



Water Board Agenda
Wednesday, January 19, 2005

- I. Abe Rosenfeld
 - II. Water Sprinkler Bans
 - A. Report on research
 - 1. Actions taken by other towns
 - a. Ban all future installations
 - b. High rates
 - c. Require registration
 - d. Require moisture sensors
 - e. Backflow prevention
 - f. Second meter
 - g. No expansion of existing systems
 - h. Low flow heads
 - i. Max. 0.5 per week
 - j. Xeriscaping
- III. Distribution Map Deficiency Requirement #5
 - A. Letter to DEP
- IV. Certified Operator Update
 - A. Annual Statistical Report
 - B. Customer Complaint
 - C. Monthly Testing
 - D. Check up on cross connection violations
 - E. Fire Hydrant Repairs
- V. Discuss Budget Meeting
- VI. Review Minutes from September 30, 2004 and October 28, 2004
- VII. Review mail and sign bills

Approved May 17, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Wednesday, January 19, 2005

Meeting called to order by Chairperson, Ms. Shirley Smith at 4:03 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present. Vinnie was late.

Also present Attorney Dennis Sullivan (Abe's attorney), Abe Rosenfeld, Town Counsel Stan Weinberg.

Dwight and Shirley discuss a little bit about the sprinkler ban. At this time town counsel and Vinnie are not here yet. Shirley said that she has found a lot of information. Dwight also looked into that also, with some people in Uxbridge and they said you could grandfather some. Dwight told them he did not think there was any language in our regulations about that because we are so small. Shirley thinks that is a question for town counsel. Shirley did send a question to Peg to ask counsel if they are grandfathered or can you ban them retroactively. Dwight said that you could ban any new ones. Dwight also said the only way we could get them legally if the sprinklers are grandfathered is the new rates. Even under the old rates Dwight spent \$3,000.00 for his well. He estimated with normally use it would take him about five years to make it pay for itself.

The commissioners signed letters to DEP for the map of the system and signed bills. This is while they are waiting for Abe, his counsel, town counsel and Vinnie. Dwight reviewed the map that Shirley did with the help of Northeast Rural. They discussed the gate valves. Dwight asked Shirley to show him which one of the hydrants Vinnie said was broken. Shirley showed him the one at 38 Cape Road. Shirley told him there is one that is frozen. Tim has equipment that will thaw it out and put some anti-freeze in it. Shirley also showed were there was an out of service one but not really sure why it is out. Shirley said that we have a total of 4 hydrants broken.

They do have to make up their minds on what they are going to do. Shirley mentions Vinnie wanted to take them out but that can be very expensive. Tim told Shirley that he could fix them for \$300.00 or \$400.00 a piece and Tim would like to talk to them about it. Dwight said to wait until Tim could come up with an estimate. Shirley said that if it is not too expensive we should do it. It's a comfort fact for the people and a good pr move because we are going to raise the rates. So at least they will have their fire protection this is important to a lot of these people. Personally Shirley believes, and she thinks Vinnie feels differently, that we should keep the system especially where now the pipe is cleaned out. She didn't think this way before because there was not enough water to put out a decent fire but with the pipe cleaned out there would be more water.

Dwight said let not deal with that until we have an agreement. Shirley asked Dwight if it was all right with him to have Tim check that out and we could put this in the budget for equipment. Dwight agreed. He wants to know if they are repairable (hydrants) because maybe some are not. Prices on all to repair, replace, remove. They briefly discussed the budget.

Abe Rosenfeld entered the room. His counsel Denis Sullivan has been present for a couple of minutes. Dwight introduces Shirley to Abe because Shirley has never met him. Shirley asked Abe what the commissioners could do for him. Town counsel is not present yet; the Administrative Assistant went to check to see if he is on his way.

Vinnie is now present at the same time Town counsel Stan Weinberg. Every is introduced. Mr. Sullivan gave a copy of a letter to Stan that was given to Hopedale a couple of nights ago.

Vinnie made a statement "for the record as everybody has probably gathered I know Mr. Rosenfeld personally and do work for him. Due to a conflict of interest I will refrain from any voting as a member of the board". He would listen to what is going on. Dwight said "noted".

Shirley said first thing when they first approached Hopedale, they wanted some kind of proof that we owned the system. Shirley spent quite a bit of time going over records to find proof that we did indeed own the system. But now the understanding is we don't own the entire system because we don't own the pipe that comes from Cape Road that feeds Talbott Farm Drive (Whitten Road). She clarified that with Mr. Sullivan. She thinks that would be the first thing that should be addressed. This was a prerequisite with Hopedale that we owned the whole system. Stan asked when you talk about the system you meant all the water pipes within the Town of Mendon. She said yes. Vinnie explained the Abe had a total of 3 projects Mill River Drive, Talbott Farm and the third being Grist Mill. The water pipes ran on Route 140 so he ran the water main thru Grist Mill. Grist Mill being developed has not been deeded to the Town yet. Stan asked if that was because the road has not been accepted as a public road? Abe said that was part of it plus on the comprehensive permit the roadway is slightly different.

Mr. Sullivan wanted to bring them up to date with Hopedale; this is from a meeting last week with them. Hopedale essentially told them that they are negotiating with Mendon as part of our agreement with them is there will be no additional hook ups on the Mendon side of the Hopedale system. The only way to get around it is to go to Mendon and ask Mendon to amend the agreement currently is under the negotiation with Hopedale to include these units. Then Hopedale would have to go back and revote that issue. It is his understanding that there is some agreement between the two towns that limit the amount of water.

Vinnie wanted to bring Stan up to speed on what has been going on. Currently Mendon buys water from Milford Water Company, which is a privately owned company. The water comes from Milford thru Hopedale pipes on Route 140. Milford and Hopedale have had problems with meters not being fixed. Hopedale gave one-year deadline for the Town of Mendon to be off that water line, which was December 31, 2004. In negotiating they went to Bellingham and that got voted down. Shirley said no that it was passed over at Bellingham town meeting. Shirley wants Abe to know that she fought valiantly to have your project included in the Bellingham contract they (Bellingham) had the same thing no expansion. We had a lot of meetings and worked for a year and they finally did include the Grist Mill project in the contract. Had that passed it would have been built by now. The people of Bellingham were very angry about the ban on their water sprinklers so they would not sell one drop of water. And we worked very hard on that. She made a passionate speech on their town meeting trying to get it passed. But the people were just not going to go for it. That didn't work so they then went to trying to put in their own well. They worked on that for a long time and that did not go anywhere. The board was against that. Our basic problem is we have the very smallest water system in the entire State. No one wants to sell us water. So they then went to Hopedale and they all have been working diligently to get that passed. We were at their mercy; they were going to shut the water off. Which meant that we would have to go to court and all of the taxpayer would be paying for legal fees and believe her they would be very upset. So we did not dare to ask for additional units. They seemed adamant about no expansion, so we were just happy to get the water for us. So that is pretty much where we stand.

Stan asked if Hopedale has water source other than Milford. Shirley said that Hopedale has two wells but it is not enough water to supply all of their residents and Mendon. So Hopedale purchase water from Milford Water Company. They are in the process of getting a third well on line. When that well is on line that is when they will be able to stop buying water from Milford. Stan wanted to clarify when we pay for our water we pay Milford Water and Hopedale does not get anything for the use of their pipes. Vinnie and Shirley told him that Hopedale had not received anything. The contract had expired in 1990.

Vinnie said that back to the agreement with Hopedale and how Abe was kind of left out of this agreement and it was not intentional. The situation was when we went to Hopedale it was an emergency basis. Our main thing was to stop the shut off of water. Shirley said that when she delivered the consumer confidence report, a lot of people worried that their water was going to be shut off. Shirley said that she was sorry that we were just not thinking of you. Mr. Sullivan asked the commissioners if they really thought Hopedale was going to shut off the water. Vinnie said no. Mr. Sullivan said of course not. Vinnie tried to explain we knew they could shut it off the next morning we could have gone up to the courthouse put in an injunction and the water turned back on. Abe asked Shirley if she thought they were going to shut the water off on his land and Talbott Farm. Shirley said no I don't, I really don't. Dwight said just to give a little history not so much with this board and the Hopedale water board but looking at some of the correspondence Shirley had there were some very hard feelings between the two. When we first sat down with them we asked reason this out without getting the courts involved some how. To this point they have been very open with the talks.

Shirley thinks that if we had demanded that you have to include this she does not think we would not have to good relations we now have with them. Vinnie said the biggest thing of all what ever they do for us is temporary. We have tried to clarify what is temporary. Hopedale told them temporary is two years maybe a third year. So no matter what we negotiate it is only for three years. Then we will have to have another source. The problem Vinnie sees for Abe in two or three years is if Hopedale says that it we are not going to extend the contract, we only have one other option is to go back to Bellingham. If that does not happen we are looking at maybe going back to wells. Shirley said that is the only solution is to put people back on private wells. Vinnie said you almost hate to see him spend money to put town water.

Abe said first of all I can't go on wells. Vinnie asked not one municipal? Abe said no. Stan asked is there any public well or is every thing private wells. Vinnie said the only public well is considered a public well is at the sunrise apartments. That is because it services more than 25 people in a 60-day period for one year. Shirley tried to tell Abe that he is over sand and gravel and there is a ton of water there. Abe told her he can't do it. Shirley said that she tried. Abe said let me explain why. There is only thing that you are failing to realize you talk about this over 55 project, this was a project the town fathers here wanted. I agreed to do a 55 and older project. This project will yield over \$200,000 a year in tax revenue. With no or low impact the town. Vinnie said he believes every one is well aware of this. Every board wants this. And Shirley agreed.

Mr. Sullivan said this what is going to happen or this is the way we feel this should happen, first of all the permit (comprehensive permit) said we have to use municipal water source. So we can't use well for a number of reasons. Shirley said if you bought it back (ZBA) they would give you permission for wells. Mr. Sullivan said they can't use wells. Shirley said the Zoning board would approve if you went back to them. Also economic reasons it is impossible to serve this project with wells. Abe said because of the septic systems also, it's a cond project.

Mr. Sullivan said the real purpose of them being here is they would like the Mendon Water Board to request Hopedale include this project in the agreement that they are negotiating. They would like them to send a letter say that they are in favor of the project and we would like to include it. Hopedale will do one of two things say no or yes. Mr. Sullivan said, "if they say no

were going to sue them, if you say no were not going to do that, then were going to sue you". Mr. Sullivan said they have no other alternative.

Shirley said that they have no objection. Dwight said that he has looked over the correspondence since Abe has been here. He himself is not in the business of overturning a previous board's decision. He just wants them (Mr. Sullivan & Abe) to understand that we do not own the finish product. They understood that.

Mr. Sullivan told the board that if assuming that they send a letter to Hopedale and Hopedale say no for whatever reasons, they are prepared to take that to the Housing Court of Appeals or Superior Court. Because they have evidence that the Milford Water Company where this water is coming from has sufficient water to service this project. Without any way of affecting Hopedale.

Shirley said that's not true. Mr. Sullivan has a letter from Milford Water Company saying that. Shirley said that yes I know I have a copy of that letter it said presently. We have a letter prior to that where they wanted us to find another source because they could no longer supply us with water. Mr. Sullivan said that our (Abe's) letter comes after yours (Mendon) so ours takes presidents. Stan steps in and said that is a Milford issue. The judge if this goes to court will ultimately determine whether or not they can or can't. Mr. Sullivan agreed. Shirley said that DEP has cut Milford back. According to Shirley Milford does not have the water they don't want to sell Hopedale water. They have 300 new units going on. DEP has cut back their withdrawals. They have been refused repeatedly any new permits; they do not have the water. Mr. Sullivan said that we have a letter from them saying that they do. Stan said that whether or not Milford or Hopedale has the water or not what he thinks he hears them (Mr. Sullivan & Abe) saying you just want us to simply to ask. Mr. Sullivan said yeah. Shirley said, "We can do that".

Mr. Sullivan said we just want you to ask and then it just takes you out of the equation. Abe said that he wants them (Mendon Water Commission) to support this project. Shirley said she several publications were Henry has said publicly stated to news reporters that he does not have the water. Vinnie said the feeling of this board was to support this project and even try to negotiate and take the sprinkler systems off the system in favor of them giving you the water. Dwight agreed with Vinnie. Dwight asked if Abe would be willing to exclude your sprinkler system from municipal water. Abe said that in the comprehensive permit we agreed not to put sprinkler systems. Vinnie told them that when they were negotiating with Hopedale they had told Hopedale that they would go as far as banning all sprinklers systems in town just so we can bring out water usage down. Hopefully we can stay with Hopedale if we can get the usage down. Maybe by eliminating a lot of high users because if they want green lawns they will have to sink a well. If they have to sink in wells for their lawn they might as well drink it and they will get off the system. Abe said, "Vinnie this project does not require a lot of extra water". Vinnie said that he knew that. Abe said, "we had 15 connections with the house that I knocked down and Title V determined how much water is used per household that's the rule of thumb. So when we got the connections it was 110 gal. per bedroom times 4 which is 440 gallons. Okay. Title V also said that on an over 55 it is 150 gal. per household. This whole project is only going to increase the water usage by about 1,200 gal. a day, if that which is minimal".

Vinnie said that's why we say can go back to them now that we know what you want us to do. And try to negotiate this in because we wanted to exclude sprinkler, we wanted that in their contract so that we could enforce that with our homeowners. He has a sprinkler system and he knows that he has to put in a well if he wants to use it. It was not like we trying to hurt anybody else. Hopefully keep a water system in town if it works. But they, at that time, did not want that. They said no were not going to do that, were not going to exclude sprinkler systems.

Abe wanted to know why we did not tell him that we were going to leave him off the negotiations with Hopedale. We have a letter and called the office numerous occasions. When you were negotiating with Bellingham and so forth.

Vinnie said that it was not any ones intentions to leave you out. Shirley said that we have this little system that has been neglected for 55 years. No one has done any thing. So we have 10 requirements from DEP we were under the gun and very busy with that. Abe said that 5 years before this project was approved he worked with the Town because they wanted to bring some business into the community and he gave it to a commercial person to market it. We tried to bring EMC that had a campus. Did every thing in the world that the town wanted him to do and the town come up with an over 55 project which he went along with. Shirley said that we appreciate that. Abe said that was not a project by his design. He gave them exactly what they wanted and now he can't build it.

Dwight said that the situation, especially since Vinnie and himself got on the board, that we inherited we thought was imperative enough to just stop bleeding if you will. And he is sorry Abe felt he got left out of the loop. It was not intentional. Dwight said he was sorry that it had happened. It was no ones fault. We are glad you're here now because he has no problem going back to Hopedale because we have to meeting with them some more.

Abe said that when they had hearings he gave the zoning board, he did not argue with them, he gave them every single thing that they wanted. Not one abutter came to the meetings. They discussed the amount of water that flows thru the pipes, fire protection, and the cleaning of the pipes. Mr. Sullivan said that their engineers were satisfied there was sufficient water flow.

Vinnie said that and he believes he can talk for the whole board when they started negotiations with Hopedale is that the 138 water users had water. Shirley agreed, they thought that they were at their mercy. Abe said that this has been going on for a while and he was being a gentleman and have not been bother them, but there comes a time either we have to yes or say no. Vinnie said he probably saying more than he should be saying. But he does not think there is not a problem with the whole board supporting you having water up there and giving you that letter you want. Dwight said the looking at the history going from when you started the previous board was in favor of you having it. He agreed with Vinnie. Shirley said that there is a lot of when's, ands, ifs and buts on Hopedale part, its going to take some time. Vinnie said the big issue is not letting this put a glitch into the water service for the people who have the water for the next couple of years. We did not know when Abe's project was coming on line and sham on us for not being consideration.

Mr. Sullivan asked if there is an agreement between the two towns. The commissioners told him that Hopedale counsel has the contract. Our counsel has not looked at it. As we understand we are still purchasing water from Milford Water Company. Stan (our town counsel) stepped in and said if we are in the process of setting up the agreement you might want to send a letter now. We would like this 40b project to be included. Hopedale will have to go back to town meeting to vote the additional hook ups.

Mr. Sullivan told the board that 40b project have a special nitch in the law especially in the Housing Appeal committee they bend over backwards to protect these projects, to such and extent of actually forcing towns in building water systems for 40b projects. Shirley asked if he would help us put in a well.

Mr. Sullivan explained that they want Mendon to support the project. If Hopedale wants to deny it then they will sue Hopedale. They will take their chances with a 40b, that some court is going to tell Hopedale that there is sufficient water here and let that water flow thru Hopedale into Mendon. Dwight asked if vote to go along with you and send a letter and continue our meetings with Hopedale. Any evidence from Henry that he could give would be

really helpful. You look at some of the letters from Milford and look at the dates at one time the Water Company says its fine in other you might want to look for another source.

Shirley said Henry wants to break his contract with Hopedale that expires 2048. He wants out of it now. Hopedale told him they would end that contract as soon as that well is on line. So he is in trouble for water. Abe said that is really not his problem.

Vinnie asked Stan if it would be smart for this board to draft a letter to send to Hopedale about this project. Stan told them it would be appropriate if what he was hearing the board correctly for you to send a letter to Hopedale expressing support for this project and requesting that they provide adequate water resources to service this project.

Dwight makes a motion that the water board goes with a letter approving Mr. Rosenfeld's project based on all the evidence, which was provided in written record from pervious water boards. Support the original position and forward that to Hopedale at our earliest convince. Shirley asked Dwight if he wanted her to write the letter and work on that tonight. Dwight said that we could put down the basics. But he would like to make that a motion. Can he hear a second. Vinnie told her that she would have to step down and second it because he is staying out of it. Shirley asked if we had a vote. Vinnie told her that she would have to step down as Chairman and second the motion. Shirley said that she has not asked for the vote yet. Stan told her you have to second the motion. Shirley steps down as Chairman and seconds the motion. Vinnie told her to ask for any discussion. Shirley asked for any discussion to send a letter to Hopedale supporting the 52 extra connections. Dwight said that he thinks they discussed we just have to get the wording down. He thinks between the board members they have said every thing they can right at this moment. Shirley asked for a vote all in favor. Vinnie did not vote he abstained.

Copy of the letter will be copied to Mr. Rosenfeld and Stan. Shirley asked if Stan should write the letter. Stan said that he would take a shot at it, give him a sketch. E-mail it and he would e-mail it back, the commissioners' thought that was a good idea and agreed.

Abe and Mr. Sullivan thank the commissioners. The commissioners thanked them for coming.

Vinnie asked counsel if he was out of line in talking about the project. Vinnie explained that he has been friends with him for years and has done work for him. Stan told him when in doubt step aside.

The commissioners discussed how many hook ups Abe actually has because these were give back in the late 1980's so there could be a chance that they are null and void. They then discussed the process of how a connection would be granted. They discussed the letter to be sent to Hopedale.

Shirley posed a question for counsel she is concerned about the present users, suppose we add this amendment to include Grist Mill on the Hopedale contract and they say no and they will not have any thing to do with the whole contract. Stan said that you are only making a request it is subject to negotiations. Dwight said that they could just say no to the new hook ups. Vinnie added there should be a restriction on water sprinkler usage. Shirley said Hopedale does not care if they sue them they have their own legal money. Vinnie said every body cares if they get sued. Dwight said they don't have as much money as you think. Vinnie said they don't want to lose all in one lawsuit, it's not worth it. Shirley said that not true. Vinnie said well you might win you lawsuit but the cost winning that lawsuit might not out way what it would have cost just to give him the water.

Shirley asked about the betterments if some one goes off the system will they still have to pay, where the water main still runs by their house. Stan questioned what the betterment would be for. The commissioners told him for the cleaning of the pipe. Stan said that would be

maintenance or operating and not considered betterment. If you were putting in new pipes that would be betterment.

The commissioners showed Stan a map of the system. Shirley said that in one area Abe has plenty of room to put a public water supply. He has got the radius and the septic is far enough away. But he said he can't because the ZBA said that he has to have public water. But the ZBA told Shirley that if just brought back the idea of a pws they would approve it. Dwight said right now send a letter and were gone be sales men. Shirley agreed but is going to take a long time to get all this done and he may reconsider. Dwight said let us deal with what we have before us at the present. Vinnie agreed with Dwight. Vinnie think our main issue keeping us out of a lawsuit. Shirley said the rest of the town wants no part of this water system. They want out of the water business. Vinnie asked Stan if he was going to write the letter. Stan told him to just give him so facts and he will hash out a letter.

Vinnie asked a question to Stan, do we have the right to force people off the water system. DEP said that it is okay. If we get into this contract with Hopedale and they only give us two years to find another source and the town fathers do not support our own water source and we have no water source. If we can't get water from Bellingham, how can we legally do that, you have such a date to go to private wells? Stan said legally what are your alternatives. Hopedale will give you notice you then notify the residents immediately. Then schedule public hearings to look at alternatives and probably have DEP involved and local politicians also involved to come up with some kind of solution. But if not ultimately if no one will supply you with water and you have no water to supply your users. You will need to give them as much advanced notice. Shirley said that a lot of them would do this voluntarily because the rates will be so high. To remove some one from the system and then assess a betterment when they are not hooked up you can't have it both ways.

