



Water Supply District of Acton

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Board of Water Commissioners

Meeting Agenda

Monday, May 9, 2022 @ 7:00 PM

Due to the COVID-19 Pandemic, meetings are being held virtually via Zoom

Please click the link below to join the webinar:

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- **Comments from the public**
- **Approve minutes from meeting of 4/25**
- **Appoint one Commissioner to approve warrants while conducting meetings virtually**

OLD BUSINESS:

- Land lease with Baldco on District property at 104 Powdermill Road-Rear
- Per- and Poly-Fluoroalkyl Substances (PFAS)
 - Current sample data, if available
- Strategy for replacement of key management staff

NEW BUSINESS:

- Discussion of Annual Town Meeting Article #53- Non-binding resolution-Protecting Acton's Potable Water

EXECUTIVE SESSION: --To consider the purchase, exchange, lease of real property at 549 Main Street as an open meeting may have a detrimental effect on the negotiating position of the District

Board of Water Commissioners
Meeting Minutes
Acton Water District
693 Massachusetts Avenue, Acton, MA
Monday, April 25, 2022

AGENDA

- A. Comments from the Public
- B. Approve minutes from the meeting of 4/11/22
- C. Appoint one Commissioner to approve warrants while conducting meetings virtually

D. OLD BUSINESS:

- 1. Land Lease with Baldco on District Property at 104 Powdermill Road-Rear
- 2. Per- and Poly-Fluoroalkyl Substances (PFAS)
 - Current sample data, if available
 - Update on piloting PFAS technologies at the South Acton Water Treatment Plant(SAWTP)
- 3. Strategy for Replacement of Key Management Staff

E. NEW BUSINESS: Any agenda item(s) which did not come to the attention of the Board of Water Commissioners 48 hours prior to this meeting and were not reasonably anticipated.

Due to the Covid-19 stay-at-home order by Governor Charles Baker, the Board of Water Commissioners meeting was not held at the Acton Water District Office; instead the meeting was held via Zoom Webinar and was recorded. The meeting was called to order at 7:01 PM on Monday, April 25, 2022 by Mr. Stephen Stuntz.

Present at Tonight's Meeting:

Commissioners: Erika Amir-Lin, Barry Rosen, Stephen Stuntz (Chair)
District Manager: Chris Allen
District Treasurer: Mary Jo Bates
District Counsel: Mary Bassett
Environmental Manager: Matthew Mostoller
Finance Committee: Chuck Bradley
Commissioners Secretary: Lynn Protasowicki

A. Comments from the Public

Mark Bishop, Oneida Road (Indian Village) – he is upset about the brown water again. He stated that it seems like it is every six months. He would like to know what the plan is to add filtration to the West Acton pumps. If you don't have the money why not raise bonds to pay for it? The residents of West Acton have complained repeatedly, and the District has done nothing. They want to see some action from the Board. Mr. Allen stated that this is from the aftermath of the water main break on Saturday. West Acton system hasn't been operational all year. The Clapp-Whitcomb source hasn't pumped into the system yet. West Acton is in the cross hairs right now and will need to be addressed but related to current priorities, PFAS has jumped to the head of the line to get filtration in all three existing treatment plants. It's the iron and manganese in the water that causes the discoloration.

Mark Bishop: What is the cause of the brown water now? Chris Allen: sediment builds up in the lines which is why we flush. There is a historical build-up of iron and manganese precipitate in the pipes and a fallout from the water main break and residual from the flushing on Arlington Street. Mark Bishop: the

flushing was complete on Thursday and the break happened on Saturday; seems like the flushing isn't doing its job because it was not very effective. Chris Allen stated that the water main break can cause significant disruption because it's not a controlled flushing evolution. When flushing there is a specific scouring velocity and target to remove as much sediment as possible. When the water main break happens, there are unanticipated residual effects it may have with changing flow velocities and directions. It's a much more uncontrolled transient than flushing, when we know what direction and from where water is flowing. Mr. Allen stated that we may need to have a crew go to the area and do some additional flushing if the discoloration persists.

