

**Dighton Water District**  
**192 Williams Street**  
**North Dighton, MA 02764**

**Edward Swartz**  
**Jeffery Cloonan**  
**Sue Medeiros**

***COMMISSIONERS***

*Carol A. Stevens*  
***TREASURER***

THE FOLLOWING MEETING WAS BOTH AUDIO AND VIDEO RECORDED

Tuesday, June 10, 2014 at 6:00 P.M.  
Water District Headquarters

Chairman of the Board of Commissioners, Sue Medeiros, called the meeting to order at 6:00 P.M. on Tuesday, June 10, 2014.

**PLEDGE OF ALLEGIANCE**

**REORGANIZE:**

Sue Medeiros stepped down as chairman and made a motion to appoint Edward Swartz as Chairman to the Dighton Water District, Jeff Cloonan seconded the motion, all were in favor and the motion carried. Chairman Ed Swartz thanked Mrs. Medeiros for her role as Chairman over the last year, much appreciated. Commissioner Sue Medeiros moved that Jeffrey Cloonan become Clerk of the board, Ed seconded the motion, all were in favor.

**MEETINGS WITH SCHEDULED GUESTS:**

Eoghan Kelly and Bisher Hashem – Stoney Ridge development – Bisher Hashem told the board they are the developers of Stoney Ridge, a 60 lot 40B subdivision. Plans were dropped off for review and paid the fee. Plans were reviewed and they have received comments, the comments were addressed. Bisher stated they are also the owners of The Pines subdivision which is right next door to Stoney Ridge. Bisher has spoken with Superintendent Greg Olsen and would cooperate in an effort to tying the two subdivisions together to make it easier and more feasible for the Water District too. Bisher stated that Greg had commented that tying the two water lines together would be beneficial. Greg stated that he discussed with Bisher and Eoghan an easement through two lots, one in The Pines and one in Stoney Ridge. Ed stated this would need to be written up. Ed asked what they were looking for from the board tonight. Bisher stated they were looking for the tie in fees and how it is paid. Stoney Ridge was told it needed to be paid up front, looking for direction from the board. Ed stated there is a tapping fee. Greg said it would be an 8 inch tap which is \$24,000.00 and fee would need to be paid up front, Greg would need to oversee the tap. After that you put in the main, there needs to be an inspector onsite from the Water District at all times when you are doing critical pipe work and there is an inspection fee. The inspection fee is \$45.30 per hour, they will keep a running tab and bill monthly. This fee will go