Vinnie said what there plan was, and I'm not beating you up, but Shirley is a great worker and does a lot of research and is good at what she does but she got the cart before the horse all the time. And she has been wanting to send some letters to the users and stuff trying to inform them. Stan said that you're in negotiations with Hopedale. Vinnie said we shouldn't tell them anything until we have something. Shirley said when she said that she thought the contract would be signed by the middle of January. Stan said that when you make that pitch on town meeting floor about a town well, were in a tenuous situation with the suppliers.

Vinnie said that we are going to put this together as what it will cost to have town water of our own, this is what it will cost for us to run our own pipe from Milford, the three different options and have one big meeting. Vinnie personal feeling he do not thing we should be telling them anything until we have all our duck in a row and get them into a meeting. Shirley said just prior to the contract is signed. Vinnie said that the letter Shirley wanted to send include that Tim Watson is our certified water operator. We don't have a signed contract with him yet.

The commissioners discussed the mater meter with Stan. Shirley said that Milford is going to sell the meter to Hopedale for \$1.00 and then Mendon will pay to have the meter replaced.

Stan told them that you can tell them what they do know and that the situation is somewhat up in the air. You don't have a formal contract with Milford or Hopedale; you're in the process on negotiating. You hope to come to some resolution if not there will be major problems.

Vinnie said that there is another thing to understand, I know your going to get mad at me for, Shirley does an absorbent amount of work, and she does a lot of it out of her house. She sends a lot of e-mails back and forth on certain water issues. What liability does that put us at if she is doing stuff that is not public record for people to look at here? Shirley said that in the first place she is not doing that any more. She is forwarding them right to Missy. Shirley said that as she understood by the rules that were given to her, it's the correspondence only between board members. Vinnie said that is part of the open meeting law. Vinnie said that there were

things being done. Shirley said "like what". Vinnie said that he is worried about a paper trail, he is not accusing her and not trying to be mean. Stan said that anything that has to do with this board, the official records should be maintained here. Vinnie said that she has a web site that is mendonwater.com. Shirley said that she has changed that.

She was occasionally e-mailing Dwight but she does not do that anymore. She does not think there should be any more telephone conversations. Vinnie does not think that is so much the problem. Stan said that there is nothing wrong with that or e-mails. Vinnie said that he is not trying to slam her he just does not want any one to get into trouble. Stan said that there is nothing wrong with working out of the house or e mailing or making phone calls but what ever is done should be copied to the office. Shirley said that is what she is doing. Dwight agrees to a point, he does not think Shirley did anything wrong to under mind us. Vinnie does not think she did anything intentionally. Dwight said that he understand what he is saying especially with things coming up as they are just wanting to make sure were on the right side of the law. Vinnie said that your not doing this intentionally, and he will say this a million times, he thinks she does a great job with what you are doing. It is just I don't want to leave the town open for a liability. Shirley said "believe me Vinnie the Town is not going to be open to any liability on the account of me. And even in the past I have never e -mailed any body anything that had anything in any way that could jeopardize the town". Shirley asked Vinnie what he thought she was doing for heaven sake.

Stan stepped in and said that what he wants to make sure that any accurate record of this board, be maintained here (Town Hall) that's all. Vinnie said that if you want to draft a letter that is going to go out that you need to send. Shirley said "Missy, they always go, I never, never, never, send a letter to any body they go to Missy and she sends them. Isn't that right Missy". My responds is "I type them up for signatures from all three of you". Shirley said that about enough of that. I don't know what you thing I am doing. Vinnie said nothing he just knows she does a lot of stuff and with everything going on, he does not think anything should go out without our signatures. Shirley said that just started and since that started she has stopped doing that. Vinnie said that all right but we have said it to you once before and talked about it at a meeting and he just wanted you to here it from Stan. Everything that is discussed about water and anything we talk in here needs to be kept on record on her computer and only on her computer because it is public record that any one can come and look up. Shirley said prior to that she was going by the rules she was given. Vinnie said he is not say she did it intentionally. He is not accusing her and does not want her to feel that way; he just wants it clarified. Vinnie apologizes to Shirley he did not realize that she had changed things

Shirley said that all the hours she puts in, if she has to start coming here to do it well than she will quite. Stan said that what he heard is the concern of making sure the official records of this board are maintained here and if whether you do work at that's fine just make sure the official work be kept here. Stan also told the to remember that they are a board and a board acts as a board. No individual member has the authority to act on behalf of the board. Shirley said that she never had done that. Stan said that he is not say she did, he just wanted them all to know.

They then discussed the bad record keeping and minute keep before were atrocious. They talked about a letter that was sent to Mr. Rosenfeld signed by Robert Carlson a former Water Commissioner. Shirley said that she had never seen this letter before. Vinnie told her that her name was on it. Dwight said that they did not even have this letter that Mr. Rosefeld produces this letter. Vinnie said that is a perfect example for what he said. He could have sent that letter from his house with out you or the other member seeing it. Dwight said he could have gotten some blank stationary. Shirley said that she did not do anything like that. Vinnie said that he is not say she did.

Missy then showed them the Grist Mill file and the letter in our files and so are the minutes of the meeting it is referring to. Shirley said, "you had a copy of that letter"? Missy replied "its

all ways been in there". Stan reviewed the letter and the minutes that are referenced that some how the commissioners had no problems with this project at this time was translated into a vote.

They then discussed the pipe the town does not own that Mr. Rosefeld owns that feeds the Talbott Farm subdivision. Stan said that it is a lose end and should be tied up. Shirley also asked Stan if water sprinklers that are in now are they grandfathered or can they ban them. Stan said that they could issue restrictions on usage. But at some point you could say this is a public health and safety issue. We don't have the water to supply the sprinklers. You could give reasonable notice.

The Commissioners thanked Stan for his time and Stan left. The Commissioners reviewed the certified water operator. There were questions about insurance. They discussed more about water sprinklers. Also they talked about the budget. Missy asked to attend a training session for small water systems. Vinnie said that any thing that comes up with water that is an educational of the system she should go to. Dwight and Shirley agreed.

Dwight wanted noted in the record that he is friends with Abe Rosenfeld and he built is his house. He does not owe Abe any money nor does he have any business dealings. He also has not spoken to him about the Grist Mill project not until today.

Vinnie made a motion to adjourn the meeting. Dwight seconds the motion. All members agreed. Meeting adjourned at 6:45 p.m.

Approved May 17, 2005

Water Board Agenda
January 27, 2005

- I. Tim Watson
- II. Review Budget
- III. Future Prohibition of Underground Sprinkler Systems
 - A. Discuss Writing of Amendment to Regulations
- IV. Discuss Available Times to Meet with Northeast Rural Water
- V. Set February Board Meetings

Approved February 15, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Thursday, January 27, 2005

Meeting called to order by Chairperson, Ms. Shirley Smith at 7:05 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present. Vinnie was late.

Tim Watson, Certified Water Operator, discussed the annual statistical report. He also informed the Commissioners that he has given his number to the police department. He has also made arrangements for any back that might be needed, incase he is out of town.

The Commissioners reviewed and discussed the budget for FY 2006.

The Commissioners discussed a possible amendment to the regulations concerning water sprinklers. After a small discussion they decided not to make any changes.

Shirley brought up having a meeting with Linda and Dick from Northeast Rural. Dwight told her that afternoon's would be better for him. Shirley will try to set up the meeting.

The Commissioners scheduled their February meetings for the 1st and 15th.

They also discussed having Representative Marie Parente attend a meeting or the Water Commissioners attend her constituent hours. Also they are interested in receiving sealed bids for installation of 138 private wells.

Vinnie will call Henry to find out if Milford would be willing to sell water to Mendon if a line was installed from Milford to Mendon for future use.

Vinnie wanted something cleared up for the record. He gives Shirley a lot of credit for the work she does. At the last meeting he did not mean to sound that he was accusing her of any wrongdoing. He was simply trying to protect her and the Town. Dwight agreed. They both appreciate all the work that she does.

Dwight made a motion to adjourn the meeting. Vinnie seconds the motion. All members agreed. Motion carried. Meeting adjourned at 8:45 p.m.

Approved February 15, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, February 1, 2005

Meeting was cancelled by Chairman Smith



Mendon Water Commission
Agenda
Tuesday, February 15, 2005

Review Annual Report

Report on NeRWA Master Plan Assessment

Discuss the Lombard Equipment meter

Revisit future sprinkler ban issue

Review letter for Hopedale – Grist Mill Village

Review letter from Town counsel

Reminder to Fincom meeting February 22, 2005 at 7:15 p.m.

Set meetings for March

Regular meetings Tuesday, March 1, 2005, Tuesday, March 15, 2005 and Tuesday, March 29, 2005. There are 5 Tuesday in March

NeRWA meetings Tuesday, March 8, 2005 or Tuesday, March 15, 2005 at 2:00 p.m.

Review minutes from July 21, 2004, December 16, 2004 and January 27, 2005.

Sign delinquent letters, sign bills, review mail, sign commitment letter

Approved May 31, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, February 15, 2005

Meeting called to order by Chairperson, Ms. Shirley Smith at 7:00 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present.

John Damelio was present to observe, he is thinking about running for water commissioner.

The Commissioners reviewed a letter to be sent for delinquent water bills. The commissioners signed bills and reviewed minutes for July 21, 2004, December 16, 2004 and January 27, 2005. Dwight made a motion to accept minutes for December 16, 2004. Shirley steps down as chairman because Vinnie was not present. Both members agreed. Motion carried. Dwight make a motion to accept the minutes for July 21, 2004 and January 27, 2005. Vinnie seconds the motion. All members agreed. Motion carried.

The commissioners discussed the meter at Lombard equipment. It is in bad need of replacement. Lombard it is thought is going out of business. They discussed who would be responsible for the paying to replacement the meter. They double-checked the rules and regulations and they said that the customer is responsible of the cost of the meter. They commissioner might amendment that part of the regulations because the wording is confusing.

Shirley talked with Dick Kilhart of Northeast Rural Water Association about the master plan. Mike Zilch from Tighe & Bond first told the office it would be \$30,000.00 for them to do the master plan for us. Shirley thought it would be about \$10,000.00. Shirley went thru the different items of what has already been done. What is left Dick and Tim can do the rest. Shirley found out that we indeed the smallest system in the State.

The commissioners reviewed the annual town report for 2004. Vinnie would feel better if the part of Milford Water Company resigning was left out. Every thing else is perfect. The letter from Milford Water Company is really how you interpret it to whether or not they resigned. Dwight agreed.

Shirley discussed the budget and the rate increase. Shirley feels that they should set the new rates and that Fincom might think they are irresponsible. They may reduce some of the line items. Vinnie and Dwight would rather find out from Hopedale if their rates will be going up because if they were, we would have to make the appropriate calculations.

The commissioners set a meeting to met with Northeast Rural. They also set meetings for March the 8th and 29th.

The commissioners discussed future sprinkler usage. The commissioners decided to let the water users get used to the increase in the water bills and review it again to see if people are still watering the same.

The commissioners discuss the fact they have not received a copy of a contract from Hopedale. They discussed how they would handle the Grist Mill project. Shirley was wondering how we would work the contract to include the 52 hookups. Dwight said that they have done their part as far as requesting the

additional hookups. The decision to allow it will be left up to Hopedale. Shirley brought up the idea of set the new rates. Shirley is thinking if the rates are raised now the water use may go down that could be a bargaining tool for the amount of water that would be need to supply Grist Mill.

Dwight understands were she is coming from and the frustration but we have to know the figures first. Shirley said we know the figures. Dwight said that we have to get it in black in white.

Dwight made a motion to accept the minutes from December 16, 2004. Shirley steps down as Chairman and seconds the motion. Vinnie was not in attendance for that meeting. Both members agreed. Motion carried.

Dwight made a motion to accept the minutes for July 21, 2004 and January 27, 2005. Vinnie seconds the motion. Both members agreed. Motion carried.

Dwight made a motion to adjourn the meeting. Vinnie seconds the motion. All members agreed. Meeting adjourned at 8:40 p.m.

Approved May 31, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, March 8, 2005

Meeting called to order by Chairperson, Ms. Shirley Smith at 2:01 P.M.

Shirley Smith and Vincent Cataldo were present. Missy Kakela-Bottoms the administrative assistant was also present. Dwight Watson was unable to attend.

Linda Lane and Dick Kilhart from Northeast Rural came to meet with the commissioners. Also John D'Amelio he is interested in running for the water commission.

The commissioners discussed the meter to be changed at Lombard equipment. Tim went and looked and told Shirley that it was leaking like a sieve and look like it was not working correctly for some time. The commissioners decided to send a letter to Lombard for the charge of the meter.

Shirley asked the commissioners if they had any questions for Linda or Dick. Vinnie said he really did have any questions it was just nice to have a face with the name because Shirley talks so much about them. Dick gave a little bit of his background. He has meet with Tim Watson our certified operator and had very nice things to say about him and was very complimentary.

They discussed how to change the meter with out disrupting water service to the whole system. Dick and Tim believe they have a way of doing this.

Vinnie asked Dick of what he know of the Mendon water system do you think those pipes that are in the ground would work. Dick explained that any system in New England will have 6 inch pipes unlined cast iron pipes, that is because when they were installed in the 1800's early 1900's there were no irrigation systems, no washing machines, no dishwashers. They did not care about fire protections. The standard today is nothing less than 8-inch cement lined pipe or plastic pipe. Linda added that DEP might let you to put in new pipes.

Dick said that if you have an area for a new source and built a source. You put in some kind of storage capability is where you build your systems pressure, either an elevated storage tank or a concrete tank on a hill.

Shirley discussed what went on with the fincom meeting for the budget. Shirley had each Selectmen on each side of her Sharon Cutler on one side and Ken O'Brien on the other side and even the fincom members are all pushing for private wells. Shirley said that they were all very up on that. Vinnie said that he was surprised. Dick added that in any town the finance committee is a recommending board regarding town finances. They have the right to ask questions about a public water system as long as they are voicing their own opinion, but it is not their job it is the water commissioners' job to run the system.

Vinnie said that every one on that committee has a private well. And any one else on any other board has a private well so they don't care what happens to that side of town that has town water. They consider it "those people over there" that's your problem. Shirley said that the rest of town is happy with their private wells. Shirley said that fincom nickel and dime her about postage and supplies.

The discussed the master meter and how it would be paid for either addition to the bill or is it placed as betterment. Dick and Linda agreed that in order it to be betterment has to be an improvement to the property. The master meter and pipe cleaning is maintenance of the system should be billed as a service fee. Vinnie is not in favor for paying for a new meter until the contract with Hopedale is signed. The meter has to be changed but not until we know where the water is coming from.

Dick told them that under DEP guidelines because we are consecutive source and that is considered your master meter. Linda said that eventually you have to have a master meter to track your water. Shirley said that the fincom and the selectmen all want figures on the wells. So they can figure the money people will need to put their well in. They want us to call in a well person and Shirley got a list from Tata & Howard. Darling was on the list and Shirley want to invite him in and ask questions. And make to know that we are under no obligation to give him this work.

Dick also said another way to fund the water department is by hook up fees. He mentions one town that charges \$10,000.00 per 1 inch hook up, if Mendon had its own source. Linda mentioned that DEP might put us on a fast track because of Mendon's situation of having no source. Fast track also mean three to five years compared to seven to ten. Shirley is negative about a new town well or expansion of the water system. Vinnie added that the town fathers would not back town water.

The commissioners thanked Linda and Dick for coming to the meeting and they feel they learned a lot.

The commissioner reviewed bills. Vinnie did not want to sign the bill for Tim's services until we have a contract. They checked with the Town Accountant to see if the bill will be paid without a signed contract. The commissioners agreed that he did the work and want to pay him. She won't pay him until the contract is signed.

Vinnie made a motion to adjourn the meeting. Shirley steps down as Chairman and seconds the motion. Both members agreed. Meeting adjourned at 3:18 p.m.

Approved May 17, 2005



Mendon Water Commission
Agenda
Tuesday, March 29, 2005

- I. Darling Well Company
- II. Lawney Tinio, Finance Committee
- III. Lombard Meter Update
- IV. Public Hearing Date
- V. April meeting

Approved May 31, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, March 29, 2005

Meeting called to order by Chairperson, Ms. Shirley Smith at 7:00 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present.

The commissioners discussed the letter they received from the Town of Hopedale. This letter is dated March 11, 2005 after meeting with Mr. Abe Rosenfeld. This letter brought up the ownership of the water lines on Whitten Road. Shirley believes this has nothing to do with the current contract negotiations. Vinnie believes this could cause problems. Dwight would like more clarification from Hopedale. It is all in how it is interpretation. It appears Hopedale just wants to deal with Mendon. The board agrees that they need Hopedale to clarify. They will meet at 6:30 p.m. on Thursday, April 14, 2005 this is prior the meeting with Hopedale. They will then adjourn to attend Hopedale at 7:30 p.m.

Dave Darling for Darling Wells came to talk to the commissioners about private wells. Shirley gave some history. Vinnie explained what their intentions are as far as paying for these wells. One option being the town borrowing the money and the water pay it back like a water bill. Some wells might vary from \$3,500 to \$12,000 depending. Mr. Darling said that he has a package price up to 400 feet which is about \$4,000.00. This would include 20 ft. of casing. 400 ft. of drilling, the whole system completes. They discussed different options and scenarios. The commissioners thanked Mr. Darling for time.

Lawney Tinio from the fincom came to talk to the commission because the fincom had questions about the budget. The commissioners gave Lawney some history and the different options. They talked about how all the wells would be paid for and who would pay for it. They went line item by line item.

The commissioners set their meetings for April 12th and 26th.

Dwight made a motion to adjourn the meeting. Vinnie seconds the motion. All members agreed. Meeting adjourned at 9:20 p.m.

Approved May 31, 2005



Mendon Water Commission
Agenda
Tuesday, April 12, 2005

- I. Discuss letter to Public Water Customers
 - A. Explain what we have done
 - 1. Give relevant information
 - 2. Present problems
 - 3. Ask for input on rejected options
 - 4. Ask for ideas
 - B. Explain importance of Hopedale contract
 - 1. Positive comparison to Bellingham contract
 - 2. Temporary nature of contact
- II. Rates
 - A. Minimal and average usage
 - B. High usage
- III. Set date for public informational hearing
- IV. Set date for meeting prior to public hearing
 - A. Date can include restructuring
- V. Review minutes

Approved August 16, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, April 12, 2005

Meeting called to order by Chairperson, Ms. Shirley Smith at 7:05 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present. Andy from the Milford Daily News was present. Also John D'Amelio came in later to observe.

The Commissioners reviewed the minutes from May 27, 2004, December 2, 2004, and January 19, 2005.

The Commissioners reviewed the certified water operator's contract, everything was okay with council and the insurance was all set. Vinnie made a motion to enter into a contract with Tim Watson as our certified water operation. Dwight seconds the motion. All agreed. Motion carried.

Shirley welcomes the board of Selectmen was present Ken O'Brien, Sharon Cutler, and Dennis Shaheen to talk about the article for annual town meeting. Shirley begins by telling the Selectmen that she was reviewing the open meeting law and in the memorandum to municipal client's town counsel states that the law is designed to eliminate much of the secrecy that once surrounded the deliberation and decisions on which public policies was based. She said that our board had dully posted the meetings and they have been opened to the public. This obeys the letter of the law and not really the spirit because the word secret in reference to our discussion has been mentioned more than once. If the residents don't know anything that's going on, they really don't have any motivation to attend. Reporters from both Milford Daily news and the Town Crier have contacted Shirley repeatedly trying to get something and she tells them she can't say anything. She said that she keeps putting them off with promises that she will let them know of the up coming public hearing.

First this hearing was to be in January, then February and the April and at the last meeting March 29 after several temps was again turned down. Shirley said that the reason was we did not know enough. Shirley does not believe that is true, we do know. We know everything we have done in the last year – year and half. We have gathered information about our remaining option. We received the Hopedale contract so we know what our cost will be. We submitted out budget. The people all of the people not just our public water customers have the right to information about decisions that affect their lives and their pocketbooks, possibly their tax dollars. So once again she respectfully request the set a date for public hearing. She said the she had tried to do this before and was not allowed.

Dennis interrupted for a moment to let the commissioners know why the Board of Selectmen came to the meeting. Dennis told the commissioners the only interest they have in a public hearing was to give the people a chance to come down and find out what is going on as opposed it being done on town meeting floor. Shirley agreed. Dennis said that was their only interest, they thought it best not to put it on the annual, it would take up so much time. But if you don't want to do that is up to you guys.

Sharon asked if a hearing is required in this case. Shirley said it is not required but it is a darn good idea. Sharon thinks communication is what is important and there are many ways to communicate. But you folk have been working your hearts out and the people your doing it for, don't know where you stand. Maybe they won't come to a hearing but if you communicate with every household and give them an update of where you are an afford them an opportunity to come in one of your public meeting where you will be discussing this for two way conversations. But at least they will get something and know what you have done and what conclusion you have come to.

Vinnie asked what letter did they receive to request this article. The Selectmen replied that there was not letter just a request for an article to purchase water from the Town of Hopedale. Dennis asked if the Commissioners voted to have this put on as an article. The commissioner told the Selectmen that they never took a vote. The Selectmen are now happy that they took if off the warrant.

Dennis told the Commissioners if they want an article for a special town meeting that would be fine. You will have all the time you want. The selectmen were not trying to tell you what to do. Vinnie said that they were 100% right. Vinnie told

them that when the commissioner's original met with the selectmen there were three options. Vinnie has tried a couple of times to get a hold of Henry to find out if he would give us water thru that pipe. So that we can put that option in or be taken out. As of yet he has not sent a letter either way.

