by the federal government as proposed in 2015 and leased in 2021.
- Commonwealth is in the middle stages of permitting.
- From the sub-station, there will be a grid interconnection which is underground ducting. This connects the Commonwealth Wind sub-station to the existing, Eversource sub-station on Oak Street.
- Two routes are available. One route ties in with the Town of Barnstable sewer project.
- Commonwealth Wind has the option to purchase a couple of parcels near the fire tower off Oak Street.
- Commonwealth Wind is looking at routes available and the fire town access road is being considered for an underground duct bank to the Eversource sub-station.
- Rose is submitting a draft proposal requesting an easement over 586 Oak Street.
 - Access for construction vehicles to the fire access road leading into the sub-station.
 - Also asking permission to improve the road by widening it 15 feet.
- Bill Jones brought up whether this will interfere with access to the fire tower during high season.
 - Rose indicated she was unsure, but research would provide answers.
 - Do any other property abutters have any input in the decision process?
 - Is there any conflict between easement and the purpose of the fire tower?
 - Yes, we own the property, but do we have the sole jurisdiction to provide access?
- The requested easement is 25 feet.
- The Town has their own contractors for their installation & go in first & the Town buys the materials for paving once Commonwealth Wind has finished after the Town.
- Fire tower is connected to overhead lines, not underground.
- Bill Jones, Prudential Chairman recommended the Board of Water Commissioners have a site plan with proposed easement to confirm no interference with a standpipe down the road as a critical piece of property for our future use.
 - Where would standpipe sit if built on this parcel?
 - We should consider that we would still need to maintain access.
 - We also need to check with our legal counsel.

- We purchased this property for potential use for an additional water source.
- Commissioner Whitmore asked if we were “leasing” this easement. Rose answered it would appear that way but that she did not have experience in the details of easements.
- Superintendent Anderson mentioned getting feedback from Town of Barnstable what their experience is with easements as well as our engineer would say where a proposed standpipe would go.
- Gordon Starr asked if there was any intention to pave the access road. Rose said it was not in the current plan.
- Superintendent Anderson asked if the piping continues on – along the lot line the whole roadway would have this duct bank so we would need the pipe in ground.
- Commissioner Mason stated that discussion with the towns engineering & DPW departments as to whether the line into the road has to be changed at all with entry and exit ways.
- Rose discussed the direction that the cables come into their sub-station from the Service Road underneath Route 6 by method of micro-tunnelling.
- Chairman Jones reiterated the need for future plans for District use must be determined.
- Rose stated she would put together preliminary layout of their project footprint.
 - Chairman Jones specified to detail where Oak Street is in this footprint.
 - Will the Barnstable Fire District receive any revenue of any sort with granting this easement and if so in what form?
- Councilor Starr asked if duct banks on Oak Street will be side to side with paving or can one side/lane only be dug up?
 - Assistant Superintendent Ron Tivey mentioned the Independence re-pavement project also included grant money project for the sidewalk.
- Chairman Jones inquired to Rose when Commonwealth Wind needed answers from the Fire District.
 - Rose said in order to progress with their state permitting they need an option agreement, to purchase easement rights at a later date. The option agreement will detail of fees, interim payments to stay open. Once they have these in hand they can proceed
 - Rose proposes an option agreement be made to purchase the easement rights a couple years down the line.
 - Bill Jones asked if once this option agreement was made could the district back out of it.
 - Rose said not typically, these agreements are non-refundable.
 - If we signed an option agreement today, with an initial option fee, that fee is non-refundable but can be credited to the easement purchase.
 - Bill advised we will need to discuss any and all of these details with our legal counsel, including the title of our property and who would sign the easement.
 - Commissioner Mason noted while reading the Oak Street deed that there does specifically state there is a right of way in favor of the Commonwealth.

Capital Projects Update

- Superintendent Anderson shared Steve Olsen’s discussion with the state discussing the redesign and cost savings of the treatment project.
- Superintendent Anderson emphasized how Steve Olsen has taken the ball and run with it to ensure our funding wouldn’t be jeopardized and our cost savings may be possibly be greater.
- Our existing engineers have given us pushback and stated these design items were necessary, while Steve Olsen has explained in detail otherwise.
- Superintendent Anderson discussed that the life of the carbon will be dictated by the amount of PFAS & how often we pump it.
- Superintendent Anderson also mentioned we are at the end of the first phase of the project.
- The District needs to decide whether to stay with Wright Peirce and tell them we want the project rearranged or do we ask them for everything that they have and engage with Steve Olsen to design it?

- David Mason pointed out in the past the SRF funding manager who set a deadline was not known to give any leeway for extra time.
- Superintendent Anderson stated that the conversations he has had with Steve Olsen on many occasions for the peer review purpose, have time and time again proven that some of the design details proposed by Wright Pierce were not necessary.
- Chairman Bill Jones asked if the district were to throw this whole thing out the window could we maintain our system with how our service staff is blending the water.
 - Assistant Superintendent Ron Tivey felt we could.
- Assistant Superintendent Ron Tivey said even after we spend what we are in treatment, we will still need to turn on unfiltered sources to add into the system.
- Superintendent Anderson stated we will need to invest more in more of this type of filtration, Granular Activated Carbon filtration at our other sources even if it is only seasonal. To be more affordable to the rate payers it can be outside.
- Assistant Superintendent Ron Tivey mentioned if we installed outside activated carbon at 4 & 5 that would be very affordable and act quickly.

Commerce Road Water Main Improvement

- Tighe & Bond \$80,000 - \$100,000 for engineering as suggested request to tie in with the Town.
- The project is at 30% design and hope to get permitting done this year.
- Discussion will continue but may be best to wait.
- Assistant Superintendent Ron Tivey mentioned that when we engaged initially with engineering firm years ago that they had recommended upgrading this area due to a major fire flow concern.
- Chairman Jones said that if Superintendent Anderson & Assistant Superintendent Tivey felt strongly about it they could add a capital article for the annual meeting.

Annual District Meeting

- Engineering costs for Wells 2 & 5 in the amount of \$144,307.00 have an outstanding balance that is not eligible for SRF funding most of it from 30-180 days ago.
- We will have to ask the taxpayers to transfer money to pay these bills.
- After 90% design you are unable to submit for SRF funding.

Commissioner Mason made a **motion to adjourn** the meeting. Chairman Bassett seconded the motion and the meeting was adjourned at 4:09 PM

Respectfully Submitted,

Kim B. Vermette