up in July, is based on the rate of the employee. Greg stated they would not have to pay capital improvement fee at this time or application fees. These fees would be paid on a lot by lot basis. If you want to tie in 10 lots or 2 lots, at that time you would need to pay the capital improvement fee, application fee and meter fee. Bisher asked if it's not a part of the building permit application process. Ed stated it was, when you go to take out your building application you have to come to the District and pay the fees for that lot. Ed continued that this is different than it used to be, you used to have to pay all fees up front. This board felt that was a very prohibitive policy. Now the policy is if you do 3 lots in 2014, you pay for 3 lots in 2014. Greg told Bisher he would be able to put in all of the water main, all the fire hydrants, all the service stubs to each lot, you just won't be able to connect any services into the homes. Eoghan questioned Greg on his meaning of critical when inspecting the installation of the water main. Greg said it goes on if he has worked with the contractor before and feels comfortable with him, then he doesn't need to stay all day. If we don't feel comfortable then we will have to watch every length of it. A side of that will need to see some service connections, fire hydrants installations. If you're going to install mechanical bends, we try to deflect the pipe as much as we can without using bends so would like to see if you make loops. Bisher stated they will be using SLT Construction to install their pipe, they are reputable. Greg asked if SLT would be doing the pressure test and chlorination, Bisher stated they would be. Greg will need a copy of the report before anything was turned on. Bisher questioned the \$5,000.00 review fee deposit if they could bill against that or get that money back. Greg stated any money left in that account would be returned when the town accepts the road. Donnie told the board the District has always required prints of services from the main to the curb box so we have a record of it. Greg told Bisher he will need a written record showing the locations of the services. Bisher stated they would be doing an as built and will show individual connections. Greg requested a copy when complete. Stoney Ridge has received a letter from the District engineer and Eoghan said most of the changes could be done onsite, no outstanding real issues. Greg stated that the District had changed the policy to using a tapping saddle. Bisher requested the board to wave the fees on the affordable units only. Ed stated that he did not know if they have done that for any of the other 40B's in town. Ed continued they could make the request, does not know if the board would approve the request. Bisher asked what the connection fee is per house. Greg answered there is a \$6,000.00 capital improvement fee, \$1,000.00 Application fee and a \$278.80 meter fee so roughly \$7,000.00 per house. Bisher stated that it is a documented fact that fees for 40B's are assessed at the same time as when the filing of 40B is made, Stoney Ridge was filed in 2010. Ed told Bisher if he can show the board documentation that shows that is the case that it is when the plan is filed, we will go back to that date and honor. Bisher stated that 16 lots are affordable and 44 lots are market rate. The Pines were approved for 45 and is being modified to 32 lots. Greg stated that if the modification goes through some of the infrastructure may need to be moved before continuing forward. Also will need to chlorinate The Pines and have new bacterial results. Greg continued that the District flushes hydrants twice a year and has received written consent from other private subdivisions to flush. We would flush however many hydrants you have in October, if there are any issues with broken hydrants, etc. it would be Stoney Ridges responsibility as the owner. Bisher agreed. Bisher asked if the District would like a plan on how they would like to connect the two subdivisions, Greg would like to have this on file.

Ed entertained a motion to approve the plans as submitted for Stoney Ridge pursuant that all necessary upfront fees to meet the policies of the Water District are met. Sue, so moved, Jeff seconded the motion and all were in favor.

A draft letter was given to Eoghan for The Pines available funds credit.

**REORGANIZE:**

Reappointments under reorganization, annual appointments.

Ed accepted a motion to reappoint Greg Olsen as Superintendent. Sue, so moved, Jeff seconded the motion and all were in favor.

Ed accepted a motion to reappoint Tina Bragga as the Acting Clerk of the Water District. Sue, so moved, Jeff seconded the motion and all were in favor.

**MEETINGS WITH SCHEDULED GUESTS:**

Dan O'Conner – Water line to 180 Williams Street – Dan stated that the Boston Sewer Commissioners would not allow just one bathroom in the new space metal building to be installed on his property at 180 Williams Street. Dan would like to refurbish an existing bathroom in the existing building and add outside water faucet. Would like to have water to this building. Greg told the board there had been a water line to the building from the property to the south which is no longer part of this property. There is a stub in front of this property that was put in for the circus. Ed questioned if Dan could use this stub and Greg agreed he could. Ed continued that since the tap is existing Dan would have to pay the \$1,000.00 Application fee, have his own contractor put in the service under the District guidelines, and would be responsible for paying for the meter.

Ed entertained a motion that we enter into an agreement with the owner, Dan O'Conner, to follow the policy that has just been set by the Superintendent in regards to the application fee and meter fee since the tap already existed at the road. Sue, so moved, Jeff seconded, there was no discussion and the motion carried.

Somerset Woods – Postponed.

**APPROVE MINUTES OF PRIOR MEETINGS:**

Chairman Ed Swartz entertained a motion to approve the minutes from the May 13, 2014, 7:00 P.M. meeting. Sue, so moved, Jeff seconded the motion, all were in favor. Chairman Ed Swartz entertained a motion to approve the minutes from the May 22, 2014 Dighton Water District Annual meeting. Sue, so moved, Jeff seconded the motion, all were in favor and the motion carried.

