

NORTH SAGAMORE WATER DISTRICT
MEETING MINUTES MARCH 4, 2026

The North Sagamore Water District Board of Water Commissioners held a meeting on Tuesday, March 4, 2026 at 2:00 pm at the North Sagamore Water District office, 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 Assistant Treasurer Chey Phillips.

Commissioner Melchionda called the meeting to order at 2:00 PM.

FUTURE OPERATION OF THE CHURCH LANE SOLAR SITE

Commissioner Mealy explained that he had been doing research in regards to procuring the solar array on Church Lane. The current owner, Greg Wirsén, had reached out via email and presented the District with an opportunity for acquisition. The two options presented to the District were to accept the solar array as a donation if it was appraised at \$200,000 or higher, or to buy it outright for \$43,000.

There was a conversation on whether or not the District would be able to accept it as a donation. It was unclear if that would be an option, regardless of the appraisal stipulation. The Board agreed that the District would have to seek assistance in determining whether donation was a viable option.

There was a discussion on the impact to the District if the solar array was acquired. It would likely generate additional savings on electricity for the District. It would also require the District to be responsible for maintenance, repairs, monitoring, and to obtain additional permits.

At 2:15 PM, Attorney Audrey Kiernan of KO Law joined the meeting remotely. Commissioner Melchionda introduced her to the Board and the Superintendent. Commissioner Mealy explained that he had met with Attorney Kiernan and her background made her someone who was well equipped to help the District navigate the solar site acquisition. He outlined again the options that the District had been presented from Mr. Wirsén of Green Seal Environmental.

Commissioner Melchionda explained that the District had signed the contract for the solar array in 2016, so it was roughly 10 years old. He asked attorney Kiernan if the average life of a solar farm was approximately 20 to 25 years. She confirmed that the 20 to 25 years was a good estimate but it is possible for them to last even longer. Commissioner Melchionda asked what

happens after the solar site reaches end of life. Attorney Kiernan explained that it is the owner's responsibility to decommission and remove it.

Superintendent Buckley asked if Attorney Kiernan was familiar with any challenges the District may face accepting the solar site as a donation. She replied by suggesting that the District reach out to its accountant or auditor for clarification.

There was a brief discussion about having the solar array appraised. Attorney Kiernan explained that two appraisals would be useful if it was not cost prohibitive to the District.

Attorney Kiernan informed the Board that if the District was interested in working with her firm she will initiate getting a formal engagement letter signed. She will send over rates and make a formal proposal. Once an agreement is signed, KO Law will be able to look over the District's documents pertaining to the solar array. She also told the Board that once the documents were received it should not take long for her to provide feedback.

The Board thanked Attorney Kiernan for attending the meeting, and she signed off at 2:53 PM.

Commissioner Melchionda stated that he believed the solar array should be appraised as soon as possible. Commissioner Mealy said that he will continue to be the contact person for this project and will keep the rest of the Board and Superintendent Buckley aware of any progress that is made.

The Commissioners reviewed a spreadsheet outlining the District's electricity costs and solar credits that had been accumulated over the past year. There was a brief discussion on how much the District has saved through the solar agreement.

COMMISSIONER'S COMMENTS/SELECT NEXT MEETING DATE IF NECESSARY

None

ADJOURN

Commissioner Bergeron made a motion to adjourn the meeting at 3:20pm. Commissioner Mealy seconded the motion. All Board members were in favor.

Respectfully submitted,

Chey Phillips