B. Approve Minutes from the Meeting of 4/11/22

Mr. Rosen motioned to approve the meeting minutes of April 11, 2022. Ms. Amir-Lin seconded the motion, and it was unanimously approved by a roll call vote: Mr. Rosen, Ms. Amir-Lin, and Mr. Stuntz.

C. Appoint One Commissioner to Approve Warrants While Conducting Meetings Virtually

Mr. Rosen motioned to appoint Stephen Stuntz as the Commissioner to approve warrants while conducting meetings virtually until the next meeting of the Commissioners. Ms. Amir-Lin seconded the motion, and it was unanimously approved by a roll call vote: Mr. Rosen, Ms. Amir-Lin, and Mr. Stuntz.

D. OLD BUSINESS:

1. Land Lease with Baldco on District Property at 104 Powdermill Road-Rear

Mr. Allen stated that on March 30th, Matt and he had a site meeting with Jason Wolfe of Baldco, Tom Simmons from RemServ (their LSP), and Attorney Lou Levine. Per that conversation, a plan was to be submitted by RemServ for the District's evaluation and approval. Mr. Allen stated that we received the plan and it had been forwarded to the Commissioners for their review. Matt Mostoller had just looked at the plan today. Matt Mostoller stated that he was out last week and hasn't had a very good review of the plan. He stated that when we were on-site we looked at multi-pronged approach; looking at ground water and soil and some partial or greater soil removal. There appears to be no discussion in the plan about the soil only groundwater was mentioned. Barry Rosen: the plan reads as 'we will drill you a bunch of monitoring wells'. Chris Allen: right now the lease is extended through April 30th. This plan will need to be tweaked. Does the Board want to renew the lease for another month? A longer renewal, a year, would be contingent on an acceptable plan. Steve Stuntz: suggests a month at a time until we have a plan. Barry Rosen: agrees with the month to month. We were expecting more action from them. Mr. Rosen questions whether or not to keep extending the lease if they don't have a good action plan. Erika Amir-Lin: agrees with extending it month to month; would like to see the soil action plan and re-examine a more comprehensive plan.

Mr. Rosen moves to extend the lease with Baldco until May 31, 2022. Ms. Amir-Lin seconded the motion. Followed by some discussion: Mr. Stuntz is suggesting that we raise the rent by 10% each month. Counselor Bassett she sees no problem with that. It's being extended with willingness to work with them. You can make the month to month condition any way you like. The rent is paid on an annual basis so we will need to check with Mary Jo if they paid already. They are a tenant at will right now because no lease has been signed. Mr. Allen stated that we received a check of \$175 for month of April. Barry would like to amend motion and charge them \$200 for the month of May.

Erika Amir-Lin: what is the mechanism with communicating the changes in the proposed plan? Mr. Allen stated that Matt Mostoller will work with Tom Simmons on making the changes.

Mr. Rosen move to amend motion to raise rent to \$200 per month and extend lease until May 31, 2022. Erika Amir-Lin seconded the amended motion and it was unanimously approved by a roll call vote: Ms. Amir-Lin, Mr. Rosen, and Mr. Stuntz.

2. Per- and Poly-Fluoroalkyl Substances (PFAS)

- Current sample data, if available
- Update on piloting PFAS technologies at the South Acton Water Treatment Plant (SAWTP)

Mr. Allen stated that North Acton, Central Acton and South Acton Treatment Plants are all now serving water to customers.

- *Recent samples:*
 - Central Acton; 12 PPT for the month of April.
 - North Acton and South Acton are scheduled to be sampled tomorrow, 4/26
- *Update on Piloting PFAS Technologies at SAWTP:*
 - Appropriation of funds at the annual meeting from Grace Fund; South Acton will come first. The pilots are planned to run consecutively. The PFAS level at the Central Acton Water Treatment Plant is climbing. It started at 5 PPT, went to 8 PPT and now it's at 12 PPT. It is trending in the wrong direction. We had seen in the 20s when both Conant I & II were operating in 2020. It may drift in that direction again; We're discussing trying to change the operation to control the rise in level. South Acton pilot is due to commence late May/June for a 6 month pilot for more extensive data collection. We would like to have Assabet 3 online for the pilot but not sure how likely that will be due to do the supply chain issues that are currently delaying the project.

