

BOARD OF WATER COMMISSIONERS
MINUTES FOR THE MEETING OF
FEBRUARY 3, 2026

A quorum being present, Chairperson Fox called the meeting to order at 5:14 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; Mike Abbondanzio, Foreman – Present; Karen Moretti, Assistant Treasurer - Present; and Renee Adams, Executive Administrator – Present.

Others present virtually: Michael G., unknown address and affiliation.

Note: While waiting, Mr. G. was asked via the Zoom chat function to provide his name, address, and affiliation for the record. He did not respond. After a brief discussion among the Commissioners regarding whether he should be admitted to the public meeting, the Chairperson allowed Mr. G. to enter but required that he remain muted. Throughout the meeting, Chairperson Fox asked for any questions from others attending the meeting virtually by raising virtual hand, in this case being only Mr. G. There was no indication that that individual had any questions or comments.

1. Review and Vote to Approve the Minutes from the Board of Water Commissioners Meeting held on January 20, 2026.

The Commissioners reviewed the minutes for the January 20, 2026, 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 January 30, 2026, Bi-Weekly Report.

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

• FY 2026 Certification of Free Cash

Treasurer Travers informed the Commissioners that the District received notification from MassDOR that free cash has been certified for FY 2026 in the amount of \$3,913,701.00. Director Roy stated that he has made an adjustment in the FY 2027 budget to reflect the certified free cash amount.

• Wells 4 & 6 Project:

Commissioner Sheldon asked Director Roy to provide an explanation of the pilot testing scheduled for this coming spring. Mr. Roy stated that the pilot will consist of multiple separate columns using different types of ion-exchange media for filtering water from Wells 4 & 6, as well as from the Raymond Road Water Treatment Plant (WTP). One of the media being tested is specifically designed for total organic compounds (TOC) removal, the second is designed for PFAS removal, and the third will be a blend of the two. Mr. Roy noted that he did not have the detailed specifications of the pilot testing on hand but would obtain that information from Weston & Sampson. Commissioner Sheldon then asked about the cost, and Mr. Roy stated that the amount would not exceed what had been budgeted and that he would obtain the exact figure from Weston & Sampson later this week. Mr. Roy also emphasized that most of the cost associated with the pilot will be for analytical testing.

• Raymond Road WTP/Greensand Filters:

Commissioner Sheldon requested that Director Roy provide an update on his conversation with Andy Reid, of Weston & Sampson regarding MIOX. Mr. Roy stated that prior to speaking with Mr. Reid, he had discussed the issue with Peter Newton of H2Olson Engineering. Mr. Newton informed him that he is currently conducting a pilot study with the Town of Plainville involving the use of a coagulant to clump together and precipitate organic material, allowing it to be removed within the greensand filters.

Mr. Roy stated that he subsequently followed up with Andy Reid to obtain his thoughts on the potential use of a coagulant upstream of the greensand filters at the Raymond Road Water Treatment Plant. Mr. Reid responded that the use of coagulants has been around for some time. He explained that the product is intended to “attack” the organic scales—specifically extracellular polymeric substances—that act as scale binders and, by extension, contribute to inorganic scale formation. Mr. Reid noted that this appears to be part of the media issues occurring at the Raymond Road facility. He further stated that the use of coagulants would be another approach to reduce the formation of clumps in the greensand and in that sense would be similar in concept to the use of MIOX (mixed oxidants). Mr. Reid also pointed out that the aerator/stripping tower at the Raymond Road WTP is located upstream of the greensand filters, which can stimulate iron bacteria known to produce significant sludge buildup.

Mr. Roy went on to state that he is considering engaging both engineering firms to conduct a pilot study to determine the best approach for addressing the issue. He further noted that any change to the treatment process will require MassDEP approval and that a pilot study would be a necessary component of that approval process.

- East Street WTP/ PFAS Treatment Project:

Chairperson Fox asked Director Roy to provide an update on the hatch issue at the East Street WTP/PFAS project. Mr. Roy reported that he received an email from Andy Reid on January 31st stating that NewTerra had declined to modify the hatch as suggested by the District. NewTerra’s position is that Weston & Sampson approved the shop drawing as submitted, which did not include a davit for hatch removal. Commissioner Sheldon noted that the General Conditions of the contract documents for the project note that the contractor is responsible for any deviations from the original design, and any deviation should be brought to the attention of the engineer in writing. Mr. Roy stated that that citing was quoted by Weston & Sampson to the contractor at one of the project meetings discussing the issue.