The other option is to put in our own well, which is becoming very expensive. Northeast Rural was in and told the commissioners they would help us push this along and get it up on line in three or four years with DEP because it is a small withdrawal. Ken asked what kind of well. Vinnie told him our own town well. Or we go back to private wells. Vinnie said that until our last meeting we had not idea what the costs were for private wells. Shirley thinks going out to bid we could get a better price. Dwight and Vinnie both said it was informational.

Sharon asked if that meant we would have to have a DPW. Vinnie said that no we don't necessary need one. Vinnie also explained that one of the problems they can see going back to private wells is the business. For example the Bethany Assembly of God they have to become their own water source. Also Pop N Kork could fall into the same way. Dennis thought this was ridiculous. Dwight said that we are not hiding anything from any one it is just we are just trying to finish the contract with Hopedale. Dennis said the Selectmen never accused the commissioners of hiding anything.

Dwight told them we would like to have informational meeting for the long-term solution and to have all the information ready. Any one is free to come to the meeting and give them an update. Shirley thinks that they have plenty of information to give people and if there are some question we don't have we can tell them we will find out. Vinnie disagreed and Dwight said any one could come to the meetings.

Sharon told the commissioners that she suggests communication with your customers what you have found out to date before you sign a contract. Your talking about potentially doubling peoples water bills. Vinnie said that one of the things they have talked about is setting the rates. Vinnie is against it right now because we don't have our rates right now. Shirley said that yes we do. Vinnie said that Tim Watson will tell you that and the Hopedale Water Commissioners will tell you that. They just went to an enterprise fund, which means all their insurance, bookkeeping and everything else out of their water budget. Their rates will be going up so we don't have our rates.

Ken O'Brien said that for clarification purposes discussing current rate issue your mentioning, Shirley you say that you do but it is based on the current rate. And we do have a foreseeable increase coming because of the next fiscal year rates for Hopedale. Shirley told theme that she is going to request to keep the rates at \$4.55 per hundred cubic feet and that it not go up, that is plenty high enough. Shirley does not want our customers who do not use that much water to have really high bills. Ken said that you don't have that in writing. Shirley said no not yet. Vinnie said that it clearly says in the contract that we will pay their highest rate plus 25 percent.

Dennis wanted to know who requested the article for town meeting that asked for that. Shirley said that she did, she thought that's what they were supposed to do. She did not know it needed a vote. Dennis told her that you just thought you could just call up and ask for an article. Shirley said that she thought they decided to put the article on. Vinnie said that the original plan was back when they first talked to the Selectmen before we go crazy with this and upset about private wells and every thing else. We were going to find out all three options. He talked to Joyce Gilmore because they are all laymen and they can't answer some of these questions like an engineer. Vinnie said that ultimately it is not up to them it is the people's decision.

Dennis told Shirley that the three of them need to agree as to when you have your ducks in a row. There is nothing worse than trying to move something forward, is to have you do one thing, someone else do another. Because if you go out on your own people will loose complete confidence in you and this board as to what they are hearing.

Dwight said that for the time being our meetings are open to the public and the press is certainly free to come in. He is glad for the cooperation Hopedale has extended us thus far. Sharon asked if they had a time frame of when you are looking to have the contract finales. The commissioners told her they are to meet with Hopedale later in the week.

The Selectmen told the commissioners that if they need an article for a special town meeting there will be two after the annual. Vinnie said that even if you had one just for this. We have to have the informational meeting and we have to let them know but until we have everything. Shirley asked exactly what more do you want to know.

Vinnie said that he is going to be quite honest with them right now. Obvious you have read the paper and found out what has happened and he refused to say any about it except it is unfounded and you can read the minutes. But in a conversation with the operator from Hopedale last Friday, he called Vinnie, he had mentioned the Chairman had called him or came down to see him. And explained to him (Tim) that she was going to do this and Vinnie believe he (Tim) told Vinnie that he told her directly that this could affect the contract. The Selectmen were puzzled. Sharon asked what having an informational meeting. Vinnie said no. Ken said what sending a letter. Vinnie said no the ethics thing. Ken

said oh okay. Vinnie said that if the board is going to be fighting amongst them selves why does Hopedale want to get involved.

Dennis told Shirley that he probably would never met with her again. You get in unity with these two members or your going to screw this up whole thing. Shirley said that she has tried for months and months and bent over backwards. Dennis told her you are one out of three. The other two will let you know when they are ready. Shirley said she has had it. Ken told her that it is a team effort. We all have to pull it together. For whatever reason the other two might not be up to speed to thing like you are or as confident. That means you have to bring them up until they're confident and confident on the ability to vote on it. Dennis also added that the Bellingham deal and the reason they backed out because of the signals they were getting from the Mendon Water Board at that time. They were very disturbed about it and they said the hell with this we are not going forward with this. That deal got screwed up by the Mendon Water board and if this is not handled right this deal can get screwed up. This was told to Dennis personally. The Selectmen left to attend another meeting.

Shirley asked the other two to review a letter she had drafted for the water customers. Vinnie said that he is not sure about sending a letter like this. Shirley asked that if their any part of it that you approve of. Vinnie said that yes a lot of it make sense. Shirley said can we send out any of it. Vinnie said that he rather do this at a public hearing. Shirley said that this should be done in advance of a public hearing they should have some kind of information, to wonder if they should go to this hearing or think about some questions they might have.

Vinnie thought when they had discussed the hearing they would invite the water users and give them the three options, give them some time to think about it and then have them come back with question on what they want to do. Dwight said that until we are done with our negotiations with Hopedale. He is not trying to throw a wet blanket on ever thing Shirley does because she does a lot of good work and he can understand why she is anxious. Shirley said that she thinks it is time that the people have some clue to what is going on. Vinnie said that a lot of people have a lot of clues. Shirley said that no they don't. Vinnie said that when they first mention the wells at the meeting with the Selectmen, when they first advised us to with that, the very next meeting you told us that people already got wind of this. Shirley said that some of them have but not all. Shirley said that they should know what we have done and they really don't have much of a choice. This pipe from Milford forget it that is not going to happen. They haven't got the water it is not going to happen no way no how. Vinnie said that you know this. Shirley said that yes she does. Vinnie said that okay well show me that in writing and we will be happy because he has asked Henry for that. Shirley said that well forget it Henry is not going to give it to you because he can't. And as far as the well for our own system we tried that, hey if the Selectmen would support us going back to that, I am for that. I tried that I worked for months with Bob Carlson that was his idea. She thought it was a great idea, for us to be independent, we worked and worked. We walked the land; we had the hydrologist, we had the engineers she got prices. But the Selectmen didn't support it no body else supported it, it was too much money and if you haven't and you need their support.

Dwight said that he wants to see it in writing from Henry saying that he won't do it. Shirley told Dwight that isn't the point at all. Even if he said could, he doesn't have the water. And if says he could it is only because R H White is making he say it. He cannot say it because we got tons of evidence that he does not have the water. Dwight said but when we give the options, we have a letter from Milford Water Company. Shirley said that we have a letter from before saying he does not have it. Shirley said we don't need a letter. Dwight said he would like to see it in writing because then I don't want it to come back to bit us. Vinnie said all we need is one water user to call Milford Water Company asking if there is a problem with running a pipe from Milford to Mendon. If Henry says no problem that's an option there's mud in our face that all. Shirley said that she will fight that every way I can. Vinnie said that Shirley is probably 100% right Shirley that we will never get water from Milford. Shirley asked then why are we letting that hold up and keeping us hostage. Vinnie said that's not holding us up. Shirley said evidently it is because we can't have a hearing until we get some kind of letter from Milford that he can't put this pipe in that's going to cost a million dollars. And then we are still depended on another town for water who hasn't got the water because DEP is cutting them back. This is ridiculous.

Vinnie wanted to know if they could talk about another point in this letter he did not like. Vinnie does not think we should be telling people that a developer offered to give us 11 acres and pay for our well and pipe off of Cape Road when no one came to this office and offered us any thing. Shirley said that we change that language to exactly what happened it was tentative it was what ever. Vinnie said that was no knowledge to this board. You said it and that's all we had to go on. Shirley said that you're right about that. Vinnie also hate to scare people that they are going to get cancer by the water they drink. Shirley said well its true and there is plenty of documentation to support that and Joyce will tell them that. Dwight said we don't have all the abc behind our names to back that up a statement like that. Shirley said that she has plenty of documentation from doctors and the national institute of health; I got a whole folder of documentation on

the effect of Chlorine. It is just an added advantage of having your own well, you want to make people feel good about it, and this is something that is a positive.

Vinnie would like to get thru the contract with Hopedale before we do anything. Only because when this all blew up you said we were going to work on a solution. Well let's get the temporary solution in place, which would be to hook up with Hopedale. Then like I think we discussed in meeting before, then we would have plenty of time to discuss these wells. Vinnie told Shirley that it's like she wants every thing to happen like this and it's gone take some time. You're not going to force people to go to wells. Shirley said that the Selectmen wanted a hearing. Vinnie told her he did not care what the Selectmen wanted they don't run this board.

John D'Amelio had some questions and Vinnie gave him some background on some of the properties that could become public water supplies if taken off town water line at a very large expense. Shirley said that she is going to approach Hopedale and ask them if they will allow the present business to stay on the public water and she thinks Hopedale will go along. Vinnie asked about the other 135 people that have live in this town for 40 or 50 years they are out of luck. Shirley said that is a separate issue. Vinnie is not sure if you're going to fight for one you fight for all. Shirley said no, no you don't. John asked if the system is going to be up and maintained. Vinnie said that it was never discussed with Hopedale that they would leave this system on after we went to private wells. John asked if it was part of the negotiations. Vinnie told him no, it would have to be something we add in.

John asked that don't you think the two best alternatives rather than being at Hopedale or Milford mercy is your own well to supply that system or your own individually wells. John wanted to know if the board was in favor of that. Vinnie told him the only thing holding us back from our own well is probably the three people that sat before you here a little while ago because they won't support a public water system in this town. Vinnie also explained if the 138 people come to one of these meetings saying we want to keep our town water. Well now we have obligation to them as an elected board to go to the town a petition it again. These people don't want wells; they want a public water supply and willing to pay for it. If they are willing to pay for it in betterment you can't stop it. Shirley said that is only 5% of the people, you can't have 5% of the people force what they want onto the other 95% of the town. Vinnie told if the other 95% of the people are not paying for it Shirley, he does not see what they have to say about it. Shirley said that you're talking about putting the whole town on public water. Shirley said that is not going to happen maybe 50 or 100 years. Vinnie and John both said no.

Shirley said that you don't want me to send any of this then, it is up to you I have no say about it. Vinnie asked her what do you mean you have no say. We are a three-member board. Shirley said that it is two against one. Dwight and Vinnie both said no. Vinnie told her not to go there. Dwight said you don't want to look at it like that; we are not here to gain up on you. Shirley said she just want a clear answer, is there any part of this you want me to send or nothing at all. Dwight told her that there are good parts of the letter; people get board with these things rather quick. Cancer got to go. Also the history part it is good but your going to lose them by giving too much information.

The commissioners discussed the Bellingham contract verses the Hopedale contract. Their biggest concern is to keep the water flowing. The previous board worked very hard on trying to get some kind of contract. Vinnie thinks this contract with Hopedale is better than the Bellingham. Dwight agreed. Vinnie and Shirley will meet with Hopedale on Thursday, April 14. If there is not a revised contract the commissioners are willing to sign the contract. Then they will discuss at their next meeting on April 21 having a public hearing and sending letter to the water customers. They also wanted to see if Joyce Gilmore could attend that meeting.

Vinnie wanted to make clear for the record obviously Shirley has hard feelings towards him. Shirley replied yes I do. Vinnie believes that they are pretty unfounded. Shirley said well I don't. Vinnie does not believe that he had threatened her or her family, if he had done it in front of Town council that would have been stupid on his part. Vinnie is sorry that she feels that way business is business and we will keep going on with business here. Shirley said all right. Vinnie said he is a firm believer that even though you have contact ethics, it has not happened until he hears from them and he has not heard from them. Shirley said all right. Vinnie has talked to his attorney about it, so when the time comes then it will be addressed. Until then it should not have any barring on this Water Board. Vinnie again told Shirley he sorry that she feels that way. Dwight added his own comments we are this close let's keep all of us keep our eye on the ball and keep our personal feelings any of us have. He knows what he is here for and the rest should also. Vinnie told Shirley that he has complemented her in any way he could about the work you do here.

Dwight made a motion to adjourn the meeting. Vinnie seconds the motion. All members agreed. Meeting adjourned at 8:52 p.m.

Approved August 16, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Thursday, April 21, 2005

Meeting called to order by Chairperson, Ms. Shirley Smith at 7:07 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present. Missy had to bring her daughter Katelyn.

The Commissioners reviewed the contract with the Town of Hopedale. All seemed pleased. The Commissioners decided to have an informational for the water users for Thursday, May 6, 2005. They will have send letters to the water users letting them know about the meeting. The Commissioners discussed what would be put in the letter for the water users. At the meeting they will discuss the rates, the different options and what the commissioners have been working on. They will meet at 6:30 p.m. and start if information meeting part at 7:30 p.m.

The Commissioners discussed the letter sent by Henry Papua of Milford Water Company. Shirley gave some background because you were there. Bob and Shirley were working on this and they were very excited. This developer was going to give us the Zone I, he was going to put in the well, and put the pipe in when he put in his roads. It was wonderful, it was affordable but of course the Selectmen shot it down. Vinnie asked this was brought to the Selectmen. Shirley said yeah, yeah. Shirley explained that there was a developer from Franklin and after dealing with the property owner for about a year to a year and a half this developer gave up.

Vinnie said that he remembers Shirley bring this to us when we first got on the board. Shirley said that you were totally against it. Vinnie said he was against it because Shirley never mentioned anything about the land. You only said something about the well for \$50,000.00. Shirley said no he offered the land. Vinnie asked Dwight if he remembered. Dwight said without looking at his own notes, he remembers discussing. Vinnie said he remembers discuss the well was nothing compared to the waivers that he would be looking for from the Planning Board. Shirley said the deal fell apart and the property owner is developing him self and wants no part of public water.

Shirley explained the well that was going to put in had to be under 100,000 gallons a day at peak use. It was just for those people and they did hope to include Grist Mill. The water use would have to be cut back. Our average use is 33,000 gallons a day, at peak use that would be 66,000 gallons a day. You add on to that and you can't go over the 100,000 gallons. Shirley said that she worked hard on this. She talked to Paul Anderson at DEP because the developer had to have this in two years because he wanted to put the pipes when he put the road in. So Shirley asked Paul is there any way you can do this in two years, and he said that if it was under 100,000 gallons it does not come under the water management act, which protects the rivers. And if Bob Zimmerman does not make any trouble for us, and you come and practically sit on our doorstep and keep pushing it then we can do it in two years. Over 100,000 gallons than forget it your looking at 9 to 10 years.

Vinnie wanted to mention some thing for the record. He has not had a chance to read it but there is something in the Town Cryer. Shirley said that she had not read it either. Vinnie said well you wrote it. Shirley said not she did not write it. Vinnie said that it was the last straw and he has contacted his lawyer. And his lawyer will be contacting our town counsel, probably Dwight, Missy and any one else involved in that room. Shirley said okay that's fine. Vinnie said you know it is totally unfounded. Shirley said that is not true Vinnie. You know what you did and you know why you did it. Vinnie said why don't you tell me in front of these two people that sat at all the meetings. Shirley said that you had no right to do that. Vinnie asked to what. Shirley said she is not going to discuss here because she has not read it. Vinnie said no you should discuss it with me because you are accusing me of doing something that he did not do.

The only thing Vinnie told Shirley in their phone conversation and he does not mind this being taped because he talked to his lawyer and any one else involved. Mr. Rosenfeld called Vinnie and told him what was going on and he told Shirley that he was livid with us. And he said that we should get him in and discuss it just to keep us out of a law suite. Shirley said that's not true at all. Dwight said to Shirley he was not privy to the conversation between Abe Rosenfeld and Vinnie. But right after he talked to Abe (Vinnie) he called Dwight saying that he is pretty mad. Thinking we let him down, by keeping him out of the loop. Dwight thinks that he just happened to pick Vinnie because he knew where to find him.

Even thou Abe Rosenfeld is not a Mendon resident he had worked with previous water boards. And Dwight could appreciate his concerns at the time being left out of the loop and seeing and hearing things from other people. Dwight feels that any one can call any of them. The fact that Vinnie worked for Abe in the past, Dwight really has a hard time seeing a conflict because he was not in his employment over any project that is concerning the Town. Shirley said all she knows is that Vinnie called her on December 27, 2005 at 12:57 in the afternoon and she said Vinnie acted scared to death. Vinnie said no. Shirley yelled back yes you did, I know how you acted, Abe called me and he never talked to me like that. He is going to sue me, he is going to sue you and sue the Town of Mendon and bring the Town of Mendon to its knees. Vinnie said that is what I said. Shirley said even if it costs him a million dollars. Vinnie wanted a chance to say his side. Shirley said wait a minute she continues to say Vinnie told her that he is going to lose his (Abe's) work. Vinnie said he never said that to her. Shirley repeatedly said yes you did. Shirley said she went to the office and talked to Missy about it and she felt sorry for him. She did not think Vinnie should attend the meeting because no town official should loose work over this. Vinnie told her that would not be the first time. He is not so worried about loosing work. He lose hundred of thousand of dollars when he was on the planning board. Shirley said then you called me up on Missy's phone and you were screaming at me. You and your son better watch out. Shirley said that she was shocked. Vinnie wanted to know what he was screaming about.

Shirley said that he was screaming about Shirley had no right keeping him out of that meeting and that he had a right to be at that meeting. Vinnie said now that you have vocalized your self let me. Shirley said just a minute. Shirley said then her son Gary came in and she talked to him. Shirley said that her son wanted to tare him for limb to limb. Shirley said no the town wants us to work together that will make things worse. She then said Vinnie came in later that day and said he would not be at that meeting.

Vinnie asked if this was a dream. Shirley said not it was not a dream it happened. Vinnie asked her when did it happen. Shirley said that was enough, this is ridiculous it happened. Vinnie told her to calm down there is a child here. Dwight said to Shirley you have made a case to the ethics board, he asked Vinnie if they had contacted him, Vinnie shook his head no. Dwight said let the ethics board sort this out. Dwight was he was not present for any phone conversations nor he does not know what happened in Missy's office. But this is the wrong place to ask her what happened. Shirley then said she even went to Peg about this, why would she go to Missy about this and Peg about this if it did not happen. Shirley said this is ridiculous and she does not lye. Shirley told Vinnie that they got along great until Abe came into the picture. Every thing was going well. When Abe came into the picture everything changed. Vinnie said that's because you don't like Abe. Shirley yelled no, I don't know him. Vinnie said just like you don't like Henry. Shirley said that she has good reasons on to like Henry. Vinnie said every time Henry's name was mentioned in our meetings you always go defensive. Shirley said that Vinnie always defended him with his last breath. Vinnie said that he defends what is right for the Town of Mendon. Shirley said that he (Henry) never did right by the Town of Mendon. Shirley said that she has a justified case against Henry.

Shirley said that she said what she had to say its all true and let the ethics commission sort it out. Vinnie said you don't want to hear my side because I remember calling you. Shirley said she remembers the conversation. Vinnie asked let me say what happened so it is on the record. When I called you it was the same conversation I had Dwight. He explained I have never heard Abe Rosenfeld that man as upset as he was in all the years that he has know him. He told Vinnie exactly what you just said about being left out of the loop and he would bring Mendon to its knees in a lawsuit. Vinnie told him to wait a minute and told him to call Missy and get on our agenda and we'll discuss it. That is the best thing to do come to the meeting because I can't discuss this with you. Vinnie called Dwight and privy him and then he called you and I told you that he just had this conversation with Abe and just what I said. He told Shirley that we just need to get him in and need to talk to him and we suggested that we do it with Town council so that every thing was above board. So Vinnie does not know where this threat came from. The only thing he was trying to do was to keep this town out of a lawsuit. Shirley yelled you were tying to scaring me. Vinnie asked why was he trying to scare you, did I scare him. Shirley said so that she would go along with that vote. That vote never should of happen. Vinnie asked why that vote saved this town millions of dollars in a lawsuit. Shirley told Vinnie that the vote was based

on a false premise. There never was any vote on whatever date it was that letter that Bob wrote. Vinnie said you did not vote on any thing. Voted to send a letter to Hopedale asking them. Shirley interrupted and said that Vinnie said that we had to have it. Vinnie told her he didn't say it Town Council said it.

Dwight said we did it on the advise of Town Council and after reexamining letters from the Milford Water Company and previous boards, just morally and lets leave the legalities out of it, Dwight believes it was our right to stand behind pervious boards original decision based on the information they had from Milford Water Company at the time. Shirley said the previous board there never was a vote. Shirley said to Vinnie you said that we had to vote. Vinnie told her he never said that, town council did. Mr. Rosenfeld lawyer sat across there and said he was talking to Stan, and go back and listen to the tapes, all he suggest just send a letter to the Town of Hopedale asking them to consider us (Grist Mill) for water that takes you people out the lawsuit. Stan said that great. Shirley said that she would draft the letter you send it to him (Stan). You two voted on it not him (Vinnie).

