

NORTH SAGAMORE WATER DISTRICT
MEETING MINUTES MAY 6, 2026

The North Sagamore Water District Board of Water Commissioners held their monthly meeting on Wednesday, May 6, 2026 at 3:00 pm at the North Sagamore Water District office at 14 Squanto Road, Sagamore Beach, MA.

Those in attendance at the start of the meeting were: Commissioner Mark Melchionda, Commissioner Mark Bergeron, Commissioner Stephen Mealy, Superintendent Drew Buckley, Treasurer Maureen Fruci, and Greg Wirsen of Green Seal Environmental.

Attorney Troy joined the meeting at 3:45 pm.

Commissioner Melchionda opened the meeting at 3:00 pm.

GREG WIRSEN – SOLAR ARRAY

The Board reviewed the appraisal for the solar array which indicated a return on investment of under two years. Greg Wirsen offered to sell the solar array to the District for \$45,000, which includes \$2,000 for his legal costs. Mr. Wirsen provided the District release documentation as well as a bill of sale. Past solar credits will remain with Mr. Wirsen until closing, then will be transferred to the District. Mr. Wirsen suggested continued support from Solar Consultant, Liz Argo, to aid the District with future credit adjustments.

The legal team will finalize documents for signatures shortly, and a notary will have to be present at the closing.

Greg Wirsen left the meeting at 4:25 pm.

Commissioner Mealy made a motion to bring meeting item number 3 up to number 2. Commissioner Bergeron seconded the motion. The motion was accepted.

331 PHILLIPS ROAD EASEMENT

There was a brief discussion pertaining to the 331 Phillips Road Easement with Attorney Troy

Commissioner Mealy made a motion relative to the property at 331 Phillips Road Assessors Map 95 Parcel 25 on the following conditions: that the water pipes in the easement area remain the property of the North Sagamore Water District, and further that the Saul Family Trust be responsible for any and all costs related to the installation of the water pipes in the easement area, including any and all legal expense and associated costs incurred by the District relating to this article. The perpetual easement shall be for the purpose of the construction, laying, installation, maintaining, repairing, replacing, or removing the water pipes. Commissioner Bergeron seconded the motion. The vote was unanimous.

Commissioner Mealy made a motion relative to the property at 331 Phillips Road Assessors Map 95 Parcel 25 that the following condition be asked to the abandonment of the existing easement on the condition that the Saul family trust release any and all claims related to the installation of water pipes on the existing easement and be responsible for any and all costs incurred by the District relative to

that installation and abandonment. Commissioner Bergeron seconded the motion. The vote was unanimous.

Attorney Troy informed the Board a notary will have to be present when the abandonment paperwork is signed.

Attorney Troy left the meeting at 4:20

FY27 BUDGET AND CAPITAL ARTICLES

The discussion included a budget overview, update on free cash, a proposed plan for FY27 spending, and a run through of each of the capital articles.

The water rate increase will be voted on at the District's next meeting. A letter will be drafted to explain the reasons for the rate increase including details about capital project funding.

Commissioner Mealy gave an analysis on the growth projection of property assessments.

FY27 ADM WARRANT ARTICLES AND MOTIONS

Treasurer Fruci presented the Board with materials that had been prepared for the Annual District Meeting and a lengthy discussion on the warrant articles and motions followed.

Commissioner Bergeron made a motion to approve the articles and motions for the May 13, 2026, Fiscal Year 27 annual meeting as written with minor changes to come. Commissioner Mealy seconded the motion. The motion was accepted.

Commissioner Mealy informed the Board he would do a presentation on the solar array procurement at the Annual District Meeting.

COMMISSIONER COMMENTS

Commissioner Melchionda commended Treasurer Fruci and Commissioner Mealy on their hard work on getting the budget and articles prepared for the meeting.

ADJOURN

Commissioner Mealy made a motion to adjourn the meeting at 5:25 pm. Commissioner Bergeron seconded the motion. The motion was accepted.

Respectfully submitted,

Chey Phillips