Mr. Roy further explained that he plans to meet with representatives from both Weston & Sampson and Barbato Construction on February 19th to discuss the issue in more detail. Chairperson Fox asked Director Roy who he believed was responsible for the problem. Mr. Roy responded that responsibility should rest with the General Contractor, Barbato Construction, who should be pushing NewTerra to manufacture a hatch that meets the design plan specifications.

Mr. Roy also noted that Weston & Sampson are already discussing an alternative solution, which will be reviewed at the February 19th meeting.

- Verizon Wireless Cell Tower Lease for Raymond Road Site:

Chairperson Fox requested that the Director provide an explanation for request by American Towers to extend their lease agreement for the Raymond Road tower cell tower. Mr. Roy stated that the current lease does not expire until 2035. Mr. Roy stated that he was first contacted on January 25th by Kymberey Kutzler of Nextier, who is representing American Tower, with a request to review options to amend the current lease agreement for long term sustainability.

The options are as follows.

Option 1: Lease Extension

- One-time signing bonus of \$20,000.00
- Current rent to remain and increase as scheduled

- 2% annual escalation will commence 5/1/2026 and every year thereafter
- Adding Limited Right of First Refusal
- Providing 4 terms of 5 years each; final expiration date will be 4/30/2062

Option 2: Short Form Amendment

- One-time signing bonus of \$10,000.00
- Adding Limited Right of First Refusal
- Final Expiration Date to remain 4/30/2042

Mr. Roy further stated that he had forwarded the information and current lease agreement to Ivan Pagicik, District's wireless communication consultant, for his review and recommendation before presenting this any further to the Commissioners.

Commissioner Fox requested that Mr. Roy make it very clear to American Tower that only the business terms of the lease will be covered under the lease amendment and the other terms which were subject to past negotiations will not change.

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

3. Review Draft FY 27 Budget

Director Roy presented the revised draft FY27 budget, noting several line-item adjustments since the January 20th presentation, including reductions in a few operating lines and an increase in the capital equipment line.

Mr. Roy also stated that he increased the capital equipment line by \$100,000 to purchase a mini excavator to replace the 2003 JCB backhoe. He reminded the Commissioners that the 2003 backhoe was originally intended to be traded in when the District purchased a new backhoe in 2018, but the Board chose to retain it due to its usefulness as a backup machine and the low trade-in value offered at the time. Mr. Roy further explained that the 2003 backhoe has required extensive repair work to remain operational and that acquiring a mini excavator would represent a significant improvement to District operations.

The Commissioners agreed with Mr. Roy's assessment of the capital equipment line and the other adjustments made to the FY27 draft budget.

The Commissioners stated that the draft budget will be the basis for the Annual meeting presentations and that final approval of the FY27 budget will occur during the 2026 Annual meeting.

4. Review Draft Employee Policy.

Director Roy requested to delay discussion of the draft policy at this meeting and to reconvene a special meeting dedicated solely to completing the remaining portions of the draft. After some discussion, the Commissioners requested that Director Roy postpone the next scheduled meeting of February 17 to the following Wednesday, February 25, and refrain from placing any items on the agenda other than reviewing the minutes and the draft employee policy. The Commissioners also agreed to meet the following Tuesday, March 3, at the regularly scheduled meeting date and time, to which Mr. Roy agreed.

Conclusion of Open Meeting

Chairperson Fox asked attendees, including the virtual attendee if there were any questions or comments on the proceedings so far, because he was preparing to make a motion to close to open public meeting. There were no comments or questions. So, Chairperson Fox moved to conclude the open public meeting session and move into executive meeting session, not to return to the open public meeting session, under executive session "Exemption 2. To conduct strategy for negotiation with nonunion personnel, and approve Executive Session Minutes for January 20, 2026, session, and the chair so declares. Chairperson Fox subsequently so declared. 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 6:45 p.m.