Shirley came back with it was based on a false premise that vote because of past boards. Vinnie told her you did that on the recommendation of Mr. Rosenfeld's lawyer and our Town council not any thing I said. Vinnie told Shirley that she is her own person if you did not want to vote on sending that letter you shouldn't have. Shirley agreed that she shouldn't have. Shirley added that you should not have been sitting there glaring at her and leading her thru what to say.

Dwight said this is no long about water board issues he made a motion to adjourn the meeting and cautioned the both of them and let the ethics commission sort this out. Vinnie seconds the motion.

Meeting adjourned at 8:15 p.m.

Approved October 24, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Thursday, May 5, 2005

Meeting called to order by Chairperson, Ms. Shirley Smith at 7:00 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present and certified water operator Tim Watson.

Vinnie made a motion for the commissioners to reorganize after the Town election that was held earlier in the week. Dwight seconds the motion.

Vinnie makes motion to nominate Dwight Watson Chairman of the Water commission. Shirley steps down as Chairman and seconds the motion. Both agreed. Dwight accepts the nomination. Motion carried as Dwight as the new Chairman.

Tim Watson discussed the proposed rates that he came up with. Tim gave the Commissioners a brake down of water usage at the current rate and two possible new rate structures. One option is a \$95.00 minimum up to 1,900 cubic feet. The second tier to that would be \$5.00 per hundred cube feet for 2,000 cubic feet and up. Second option is \$50.00 minimum for the first 1,000 cubic feet, \$5.00 per hundred cubic feet from 1,100 cubic feet to 3,500 cubic feet, \$5.50 per hundred cubic feet 3,600 cubic feet to 9,900 cubic feet and \$6.00 per hundred cubic feet from 10,000 and up.

Tim told the commissioners the second option these rates force conservation. These rates should cover your budget; you should not go in the whole. The commissioner explained that any money received that is over their expenses would go into an account to help pay for maintance of the water system. This would not be a profit. Tim explained that these rates for a quarterly billing not semi-annual. So every thing would have to be doubled.

Vinnie made a motion to sign the Hopedale contract to supply us water for the next two years as soon as it is ready. Shirley seconds the motion. All members agreed. Motion carried.

Tim has received three quotes for the master meter they ranged from \$8,800.00 to \$10,000.00 and he will forward them to Missy in the office. Tim went to 12 Talbott Farm Drive, Arons residents; the outside meter was read wrong. The actual reading was 201300 not 229300. Tim will test the meter to make sure it is running fine.

Tim told them that next Sunday, May 15, 2005 from 9:00 p.m. to 5:00 a.m. night he would be flushing hydrants. They will put an announcement on WMRC and cable.

Vinnie talked to Henry again about that letter. He can't give us a letter it has to go thru the boar of directors. Henry told Vinnie that Milford was probably not an option. Vinnie said that Milford is off the table.

Dwight gave interdiction of all the board members, the certified water operator and administrative assistant. He discussed the Hopedale contract that they discussed earlier. Dwight also explained the increase rates and some of the low end users might have that large of increase. But those who are heavy users will see a large increase. Especially those who have lawn irrigation or swimming pools using town water. Dwight told them they would answer any question the best they can.

Beth Cutler from Bates Street asked if Hopedale water was a private company. Dwight told her that the Town of Hopedale owns the department. She asked she thought towns could not make a profit. Dwight told her is contract has gone before our town council for Mendon and Hopedale and that questioned was asked and it has cleared the legal hurdles at this time. Hopedale can justify it.

Vinnie explained on option is for every one to go back to private wells. The more we look into it we do have some places in town like business and a church that would have to become public water supplies and we have fire hydrants that we would hate to give up. Shirley added that there are some advantages to private wells for example no water police telling you when you can water, no water bill to pay, no worries of the chemicals that are in town water. They looked into this because there seemed to be no other option but it would be a last resort.

Vinnie told them that the last year was spent working on a contract for water and believed they worked out the best contract they could. They tried to go to Bellingham but they did not think it was a good deal at all. Shirley spoke about the Bellingham contract and how that would have worked.

Vinnie asked the water customers that are in attendance what do you want us to do. We work for you, we are elected by you and we are here to serve you in the best interest. But we want your input on what to do, how do you feel about private wells if it is something you want us to pursue. They talked to a well driller about how much it would be to drill everyone a well and try to get a package deal. They would try to get a blanket loan some thing similar to the Title V program. Instead of a water bill you would get a well bill. A good well including every thing could range from \$6,500.00 to \$8,000.00.

Dwight told the users that this is a temporary contract for only two years. He also explained about Milford Water Company that to put our own pipe from Milford to Mendon and cut Hopedale out, is not an option. They did cost projects and was going to be a million one just to lay the pipe. Shirley added that she had attended two state conferences Milford has been cut back on its water; they just do not have the water.

There was a question about why Hopedale has town water and Mendon does not. Tim and the commissioners gave some history of the Milford and Hopedale system. Tim also followed up with about making a profit. A municipal water system can make money in order to pay for capital project.

Paul Drennan of Edward Road question about lots that might be too small to have a private well with a private septic system and what would happen with those lots. They could ask the board of Health for a variance from the private well regulations. Pat Vendenberg questioned about the church and the business and whether or not they could get a well. Vinnie told her that they would have to go thru more to get a well. Some residents expressed their happiness of having public water and not having a private well.

Vinnie suggested that there should be some site work to be done and test some spots and get some cost estimates for putting our own well in. We also might have selectmen that would be more open for discussion about town water. Resident would like a dollar amount for putting in the well. Dwight explained that their first objective was to get the contract with Hopedale. Now we can work on a long-range plan.

Tim made a suggestion that Mendon contact DEP have them come into this town in the area of the 138 customers and do a walk. To let you know yes these 138 users can have private wells and that you don't need a public water supply. The other suggestion he made was to go to town meeting an appropriate approximately \$14,000.00 for monitoring wells. This is for pump testing and analytical testing.

Brian Massey asked if the decision is to go back to private wells, if some lots are big enough to have a well but some lots are just too small what will happen. Vinnie told he before you do any thing the worst lots would be tested first. If you can't then that option comes off the table. Brian asked has anyone looked at those lots. Vinnie told him that we really not here to discuss that this forum is for to find out what the water users want to do. Dwight explained that the well issue either works for all or for none. They were working a short-term plan, now they can work on the long term.

Some residents felt the commissioners have not done enough. They would still like to be informed on what the status of the things going on. Dwight told them once we have made more progress and the commissioners might be asking the water users to attend a Selectmen's meeting. Dwight thanked the customers that did attend the meeting. The commissioners found it very useful and helpful. The commissioners will be meeting soon with the Board of Selectmen.

Vinnie made a motion to adjourn the meeting. Shirley seconds the motion. All members agreed. Motion carried. Meeting adjourned at 9:45p.m.

Approved October 20, 2005



Mendon Water Commission
Agenda
Tuesday, May 17, 2005

Review mail, review Hopedale contract and sign if board approves

Discuss complaints about hydrant flushing

Review minutes – May 27, 2004, December 2, 2004, January 19, 2005, and March 8, 2005

Sign bills

7:30 p.m. – Tata & Howard – Sharon Cutler, member Board of Selectmen

Approved August 16, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, May 17, 2005

Meeting called to order by Chairperson, Ms. Dwight Watson at 7:00 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present.

Representatives from Tata & Howard were going to be attending later so the commissioners took care of some housekeeping issues. Shirley asked if Karen or Don from Tata and Howard. Vinnie told her that Karen was coming. Shirley was happy with that. The office has received complaints that water customers were not notified properly about hydrant flushing. They want a letter sent to them directly. The commissioners followed the proper procedures for notification.

Dwight went to look at the hydrant at Bates Street, passed Edward Road. Shirley said that she knew exactly which one it was. Dwight said that there is some water leaking from the hydrant not very bad right now, but will have to be dealt with.

The record did not show whether or not the commissioners had voted and approved these minutes so the administrative assistant asked them to review and vote if they were correct.

Vinnie makes a motion to accept the minutes from May 27, 2004, December 2, 2004, and January 19, 2005 as written. Shirley seconds the motion. All members agreed. Motion carried.

Shirley made a motion to accept the minutes from March 8, 2005 as written. Vinnie seconds the motion. All members agreed. Motion carried.

Shirley is working on the CCR if any one has anything to add please let her know. Lynda will be coming in to help her with it. Shirley said that the CCR is a very good vehicle to get out any information we want to give to the customers. The commissioners signed bills.

Shirley said to Dwight that she has talked to Jean and she could only come up with nine acres on that land. Vinnie asked what land? Dwight replied Linda Varney's land. Vinnie said that there was 10 point something acres there; Linda told him there is 12 acres. Dwight asked is she combined parcel or two separate parcels that she owns or did they buy something. Shirley said that Jean spent quite a bit of time on this and could only come up with nine point something acres. Shirley said that you have to remember that adjoins wet lands in the back of the Pop N Kork and that can be included, because that is under the control of DEP. Vinnie said that you can use any thing even that house that's there you can use part of their property as the buffer. Even though you almost take it by eminent domain, but they still have the rights to use it. Dwight said that your right it like an easement. Shirley said that you don't have to own it but you have to control it. Shirley said that it is sand and gravel under there so it should be plenty of water so that's good.

Missy went and got her smaller copy of the assessors and looking at the map it is 125 Hartford Ave East and there is 10.75 acres. Shirley said that should be fine, I don't see any problem. Vinnie said that the

best part, I think Dwight told you; they might be willing to do a land swap. Dwight said that he had not gotten into that with Shirley and told Vinnie to get Shirley up to speed about what we talked about. Shirley said that she did not know about a land swap.

Vinnie said that when he first talked to Linda he told her that we want to test a piece of your land. She said no. He told her that it was not the farm; it is the piece down by the airport. She said oh okay, I thought you wanted to get on the farm. He said that why I wanted to talk to you, I did not want you to get upset. She told Vinnie that she would not have a problem with that. She said that she can't build on that property any way because of the airport. Shirley said that Dwight had told her about that. Mrs. Varney told Vinnie that there is a piece of property that the Town owns that abuts her property. She said that its only about seven acres. She said that we would be willing to do a land swap.

Shirley said that yeah but the Towns own it, what seven acres are we talking about. Vinnie said by Cahill's. Dwight said that you know where her other farm is, off of Providence Road. Shirley said yeah. Dwight said that it would be right there. Vinnie said that it is where Thayer Road went thru and then the Town discontinued it. The parcels of the road went to the homeowners. Shirley asked if the town would be willing to do that.

Karen Pighetti from Tata & Howard has entered into the room along with Selectmen Sharon Cutler.

Vinnie said that land Shirley is at the end of Thayer Road it is land locked. Sharon agreed that it is about eight acres. Vinnie said that it abuts her land. So it is useless to anybody because it is land locked. Shirley said oh okay, because she was going to say that if those seven acres of land was valuable than land across from the airport Town might not want to. Dwight said that knowing Linda like he does, she is thinking that it enhances the farm property that's all. Vinnie said the only question that came up is that the part that abuts that cemetery. Sharon said the old Cook's cemetery. Shirley said that this is looking better all the time. Sharon added that it abuts Cahill's property too.

Shirley told Karen that we have a new piece of land. Karen said that she has not seen it. Shirley explained that it is right across from the airport. She has a map that Mike Zillich gave her it shows that it is all sand and gravel under there so that's good. Karen agreed it was good. Shirley said that joins with the wetland of Pop N Kork and you couldn't build on it because of the airport. So it is pretty worthless. Karen said okay.

Sharon asked if the Water Commission had any information about the water line back in 1956. The commissioners have some but not what Sharon is looking for, she will ask Margaret the Town Clerk to do some research for any vote to spend money back in 1956. Sharon wants to know if the Town of Mendon paid or did the water users pay for it. Shirley said that no it was not betterment. Shirley said that she has a whole file. Sharon said that she would check with Margaret because they would have to accepted federal funds. Shirley said that originally they were going to get federal funds and the government loaned them \$3,000.00 to do the plans and we never paid back the money. Shirley said that she has files with nasty letter from the government demanding the money.

Sharon said that we got \$3,000.00 for the study; we have to find out how the articles were originally worded because if the town paid for it as a whole to give water to a section of the town presidents has been set. Vinnie said that the homeowners down there are so bent on keeping their own water; he does not think it is a concern of theirs to pay betterment to an extent. Sharon asked about Grist Mill 55 units come on that Abe is building how is their betterment going to go down and those 55 owners are going to pick up the betterments. How does that work? Vinnie asked if they are built after the well is on line, then he will have to pay a hook up fee. Vinnie added that we would have to have to extent the water main to the project. Sharon asked if they will accept betterments for the outstanding loan for the wells or are they going to come on board free board. Vinnie said he did not know. Sharon said those are the types of questions. Sharon asked the more people added the betterments would be reduced. Vinnie said he would assume so.

Vinnie also explained that if this site works we would probably have to extend the main to Route 140 and Talbott Farm because we need to make a loop to keep that water moving. Shirley agreed and added that we have 5 dead ends. Dwight said that he knows it is a sell to the people in the center or on the Uxbridge town line and Upton line. He said that it was made clear to them and the way this board views it if we let town water go, the system will never get up and running again. Sharon added it also would be regretful.

The commissioners then started talking to Karen from Tata & Howard about their proposal. They reviewed the different phases of the proposal. This would be for 5 test wells, 50 feet deep. They would look at the site to find where the best location for a well. They would have Ted Maureen from D L Mare who is a hydro geologist. He is very good. Shirley agreed. The reason Tata & Howard goes with him is to make sure of DEP requirements. They will then have the wells drilled and do a four hour pump test on each well to see the characteristics of each well are, the flow rates and best location. They will take all that information and prepare a letter for you. They will then contact DEP and get them on board. They feel it is better get DEP on board from the conception of a project. This way they won't run into any roadblocks later down the road.

The next phase of the project is the site exam that is when DEP comes out to town Tata & Howard will walk the site and look at any environmental issues. They will have a proposal for them for the best location for a well is, and this is what we propose DEP will either say okay or give some revisions example pump longer or pump is shorter. They will then prepare a pump test for DEP and hopefully they will approve it.

Then you go into phase three where they will install a well in the same location as the test well. They will then do a pump test report and submit to DEP for approval. If they approve you go into the design phase, which is, phase four.

Dwight asked what kind of time frame we would be looking at. Karen told him because this is a low capacity source, in general if it is 70 gallons per minute or more your looking at water management act permit, there is a lot of additional permitting and paper work. As long as you keep it under 100,000 gallons per day, it should take about a year to year and a half, if every thing goes smoothly. Dwight thought that was great and a day of good news.

Sharon said that she is all for getting this to be Mendon's problem; we have to stop depending on our neighbors. We cannot do it any more we are too big. The commissioners told Sharon that they are going to need help from the Board of Selectmen.

Dwight asked Karen assuming that everything stays on track and is up and running in a decent time frame and the water use is as it has been. What about any expansion of the system, what impact would that have. Karen told him you would have to see the capacity of the well if it will handle additional people. You might have to go for an amended permit and go before DEP and tell them you need to increase your withdrawal rate. If you surpass the 70 gal per minute rate you will have to go thru the water management act. Sharon asked what does that mean. Karen told her that it is a real pain.

Shirley said that the water management act of 1985, which is all about the rivers. They were worried about ground water and surface water, which is all connected. The aquifers run along the rivers. When they were taking so much water out the river flows went down and no one paid any attention until 1995 the Ipswich River went completely dry and then they started pay attention. Sharon said that her question to Karen was what does that mean. We have a well up and running and we want to expand it and it will drive the consumption up. Karen said that once it goes to the water management permits process it will go out for public comment, which can cause all sorts of problems. Sharon asked if it was just with in the town and Karen told her no. Shirley said that if it hurts the river they will say no. Karen

told Sharon that DEP could put restrictions for example you might have to monitor a certain river and watch these wet lands it could be up to a year or even more before they would come up with a decision.

Vinnie asked if you put another well in that would still a minimum use well. Shirley said if you're taking from the same aquifer. Karen said but if it is two different sources. Sharon said for example we have one on Bob Cahill's property. Vinnie added or on Teresa Road or even Providence Street where they have done test wells, you're a mile and a half away. Karen said that your permit would be per well. So under the water management act you would get an original registration, they will take the last three years water use and give you a maximum withdrawal amount and then an average daily withdrawal. So if you whole capacity of your system exceeds 70 gallons per minute you would have a water management act.

Vinnie thanked Karen for coming out because Dwight and himself are not as knowledgeable. Dwight added that Shirley is a wealth of information and has educated Vinnie and himself. Vinnie agreed. Dwight also thanked Karen.

Sharon and the commissioners had questions on whether a DPW would be needed or a full time operator. Karen told them it really depends on the out come of the project, if there will be treatment needed and other things.

Shirley makes a motion to adjourn the meeting. Vinnie seconds the motion. All members agreed. Motion carried and meeting adjourned at 9:05 p.m.

Approved August 16, 2005



Mendon Water Commission
Agenda
Tuesday, May 31, 2005

Review and discuss special town meeting for June 27, 2005

Review and sign delinquent bills

Review minutes for February 15, 2005 and March 29, 2005

Review mail and sign bills

Approved July 12, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, May 31, 2005

Meeting called to order by Chairperson, Mr. Dwight Watson at 7:01 P.M.

Dwight Watson, Vincent Cataldo Shirley Smith and were present. Missy Kakela-Bottoms the administrative assistant was also present.

Sharon Cutler from the Board of Selectmen was present.

The Commissioners discussed the June 27, 2005 special town meeting. The Commissioners told Sharon they were still unclear about whether or not they have to go out to bid for the exploration of test wells. Peg will fax a copy of Tata & Howard proposal to Town council. Sharon and the commissioners will feel better if they had a legal opinion.

Sharon asked if the commissioners had a list of the test wells that were done in the 1940's. Shirley said that she had that information on all of them and would pass it on to Sharon. Sharon asked if they were on town owned land. Shirley replied that no they were not.

Shirley asked if Linda Varney's land does not pan out, does the commissioners want Tata & Howard to look at the land lock piece of land near Bates Street and Edward Road that Don Keller told her about it. Vinnie said that we would have to look at another site if this one does not work and that is near the system but then we will have land costs. Shirley said that we would have to give some thing to Linda Varney. Vinnie told her that it would be a land swap.

Sharon thinks that the commissioners should send a letter about the June 27, 2005 special town meeting. Sharon heard that if you have a municipal water system you have to have an aquifer protection by-law is that true. Shirley told her only in you go over the 100,000-gallon, DEP would like us to have it but it would not stop them.

Sharon thinks the best way to present this to the people that we have to stop depending on other towns. Vinnie told the commissioners there might be a change we can get some State or Federal money to help with the system.

Sharon went over some of the history the water system she found thru town reports and town meetings. Sharon found out that back in the 1940's Mendon was not a 100 % assessment. Those who hooked up increased their assessment by 10%. This could not be done today. Any one new hooking up also was done the same way. Sharon said that is another question if the original hookups were the only ones paying for this or will the betterment increased by any one else coming on board. Vinnie believes that if additional hook ups came on board the betterment would decrease for the existing people. Sharon wanted to know if a contract is signed for betterment or is it just assessed. Sharon said that this is feedback of questions that she has been asked. Sharon would like to commissioners to send a letter to the water users about the June 27 special town meeting.

Sharon told the commissioners that look at the history she found in the past when test wells were done the money was raised and appropriated at town meeting. But if the test wells work out and work out the transfer of land, the balance should be picked up by betterment. The commissioners thanked Sharon for her time and will be talking to the Selectmen soon.

Dwight signed delinquent water bill letters. Vinnie made a motion to accept the minutes from February 15, 2005 and March 29, 2005. Shirley seconds the motion. All members agreed. Motion carried.

The commissioners set the June meetings for the 14th and 27th.

Dwight read the proposed water rates as presented to the commissioners.

\$50.00 minimum for the first 1,000 cubic ft.

\$5.00 per 100 cubic feet from 1,100 – 3,500 cubic ft.

\$5.50 per 100 cubic feet from 3,600 – 9,900 cubic ft.

\$6.00 per 100 cubic feet from 10,000 cubic ft. and up

Vinnie made a motion to set new rates as read by Chairmen Dwight Watson and this will be a six-month billing to be revised at a later date. Shirley seconds the motion. All members agreed. Motion carried.

Shirley made a motion to adjourn the meeting. Vinnie seconds the motion. All members agreed. Meeting adjourned at 8:40 p.m.

Approved July 12, 2005



Mendon Water Commission
Agenda
Wednesday, June 15, 2005

Discuss town meeting

Review CCR

Review minutes from May 31, 2005

Sign bills and review mail

Approved October 20, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Wednesday, June 15, 2005

Meeting called to order by Chairperson, Dwight Watson at 7:01 P.M.

Members present for the meeting Dwight Watson, Vincent Cataldo, Shirley Smith was late. Missy Kakela-Bottoms the administrative assistant was also present.

Vinnie gave an update on the meeting with the Fincom for the special town meeting on June 26, 2005. Fincom will back the water commission. There are questions on how it is going to be paid and who is going to pay for it. The commissioners are unsure of that because this is just exploratory work to be done to find out if there is even water. Once they find out where the water is they will then have to go out to bid for the rest of the project.

