

NORTH SAGAMORE WATER DISTRICT
MEETING MINUTES NOVEMBER 22, 2021

The North Sagamore Water District Board of Water Commissioners held their monthly meeting on Monday, November 22, 2021 at 4:15 pm at the North Sagamore Water District office, 14 Squanto Road, Sagamore Beach, MA. Chairperson Mark Melchionda called the meeting to order at 4:15 pm.

Those in attendance at the start of the meeting were Chairperson Mark Melchionda, Commissioner Mark Bergeron, Superintendent Matt Sawicki, Treasurer Maureen Fruci and District resident Stephen Mealy. Commissioner Sala was not able to attend the meeting.

4:15 pm - UNDER CHAPTER 40, SECTION 56, AS AMENDED BY CHAPTER 369 OF THE ACTS OF 1982, AND CHAPTER 79 OF THE ACTS OF 1983, THE BOARD OF WATER COMMISSIONERS WILL CONDUCT A PUBLIC HEARING ON WHETHER THE NORTH SAGAMORE WATER DISTRICT/SANDWICH PORTION SHOULD IMPLEMENT THE CLASSIFICATION ACT FOR FISCAL YEAR 2022

Ben Styche Assessor for the town of Sandwich provided the Board with the information for the classification hearing. Mr. Styche explained property sales and values have risen dramatically in Sagamore Beach. He said the estimated District tax rate for FY22 will be .85. The Board of Assessors is recommending a factor of one, with no open space discount, no residential exemption and no small commercial exemption for FY22. Commissioner Bergeron made a motion to accept the recommendation of the Board of Assessors and keep a factor of one, with no open space discount, no residential exemption and no small commercial exemption for FY22. Commissioner Melchionda seconded the motion. The motion was accepted. The Board thanked Mr. Styche for attending the meeting and for providing the information for the hearing.

4:30 pm - UNDER CHAPTER 40, SECTION 56, AS AMENDED BY CHAPTER 369 OF THE ACTS OF 1982, AND CHAPTER 79 OF THE ACTS OF 1983, THE BOARD OF WATER COMMISSIONERS WILL CONDUCT A PUBLIC HEARING ON WHETHER THE NORTH SAGAMORE WATER DISTRICT/BOURNE PORTION SHOULD IMPLEMENT THE CLASSIFICATION ACT FOR FISCAL YEAR 2022

Rui Pereira, Director of Assessing for the town of Bourne addressed the Board regarding the classification hearing. He said the purpose of the hearing is to determine if there will be a single or a split tax rate for FY22, if there will be open space discounts or residential and small commercial exemptions. He explained with an increased tax levy and the increase in valuations and retaining a single tax rate, the projected water District tax rate will be approximately .84. A slight decrease from .86 in FY21. He stated the Board of Assessors recommends retaining one tax rate for all classes of property, no open space discount, no residential exemption and no small commercial exemption for FY22. Commissioner Bergeron made a motion to adopt a single tax rate by selecting a residential factor of one in determining the allocation of taxes to be borne by the four classes of real property, along with personal property, no open space discount, no residential exemption and no small commercial exemption for FY22. Commissioner Melchionda seconded the motion. The motion was accepted. Commissioner Melchionda thanked Mr. Pereira for his well put together packet of information.

There was a brief discussion regarding the proposed development behind the Sagamore Beach fire station. Mr. Pereira said he can provide more information regarding property taxes when he receives more information about the development.

APPROVAL OF MEETING MINUTES DATED 10/14/21

Commissioner Bergeron made a motion to accept the meeting minutes dated 10/14/21 as written. Commissioner Melchionda seconded the motion. The motion was accepted.

DISCUSSION & POSSIBLE VOTE ON REGULATIONS FOR SUBDIVISIONS AND LARGE COMMERCIAL BUILDINGS

Superintendent Sawicki asked the Board to vote on the addition of a 2-year approval period in the District's regulations for subdivisions and large commercial buildings which was discussed at last month's meeting. The applicant would be required to file for an extension if construction of the water system has not begun within a 2-year period. Commissioner Bergeron made a motion to add a 2-year approval period to the District's regulations for subdivisions and large commercial buildings. Commissioner Melchionda seconded the motion. The motion was accepted.

DISCUSSION & POSSIBLE VOTE ON 337 PHILLIPS ROAD – REQUEST FROM OWNER TO RELOCATE WATER MAIN AND EASEMENT

The Superintendent explained to the Board that the owner of 337 Phillips Road, during the process of putting an addition on her home, became aware that there was an easement on her property. Superintendent Sawicki explained the water main is not in the easement, however, the septic system is located in the deeded easement. The homeowner is requesting to move the easement around the septic system on her property. The Board discussed the easement and the possibility of moving it and decided it will be best for the District's attorney to review the issue before any decisions are made.