Erika Amir-Lin: What is the most recent update on ARPA? Chris Allen: he submitted the technical memorandum from our engineer. The town wanted a proof document on the costs that we were looking to spend on the design. He has not heard back from them. That was the beginning of last week.

3. Strategy for Replacement of Key Management Staff

Mr. Stuntz stated that he and Chris Allen have had some conversation and nothing new to report. Still working on a system and will report back at the next meeting.

Mr. Stuntz stated that he had a meeting with Acton Selectboard member Himaja Nagireddy. She had a lot of questions. He thanked her for being a Selectboard person. He talked to her about Zone 2's; making sure she understood the zoning is what we need. She is very much into protecting our water supplies. He spent a lot of time talking to her about the Grace Fund and the history therein. He stated that it is a worthwhile process with keeping up with the communication as liaisons and with the rotating the Commissioners.

Kim Kastens: regarding PFAS, she wanted to know if there was a measurement of the PFAS value of either the effluent or affluent at the SAWTP. Mr. Allen stated that no it has not been measured. We've been advocating for this sampling to occur, yet, to date, we are not aware that it has.

Mr. Rosen moved to adjourned at 7:44 PM. Erika seconded the motion and it was unanimously approved by a roll call vote: Mr. Rosen, Ms. Amir-Lin and Mr. Stuntz

Next meeting: May 9, 2022

Article 52 # Economic Feasibility Analysis of Affordable Housing Trust
(Majority vote)

To see if the Town will raise and appropriate, transfer and/or appropriate from available funds, the sum of \$2,500 to pay for a consultant to prepare an economic feasibility analysis to determine the economic feasibility of the Town creating an affordable housing trust for the purposes of rehabilitating existing housing units and making them affordable, or take any other action relative thereto.

Summary

Housing prices in Acton are becoming increasingly out of reach for many households. Work is progressing on a proposal to be brought to a future Town Meeting for the establishment of a "housing trust" focused on rehabilitating existing, naturally affordable housing. This will ensure that more of Acton's housing remains affordable, healthier, and sustainable. A feasibility study is required to confirm the financial workability of the proposal. This expenditure would pay for a professional consultant who has extensive experience working on affordable housing projects to prepare a detailed report for Town Meeting's consideration of the establishment of an Acton Affordable Housing Rehab Trust.

Direct Inquiries to: Terra Friedrichs, terra at stakeholder interviews d-o-t com / (978) 808-7173

Select Board Member: Fran Arsenault: sb@actonma.gov / (978) 929-6611

Recommendations: **Select Board** **Finance Committee**
 Recommended **Recommended**

Article 53 # Non-Binding Resolution – Protecting Acton's Potable Water
(Majority vote)

Protecting Acton's potable water should be a higher priority than promoting/encouraging additional water uses.

Summary

A significant water study is underway in Acton. It appears that most of the effort in that study is to promote development. This article is intended to see if Town Meeting would like to declare that it believes that protection of water is more important than promoting/enabling/facilitating, or otherwise encouraging more water use.

This article, is non-binding. This article, if passed, would not change law. This article, if passed, would NOT commit the town to anything. If passed, the BoS can legally ignore the vote of this current article. The intent of this article is to inform the Select Board whether this Town Meeting wants to place a higher priority on protecting potable water than on expanding water uses. We hope that, if passed, the Acton Select Board will respect Town Meeting's vote on this matter.

Direct Inquiries to: Terra Friedrichs, terra at stakeholder interviews d-o-t com / (978) 808-7173

Select Board Member: David Martin: sb@actonma.gov / (978) 929-6611

Recommendations: **Select Board** **Finance Committee**
 No Recommendation **Recommended**