This will not be called a betterment because the pipes are already in the ground, there will have to be some kind of surcharge to the water customers to pay for the project. Shirley just came in to the meeting. Vinnie said until all the figures are in we really can comment on how much it will cost at the special town meeting. At the Fincom meeting, Ken O'Brien expressed concern about if 40 or 50 people get off the system. Shirley said that from what we heard at the information meeting that is not going to happen. She said especially if we can stretch this out for twenty years. They will hardly even notice it. She also said that she knows that Vinnie will want to keep the rates high but she disagrees with that, because if we do these water rates will be lower. Vinnie said until we have final cost, we wouldn't be sure. Vinnie added that we have to watch out for our maintenance accounts. Dwight agreed. Shirley said but if we are not paying a high amount for the water.

Shirley believes that Tim should be able to handle the maintenance of the system because we are so small. She said we should need very little treatment unless there is some contaminates. When you draw vast amount of water you can draw in contaminates from miles away. Shirley said the little bit we are going to take, there shouldn't be a problem.

Shirley attended a Box Pond meeting and in Bellingham they get \$4,000.00 a month to put a cell phone antenna on their water tower. So Shirley talked to Tim about it and it is a great idea and that he was getting \$50,000.00 a year for two. It is just an idea.

At town meeting the commissioners will only answer questions pertaining the exploration of the well drilling and nothing else at this point. There rest will have to go out to bid. The commissioners would like to have Karen from Tata & Howard to attend special town meeting just in case.

The Commissioners reviewed an e-mail that Sharon sent to a Michael Plumb about the exploration of testing for water. He came back with all sorts of comments. Which the commissioners agreed should be asked once we find a proper site for water. Dwight wished that Sharon had told them she was going to ask the commissioners first before bring someone else. Shirley agreed. Vinnie said this is what happens when too many people get into the pie. They micro manage. Dwight added how did we get the Hopedale contract done. We did it our selves quietly. This is how this needs to be done. Vinnie said he hates to use the words secretly but we have to know where we are going, what we are doing before it goes out. If it goes out then all you do is give 100 people a 100 different questions to ask that you don't have answers.

They discussed the land swap deal and that is should be tested first. If a good source is found then at the next phase disclose where land is and the owner. Because until then if the land is no good then there is not deal and then we have to add the price of the land. Shirley said that the \$300,000 is not a lot of money for those nine acres off of Bates Street and Edward Road that is land locked. Shirley said that Jimmy Gentilott is trying to buy so that it can be developed.

Shirley mentioned that in the e-mail he talked about the Mill River, which makes her believe he does not know how little water we want should not affect the river. Vinnie agreed that he does not know what he is talking about. Shirley added we have to keep an eye on the rivers or DEP will insist we keep an eye on it.

The Commissioners reviewed the Consumer Confidence Report that Shirley worked on. Dwight was very happy with Shirley's work. Vinnie also agreed he said she did a great job. Both were very happy and thanked her for her hard work.

Vinnie made a motion to accept the minutes from May 31, 2005 as written. Shirley seconds the motion. All members agreed. Motion carried.

Vinnie made a motion effective July 1, 2005 the Mendon Water Department will be going to an odd/even outdoor water ban until further notice. Any users violating this water ban will be fined. Those customers who have private well for irrigation must be posted. Shirley seconds the motion. All members agreed. Motion carried.

The Commissioners will meet at 6:00 p.m. at the town hall prior to attending the special town meeting.

Vinnie made a motion to adjourn the meeting. Shirley seconds the motion. All members agreed. Motion carried. Meeting adjourned at 8:32 p.m.

Approved October 20, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Monday, June 27, 2005

Meeting called to order by Chairperson, Mr. Dwight Watson at 6:01 P.M.

Dwight Watson, Vincent Cataldo Shirley Smith and were present. Missy Kakela-Bottoms the administrative assistant was also present.

The Commissioners discuss how they would handle town meeting tonight. They agreed to be united before the people, and be on the same page. The Commissioners ran some figures, in case they are asked.

Vinnie made a motion to adjourn the meeting to Miscoe Hill to attend the special town meeting at 6:45 p.m. Shirley seconds the motion. All members agreed. Meeting adjourned to Miscoe Hill.

Approved July 12, 2005



Mendon Water Commission
Agenda
Tuesday, July 12, 2005

Tim Watson – Certified Water Operator

Review contract with Tata & Howard

Discuss water ban

Discuss water billing

Review minutes for May 31, 2005 and June 27, 2005

Approved October 20, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, July 12, 2005

Meeting called to order by Chairperson, Mr. Dwight Watson at 7:01 P.M.

Dwight Watson, Vincent Cataldo Shirley Smith and were present. Missy Kakela-Bottoms the administrative assistant and Tim Watson, Certified Water Operator was also present.

Dwight gave Tim the floor. Tim had ordered water ban signs that are reversible for volunteer and mandatory. He asked the commissioners where they would want to be posted. They decided to post near Pop N Kork, Bates Street, and each side of Talbott Farm Drive. When the new fiscal year starts then Tim will look into replacing the two hydrants.

The Commissioners discussed the water bills. They will allow Missy to do the water bills the best way she can.

29 Bates Street - Beth Cutler came to formally complain about having no water pressure. Tim will stop by their house around 7:30 a.m. tomorrow to check.

Tim wonders if there is a problem in the line or valves. He will have his guys work on the Hopedale side and he will work the Mendon side. Shirley said maybe we need an engineer. Tim told her no. Vinnie wondered if the gates valves needed to be exercised. Tim agreed. Tim will look to see for there is a main gate at Bates Street and Edward Road.

Tim asked if he could look at the contract for Tata & Howard. The commissioners told him to look it over if he sees any thing to let the commissioners know. The commissioners and discussed briefly the water rates.

Vinnie asked Tim if we get our system up and running, is it something you would be able to handle on a part time bases or will it require a full time person. Tim told him it is a part time operator position or you could use a sub-contractor. So there would not be the need for benefits.

Tim had one more thing before he left. According with DEP the process with Mendon, Hopedale and Bedrosian was wrong. They should have never entered into a contract. Whenever you purchase water and sell the same you become a public water supply.

Hopedale is sell water to Mendon and Mendon is selling the water to its customer thru another meter, you should have notified DEP. Filled out the paper work to have a consecutive water system. Tim told them there is two ways to correct this one is buy the water from Hopedale and not sell it give it to them. Don' t resell thru that meter. Vinnie said you mean they would not have meters on their houses. Tim said correct. Vinnie said we would get a bill from Hopedale and just split it between the water users. Tim said or ask if Hopedale to treat it like Route 16, which is very unlikely.

Tim also told them that DEP could come in there once you reach a certain amount of people, DEP could have stopped the house from being built because you don' t have the water supply. Tim said he is going to talk to Paula Caron, the commissioners will not receive a fine. DEP did not realize it no one caught it. Tim will take care of the paper work.

Vinnie made a motion that if Hopedale goes to a mandatory water ban, we will follow suit immediately. Shirley seconds the motion. All members agreed. Motion carried.

Shirley made a motion to adjourn the meeting. Vinnie seconds the motion. All members agreed. Motion carried. Meeting adjourned at 8:40 p.m.

Approved October 20, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, July 26, 2005

Meeting was cancelled by Chairman Dwight Watson.



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, August 16, 2005

Meeting called to order by Chairperson, Mr. Dwight Watson at 7:00 P.M.

Dwight Watson, Vincent Cataldo, Shirley Smith were present. Missy Kakela-Bottoms the administrative assistant was also present.

Deputy Fire Chief Mark Poirier wanted to discuss a few things with the Commissioners. First was the hydrant system on Cape Road. He is looking for any test results or documentation that has take place. Any flow testing, information on hydrant flushing because he will be going for an ISO rating. Dwight told him that a new valve on the Hopedale side had been replaced. Dwight also thinks that it is time the water department and fire department worked together as far as the hydrant are concerned. Dwight offered to have some one from fire attend any flushing or other work. Mark told him it would probably be him.

Mark is looking for permission to grease all the caps and make sure we have flow in all the hydrants. If he has that permission, he would have his men start right away. Vinnie told him that all they would have to do is tell the commission so they could estimate the water use. Mark said it would be minimal, he just wants to make sure that water does flow out, he is not a water engineer, he just wants to make sure that the capes come off and water comes out in the event there is a fire. This is the only section of town that has hydrants and he wants to know they all work.

Shirley said when Tim flushed the hydrants he had a terrible time taking caps off. Dwight asked if he needed our certified water operator for any thing or can you handle it. Mark said they could handle that part because we are not pulling a large amount of water. We are just making sure that the screw that goes down to the ground that shuts off the water from coming out of the hydrant is operable. And to make sure those caps are greased and ready to come off if needed. Vinnie told him that some of the information he is looking for is going to be obsolete and but hard to get. Because of the problem with the flow down there, some did flow tests I think it was Jim Carty; it was at a bare minimum. Vinnie thinks that is partially because of what was going on with that valve that was replaced. He thinks that will all change now, maybe the next time they meet with Tim see if we can get him to do some flow tests and start a whole new record. Now we have a new meter and a new valve that is going to let that water come thru a lot easier.

The commissioners reviewed a letter from Jay Washburn a resident from Bates Street who could not attend the meeting tonight. The commissioners noted for the record they read Mr. Washburn's letter, if he would like to discuss his opinion and come to the meeting they would be more than willing to listen. Shirley felt that he had some legitimate concerns. Dwight and Vinnie both agreed that the letter was not signed by Mr. Washburn so they are not sure if it truly came from him. The Selectmen received a copy of the letter via Shirley e-mailing it to Ken. Ken asked Shirley how she got the letter. Her response was the he e-mailed it to her but was not sure why.

The commissioners discussed the water billing. Dwight introduced Debbie Shaw as their computer analyst, who will answer any technical questions. Michael Kearnan of 5 Parker Road had a question about the new and old rate with the billing. Vinnie tried to explain that the first 5 months the water was being purchased from Milford Water Company. The last month was from Hopedale. We knew this was going to be a problem but not sure how much of a problem. Dwight said looking at it we would have done things different.

Debbie went over the billing with 4 Talbott Farm Drive and 31 Talbott Farm Drive; the billing was done correctly for them. Any bill that was over bill will receive a credit on the next bill. Douglas Aukerson of 6 Edward Road questioned his bill and the commissioners will send Tim Watson over to check the meter. The Commissioners discussed the billing and going from a quarterly bill to a semi-annually and a change of rates. They addressed concerns of the water customers. Dwight gave an update on the testing of land and the two parcels did not test well. They will be testing another two sites

in the near future. Vinnie added he wanted to publicly thank Mrs. Linda Varney for allowing them to test her land even though it did not work. The commissioners thanked the water users for attending.

Shirley was upset that she was not called about the testing of the Varney land. Vinnie told her that Tim had called him and wanted to walk the land Vinnie told him that he could not go and to call Dwight. Vinnie did not walk that land or participate in the testing of the land. Tim called Dwight to have him show him where the land was, he had no idea that they were going to bring any equipment or that Tata and Howard were coming. Dwight did apologize for not calling her but things happened very fast.

The selectmen then discussed the water billing with the water commissioners. They wanted to know how many bills were in error and how will they correct it. Debbie answered there were 42 bills in error and it was on average of \$20.00 and it would be credit for the next billing cycle. Sharon asked about her son's bill and Debbie told her that he would receive a credit. The commissioners want to send a letter to all the customers that will receive a credit.

The Selectmen wanted to discuss the Mr. Washburn, Ken wanted to know if his bill was correct and it was. They discussed the private wells. Vinnie told the Selectmen that they had Darling Well Drilling to get an idea about how much wells cost. For a minimum it is \$4,000.00 with only 20ft. of casing. Ken interrupted and asked with all due respect and he has a lot of respect for what you do, one of the things by being in sales for 30 years "we have to sell this idea" and he has noticed around here and it has taken him three years to realize that we don't sell the ideas we state facts. He believed that the Commissioners are working diligently to get to the bottom, and find out what are all the facts. He also said when you start quoting numbers from Darlings numbers, it seems to him with all due respect that does not mean a hill of beans, because has an inventory been done of the 138 customers. Inventory meaning what's the size of the lots, how many can get wells, how many would need a 50 ft. variance, how many would be on public water supply. And then bring in Darling and any other well digger around and show them the facts you have. Then ask for a price.

Vinnie wanted to stop him right there before he continued, \$4,000.00 that was minimum. Ken said he heard the word minimum. Vinnie added when he (Darling) talked actual, and he is sorry to say because Shirley keeps going back to this \$4,000.00, it is actual \$8,000.00 to \$12,000.00. Ken then said that 8 – 12 is a very large window and there is a big window from 4 – 8. It would behoove you as Commissioners to narrow that window down to a closer variance may be by a grand. Get a well guy to spend a week have any fact that you want we are at your disposal come up with a price on how much it would cost to have these 138 houses put on wells. Vinnie told him they are not going to do that for nothing. Vinnie asked do we go back to town meeting saying we need \$5,000.00 for this guy to give us an estimate. Ken said he is going to get the job. Vinnie said not necessarily because it has to go out to bid. Ken sharpen his pencil and he can get the job. Vinnie said that Darling said himself your going to average \$8,000.00 a well. Shirley said no it was not that high. Ken said well I know what it cost me to put a well on Vincent Road about 5 years ago its probably high but not that high. Ken said now you have to look at the flip side on the municipal well. What is going to cost for a municipal well. Vinnie said that we are almost a square one. Ken said I know you are. Vinnie said that deal (Varney Land) was a sweet deal if it had worked out. Ken said remember that sweet deal would still have a lot of hurdles to go thru before it was signed sealed and deliver if town meeting approved to swap.

Shirley said that we should sit down and find out exactly what the potential cost are, this system is 60 years old by the term of this loan of 40 years, its going to need probably tens of thousands of dollars worth of replacement repairs. Ken said from an accounting standpoint a very good idea but both those ideas are separate. Dwight said that there is maintenance on anything. Ken said sure there is. Dwight asked name a system that does not need to be maintained. Vinnie said that gets maintained in the water users. Shirley asked how high does that go if they are pay for the well and all that it could easily be \$800,000.00 plus another \$800,000.00 in interest. Vinnie asked her how she doubled the interest; you're talking about a 4% interest over 40 years. Shirley said she's got the paper work on it. Shirley said that if your going to add infrastructure costs to that, we are not going to be here. Dwight said it no different then any other town. Ken agreed.

Lawney said water is supposed to make money any way that money should be kept. Any money that the town has expensed out, first of all that gets paid back. And any monies made off of the water should be kept to maintain or expand. Vinnie agreed. Vinnie wanted to ask all three Selectmen, sit down some day and think about how much money the water users in this town over their tax bill, have turned back over to the town every year. We started this surplus fund last year with \$4,500.00 that would have gone back to the general fund. Ken said then tell me the answer to the hydrant fees. Vinnie said he believes, Shirley said she wants to send a letter telling people there won't be hydrant fees; there should be hydrant fees. We own the water system, the taxpayers are paying for them know it may not be as much as

they are now. But we will still have to maintain those hydrants they supply the whole town. Ken asked about the \$18,000.00 that is in the hydrant fees, that comes out of the general fund out of the whole tax base. Vinnie said typically money has been put back in that.

Ken wanted to talk about expansion of the system. Vinnie said we are limited to expansion. Ken said I think you are extremely limited to expansion because those who currently not paying, and currently on their own well, they are not interested in getting a bill for municipal well. They are very happy with what they have. Vinnie asked who's that. Ken replied some one who is not on your water system. Shirley added 95% of the Town. Vinnie said they are not paying for it now. Ken said and they don't want it expanded so it could possibly include them. Vinnie said but it would never include them if they don't want it. Vinnie said just say for instance we had to make a loop from Route 140 down to Talbott Farm and it had to go by Sharon's house what we could do is charge an assessment not a betterment. If she wants to hook up to it and she has a 3 bedroom house it would cost her \$1,500.00 or whatever the hookup rate. But if it goes by her house it is an assessment the water, there will be water shot off in the street, and she does not have to hook up. But if she sells her house she can sell with or without it. Tim Accardi from the Fincom asked if she would have to pay for it if it goes by her house. Vinnie said she would be does not have to hook up.

Sharon added it is easier to sell your house. Vinnie said that if she goes to sell her house there is a water hook up so if the people don't like the well they have to option to hook on to the town water. Tim asked what if the people couldn't afford it. Shirley said she does not think it is fair to charge people any thing that they don't want or any part of it. Lawney and Vinnie both said that is normal. Shirley said that they did not ask for it. Vinnie responded we did not ask to have private wells but every one wants us to go back to them.

Ken said for discussion he is the outsider and the commissioners are the insiders, the last time we talked in January he remembers the conversation was the idea the water board wanted to go to private wells verse a municipal well. You asked for the boards support and good graces to go that way. Vinnie said we asked for what direction you wanted us to go in. Ken said what ever you asked for you got it that night. We came to your April meeting for another issue. The next time he heard about a municipal well issue was Lawney say that we have a meeting set up with Rep. Parenti and the agricultural department and rural development. Vinnie said that we asked Lawney to look into it. Ken said that is when he personally got the feeling the board had flipped. Vinnie said that they are going in the direction the people wanted after the informational meeting. We asked DEP to send us letters on whether people could go back to private wells, we tried to do some research. They we found out the Bethany Assembly of God would have to become a public water supply, Pop N Kork would have to become a public water supply, all the fire hydrants would be gone.

Vinnie said we're you think we're split Shirley was willing to go fight for the Pop N Kork and Bethany Assembly of God with the Town of Hopedale to keep them on public water. She was willing to go fight with Hopedale to keep the fire hydrants so people would have fire protection. But screw those 138 people that have been paying taxes to this town for 58 years. Ken said no, no we are going to leave the emotion out of this. Vinnie said he was not going to leave the emotions out of this because it is a very touchy subject with him. Ken said let me fist apologize to you but lets try to keep this. Vinnie said that we are keeping it civil, its business because we a commitment to 132 residential people in this town that pay taxes. Vinnie asked Ken is it the function of this board to worry about the users of town water. Ken said yes it is. Vinnie asked then what is our job. Ken said that he did not mean any thing I am trying to make sure that all rocks are turned, all questions are asked, and all answers are received. Shirley said that of the 25 people that came to the meeting, I mean yeah we listen to them and they wanted their public water at any cost. Sharon stepped in and said they did not say at any cost. Shirley said that is what she heard. Dwight said that the message was loud and clear that it would be a detriment to lose the system. Sharon added that their property would not be as valuable it is a lot easier to sell a property with town water. Ken said he did not buy that. Dwight told Ken that went the system was set up the town charged an extra 10% on the tax rate. They were assessed 10% more. Ken asked when did we stop that. Sharon said after the bonds were paid about 20 years.

Ken mentions that with town water and sewerage you get a small house lot. Vinnie said that he was wrong. You have a ZBA we set the rules. The lot sizes are the lot sizes. Ken said he was aware of that. Vinnie said so just because town water comes up they can't make is a smaller lot. Shirley said that there would be pressure to change it. Ken said that if you take a city slicker and the city slickers has two exact houses, the difference is one has town water and one has a private well, town water will be a greater value to the city slicker. Vinnie said yes. Ken also said that he has learned first hand from Missy about the new town residents who used to be city slickers come down here and ask for there water bill or sewerage bill. Missy agreed. Every one laughed. Because these people are on private well and private sewerage.

Vinnie said that he talked to one of the old townies Phil Harding, would love to see town water up his way. Shirley said very few of them want town water. Dwight said that all he is hearing is that no one wants town water, fine he wants to see the evidence that said they don't want it. Ken said let me flip that question back to you, you have 25 people at a meeting out of 138 and your going to base all your future decision and actions based on those 25 verse the 138. He wants to see 138 answers. Dwight said that was an excellent representation of what came considering percentages of what normally show up for most meetings. Look at tonight.

Shirley asked that they should have a independent cost analysis on just where this is going on how much this is going to cost. Sharon said you have to put out a RFP, but first you have to find a place to put it. Lawney asked with out the cost of land, what would a municipal water system cost to get us on line. . Dwight said the way they were thinking on the low side \$500,000.00 on the high side \$800,000.00. Lawney then asked are we going to supply Abe's project if we can get this water on-line. Vinnie said we really don't have much chose the pipe goes thru his land. Lawney said he understands. Dwight said he has not signed the pipe over to the Town. Lawney asked if we have a thought, having him included. Sharon said so instead it would be 138 plus the 55 units. Dwight said that we have gone on the record going from past boards, that they supported the idea, and this present board reiterated that.

Lawney said that he was approved with town water; the town is endangered of being sued as well as the town of Hopedale. Vinnie said we took our selves out of the lawsuit, when he came into our meeting January 19, 2005. It was the meeting he came in and we sent a letter to the Town of Hopedale on town councils request. We sent this letter requesting, that the Mendon Water Commission approves his hook ups and would like to have Hopedale reconsider. We did that at there recommendation and it would take us out of the lawsuit. Their next step was to go to Hopedale to ask for the hook ups and Hopedale denies them, which he thinks they did; now the lawsuit is with Hopedale. Shirley wrote the letter, Stan tweak it, we sent it off.

