



# WATER & SEWER COMMISSION

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## Minutes of the Water & Sewer Commission meeting 3/20/2017

6:36PM Meeting called to order by Bob Parker  
Members present: Brad Paiva (Paul Sadeck is attending the meeting as Chairman of the Board of Selectmen)  
Staff present: Keven Desmarais  
Guests: Freetown Board of Selectmen; Jack Healey, Town Administrator; Ryan Trahan, Environmental Partners

Meeting being recorded by FREECAM and Ali Golz, Administrative Assistant for the Board of Selectmen.

### South Main Street Water Filtration Site

- Before getting into the Water & Sewer Commissioner's agenda, Selectman Sadeck asks Mr. Trahan to speak about the bid results for the water valve project. The Selectmen vote to award the bid to CN Corp, as recommended by the Freetown Water & Sewer Commission (FW&SC), guided by Mr. Trahan. Mr. Trahan advises the Board of Selectmen on what Environmental Partners needs from the Board at this time, saying contracts to be signed will be forthcoming.
- Bob asks Mr. Trahan to speak about the proposed filter site. Mr. Trahan says it appears that after conversations with Mr. Healey and Town Counsel, an Owner's Project Manager is necessary for the project because the cost is over \$1.5M. He briefly speaks about what an OPM is and their role. Mr. Trahan says the requirements for the OPM can be written to meet the bare minimums of the law, as the building isn't going to be an overly complicated one.
- Mr. Healey asks if Mr. Trahan knows of any other towns that have gone through a similar process for a similar building. Mr. Trahan says the OPM requirements frustrate him, as he's built pump stations that cost more and the building is a pre-built structure. Mr. Healey asks if there is an appeals process; Mr. Trahan says we could ask the attorney general about any ways around this. Mr. Healey asks what the effect on rate payers would be if the cost of this project was over \$3M as estimated with an OPM; Selectman Sadeck says the 600 or so rate payers would not be on the hook for this.
- Selectman Sadeck notes DEP wants the town to do something about housing the current filter site while the new building is constructed. He notes this is a waste of taxpayer money. Selectman Pacheco confirms with Mr. Trahan that this second building is not part of the dollar figures he has provided.
- Selectman Pacheco asks if there is a way to do this project in phases to get under the \$1.5M threshold where an OPM is required. Mr. Trahan says he isn't sure, but he believes the cost of the building and filters alone pushes you past that threshold, but we can ask the attorney general about their view on that. Selectman Pacheco's view is that it should be two separate projects, the increase to the filter size and the

building; a larger filter is to benefit the town going forward, so that should be a cost borne by the town. Mr. Trahan believes the AG would see it as one project.

- Selectman Sadeck informs the Board about the meeting he and Keven had with a company on the Freetown/Fall River line, who is willing to lease the Town a parcel of land for \$1/year for 99 years to house the filter site, which would service the whole town. He speaks to the need for a minimum of 8" filters for future growth. Brad concurs, speaking about the drop in pressure experienced with just one hydrant in use.
- Selectman Jose asks Mr. Trahan about a cost breakdown on the project. Mr. Trahan estimates the cost to purchase and set the filters would be \$500-600,000; the building would cost \$200,000-300,000. Selectman Jose echoes Selectman Pacheco's thoughts on doing the project in phases. Mr. Trahan says an option could be to build the structure with large enough doors or a removable roof to later bring in the larger filters. He says this isn't ideal and could cost 25% more, but it could be looked at. There is also a concern about whether the smaller filters could handle the new facilities that are planning to come to Freetown.
- Keven asks about electronics and such being a separate bid item. Mr. Trahan says if it were done that way, you'd run into warranty issues, which often start on delivery. Keven says it's unfortunate how much this project is costing.
- Mr. Healey sees this as one project with two sources of funds, and doesn't think it should be in multiple phases. He says you're going to have to hire an OPM because it is one project. Selectman Pacheco says we should do what we need to do to get DEP off the Town then expand later on.
- Selectman Sadeck says the FW&SC should meet with DEP to see exactly what they want us to do. Keven says he's waiting to hear back from DEP on a meeting.
- Selectman Jose doesn't think the Board is trying to put this off, they are trying to get it done and in the most efficient way it can. There are other projects in the works as well, and this huge expense seemingly popped up out of nowhere. The Board and the FW&SC are in agreement on that.
- Bob says we should meet with DEP, lay out our plan, and see if they go along with it. Keven will attempt to set up that meeting for March 27<sup>th</sup>.

## **Review and sign invoices**

## **Meeting Adjournment**

- Brad Paiva makes motion to adjourn. Bob Parker 2<sup>nd</sup>. All in favor. Motion carried. Meeting adjourned.

Respectfully submitted,

Timm McIntosh

Senior Clerk

Recording minutes via Mrs. Golz's audio recording