

**MFN Regional Wastewater Meeting
August 13, 2019**

MEETING MINUTES

COMMISSIONERS PRESENT: Mansfield: Michael Trowbridge, MFN Secretary
 Mansfield: Jess Aptowitz
 Mansfield: Matthew Teixeira
 Norton: Mike Yunits, MFN Chairman
 Norton: Diane McElligott

EXECUTIVE DIRECTOR: Lee Azinheira

COMMISSIONERS ABSENT: Foxboro: Chris Gallagher, MFN Vice Chairman
 Foxboro: Richard Pacella

GUESTS PRESENT: Chris Rositer, MFN
 Joe Cove, MFN Attorney
 Jay Barrows, State Representative
 Renee Gauthier, Secretary

- 1) Approval of Meeting Minutes (7-9-19)
Discussion:

Motion: To approve Meeting Minutes of 7-9-19.
 (Trowbridge/Aptowitz); all in favor; unanimous.

- 2) Update of Construction Projects
a) Contract No.1 - WPCF Upgrade and Expansion Project
 Lee provided information in packet for meeting.

Discussion: Lee said there was nothing new; they are still working out a few minor punch list items.

- b) Contract No. 2 - Infiltration Basins & Fruit St Landfill Cap and Closure
 The project has been completed and closed out.

- 3) Approval of Bills

Discussion:

Motion: To approve Expense Warrant 20-02 in the amount of \$127,531.34.
(Trowbridge/Aptowitz); all in favor; unanimous.

4) Community Updates

a) Mansfield
Nothing new

b) Foxborough
Nothing new

c) Norton
Mike said the West Main Street Sewer Project is ongoing and should be off the Wheaton campus by the end of week and heading into Route 140; saw cutting on Route 123 during the day and laying the pipe at night. Project is scheduled to be finished in December.

5) Consideration of Additional Regional Opportunities – Jay Barrows

Discussion: Jay Barrows explained to MFN Commission that he has been approached regarding the possibility of Kraft and other members of the Foxboro Business Association building a new Wastewater Treatment Facility on Route 1, but having the MFN apply for the permits, the loans and running the plant. Jay stated that if this is feasible, this could be good for the economic development along Route 1, which would in turn be good for the surrounding communities. Diane inquired if this is a private venture and Jay stated it would be a collaborative with Kraft and the Foxboro Business Association. Mike Trowbridge inquired what benefit it would be to the MFN; Jay said that the business would likely pay a management fee. Jess voiced his concern that this may land up being more of a liability for the MFN. Diane inquired if Foxboro and Walpole had any interest in starting their own regional facility; Jay said it's possible, he just wanted to know if the MFN would be willing to have him bring others to provide additional info regarding this possible venture and if the Commissioners might be willing to work together to come up with ideas to assist. Attorney Cove said it seems that in order to access public capital, it would need to be a publicly owned treatment plant; he also said it might be possible, but the plant would have to be publicly owned and operated; that a public/private partnership may be welcome, but there may have to have some legislation put through in order for it to be possible. Matt inquired if it would help us or hurt us if other communities formed regional plants and Lee explained that the government is encouraging this type of regional work. Jay said he will set up a meeting in September between MFN Commissioners and the proposing business group.

6) Update Regarding MFN Right of Way Work – Joseph Cove

Discussion: Attorney Cove said he has been looking at right of way between Fruit Street and where the road for the basin's stop. He explained that it was originally built as a railroad bed and the property owners along that line participated. He said they have not been able to find all titles/deeds, it's possible that some property was taken for this through eminent domain. Joes suggested meeting with the right of way organizer from MassDOT and start with the deed from Penn Central who filed for bankruptcy. Lee explained that the requirements from MassDOT have become more stringent since the Mansfield Trail was originally made. It was agreed that the deed for rail bed would pass from Mansfield to MFN. Attorney Cove said that the Old Colony Railroad were allowed to take & use land as long as they ran railroad, it is believed that the easements would go back to whoever now owns the properties but in our case, the land was sold by the bankruptcy court. Attorney Cove said before we spend more time and effort to find all the deeds, etc.; He will talk to MassDOT and find how detailed they will require this to be. Lee said that he will try to arrange a meeting with Linda Walsh of MassDOT.

7) Approval of Pretreatment Regulation Changes

Discussion: Withdrawn

8) Discussion Regarding Early Payment of Mansfield Loan for Phase I Design

Discussion: Lee said the loan balance is \$5,545,659.00. He explained this loan was for the Phase 1 Design portion of the plant improvements. Currently, the MFN pays the debt and each community pays their share. He said he believes there are seven (7) years left on the loan. Lee said paying it off early would save approximately \$90,000 in interest. Diane said it would be about \$13,000 per year in savings and inquired how this would be paid. She inquired if paying it off would help to make a positive difference in Mansfield's borrowing rates, would it help with their bond ratings. Lee said John Stanbrook will be at next meeting and could give more detailed information. Mike suggested discussing the possibility of paying it off next year as part of the budget.

9) Eco-Lite Inc. Request for Access Easement

Discussion: Eco site builds cellphone and lease space. The company currently has a site in Norton, but they have not been able to access property to install tower due to the prohibitive cost of building the road due to wetlands. He stated that they were hopeful that they could get access from the along the interceptor, would build a road there and maintain for the length of the lease. He explained that they would need to bring in heavy equipment for the tower installation and that trucks would be using this road during the lease period. He explained that they would need to have 24/7 access for the period of their existing lease. He proposing a bulk sum up front and they would pay a monthly lease fee. He said the average that they have paid for other sites was about \$2500 to \$3000 per month and a baseline of \$25,000. He proposed to pay the MFN a lump sum payment plus \$750 per month with an annual escalator of 2.25 to 2.5 %. Mike Yunits explained that the main purpose of this property was for the sewer interceptor and bike path. Attorney Cove asked if they may be willing to license this access instead of leasing; He explained that it is a public sewer easement and therefore may not be able to sublease the use. Mike Yunits said he felt that it

would not be worth the risk to the interceptor to allow a private company to install and maintain a cell tower.

10) Executive Director's Report

Lee stated the generator was repaired in about 1-1/2 weeks and the repairs came to \$13,900 with a \$5,000 deductible and that he plans to try to collect the difference.

11) Any Items Not Anticipated 48 Hours Prior To This Meeting

12) Future Agenda Items –

13) Next Meeting – October 1st, 2019

Motion: To adjourn at 7PM.
(Trowbridge/McElligott); all in favor; unanimous.

Respectfully submitted,
Michael Trowbridge



Signature of District Secretary

10-1-19

Date of Acceptance