Vinnie brought up the point that part of our water system runs under Abe's property that he owns. Ken asked if there is an easement. Vinnie told him no he (Abe) owns that pipe. Shirley added that we have to be very careful we don't go over the 100,000 gallons per day. Lawney said even if we go over the 100,000 gallons this project, it still going to have to happen. Shirley said that it can't. Lawney said that it has to because we open our self to a lawsuit. Shirley said no we don't. Shirley also mention the letter Bob Carlson sent to Abe that there was a vote but technically there was no vote but the commission supported the project. And this is no basis for a lawsuit. Ken asked if there had been any votes since then that we would give him water. Vinnie said yeah we voted to give him water. Shirley said the vote that she objected to. Lawney said that if you support a project as a board and the project is supported from board to board to board whether a vote was taken or not and a person designs his project around that support then you put in a water system and then tell him you no can't hook up.

Lawney asked if he shut off the section of pipe that he owns are we going to have a problem. Vinnie and Sharon both answered yes. Vinnie told them it would shut off water to Talbott Farm Drive and Mill River Drive. Lawney said theirs our problem, if he decides to shut the valve off. Vinnie said he could do worse he could take an excavator, he might not fix it because I can't use it, I'll just cap it. Tim Arcardi said the town could just take an easement. Vinnie said how. Tim said eminent domain. Vinnie said your talking years in court. Lawney said we are trying to stay away from eminent domain. Ken said lets stay with you maximum capacity of 70 gallons per minute. Dwight said that we talked about that while Abe was there, he had done some reconfigurations and made them 2 bedrooms.

Vinnie said he was told by Tim (Watson) or Tata and Howard that our current system runs on 28 gallons per minute. Ken said so that is your spoken for capacity is 28 gallons per minute. Shirley said that you have to go by your summer use. The system is currently using 33,000 gallons per day. You have to go by your summer's use, which would be doubled, to 66,000 but there should be just enough to left to supply Abe's units, but we can't go over because it gets more involved.

The selectmen left briefly and will be back. Vinnie made a motion to accept the minutes as written for April 12, 2005 and May 17, 2005. Shirley seconds the motion. All members agreed. Motion carried. The commissioners signed bills and reviewed the mail. The commissioners reviewed a letter from Milford Water Company. The commissioners set their next meeting dates. The selectmen have returned to the meeting. The commissioners discuss other possible testing sites with the selectmen. Sharon asked Shirley how far does the well have to be from the rivers. Shirley said the like it to be at least half a mile away. Ken said your not going to that over there. Vinnie added you wouldn't get that anywhere in Mendon. Shirley said that is why Tim (Watson) is not getting his well because it is close to the river. Shirley also said if it is a little bit of water that is probably it would several hundred feet it probably would be okay.

Ken asked if we could not get private wells to solve the problem and I have to go to a municipal well, these people have to have water. So does that mean we are not going to be able. Shirley said the 100,000 gallons would be enough. Ken said no, no he is talking about the river.

Dwight asked if there was any thing else for the commissioners to discuss. Missy read a letter from Tim Watson asking to a liaison to contact when something comes up for well exploration. Some one who is authorized to make decision for the town if needed. Vinnie said he did not mind. Dwight did not think it was a bad idea with Vinnie's knowledge of construction it might not be a bad idea, as long as you keep Shirley and myself posted. Dwight asked Shirley. Shirley said yeah okay. Shirley made a motion to make Vinnie the liaison person. Dwight steps down as Chairman and seconds the motion. Motion carried.

Missy had a few things to say to the commissioners. Missy told the commissioners that this board, in the 5 years she has work for the town, is a very difficult to work for. Between the bickering back and forth, the listening to the tapes that took her two days last week. Trying to get the bills done on a system she is not familiar with, before she got the trash bills she worked for the for 3 months and they made sure she understood what she was doing. She does not like doing a billing and not know what I am doing and then have errors come up. The minutes because of the tap recording because of the bickering never had to do that before. She does not do that for Board of Health, only for public hearings. Today she was very frustrated and almost walked out. She is sick and tired of the bickering, she is sick and tired of being the sounding board and sick and tired of people coming to the office complaining about other members and leaving me there not knowing what to do. If there are complaints they need to be directed to the Chairman, don't come to me and complain I am not a member I am you secretary.

Shirley said that she thinks the minutes and she suggested this to Dwight, possibly we just tape record them and have Missy do what she used to do when Bob Carlson and her were on the Board and just record the minutes and write down any votes. A lot of the things turn out to be irrelevant and it is a tremendous amount of work for her. Vinnie and Dwight agreed. Dwight said that all of them, there is enough blame to go around. Missy has to take care of Board of Health stuff. Dwight told the commissioners that if they have a problem to talk to him. Missy has tons of stuff to do just between Board of Health and us. Dwight said leave her alone during the day, unless you have a legitimate reason. All agreed.

Sharon asked a question Mendon never did the water bills before right. Missy explained to Sharon this was the second billing the first was done by Debbie Shaw back in April. This was Missy's first go at doing water bills. Sharon asked Missy to find out from Debbie how long does it take to do water bills. So that maybe we could get some else to come in to help because twice a year that is going to be done. Missy added that is the same time the trash bills go out. The commissioners believe the next billing should go better. Ken asked how many hours a week you work on water. Missy told the it depends on what your talking about, in the past maybe two hours a week this is before the current board.

Vinnie had some things he had to say. Vinnie said he was sorry if it seems that he is attacking you but I am. Vinnie is sick of all the accusations, the reason Missy has to do all these minutes cause we need them. You run around send these letters and e-mails on July 26, 2005 to Sharon, Dwight. Your son is e-mail things in July and every thing that is in these e-mails is completely contradicted in the last two minutes that we just got. Shirley said that is not true. She has no memory of the location of the land but evidently, when Dwight called me to tell her about Linda's land never mention a land swap at all. But it is right there in the minutes. Vinnie asked so where were you, you were there. Dwight said you were there at the meeting. Shirley said at that meeting Vinnie had said to Dwight something to the effect did you tell her about the land swap. Shirley had said she did not know anything about that and then there were clues about the location people were coming in I did not know what the location of the land was until early August and she was shocked and horrified when she found out.

Shirley said to Vinnie but when you first made this talk to Linda about this why didn't you call a meeting or save it for the next meeting, that we were thinking about this. No had told her. Vinnie said let me tell you what happened, we'll do this calmly, remembered we talked about giving her a courtesy call. Vinnie said he would call her because he knew her, to see if we could test her land. We all agreed. Vinnie called her up, its in the minutes, Linda said no not my farm your not testing my farm. Vinnie told her its not your farm its near the airport, she suggested that the Town owned a piece of land that abuts her property off Bellingham Street that we may be interest in doing a land swap. Vinnie said he immediately, because in your letter you say the Selectmen did not know about this, after he got off the phone with Linda, I called Sharon. Sharon was at the meeting we discussed this so Vinnie called Sharon. Vinnie told Sharon your not going to believe this but Linda has offered a land swap. We are talking about this tonight and he still does not know were this property of the towns is and your accusing me of know where it is and being very vague about it.

Shirley said I don't care we should have sat down with a map and discussed this land swap as a group privately. Sharon said Shirley excuse me there was never a vote take by the board for a land swap, it was an offer that was made. Shirley said we should have talked about it. Lawney said it is not up to the water board to decide a land swap that is up to the Board of Selectmen. Ken said that if the water board was interested in possibly discussing a land swap, that they would come to the Chairmen (Selectmen). Dwight said that it had not gotten that far. Vinnie told Ken the reason he called Sharon because she was at our meeting when we talked about it. Vinnie figured that she would be like a liaison for us to the selectmen. Vinnie said it is all in the minutes from May 17, 2005. Shirley said it is also in the minutes that she did not know any thing about a land swap until that meeting. Vinnie said he did not know anything about until a few days before the meeting.

Shirley apologies to Dwight for her mistake but the fact still remains you walked in talking about a land swap and she knew nothing about it. You should have showed me a map. I did not realize where it was, I know there were clues given but there were distractions and I did not clue in until I saw the map. Vinnie said the only ones at that meeting were Tata & Howard and us. Shirley said and Sharon was there. Vinnie quotes minutes from May 17, 2005 "Vinnie said the best part I think Dwight told you they might be willing to do a land swap. Dwight said that he had not got into with Shirley and told Vinnie to get you up to speed." Vinnie said that is what we did at that meeting. Shirley said she was all for it. Vinnie said but you sent these e-mails. Shirley said when she found out were the land was. Vinnie asked her what was the problem with that land, is it near your river. Shirley said it opens land up for development.

Ken said I don't think that is the issue an outsider looking in. The bottom line on the land swap issue is that Shirley had forgot something and then felt left out. From what he is reading and hearing. Shirley agreed. Vinnie said going back to March Ken, I can pick up the phone and call him (Dwight) and I can call her (Missy) but I cannot longer call her (Shirley). Vinnie said the last time I phone conversation with her she made accusation that I threatened her and her family. Shirley said well you did. Vinnie said there is nothing to back it up. To date I have been accused of being in bed with Henry Papuga of Milford Water Company, then he became Abe Rosefelds bed partner, then I am agent for Milford Water Company. Now I am in bed with Linda Varney because I am going to open up, she has 1,000 acres of build able land which her and her son think they know Dick Varney's will that says it can't be built on. Linda Varney could put 1,000 houses up there if she wants. So this 8 acres was not going to make a golf course. She (Linda) can get in anywhere on Bellingham or Providence. The newest thing he hears is that I am a pawn for the R. H. White Company. I am sick of hearing these things. Shirley said who said that. Vinnie said he is on going to point fingers, you point enough fingers and they always point at me and I am down right sick of it.

Vinnie said that he has very thick skin but when you put Vinnie Cataldo on a pedestal here and you start bring me down for something that's one thing, but when you drag my business into it you really crossed the line. Shirley said she never dragged. Vinnie told her you dragged my business in the paper, the town cryer. He had a letter ready for the paper it was to long, he told the paper he would pay for it. The next day he changed his mind and did not have the letter printed. Shirley said to Vinnie that you were making accusations and intimidation to her and she had three people that told her that she should report it to the police. I mentioned it to Missy and she said don't do that. So I didn't. Vinnie said then you should have. Shirley said maybe I should have because I was scared. Vinnie asked her who are you scared. Shirley said Vinnie told her you and your son better watch out and we are going to come and get your television and your screaming at me and all these things and bring your deed to your house to the meeting.

Vinnie said I am talking about these lawsuits you want to get us into. Vinnie said lets talk about the secrecy part that you (Shirley) like okay. Vinnie told Shirley that he just want to be hear because after tonight he would not bring this up again. Shirley said this should be done with an arbitrator. In Uxbridge they have people that arbitrate. Vinnie said that he does not need an arbitrator because I am going to say my piece and that the end of it. Shirley said she has a lot of problems, and she brought up a meeting with the commissioners and Henry Papuga. Vinnie said he has to say this and it might end a lot of bickering and the minutes for Missy and we can get back to business.

Vinnie told Shirley that she talks about the secrecy when we (Dwight and Vinnie) you said that I have got the ideal place to put a well the Pettinelli land. Her son is working this deal the developer is going to give, you talk about an ethical thing that's when I mention the lawsuit. That is the biggest ethical thing going. Shirley said that she called ethics and there was no way anybody was going to make any money. Vinnie said if your son got that well deal for the Town of Mendon and he got the listings for 14 million dollar homes that he was going to make \$60,000.00 or \$75,000.00 a piece there was no financial gain there. Shirley said that he was going to get 4% he normally gets 6%. Vinnie said that is a lot of money

and a financial gain and you would not tell this board where this land who owned the land. Shirley said that she explained the whole thing. Vinnie said you explained to us that it was not public.

Vinnie said what is Shirley writes in her letters and the minutes say something completely different. The letters you sent to Sharon and Dwight, all the answers are in the minutes, everything you accuse me of are in the minutes that you were sitting right there listening but you chose not to listen and then now they come out in the minutes, then you oh well I must not have listen to that part. Shirley said what about the minutes with that meeting with Abe. Vinnie asked what about them. Shirley said that Vinnie denied any of those phone calls; you denied the threats, the intimidation the whole thing. You denied losing your work and that whole frantic phone call. In the minutes you are deeply involved you asked Abe "maybe I said to much". Vinnie said no he asked town council. Vinnie had asked town council if at any time you think I am talking out of line, you tell me. Vinnie did not make the suggestion to write a letter to Hopedale. It came from Rosenfelds lawyer and our town council and you turned it around to ethics that it was me. Vinnie asked Shirley were did you get me. Shirley said that it was based on a false premise. Vinnie asked what. Shirley said that the fact, the whole letter was based on a false premise. Vinnie said that you wrote the letter. Shirley said that Vinnie pressured her and glared at her, leading me thru the motions. Vinnie said I know with town council sitting right there with Dwight. Shirley said she felt intimidated, she told Vinnie that he should not have been at that meeting. Vinnie told her place to say that was at that meeting.

Shirley said that is when she sent those minutes to ethics. Vinnie said that did not mean anything because he has not heard from them. Shirley said no you haven't yet but you probably will some day. Vinnie said all he tried to do was save this town from a lawsuit. Shirley said there were no grounds for a lawsuit.

Ken stepped in and said Mr. Chairman members of the board. Vinnie asked you want to disband us. Every on laughed. Ken said no, I don't want to do that, but what I would like to do is express my observation. First of all he does believe that each member of the board really does put a ton of work in what you do. At the same time in doing that it has the ability to cause tunnel vision, sometimes in what we are doing. Ken said that Shirley is a dedicated water commissioner, a dedicated river monitor, and diligently out there protecting the environment. Ken also knows that Vinnie has been diligently trying to work at solving these problems and each one of you, theses problems are big and when the weight on you some time you can get all worked up. As a board collectively and individually, as I have heard all of you expressed tonight, in order for this board to be successful the board has to work together. Ken suggests the board use e-mail to report to each other.

Ken told them they must stay focused on the issues, if they don't the board will be destroyed and the work done by the board will be nullified by no results. We don't want that, we all know that the board does not have to be 100% unified, three member board, two members agree it is going to pass. If you can't tell Ken is not 100% convinced on a municipal water supply but you know what, I have not closed the door. He is going to work with you guys. He wants to know that it is the right thing to do. The emotions are running deep and things had to be said. He said this needs to stop for the benefit for the town. These are the three water commissioners nobody else. This is the elected board to solve the water issue not even him by the way, I might be a Selectmen, I might be the Chairman of the Selectmen but it is not him in charge with solving the water issues. We can agree to disagree but we will not be disagreeable.

Vinnie made motion to adjourn the meeting. Shirley seconds the motion. All members agreed. Motion carried. Meeting adjourned at 11:02 p.m.

Approved November 30, 2005



Mendon Water Commission
Agenda
Thursday, October 20, 2005

Discuss well exploration

Review minutes from April 21, 2005, May 5, 2005. June 15, 2005 and July 12, 2005

Review mail

Sign bills

Set meetings for November

Approved January 18, 2006



Town of Mendon
Water Commission
Meeting Minutes for
Thursday, October 20, 2005

Meeting called to order by Chairperson, Dwight Watson at 7:02 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present.

Dwight turned over the floor to Vinnie about the well exploration since he is liaison for the commissioners. Vinnie said that they tried the Hansom property but it did not work out there was not enough recharge. The driller believed they hit a pocket. Vinnie and Missy made up some maps of some areas of interest to test.

They were on Cape Road, Bates Street and Hartford Ave East. They first discussed the Cape Road properties. Shirley said that she walked some of this land with Ted Kaddie and he told her, he thought it would be a fantastic place. Vinnie asked Shirley how far away from the river was this. Shirley said about 750 ft. Shirley said but now he thinks that Bob Zimmerman would fight it and now he would not go near it. Vinnie said it simple it is not an option. Dwight said any thing near the Charles River is out. Shirley agreed.

The next piece is on Bates Street. Vinnie talked had talked to the property owner. They told Vinnie that they have a 25 ft. right a way off of Bates Street. Vinnie wants to walk the land with Ted. This is land locked, on side is owned by Linda Varney. Maybe we could get some of her land to make it for the radius we need. Vinnie would like together one more time with Ted. Shirley said the Ted and Karen are going to get together and talk this all out and the intersection of the fractures on the Ferrucci land.

Vinnie said we couldn't go for fractures yet; we can talk about it but not go there yet. Vinnie understanding is that you have not explored every option to get gravel well. Dwight said that he understood until we explore every thing regardless of how away from our base. Vinnie said that they might want us a little farther from our pipes. Dwight said that we need a paper trail, if it ever went to court.

The last option is 26 Hartford Ave East, this land is to be open space when Cobbler's Knoll is finished being built and will be given to the town. Vinnie said that there is a test well on that property. Dwight also had heard there was a test well. Vinnie said that there was a test well that Milford Water Company had put in. Leo Tetreault told Vinnie he was there when it was put in. Vinnie said is it far, yeah, does it pass any thing, not really. Even if you weren't going to put a well in, you got to test it. If we go fighting for a rock well, they may ask why we did not look at this piece of land. Shirley asked who is going to ask. Vinnie said that we are going to have to prove we have exhausted every option. Shirley said to whom do we have to prove it to. Vinnie said if we go to a rock well probably DEP and who ever else is involved in it.

Dwight said that if we want to go for a rock well, they are going to want to see that we have exhausted all our options. So if they decided to stop us, then we have all this to back us up. Vinnie said that Tim had told him that they want to know if they (Hopedale) had tested 3 miles away. Shirley said yeah but they have town water thru out. According to Shirley Ted told her that the fact the places we tested, a total of 4 places, that would be plenty to convince DEP to do that well. And they can't force you to go miles away from the system, when there are so few people paying for it. She all said the town does not want expansion of the system and you know that. Vinnie said no we don't know that and I don't want to argue because we don't know that, that's what you tell us, that's what Ken tells us, that's what Dennis Shaheen tells us and what Kevin Rudden tells us. Vinnie said I am sure if we walked down Hartford Ave and just surveyed people, if town water ran by your house would you hook up to it, yes or no it as simple as that. Dwight agreed with Vinnie.

Vinnie told Shirley he understands where she is coming from. He does not want expansion. If you could get water from this site and only had to add on maybe 15 houses to get to where we have to go with our pipe. He would not consider that expansion of the system. Those houses are there they are not being built over, were not expanding the community by putting water down that street.

There is no other land around it that can be opened up into a project. That's were you would say if we ran a pipe down Hartford Ave and there was 200 acres sitting there just waiting to be developed now you can say there is possibility of expansion. But then again you have to have the water to give them.

Dwight said the other part of the argument is the loan with the department of agriculture. Vinnie said the ideal situation is yeah the Ferrucci land, perfect he thought they were golden. The commissioners would like to send thank you letters to those people who allowed them to test. They discussed the different sites and how they did not work out but 26 Hartford Ave East looks promising. This land will be given to the Town as open space. Vinnie also mentioned testing the library land on North Ave and run a pipe to Hopedale, so Hopedale would get water from us to supply their section of town and they would allow us to stay on their system. This way Mendon would supply Hopedale water. Hopedale would be able to get out of buying water from Milford. Vinnie said that this is just an idea. This is a last resort. Shirley would be in agreement to look into the North Ave idea.

Shirley asked what is wrong with going with the intersection fracture. Vinnie asked can you go and stand on town meeting floor and ask for \$10,000.00 for each hole we polk for exploratory. Shirley said okay under these conditions, yeah I could and she would too. Vinnie said they had a hard enough time getting \$8,000.00 of our own money. Shirley said the fear is expansion whether you believe that or not. Vinnie said he does not believe that for a second. Shirley said if you get the cost for the sis tern, the pump house what ever else we need see what that comes to and how many times you punch a whole. It sounds great to her, what's \$40,000.00 is really not a lot of money. It sounds great to her. It would be under \$800,000.00 so what's \$40,000.00. Its right there, it would be no hassle the whole town would be happy. The people would be happy; she does not see anything wrong with it. Vinnie said he does not see anything wrong with it either. But the more he talks to Tim and other people about it, you have to have proof that you have explored all options before you go to a rock well. Shirley said that Ted seemed to think we had the proof.

Shirley said that Paul Anderson (DEP) knows of our situation and is sick of hearing it. She said that he is tired of hearing about Mendon's problems. Vinnie said he does not know where he is hearing it. The only one he is hearing this from is you because we don't talk to him. Shirley said that Mass rural water talks to him a lot, other people from DEP. She said remember half a dozen of our Blackstone River members that works for DEP. They all talk to each other; every body talks you're dealing with small towns were people talk.

Shirley thinks that they could do it. Shirley said now that Hopedale thing if you could work that it another thing. Vinnie said he likes that better than any thing. Vinnie also said you can't sell Hopedale the system; you can sell them water rights. Once you sell them the system they can drill any where in town. Shirley said that is why she ran for water commissioner.

They discussed whether or not votes were taken at town meeting to sell the system or expand the system. Vinnie said that none of the town father wanted to expand the system. Shirley said also the people, they did not want it. Vinnie said it was never taken to a vote. Shirley said yes it was. Vinnie said to sell the system. Shirley said no to expand it, to put one in the center of town. Vinnie said yeah they did not have a source. Shirley said yes they did, she has all the plans. They had the source right were your talking about on the corner of Providence Road. They were going to put the pump house there and expand it all thru out Mendon. And it got shot down big time.

