

BOARD OF WATER COMMISSIONERS
MINUTES FOR THE MEETING OF
OCTOBER 14, 2025

A quorum being present, Chairperson Fox called the meeting to order at 5:09 PM. He announced that the virtual version of the meeting was being recorded and requested those in attendance to state their name and title for the record by roll call:

Board Members Present in Person: Robert H. Sheldon, Commissioner – Present; Joshua M. Fox, Commissioner and Chairperson – Present; and Robert E. Boyd, Commissioner – Present.

Others Present in Person: Vincent J. Roy, Executive Director - Present; Thomas S. Travers, Treasurer – Present; Michael Abbondanzio, Foreman – Present; Karen Moretti, Assistant Treasurer – Present; and Renee Adams, Executive Administrator – Present.

Others Present Virtually: Lawson Williams, District Counsel.

1. Review and Vote to Approve the Minutes from the Board of Water Commissioners Meeting held on September 16, 2025.

The Commissioners reviewed the minutes for the September 16, 2025, meeting. Chairperson Fox moved to approve the minutes as amended. The motion was seconded by Commissioner Sheldon and approved by unanimous roll call vote:

Joshua M. Fox, Commissioner and Chairperson - Aye
Robert H. Sheldon, Commissioner – Aye
Robert E. Boyd, Jr. – Aye

2. Review of the Director's September 26, 2025, and October 10, 2025, Bi-Weekly Reports.

Director Roy presented his bi-weekly report, covering the following topics:

- *Semi-Annual Review/Financial Report:*
Treasurer Travers reported that he, Director Roy, Assistant Treasurer Moretti, and Chairman Fox met with the District's Financial Consultant, Katherine Cyganiewicz of Bartholomew & Company, to review the District's Semi-Annual Review report. Mr. Travers stated that the District earned an 9.56% return on its investments in FY25, and that FY26 performance is currently up approximately 9.8%. He noted that the District remains in an excellent financial position, with its OPEB obligation now 100% funded. Mr. Travers also mentioned that two of the District's investment bonds are set to mature by the end of the year, and he and Mrs. Moretti plan to discuss reinvestment options with Bartholomew at that time.
- *East Street WTP/PFAS Treatment Project:*
Director Roy informed the Commissioners that the four 20,000-pound carbon vessels were delivered by the manufacturer on September 27 and have since been installed. He reported that construction of the building is progressing as planned, with all metal framing completed and most of the exterior walls in place.

Mr. Roy also brought to the Commissioners' attention an issue regarding the access hatches on each vessel. He explained that none of the vessels are equipped with hinges for the hatches, which are necessary to safely support their weight when unfastened. Each 30-inch hatch weighs approximately 1,200 pounds, making safe removal extremely difficult without a hinge mechanism.
Mr. Roy stated that he has raised the concern with Weston & Sampson, and they are currently working with Barbato Construction to resolve the issue.

There were no further questions regarding the Director's Bi-Weekly Report.

3. Review Kleinfelder Draft Report/Emergency & Long-Term Water Supply.

Director Roy stated that he and Commissioner Sheldon met virtually with members of the Kleinfelder team on September 26 to address discrepancies in their report that were raised by the Commissioners during the September 16 meeting. As part of that discussion on September 26, Commissioner Sheldon requested that Kleinfelder revise their executive summary to clarify the MWRA's escalating cost structure for purchasing water for emergency use. Additionally, he asked them to include a statement outlining the potential cost factors associated with infrastructure upgrades to municipal water systems necessary for supplying water to SWD via an emergency connection. Mr. Roy noted that he expects to receive Kleinfelder's revised draft policy by next Friday, October 26, and plans to present it to the Commissioners at their next meeting.

4. Extension of Verizon Antenna Lease Agreement at Willis Hill

Director Roy presented the finalized Third Amendment to the Verizon lease agreement with the District for its cellular antenna located atop the 2-million-gallon water storage tank on Willis Hill. The amendment was submitted for the Commissioners' review and a vote to authorize its execution.

The lease extension adds five additional years to the agreement, beginning April 1, 2027, expiring on March 31, 2032. Starting April 1, 2027, the monthly rent during the Initial Extension Term will be \$3,142.75, payable in advance on the first day of each month to the District. Beginning April 1, 2028, the monthly rent will increase by 3% annually through the end of the extension term on March 31, 2032.

Chairman Fox moved to authorize Director Roy to execute the amendment with Verizon. The motion was seconded by Commissioner Sheldon and approved by unanimous roll call vote:

Joshua M. Fox, Commissioner and Chairperson - Aye

Robert H. Sheldon, Commissioner – Aye

Robert E. Boyd, Jr. – Aye

5. Authorization to Execute Land Lease Agreement at 100 East Street.

Director Roy presented the final draft of the lease agreement between Verizon Wireless and the District for the proposed 2,500-square-foot area near Well 3, submitting it for the Commissioners' review. He noted that the draft had been reviewed by himself, District Cell Tower Consultant Ivan Pagecik, and District Counsel Lawson Williams.

Following a thorough review, the Commissioners requested that Director Roy collaborate with Mr. Pagecik, District Counsel, and Verizon to address comments and concerns related to the draft. Mr. Roy agreed and stated that he would present a revised version of the lease agreement at a future meeting.

Conclusion of Open Meeting

Chairman Fox moved to conclude the open public meeting session and move into executive meeting session, not to return to the open public meeting session. The motion was duly seconded by Commissioner Sheldon and was approved by a unanimous roll call:

Joshua M. Fox, Commissioner and Chairperson - Aye

Robert H. Sheldon, Commissioner– Aye

Robert E. Boyd, Commissioner - Aye

There being no further discussion, the meeting adjourned at 6:57 p.m.