SUPERINTENDENT'S REPORT

Superintendent Sawicki told the Board he attended the meeting regarding the Cape Cod Canal bridges and gained no new information. He explained Mass DOT has taken the project over from the Army Corps of Engineers and they have pretty much started from square one. He said he submitted a question regarding who will pay to move utilities, however, it was not answered. He said he doesn't foresee anything happening with the project for a long time.

The Superintendent asked the board if the hours for part-time laborer can be increased from 18 hours to 23 hours per week. He explained the state of Massachusetts recently passed a bill/law that increases the number of hours a retiree may work in the public sector to 1200 hours per calendar year. The increase in hours will greatly assist with the operation of the District and eliminate the need for additional staff at this time. The reserve account can be used to fund the change in the budget for the increased hours. After a brief discussion, Commissioner Bergeron made a motion to increase the number of hours for the part-time laborer from 18 hours to 23 hours per week. Commissioner Melchionda seconded the motion. The motion was accepted.

The Superintendent expressed concern to the Board regarding the draft comprehensive permit decision from Cape View Way's attorney (specifically item #21). The Board agreed with the Superintendent's concerns. Superintendent Sawicki said he will provide the information and their concerns to Attorney Witten so a letter can be sent to the Zoning Board of Appeals.

Superintendent Sawicki informed the Board he received an email from Cape View Way engineer Gemma Kite informing the District that they reduced the size of the project. The Superintendent said he thinks it would be helpful to have a meeting with the engineers from the project to finalize the plans. Commissioner Melchionda suggested perhaps he and the Superintendent could meet with the Cape View Way reps before the next monthly meeting. He asked if it was necessary to have counsel present. The Superintendent said he will reach out to the Cape View Way reps.

Commissioner Melchionda said he read a newspaper article about ARPA funds received to help stem the housing crisis. He recommended perhaps the District send a letter to Senator Moran and see if these funds can be used to help fund NSW infrastructure projects. District resident Stephen Mealy suggested a call to the state representative's office.

The District received a letter from MEMA that stated the District's application for a grant for the beach well was denied because the project didn't meet the eligibility criteria.

The pump at Black Pond well is not operating properly and needs to be repaired. The cost to fix the motor is approximately \$5,700.

The Superintendent said he is still trying to get information about obtaining ARPA funds. At this time, the NSW cannot request funds directly, they must be diverted through the town or possibly the county.

The Plant Operator will be taking a couple of weeks off when his baby is born in January.

The Superintendent said his wife took a promotion at work and asked the Board if he can change his work hours slightly on school days to 8:05 am to 4:35 pm. The Board was fine with the change.

The Superintendent informed the Board he will be taking Wednesday and Friday off and Maureen will be taking Friday off as well. Jon and Alex will be here.

A cyber security endorsement was added to the District's insurance policy.

TREASURER'S REPORT

Treasurer Fruci informed the Board the quarterly water bills were sent to 6 accounts totaling \$8,592.00. There are currently 70 accounts with outstanding balances totaling \$11,006.99 (which includes the quarterly bills).

There were 14 accounts totaling \$7,309.91 sent to the town of Bourne for water tax liens.

NEW BUSINESS

None

OLD BUSINESS

-UPDATE ON TEST WELL DRILLING

Superintendent Sawicki said engineer Kristen Berger was not able to attend the meeting because she wasn't feeling well. He said she provided an update which he reviewed with the Board. Test wells were installed at Black Pond well, Church Lane south and Weldon Park. The Black Pond site was found to be similar to the existing well and will be a good candidate for a replacement well. The Church Lane site looks promising. The next step would be to conduct pump testing in December. The test wells at Weldon Park do not look promising because the soil is too sandy and there is not enough gravel. However, there are other potential well sites farther out at Weldon Park that may be looked at in January.

The Board reviewed the Resilient Civil Engineering invoice which includes the work done by Northeast Geoscience. Commissioner Bergeron made a motion to approve the invoice from Resilient Civil Engineering in

the amount of \$84,247.83 for engineering and test well work. Commissioner Melchionda seconded the motion. The motion was accepted.

PFAS testing will be done in January.

COMMISSIONERS COMMENTS/SELECT NEXT MEETING DATE

The next monthly meeting is scheduled for Tuesday, December 14, 2021 at 4:15 pm. The Board wished everybody a Happy Thanksgiving.

ADJOURN

Commissioner Bergeron made a motion to adjourn the meeting at 6:10 pm. Commissioner Melchionda seconded the motion. The motion was accepted.

Respectfully submitted,

Maureen Fruci,
District Clerk