Vinnie said now your telling me the piece of land that your telling me we should not even bother with was tested and able to supply the whole town with water. Shirley said well at that time. Vinnie said that if it could supply the town with water at that time, it could surely supply 138 houses. Shirley said that is not the point it is still expansion. Vinnie said it is only expanding the existing system; it is only feeding the existing system. Dwight said it is only going down Hartford Ave. Vinnie said we are expanding our system not Milford's. All we are doing is feeding our system that is not expansion. Shirley sees it as expansion. Vinnie said that she sees one house as expansion but that's not. Shirley said not one house but your going about a mile and half to two miles. Vinnie said that is no more than a half a mile to Bellingham Street. Shirley said that's not true, to the system to Talbott Farm. Shirley said that it is 7/10ths of a mile to Talbott Farm from Cahill's. You're talking way beyond there.

Shirley said that she can tell them how many gallons of water your going to get out of that well and every thing about it. Vinnie said Wow. Shirley said that you don't even have to test it she said she could tell you. Vinnie told Shirley that he hates to harp on this but that were you have to draw the line. You're in a situation right here right now that you just admitted to. You are on a board that wants to give water to people that need the water you know of a source that has more than ample water and your keeping it from us. Because you don't want expansion by ten people that's wrong Shirley, I'm sorry. Shirley said its not ten people. Vinnie said it is ten people; even out of those thirty houses maybe ten would hook up. And maybe there is another option you could run right down Cemetery Street take an easement on Cahill's and come right out on to Bellingham Street. There's nothing there.

Dwight asked Shirley how many gallons. Shirley said she couldn't remember. Vinnie said that blows his mind that you know this; you're a part of this board Shirley that should be information that's readily available. Shirley said she just thought of it while you

spoke of it. We've never talked about of this before. Vinnie said he knows and that he is not yelling at her cause he is sick of the yelling matches. Shirley said Vinnie you are always yelling at me. Vinnie said that he is not yelling at her. Dwight asked how long it has been there. Shirley replied since 1947 or 1948.

Shirley said what is wrong with doing the fractures, why not start with that and if that fails then okay. Missy reminded them that they would have to go back to town meeting to get more money to do the fractures. Dwight said that if any one found out that there is a site here and we didn't at least explore it. Shirley asked who, if the town does not want expansion who is going to object if we do the hydro fracture. What is wrong with that? Vinnie said the town because we have to go and ask for \$40,000.00 for testing. And you know that they are going to stand up on town meeting floor and fight us.

Dwight would like parcel 26 Hartford Ave East explored for a potential use. At least find out what is there. Vinnie said we should be able to get that information from Milford. Vinnie also thinks it is going to be cheaper to test. Vinnie would like to see happen, have Ted come and walk a couple of these sites and see what he has to say. Dwight wants to start with lot 26 first, find out what's there.

Vinnie made a motion to accept the minutes from April 21, 2005, May 5, 2005, June 15, 2005 and July 12, 2005. Shirley seconds the motion. All members agreed. Motion carried.

Shirley will give a copy of the information she has on the 26 Hartford Ave East. Dwight would like Shirley to bring the information to the Water commission office. The Commissioners reviewed their mail and signed some bills. The commissioners set the next meeting for November 17, 2005.

Shirley asked Dwight if she could make a statement in rebut to what Vinnie has said in the past. Dwight allowed her to speak. Shirley said I have been transcribing from my tape of our last meeting and would like to respond the Vinnie's request of me to resign from the water commission. His exact words were if you want private wells there is no room for you on this board and you should resign. That was not hypothetical or taken out of context. Vinnie's own words recorded in the minutes on September 30, 2004 meeting held after the Water Board met with the Selectmen looking for their support on the private well options are our purpose is to get the best deal long term. If the wells are the best deal then so be it.

Shirley continues the words best deal long term and financial consideration. Given the recent rapid escalation in our property taxes, gasoline prices, home heating costs and many other necessities it is the responsibility of any elected officials at any level of government to take these into account when making decisions that affect the pocketbooks of all of their continuants. A local example of this is the Town of Bellingham; Selectmen Picard withdrew his support for a long plan sewage expansion because inflationary demands in association with the rising full costs make it difficult to objectively look at a project that will result in higher taxes.

Related to this is the information given by David Darling of Darling Well Company water board minutes March 29. Mr. Darling said that he has a package price up to 400 ft, which is \$4,000.00. This would include 20 ft. of casing, 400 ft of drilling the whole system complete. So the answerer is yes I agree whole-heartedly with Vinnie pronouncement our purpose is to get the best deal long term. If the wells are the best deal so be it, as for who decides what is the best deal I am in agreement with Selectmen O'Brien that the finance committee is the proper venue to give advise on that decision. If the municipal well proves to be too expensive with betterments, water bills with the potential cost combined. Yes I would favor that further investigation of private wells. If it involves expansion or opening land to expansion that is not supported by the majority of the other 95% of the town, yes I would favor further investigation of private wells. Since the entire board has voice opposition to any expansion out side the boundaries of the system then this evidently no longer an issue.

I have absolutely no intention of complying with Vinnie's opinion that I should resign. Another objection of my being a water commissioner is that my involvement with environmental issues as a conflict of interest. DEP is charged with the over site and supervision of the states municipal water departments. In connections with municipal water withdrawals, they are also in charge by law with protecting the rivers. This is not a conflict because if you have any knowledge about the subject at all you know with out the one; you will not have the other. Also our BRWA president is a long time employee of DEP as a number of our members. And in the bordering Town of Blackstone the Selectmen actively sought out our BRWA coordinator to be a water commissioner precisely because of his role in seeking protection of the Mill River. Shirley is all done.

Dwight asked is that your rebuttal. Shirley said yes. She gave copies to Dwight and Vinnie. Vinnie said that's fine Shirley we can agree to disagree. Shirley said you have your opinion and I have mine. Dwight entertained a motion to adjourn. Vinnie said one minute the only thing I want to say about this was correcting Shirley about Dave Darling and the well price. Vinnie made a motion to adjourn the meeting. Shirley seconds the motion. All members agreed. Meeting adjourned at 8:55 p.m.

Approved January 18, 2006



Mendon Water Commission
Agenda
Tuesday, September 13, 2005

Discuss possible testing sites

Review letter from Deputy Fire Chief

Discuss replacing meters on Bates & Talbott Farm

Discuss water bill for 34 Cape Road – Empty since March 2004

Discuss information for DOR – How will they collect \$80,600.00 which is your budget – Need this tonight or you will hold up the setting of tax rate.

Sign bills and review mail.

Approved November 30, 2005



Town of Mendon
Water Commission
Meeting Minutes for
Tuesday, September 13, 2005

Meeting called to order by Chairperson, Dwight Watson at 7:00 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present. Tim Watson the certified water operator was present.

They discussed testing the Ferrucci land off of Bellingham Street. The Ferrucci's did give permission for the commissioners to test their land. If it tests fine then we will sit down and negotiate. Tim will check to make sure with the environmental people to make sure there is no endangered species. Shirley said there is nothing there. There were some lots along Providence Road but they are protected habitats according to Shirley. They also discussed testing the Cahill land off of Hartford Ave East. The Cahill land abuts town own land already. Vinnie would like to look more into the land off of Hartford Ave East. Vinnie had told Shirley that the land on Bates would not work because there is no recharge.

There were some test wells on Hartford Ave East and Providence Street. The commissioners would be interested in testing also. These lots will not be used in the 40b project known as Cobbler's Knoll. Shirley thinks that it is to far from the system.

The commissioners discussed a letter that was received about the bill for 34 Cape Road that has been vacant since March 2004. They discussed that the bill should be paid and then they need to request water service be shut off at the curb.

Dwight gave the go ahead to take the hydrate from Route 16 that is not in service. They will replace it on Route 140. This will save money so the board will not have to buy a new hydrant. Claudia came in, discussed, and told the board what was needed to submit to the DOR. Vinnie then left the meeting for another engagement.

Shirley made a motion to replace the meters on Bates Street and Talbott Farm. Dwight steps down as Chairman and second the motion. Both members agreed. Motion carried.

Shirley made a motion the water bill at 34 Cape Road be paid for in full and then if requested have the water shut off at the curb. Dwight step down as Chairman and seconds the motion. Both members agreed. Motion carried.

Shirley made a motion to adjourn the meeting. Dwight step down as Chairman and seconds the motion. Both members agreed. Motion carried. Meeting adjourned at 8:01 p.m.

Approved November 30, 2005



Mendon Water Commission
Agenda
Thursday, September 29, 2005

Discuss possible land test

Review minutes from April 21, 2005 and May 5, 2005

Review mail

Sign bill

Set meeting dates for October

Approved January 18, 2006



Town of Mendon
Water Commission
Meeting Minutes for
Thursday, September 29, 2005

Meeting called to order by Chairperson, Dwight Watson at 7:00 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present. Tim Watson the certified water operator and Ken O'Brien Chairman of the Board of Selectmen were also present. Shirley announced that she is tape recording for her own use.

Dwight turned the floor over to Vinnie and Tim to discuss the possible land testing. Vinnie said that he received a call from Tim yesterday afternoon again on short notice. They did some walks today. Last Sunday Tim and Vinnie got permission from Shirley Cahill to walk her land and they found Cook's cemetery. Vinnie said that Shirley Cahill told them the gravestones are basically gone. There are only two granite posts, which they could not find. Ken told them he knew where they were. But it did look like a great site but a tough piece to get too.

Today there was nothing but good news from Ted about the Ferrucci land. There is no problem with the land we don't have to be 400 ft from the property line. We don't even have to be 200 ft from the river. The well that we are going to do, we don't need to put a tower. The feeling Vinnie got from Ted and Karen is that this land will test. Instead of putting up a tower, Ted told him you just purchase another pump. Get a back up generator and have it be a propane generator. The best part of it was, Ferrucci's would give us the water rights. Shirley supports the Ferrucci property but does not support the Cahill property she said it's too far away from the system and will be expensive and its expansion.

Tim wanted to clarify that the Ferrucci site is the primary site. He believes that is what all three board members are in agreement. What we are looking for are alternative sites incase the Ferrucci land dose not work out. The town would be charged more money if they only test one site one day and then have to come back another day to test another site. This way would say money.

Shirley was talking to Don Keller and he would be will to offer 2 or 3 acres of his land. She had a map and it adjoins 5 acres of absolute worthless back wetlands and some other properties. It was just an outside option. She talked to Paul Anderson (DEP) he told her we could get by with 330 feet, if some reason the Ferrucci land did not work.

He did offer this, it is right near the Pettinelli land, and not very far at all where her, Ted and Karen walked when we were walking down there. He said (Ted) that it was a good site for water, so it is just a little bit up from there. And it is about 800 feet from the Charles River. Vinnie thought she was dead set again that site because it was too close to the Charles River and it is already strained. Shirley seemed confused. Shirley said I don't know Ted said it was a good site. Tim said that Ted still talks about the site. Shirley showed them a map. She also said that Don would to give us access from Route 140. She called Paul (DEP) saying we might be 20 feet short and he said no you got to have the 330 feet. So she went back to the map and we might need little bits and pieces of other peoples land. Vinnie said do you know how much is involved in trying to take that many parcels of land from different people. Shirley just thought it was an idea.

Vinnie said that we have access to the Ferrucci land, Cahill land and Cook's cemetery land. Vinnie told Shirley that is not too far from the system because if that old cart path is there you could run a pipe right down there. Shirley said cross-country to the system. Vinnie said your talking about 5 to 6 hundred feet, its an open road about 12 feet wide. Ken asked if that was the one that comes out by the tunnels. Tim said correct. Ken said that's Burnand land. Shirley thought they were planning to run a pipe past Cobbler's Knoll. Dwight and Vinnie both said no.

Vinnie told Shirley that we do not care about expansion, Route 16 we care about 138 house holds and you keep trying to put into our minds and people's minds that we want expansion for the town, we want a full blown system. And you're dead wrong about that. Shirley said Vinnie you promote expansion and that's okay. She continued she told him your vision for the town of having

water expanded thru out the system. She thinks it would destroy our way of life. We have two different philosophies and there is nothing wrong with that. She told him that he promotes expansion very chance he gets and you all ways have. Vinnie told her to check out his record when he was a on the planning board that he stopped and put restriction on to stop expansion. You have no idea, see how hard I was on people. So don't ever accuses him of expansion. Shirley said oh.

Ken said in trying to save time instead of going off on tangents and he wanted to offer a comment on what you guys are working hard at. Dwight said that we are going to work thru our schedule, Vinnie and Shirley we are going to get thru our agenda first we will address other issues. Going back to testing sites the Ferrucci land is going to be our first test spot, use Shirley Cahill's as our second, hopefully we won't need the third one.

Shirley asked if Ms. Georgia understand about this easement and the restriction. Vinnie said that he talked to her and if it tests out then we would sit down with her and her stepsons. He was not going to negotiate with her because that is the whole board. He also talked to all three sons.

Shirley said that you might have got an e-mail from Don DiMartino from Bellingham. She said you have to remember that she is in contact on a regular basis with several Bellingham town officials thru the Charles River and the Box Pond Association and one of them brought this up at our last meeting just in case every thing else fell apart, we could negotiate with Bellingham. She said that they are desperate for money; they are really hurting for money. She said she hears all the gossip from over there. Vinnie said the last thing you want to do is get in bed with someone who is desperate for money.

Ken said that he received a call from Lawney Tinio and he told him that he had met with Don from Bellingham and according to that conversation Bellingham is still willing and is interested in selling water to Mendon. It would not be a big to do. Shirley said that things have changed over there.

Dwight said it was his understanding when he got on the board that they were as interested in it as a shoot gun wedding. Ken said this took place about two months ago. Ken wanted to know would it be advantageous to go back to Bellingham and clarify see if he (Don) even wanted to entertain the thought of going back in discussing Bellingham supply us with water.

Vinnie told him that he would have a problem with that and he explained why, Blackstone is looking for water, Medway is looking for water, Franklin is looking for water all from Bellingham and they have said no. He would not go back to them unless Don was ready to put it on Town meeting floor and get the town vote first, can we sell water to Mendon. If you get the vote of the people then Vinnie would be willing to sit down. Shirley said he would do that if he gets a letter from us and our selectmen.

Ken wanted to know probably or defiantly. Vinnie said that he is for our town well along with all the users. Dwight said that is our plan. Vinnie agreed and he would like to move forward with that, he can't see us being dependent on another town any more. Ken said it is not the idea being dependent on another town in his opinion it's just where you're getting your water. Vinnie said that it is the Town of Mendon does not have a say on what our water bills are going to be. If we had developed our own system now we know exactly what our rates should be and how much we can charge. Milford is now looking for a 39% increase asks Tim how that will affect Hopedale. Ken said that he had heard that. Vinnie said what happens when Bellingham follows suit.

Dwight explained that the original reason that he and Vinnie got on the Water Board was because looking at the contract with Bellingham it was such a one sided deal. They only wanted it for 5 years, all most \$200,000.00 to hook up a lot of restrictions. Ken said that he is just asking them to check out one last final time with Bellingham. And if they come back with crazy things in the contract well then now you know. Dwight said that they might have talked to Lawny but there has been no office communication with us.

Ken offered to have the Fincom help crunch the numbers. Vinnie think they would have mud on their face if right now the water users ask about the well. We are now going to negotiate with Bellingham. Shirley said that if it's in their best interest then there is nothing wrong with it. Vinnie said no there best interest was to do what they told us to do at that meeting was they wanted a well. Shirley said that was only 25 people. Tim added that Hopedale would love to see this, you go to Bellingham, but you did have a public hearing and spoke to a room full of people for a good long time, they were the ones who said which direction for you.

Dwight said that when we go for this loan it is not going to cost the taxpayers that are not on the system anything. I grant you yes they elected us but my first responsibility is to the 138 rate users. Vinnie said that we have a responsibility to the taxpayers but he does not know where it lies. We have no say over their private wells. Dwight also wanted it clear that this board is not interested in expansion; it's just to find a source for the 138 customers. Ken would really like the commissioners to open communications with Bellingham.

Tim will be present for the well drilling and when they call to test he will call Vinnie. Tim will propose to write a letter for the next meeting to send to Bellingham. The minutes for April 21, 2005 and May 5, 2005 the commissioners will take them home and review for the next meeting. The next meeting will be October 20, 2005 and they will want Ted & Karen comes to that meeting.

Tim has to call Paul from Bellingham to do the cross connections, Tim will not have time, he will also do hydrant flushing on October 10th. Vinnie talked about the article that was in the Town Crier and that the author of the letter never attended nor has requested any minutes.

Shirley made a motion to adjourn the meeting. Vinnie seconds the motion. All members agreed. Meeting adjourned at 10:00 p.m.

Approved January 18, 2006



Mendon Water Commission
Agenda
Wednesday, November 16, 2005

7:00 p.m. – Abe Rosenfeld

Discuss Hartford Ave East

Tim Watson will be in later around 8:00 p.m. or 8:30 p.m.

Discuss capital planning meeting for Tuesday December 13, 2005 @ 7:00 p.m.

Discuss billing options

Sign bills, review mail, review minutes from August 16, 2005

Set meetings for December

Approved January 18, 2006



Town of Mendon
Water Commission
Meeting Minutes for
Wednesday, November 16, 2005

Meeting called to order by Chairperson, Dwight Watson at 7:00 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present. Stan Weinberg Town Council, Abe Rosenfeld and Mr. Sullivan were also were attendance.

Vinnie has excused himself from the meeting because there were problems the last time Mr. Rosenfeld attend a meeting. He does do work for Abe. Vinnie will go and attend the selectmen's meeting. Vinnie asked Missy if she wanted to stay with the water commission and I said yes.

Mr. Sullivan spoke to the board and that there is a letter that Mr. Rosenfeld sent requesting this meeting. They feel that they have been just been getting the shuffle back and forth. We go to Hopedale then we come to Mendon then we go to Hopedale. We have a project here that from an economic standpoint is as about as basic or no brainier that you would ever wanted to see in your life. At 52 units with essentially no kids at \$3,500.00 to \$4,000.00 a year in real estate taxes, it is going to take water supply of probably 17 to 20 houses, closers to 17 houses. But even say 20 houses, at \$4,000.00 real estate tax plus 2 kids you have to educate for every house. Verses 52 units with no kids, so from an economic stand point its really kind of crazy. It's a tax win fall. As you know part of the ZBA stated that we need to get water for the project, we have been here four or five times, we've been to Hopedale four or five times and it seams we just keep going back a forth to Hopedale and Mendon without any thing getting resolved.

Now we have gone to Bellingham, as you know the pipe for the water in Bellingham is right at the site essentially. And that is really the purpose of this meeting tonight. Bellingham does not want to negotiate with us unless they have some type of authorization from Mendon. Saying yes go ahead and speak with Mr. Rosenfeld and see what we can do. We will work cooperatively with you. So that's really where we are, we would like to get some direction from the board stating that yeah we would like to work cooperatively with Bellingham, if you can work with Bellingham and come up with a project or a fee schedule or whatever. He does not see them working with Hopedale and he knows that they have some agreement with Hopedale apparently it is a two year agreement. What happens after two years if we can't build out the project in two years? It's not going to do us any good, we need some kind of agreement with a Town that says yeah will furnish you 52 hook ups over the 2 or 3 years you need to build out the project.

That's really what there here requesting is some direction from you as to see who you want us to work with. We hope it is Bellingham because frankly we just can't work with Hopedale. Abe said you know Dwight it's 7,800 gallons a day, which is nothing. Dwight said yes we have those figures. Abe added its not a lot of water, we have to get going on this, he has been a gentlemen an I have not pushed other legal action but I have to get going on this project. Dwight said that he feels his frustration. Abe said that we have tried to work with you and I have gone to Bellingham, I have done some negotiation with them they would negotiate with him if it came from the Water Department because they would have to bill the Town Mendon and the Town would have to turn around and there profit and bill his customers. Which he has no problem? Dwight asked if they have asked any thing specific to you, not getting into a negotiation point as far as what they would be willing to do for you. Abe replied basically they would give me the water for the project but they will not negotiate directly with me unless I receive blessing. The Town of Mendon Water Commission has to send a letter to Denise Frain saying that we would like to request water for Mr. Rosenfelds project so on and so forth. And let Mr. Rosenfeld negotiate with you on the water and so forth, we'll come up with some thing that I can live with and then you guys can turn around and sell it to my customers and make a profit.

Dwight said that did Bellingham say any thing to you about hooking up the rest of us. Abe said to be honest with you, I did not get involved into town business I was only interested in my project and they said they have never had a problem with him and they know it is a 40b, they have the capacity an would be glad to negotiate with him. They did tell him that they did talk unofficially with members there and they have no issue. They told him that if he wraps this up that they would put this on a

special town meeting to sell him the water or on their meeting this spring. But he can't drag out and then the 90 days that you have to get the warrant ready. He thinks that we should negotiate with them and then if you have other means to supply him with the water he has no problem doing something afterwards.

Abe also said your looking for wells you need money we're going to generate over \$240,000.00 something in tax revenue with no impacted to fire, no impacted to police no impacted to the school system. He can't understand why you're not trying to help us with this situation. He is being very serious because if someone built 5 homes a year over the next three years in Mendon it is going to cost you money. You're only going to have \$68,000.00 in revenue, your going to have two kids, there are going to be police and fire impact. This is something the town wanted; it's a cash cow for the town. And we agreed to work out a water situation.

