

**BOARD OF COMMISSIONERS MEETING
MINUTES OF**

December 7, 2021

Buzzards Bay Water District 15 Wallace Ave. Buzzards Bay, MA 02532

MINUTES

Present:

Wendy Chapman, Chairperson
Bob Ethier, Vice Chairperson
Joe Carrara, Commissioner
Mark McMahon - Commissioner
TK Menesale, District Treasurer, Clerk
Steven Souza – Superintendent
Louise Warren, Account Manager
Barry Woods, Admin. Support
Ann Dunn, Assessor Town of Plymouth

Meeting was held in person at 15 Wallace Ave, and recorded by TK Menesale, District Treasurer, Clerk. The meeting was called to order by Wendy Chapman, Chairperson, at 4:01 pm.

Approval of the Meeting Minutes dated 11.23.2021

Robert Ethier made a **MOTION** to approve the minutes of the **11.23.2021** meetings. Mark McMahon seconded that motion, and all in favor. The motion passed unanimously.

Approval of the November 2021 billing commitment

Robert Ethier made a **MOTION** to approve the November 2021 billing commitment. Joseph Carrara seconded that motion, and all in favor. The motion passed unanimously.

Anticipated Guest: Anne Dunn, Assessor, Town of Plymouth

New Business: Discussion and Vote on 2022 Plymouth Tax rate

Anne Dunn provided a classification summary handout and she stated that the tax rate for Buzzards Bay, although not final yet, should be a unified rate which is estimated at .41¢ per \$1000 of value. The Board accepted Anne Dunn's, Assessor of Plymouth, recommendation to retain one unified tax rate for FY22. Robert Ethier made a **MOTION** to accept the recommendation to keep one unified tax rate. Joe Carrara seconded that motion, and all in favor.

Superintendent's Report

Steve reports there will be an applicant for water coming in from the Bay Motor Inn property for the January meeting.

We have proposed plans for buildings. He's guessing that's not necessarily what the people that buy the property may want. They are looking for 12,000 gallons a day. They are planning to demo the whole site and put in commercial with residential on the second floor, and maybe third floor, and then out back. 10 more units of residential. So, three separate buildings

The town wants everything new to have mixed use.

There is discussion regarding gallon approval but then a customer could potentially use more and there wouldn't really be anything we could do

Wendy asks if it has happened in the past that there is an approval based on one project being submitted, and if they then submit a different one, do they have to come back?

Robert Ethier says yes, he thinks there has been a situation where someone has changed the scope of projects before. He doesn't think we have any recourse on that. Bob asks Steve if there is a way of keeping a tally of everybody that's wanting to draw water now.

Steve says he is keeping track of new applicants.

There is discussion about new water allowances getting us right up to our new DEP allowance number.

Wendy says we need to try and prevent people applying and then using more water than they asked for. Is there a way to just say this is the project that was submitted? This is the project we approved. However, if you change that project, and you're coming back with something else, you have to come back and get a reallocation. I don't know if we can do that.

Barry explains it's going to be tougher for Steve and the board with the new permit because it requires water conservation efforts. One of the things a board has to seriously consider is that if all of a sudden somebody turns around and tells you what the gallons per person is that they're going to use for the dwelling, but then they decide to do beautiful irrigation because of the town's planting requirements. He may say that this project's approval is only for the domestic water and maybe he puts in a private well to be irrigation. That way you don't lose that extra water in the planning out as to how many developments you can provide water to under the existing permit. You can always go back to the permit if the growth doubles in the town more than what's been proposed to you. You can go back, but you'll have a harder time trying to get that additional water if it's being wasted on irrigation.

Bob says he thinks a lot of it depends on the engineer when he designs the project. They only have so much money for these projects. They're not going to say we're changing things around. We're going to double the water use that means more permit fees, more everything. And it would be detrimental to their clients.

Steve is going to find out more from them before the next meeting in January.

Discussion regarding irrigation systems being allowed and approved.

Wendy states that from what she understands we got this permit, and it will be a really big hurdle for us to try to increase it again. Regarding mitigation, how much land is available for us? We're at the max that you thought we could even apply for and down the road it's going to be even worse.

Wendy says we need to make sure people know they're not going to be able to do this that or the other going forward and ask the questions. Because we have a new permit, and we have to abide by the new rules.

Mark asks what happened to the project on Wagner Way.

Wendy says Wagner Way has a sewer allocation.

Steve says the Wagner Way project is stalled, off.

Treasurer's Report

TK reports that she has been working with DLS on the balance sheet and projected earnings to substantiate the decrease levy on the Towns for FY23.

TK states she is working on a locale for the annual meeting. Hampton Inn has \$1,000 room rental. The Eagles haven't gotten back to me. The outdoor spot where we were last time (Scenic Park) offered it to us and didn't indicate a charge.

TK says that Mass Maritime sent her back a form that said every person in attendance would be required to show proof of vaccination per state law. I emailed back that I wouldn't be able to require voters coming in to show vaccination in order to vote and I haven't heard back from them on that. So, we might be at scenic park, but we do have that reserved at this point.

TK Menesale remembers that it was hard to record at Scenic Park last year, and there was a lot of background noise but they did mention in the email that they had some new walls that we could put up so that might help with the background noise.

Joe says he thinks we overestimate the crowds we're going to get in the annual meeting. The only time you get a crowd is when it's a contested vote. Two times ago they allowed voting here at the district which was a good thing. They could come in and vote. They did not have to go to the annual meeting.

Wendy explains Bob Troy said we can't do that anymore. He said he doesn't want us to adopt the Mass General Laws or abide by them. Too many extra rules.

Joe says again, how many people do we really get at an annual meeting? Even if it's packed, we could probably get 75 or 80 people.

TK says she has only been asking for space for 75 people.

Wendy says we still have to take into consideration getting another variant or another COVID lockdown. We have to make sure that there is ample room for us to hold the meeting. Unfortunately, at St. Peters Church there is no way that that can be safe for any type of meeting.

TK contacted St. Margaret's also, but she has not heard from them about using the auditorium or the gym. Community Center said they are too small, they only allow 40

Robert asks about last year's payroll company error on our W2 forms and whatever happened with that.

TK reports they offered us corrected 2020 W2s, which they provided for 2020. The payroll company (Complete Payroll Solutions) declined to amend the prior years because they were not notified of the problem in a timely manner. She can provide the figures to everybody, and she has notified all the employees. We have a new payroll service (Harper's), they know municipal payroll, and it's correct for 2021 going forward. Further discussion about this error and how much it cost employees in re-filing and money.

Wendy says the next meeting date is supposed to be Tuesday, January 11. Do I have a motion to adjourn?

Any business not reasonably anticipated within 48 hours – No Discussion

ADJOURNMENT

Robert Ethier made a MOTION to adjourn the meeting at 4:25 pm. Joe Carrara seconded that motion, and all in favor. The motion passed unanimously.

Prepared by: TK Menesale, District Treasurer, Clerk and Louise Warren, Account Manager
Buzzards Bay Water District