**READING OF CORRESPONDENCE:** None

**FINANCIAL CONDITION:**

The major account balances, budget to actual, outstanding debt and receivables, expenditure warrants were presented to the board for review. Ed asked for a motion to accept the financial report, Sue so moved, Jeff seconded the motion and the motion carried.

#### SUPERINTENDENTS REPORT:

Superintendent Greg Olsen reported that since the Board last met there was a service leak on Main Street. The town is going to be paving Smith Street end to end, will need to raise valves on Smith Street. Will need to purchase a lap top for the meter program. Commissioners stated if there is money left in this year's budget to purchase before the end of the fiscal year. Greg continued that 40 to 45 meters have been replaced to date. All residential meters have been read, Tina and Chuck are in the process of gathering a punch list of readings in need of repair. Ten hydrants have come in and have places for five 5 of them, just waiting for the new fiscal year to begin. One hydrant has to go at the bridge the state is redoing, instead of moving the one there we are just going to replace it. We are going to provide the state with the hydrant and they will install. Greg has one verbal quote and one written quote to remove the stumps from 527 Somerset Avenue. Ball park price is about \$7,000.00 to remove and take off site. Ed said to hold off and we will discuss in the new fiscal year. Greg continued that he had discussed with the Plant Manager that the treatment plant may need to run double shifts on weekends and holidays due to the increased water usage with the good weather. The Administrative Compliance Officer has given his report and we have not heard back from Mr. Garanito (Knotty Pine subdivision), Mr. Garanito is required to pay the \$24,000.00 tap fee. The Consumer Confidence Reports were mailed out today. Chuck and Greg met with Jim McLaughlin of Department of Environmental Protection (DEP) in regards to the sanitary survey, With the effort Chuck has done toward the standard operating procedures manual, DEP is satisfied at this point and we have no more outstanding issues. Greg stated his old laptop would be going to distribution to organize records and the new laptop will be for meter reading.

Ed asked for a motion to accept the Superintendents report. Sue, so moved, Jeff seconded the motion and all were in favor.

#### OLD BUSINESS:

Department of Environmental Protection – Financial Plan – Previously discussed

Subdivision Fees – Policy Change – Commissioners signed new policy for Subdivision fees, changes will be sent to the Zoning Board and Planning Board.

#### PUBLIC INPUT:

Dorian Jefferson asked if there were any openings on the Capital Outlay Committee, he would like to be a member. Sue made a motion to appoint Dorian Jefferson to the Capital Outlay Committee for the Dighton Water District, Jeff seconded, the motion passed unanimously. Sue mentioned there is still one position open on the committee if anyone is interested contact the District office, one of the Commissioners or the Superintendent.

Greg and the board discussed the Water Resource Trust's interest in the ICI dam as a possible water source. Greg was concerned with the capital cost to get the water treated and moved. Ed is concerned with the quality of the water.

Greg stated on the east side of that dam is a section of our water main that is exposed to the air, runs above ground and is fenced in all the way around. This was on Chucks Capital Improvement plan to recover. We have money to recover but need to get in the fenced in area. Ed suggested sending a letter to Zeneca telling them that the main is part of a utility and we require access to it.

Jim Ready asked if The Pines was going to be a private road being it is a 40B development. Ed stated this was not a cluster development like the Orchards, will look like a traditional development, will be a town road if the town accepts it.

**NEW BUSINESS:**

Ed asked for a motion to go into executive session to discuss outstanding water bills and contract negotiations under Massachusetts General Law Chapter 30A, Section 20. Sue, so moved, Jeff seconded. A roll call was taken, all were in favor.

Respectfully Submitted,

Tina Bragga  
Acting District Clerk

**Those in Attendance:**

Edward Swartz  
Jeffrey Cloonan  
Sue Medeiros  
Eoghan Kelley  
Dan O'Conner

Greg Olsen  
Tina Bragga  
Jim Ready  
Bisher Hashem  
Dorian Jefferson

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Chairman Ed Swartz

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Clerk Jeff Cloonan

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Commissioner Sue Medeiros