Dwight wanted to let Abe know where we were at, since the last time you were here formally. We have started exploration for our own water source, up to this point we still have other options. But it does not look point we're going to get much chance of a shallow well. Shirley added six test wells. Dwight told him we still have one more to check out. We did as a board vote to support your project, without going to Hopedale's water board he has had conversations with a couple of their commissioners asking if they might modify the contract so that you could at least get started. This is were the problems lies, we're buying water our selves thru Hopedale, they put that condition in there of no new hook ups, we stand behind you but we still have to get the water. Abe said that when you signed the contract you knew that we had this project coming on line because even when you were negotiating with the town of Bellingham, Missy had me on the list for water connections. And then when you went to Hopedale you just forgot about me. He does not feel that the commissioners have dealt in good faith. Plus when I did this project here in good faith he knew the Town needed money and your town council if he is familiar with affordable house projects and 40b's usually 25% goes as affordable units the towns as their contributions wave permits, building permits, water connections sewer fees and so on.

He did not do that here. I'll pay for the water permits, I will pay for any building fees he did not ask them to waive any fees. Dwight said that when we pased over going with Bellingham back in 2004, they might have talked but they did not actually approved anything. We could have voted to go with them here but they could have rejected it. Abe understands that and he really feel that they discriminated against me. Shirley said that the situation in Bellingham has changed; they have lost \$200,000.00 a year in income from there water. Abe said well look at the income the Town of Mendon is losing by not letting me build this project. Shirley said that she is just going to say that the situation has changed the claimant has changed and they will be more willing now then they were when we tried it before.

Abe said every one needs revenue; he needs customers to make a living. You need people to give you a tax base because you don't have any industry. But here is a project that is going to give you all kinds of tax revenue and no impacted and you don't even fight for it, to give us the water so we can build this project. Abe really feels that they have discriminated against him and the Hopedale has discriminated him. Dwight said that it is not up to us in total to, he himself as recorded by the vote to stand behind you. Abe said but when you signed the contract with Hopedale the commissioners never contacted him to let him know they just did it. Shirley said then we would have ended up in court. Abe said maybe you'd end up in court now, with him. How many times can he come back, run right down to the wire, and not do anything.

Dwight said at the time we had to deal with the situation that was in front of us. Shirley said that we were worried about the 138 customers. Dwight said that we had to worry about present ratepayers. If you got left out of the loop Abe then it was unintended and he apologized. Abe said that he understands that but nothing has been done to resolve it.

Abe asked Dwight a question say I gave up that comprehensive permit, would you rather me put a pig farm. Do you thing that Talbott Farm would really like that commercial with a body shop, where you've got the highest tax rate in the whole town. Per the zoning I, the road is in, the water is in there is 13 connections right there. Would you rather have 13 metal buildings and at 6:00 in the morning have his dump truck and his equipment starting up and doing work and having some one doing body work in back of Talbott Farm. And get not tax revenue, what is a metal building going to give you in tax revenue. Here are going to be homes that are going to be assessed at \$400,000.00 a piece.

Abe said that when they had their public hearing there was no one in the audience. The abutters did not even come. It was not a controversial project. Dwight said that he know that Abe had every thing set and every thing looked good, but again all of a sudden the circumstances changed. Milford Water Company said that they could not supply us any longer. Abe said that Milford would give us the water; you have a letter on that. Dwight said that was before they said they could no longer supply us, if you look at the dates.

Dwight said he is just trying to tell them where they are coming from. Mr. Sullivan said we know where you're coming from and we can appreciate that but we can't get stuck in this Mendon Hopedale fiasco any more. It's just not going to work. That's why we're here to get some relief from Bellingham. Now if you tell us you don't want to deal with Bellingham then fine why are we wasting everybody's time. Abe said he is going to be up front with you we are going to get into a lawsuit and I am going to drag everybody into it.

Shirley said that she is willing to deal with Bellingham; we worked for a year trying to get Bellingham. Dwight said all right. Abe said that he is not trying to be difficult but your forcing me to do something, I just can't roll over, die, and not do anything. Dwight said that he can understand Abe's frustration because you're under the gun time wise. Shirley said in reference to that the time line, would it be a good idea to go to the ZBA for an extension. Would that help? Mr. Sullivan said there is no question we are going to have to. Shirley said that we have working very hard and spent a lot of money into trying to find our own source, so we have been concentrating on that and unfortunately it's not working.

Dwight said once the water is there it's just going to take longer than we thought and your project is defiantly included in the hook ups. But in the mean time we're still in the middle of our temporary situation. Mr. Sullivan said that even if you found water on February 1st how long is it going to take you. Dwight and Shirley both said it would take about three years. Abe said that he still needs water in the interim. Dwight said that he was considering the board send a formal letter to Hopedale asking them if they would be willing to renegotiate. Abe asked why don't you send two letters one to Hopedale and one to Bellingham. Let us try to get some water here. Dwight said by your letter you want us to communicate with Bellingham telling them that they have our blessing to speak with you directly. Abe said he would like them let him speak with them; he is not trying to cut them out of the loop.

Stan asked is the problem with Bellingham is that they don't want to talk or deal with you unless they are sure the project has the support of the Mendon board. Abe said what they said was they don't or can't bill me directly; they can only deal with another municipality. What they would do they would be glad to give him the water, they want to sell it to the Town of Mendon, Mendon turn around and bills all the customers, it has to go thru the towns. Dwight said that he understand why they have not talking to you much more than that. Abe said that they have the water, they would be happy to give him the water, but it has to start from the water commissioners stating yes we would like you to supply water for Mr. Rosenfelds project and it is perfectly okay to negotiate with him. If they ask if for a hookup fee or whatever he agrees with them, is his business with them, and then what ever you charge us for water.

Stan asked them specifically what are you asking them to do, just to send a letter as a board to Bellingham saying we're okay with you negotiating direct with you. Mr. Sullivan said whatever agreement will have to be adopted by both boards. Abe told Dwight that he could come with us when we talk with them, there's no secret. Dwight said oh no because eventually, or somewhere along the line even if you spoke to them, we are going to have to be included. Abe asked that maybe they could see the letter before it's sent. Stan suggested that Abe or Mr. Sullivan come up with a letter for us to look at. Dwight said if you already have something in mind. Stan said that you have already met with them before and have a better handle of what exactly what they want in that letter.

Dwight asked Shirley if she had any thoughts on this on at least opening up a dialogue with Bellingham. Shirley said that she was for that and she does not have any problems. Shirley makes a motion to send a letter supporting Mr. Rosenfelds request for water for his project. Dwight steps down as Chairman and seconds the motion. Both members agreed. Motion carried. Mr. Sullivan will prepare a letter for the commissioners and councils review. Dwight said he wouldn't make any promises lets see what they have to say. The commissioners thanked Mr. Sullivan and Mr. Rosenfeld for attending the meeting. Dwight went upstairs to get Vinnie to come back to the meeting. Dwight gave Vinnie the update on what went on.

Tim Watson the certified water operator and Vinnie are present. Tim asked with the Bellingham and Rosenfeld project how will the water get to the project will there be another water line installed. There will have to be a separate line and meter. Dwight asked Tim if the Hopedale Water Commissioners would be will to renegotiating apart of the contract. This would be 7,800 gallons per day if there were some incentives. Tim replied if Mendon had a plan further than exploration and actually identified a site and did a pump test with DEP or even had it scheduled. This is just his opinion maybe they would be interested. There is a lot of concern in Hopedale with the rate increase in Milford. Not only will Hopedale get the rate increase Mendon will also. Tim let the commissioners that the hydrants were flushed. He will exercise some of the gates after Thanksgiving. The system is running fine. They discuss the hydrant replacement but they will have to hold off until the new fiscal year.

Vinnie told the Selectmen to attend the next meeting to discuss what is going on with Missy's position. He told them that he believes that he was speaking for all three members that they did not want to loose Missy right now. It has taken her so long to learn every thing and try to teach some one new that knows nothing is crazy. They told Vinnie that she has to teach her while

she is gone and Vinnie said that's fine but when she comes back, Missy knows the way its running she is just getting the grasp of every thing, there has been so many changes. Tim told the commissioners that the people of Mendon are a pleasure to work with.

Vinnie has been in contact with Karen from Tata & Howard. He said that there is only one other site he is interested in testing. Dwight again turned this part of the meeting to Vinnie. Vinnie said we are going to test that land on Providence Street and Hartford Ave East. They reviewed a 16-page report from 1949 that Shirley give 3 pages she felt was relevant. Vinnie said that it was all relevant and he was kind of upset that she did not give them the whole thing because you would have saved this town \$8,000.00. Shirley said that she never thought of it, she had not looked at that in years. It never occurred to her so stop trying to accuse her of doing something. Vinnie said that he was not accusing her. Shirley said yes you are you said that last time, that she did some terrible thing by not giving, that she purposely hid that from you. That's not true, she never even thought of it. Its something she had a couple two three years ago and she has not looked at it since. She never thought of it until that night when you mentioned that particular site. Vinnie said that when we were talking about potential well sites for testing that should have popped right into your head. Shirley said well it didn't and she is sorry.

Vinnie said the only reason he is saying that is because if you did have this and read it at some time because everywhere we tested so far is in this report saying it has no water. Dwight said right he did it in its entirety. Vinnie said all along Bellingham Street where we did our testing, due to the clay amounts they were unfavorable. Shirley said that when she hadn't even read the whole thing, there was one particularly part she read there and she does not remember what that was. Vinnie said the only place in this whole town that would support a well according to this is that piece of property. Shirley said it is also priority habitat. Vinnie asked why is that. Shirley said well its right there on the map priority habitat, which of course was not in affect in 1949.

Dwight asked if indeed where it is. Vinnie said I don't know. Shirley said that whole area, that whole long stretch we talked about that before and she misplaced her map. There's endangered species its priority habitat and you will have an up hill battle trying to put a well there. Shirley continued that back in 1949 there were not priority habitat and all that. Dwight asked what species are endangered up there. Shirley said the American Brook Lamprey and she did not know what else, but she could find out. Vinnie said either way Ted will know. Vinnie said that if there is a well put there the system would never be expansion. He said the best way would to go Hartford Ave East if those people want to stay on there wells they can but we can charge them the assessment. If they run 10 hydrants you're better off putting them down the street with house, instead of Bellingham Street. If you run down Bellingham Street now have the potential development because you have all that open land.

Shirley said Vinnie a developer any where can say I want to put a 40b in there is a public water infrastructure just a mile down the road. They can jam those houses in like Abe's project he wanted 60 he got it down to 52. Vinnie asked her if she heard what he just said. Shirley said she hears expansion. Vinnie said no you did not hearing what I said, this system may only pump enough that we can only supply what we have. Shirley said that some could put a well in somewhere else it does not matter. Vinnie said the town will not supply a well, he asked her if she read this report. Shirley said no she never read all of it, she read one little piece that she was looking for doing some research, she never read the whole thing. She really resents him for implying that she should have and that she should of remembered it and she never even read it.

Vinnie read parts of the 1949 engineering report of different sites that were favorable or unfavorable. Eight wells and two observation wells were drilled at the location of the junction of Providence Street and Hartford Ave East and west of muddy brook. Vinnie said it might be something we might have to fight for a little bit. Shirley said that it is priority habitat. Vinnie said do we just give up if that is the only place in town that will supply water you just give up. Shirley said its not, what about the bedrock well at Ferrucci's. Vinnie said that is hit or miss. Shirley said that Dwight had an idea about going to the U. S. D. A. and getting all the money to get that bedrock well up front. She continued if you took that money and got the DEP approval for the bedrock well, take the DEP approval with some kind of an estimate on what it is going to cost and bring it to U. S. D. A. and then you don't have to go back to the town and the money to drill the well; it is a lot less than putting a well down from Providence Street. Its right near the system, the town would be happy, the people would be happy it wouldn't hurt the river so the environmentalist will be happy. You would have plenty of water for Abe.

Vinnie said the only thing with bedrock wells you don't know if you have plenty of water, you don't know if that well will go dry tomorrow. Tim stepped in with a comment from the report you have a known source, wouldn't you rather test a known source prior to an unknown. Vinnie makes a motion to test the site on Hartford Ave East. Dwight steps down as Chairman and seconds the motion. Shirley is opposed to the idea of testing. The votes as two-member vote in the positive, one member in the negative.

Tim will attend the next meeting to discuss his contract. The commission discussed the different billing options. They will continue with the current billing they have until something else changes. Missy suggested that when she is because the water

bill have to been done see if Debbie will do this billing cycle for them. Dwight will attend the capital-planning meeting on Tuesday December 13, 2005. The commissioners set the next meeting for November 30, 2005. They would like to have the Selectmen attend that meeting to discuss Missy no longer being their clerk.

Vinnie made a motion to adjourn the meeting. Shirley seconds the motion. All members agreed. Motion carried, Meeting adjourned at 9:45 p.m.

Approved January 18, 2006



Town of Mendon
Water Commission
Meeting Minutes for
Wednesday, November 30, 2005

Meeting called to order by Chairperson, Dwight Watson at 7:00 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present. Selectmen Ken O'Brien, Sharon Cutler, Lawny Tinio, Town Administrative Assistant Peg Tetreault and Board of Selectmen secretary Terry Palmer.

The commissioners wanted to discuss why Missy was replaced and why weren't they involved in the change of clerk. Vinnie explained that a lot of Missy's frustration was the billing and that seemed to be overwhelming and got crazy. The commissioners asked Missy if she wanted to continue as water commissioner clerk and she said yes. Vinnie thinks he is talking for a three commissioners that they cannot afford to lose her right now. The time and the training it has taken her and the learning process, it is going to take this new girl the same amount of time it has taken her 2 to 3 years of really familiarizing herself with everything that has been happening. We might be putting our own well in, whatever we are going to be doing in the next 6 months to a year it is going to be hard for someone who knows nothing about water to help us out. Missy does everything right here.

Dwight said he really did not think he was making an understatement at all it really threw a monkey wrench into our gears, to have to part with Missy right now, let's say we all decide we have better things to do and all resign, whatever happens to the board its configuration somebody has to be here to show the ropes to the next group, keeping the oars in the water. So whatever we can do to work the situation out and hang on to Missy if she is willing, we would like to have her stay. Missy explained that since the meeting with the commissioners and the selectmen things have improved with the commissioners. The billing is working its way out and everything has quieted down. If it stays the way it has she would like to stay on as the water clerk.

Ken said first of all let's back up; the actions the board took were by request of your clerk Missy. We are not going to debate the issue or even go over the issues but there was some considerable consternation that was going on here that Missy had expressed. This is not something we did willy nilly on our own, this is not something we dreamed up. It was by request. And after seeing things it was felt (Ken felt) and he would gather the board felt the same way because it was a unanimous decision to assist Missy instead of walking out the door under duress. We were told it was 2 and half 3 hours a week job for that you don't need to give up your job by walking out of the place and throwing hands up in frustration. Instead of doing that it would be easier to just take the responsibility off Missy, find somebody else that can do it and Missy does not lose anything no benefits, no pay, no money just lose the stress. It seemed logical to him.

Vinnie said that there was a lot of stress and everything was boiling. Ken agreed. Shirley said that Missy is under a lot of stress in her Board of Health work and that she has been here when trash calls come in and residents complain. Ken said the interesting thought here would have been take the water board away and put all your time into Board of Health, strictly Board of Health. With the way the population is going and all the functions, you know what they are. It is a much more active office than in the past, so it just seemed a logical progression of changing things in this matter. The idea that Missy is going to be leaving on a long awaited maternity leave and it has become a good opportunity to make this change. Missy is leaving any way there is nothing we can do to stop that.

Ken continued the idea that somebody else is going to be picking up the pace anyway in her absence. Now you end up getting all your ducks in a row and during that time frame somebody is going to have to replace her, the person who is going to replace her is going to be Linda from the highway barn. So now that Linda is picking up the pace and is going to learn all there is to know about the water board make it permanent.

Vinnie said that she is not going to learn everything in a short time. Ken said understand that everybody is replaceable. Vinnie said absolute. Vinnie said that is totally up to Missy, we are under the impression she wants to stay. Sharon said it was a completely different scenario we heard at your meeting. Plus what she talked to Peg about that she wanted off this board period, and we reacted to it. So we made this decision and we hired somebody to take her place, we can't go

back on that decision and we shouldn't. Ken said that Missy is a good employee; I don't want to lose Missy on her main function, which is Board of Health. So again that's why we made that decision in reaction to what we have been told.

Vinnie said there must have been some missed communications because we did not know she wanted out. Sharon said we were at the same meeting you were. Dwight said the part that he remembers about the meeting, is she wanted things to change here and they have cooled down. We had a lot of things going on, different personalities come into play, and unfortunately Missy got caught in the middle of it. Things change we are on a pretty even keel right now, we have a plan as to what we are doing, we are going thru with it. So that's where we left it now, we just wanted this meeting with you. Vinnie said that it seems that the dust is settling down a lot. Before we were at arms over certain issues, personal issues, but Missy's job was harder because we're not dealing with Milford, there was a lot more to do because Shirley wanted us to do more in house and now Tim is doing all this stuff now for us. Vinnie said the system is running. Ken said we could say that you guys have smoothed the road. What we are discussing is a clerk going back to being a clerk. Vinnie said yeah.

Ken said so what is wrong with getting a different clerk. Vinnie said as long as some one is going to train her, when all the paper work has to be filed with DEP. Ken said I am sure some where in the works is an overlap time frame built in for training. Ken asked Missy how long until she leaves. Missy replied 21 days as of tomorrow.

Lawney wanted to say something to the commissioners. He wanted to apologize to the board that we did not come to you guys before this decision was made because we really should have as would with any other board. Any body who is looking for a clerk, we usually kind of decide who they want and then they make to appointment. In this case it was over looked. Regardless who does it in all fairness to the board, I personally would say who ever they want is who they get but that is just his opinion.

Vinnie said that was one of his biggest issues that it just happened. Lawney said that he also feels that the Highway Superintendent would fill the shoes well. How we are with every other board in town that decision should be up to the board. Sharon said they listen to Missy and addressed her concerns so that she would not leave. Vinnie said that she did not say she wanted out. Vinnie said that when all that was going on he did not think that any of them wanted to come into this room never mind Missy. Missy got caught in the middle of it and he thinks that they have hashed all that out. The Selectmen stood by their decision and Linda Hawks will be the new water clerk. The Commissioners thanked them for coming and at least hearing them out.

Missy told the board after the Selectmen left that she does not remember making a formal request to be let go of the water board. Dwight said that his recollection of that meeting is different then theirs. And he thinks Vinnie and Shirley heard the same thing he heard and all of us have come a long way in fixing things.

The Commissioner discussed where the office will be located and how will it be set up with phone line and files be keep and meetings taking place. Vinnie was not happy about the files leaving town hall. The Commissioners look over the bill for the cross connection and did not see one for 10 Cape Road. They would like Missy to contact Tim to find out if Paul can inspect that. They discussed the different billing option. KVS, Kelley & Ryan, Data Frontiers or keep the current system are the different options. For the next billing cycle they will have to use the current system until a new system and be used. Vinnie said you know what Missy just leave the billing just the way it is. If they can decide to out source you're job to somebody else that has more time on her hands, let her figure it out on her own. What did they give her 4 or 5 hours a week, she should be able to do it no sweat. Why should we spend any more money doing billing, let her do it that's what they want let her go to the selectmen. They are the ones who said you could do it in 5 hours. Why should we out source what is she going to do for 5 hours a week. The meetings are starting to get shorter. The minutes are not as long; billing is only twice a year. What is she going to do with 5 hours per week?

Shirley reviewed the cross connection and wanted to know if the plumbing inspector received a copy. Missy told her that he received the same packet as the commissioners did. The commissioners review the bill for purchase of water from Hopedale. This bill was for over \$46,000.00. There were some questions of the accuracy of the bill. They asked Missy to call Tim to verify some of the amounts on the bill. They discussed the need to have an article on the special town meeting for purchase of water. Vinnie made a motion to have the meters read and the master meter. Shirley seconds the motion. All three members agreed. Motion carried.

Vinnie made a motion to accept the minutes as written for August 16, 2005. Shirley seconds the motion. All three members agreed. Motion carried. Vinnie made a motion to accept the minutes as written for September 13, 2005. Shirley seconds the motion. All three members agreed. Motion carried.

Shirley made motion to adjourn the meeting. Vinnie seconds the motion. All three members agreed. Meeting adjourned at 8:45 p.m.



Town of Mendon
Water Commission
Meeting Minutes for
Thursday, December 7, 2005

Meeting called to order by Chairperson, Dwight Watson at 7:05 P.M.

Shirley Smith, Vincent Cataldo and Dwight Watson were present. Missy Kakela-Bottoms the administrative assistant was also present. Tim Watson the certified water operator and Linda Hawkes the new water clerk.

The commissioners discussed the certified water operator contract with Tim. Dwight asked him if he would like to stay. Tim told him that he has thought about it and he willing to stay. He is not looking for any more money. Vinnie said what and laughed. Tim said that there were a couple of reasons your not budgeted for it, and the system is running smoothly and there is no reason for it. He did ask for some help with cost of the workman comp. policy and would be appreciated and possibly read the meters more than twice a year. He also told them if you plan to keep the current rates then you need to go to a quarterly billing. The rate structure was set up for quarterly billing not semi-annually.

Tim also asked that if any thing comes up with Abe's project to please let him know about it. He is not sure if the board is pushing him to negotiate with the Town of Hopedale. Hopedale is being sued by the Milford Water Company for breach of contract and he has an emergency meeting tonight. He is not sure if it will happen but Milford could shut the water off.

He will do the annually statistical report and Shirley will be doing the consumer confidence report.