

BOARD OF WATER/SEWER COMMISSIONERS  
Tuesday April 20, 2010

NORTON TOWN CLERK  
MAY 18 2010  
RECEIVED

6:45pm Meeting opened. Commissioners Diane McElligott and Howard Baker present. Also present Duane Knapp, Rose Melito, Attorney Joseph Cove and Fran Yanuskiewicz.

Diane McElligott assumed the position of Chairman in the absence of Bruce Hicks. At this time she took the opportunity to thank Howard Baker for his twenty three years of service, support and dedication to this Board and the Water/Sewer Department. She then presented him with a certificate of appreciation.

**Modular Building Project:** Diane McElligott stated for the record that on March 22, 2010 proposals were received from the following : Modular Space, Vanguard Modular, Triumph Leasing Corp, William Scotsman, Nadler Modular and M Space Holdings. Non price proposals were reviewed and evaluated to determine if they were responsive to the RFP requirements. They were assigned a rating of highly advantageous, advantageous , not advantageous or unacceptable. At a 6:00pm meeting held today 4/20/2010 the price proposals were opened and reviewed. The building committee established the following:  
Triumph Leasing Corp – highly advantageous - \$195,287.00  
William Scotsman – highly advantageous - \$236,329.00  
M Space Holdings – highly advantageous - \$234,728.00  
Nadler Modular – advantageous - \$186,075.00  
Vanguard Modular – advantageous - \$205,500.00  
Modular Space – advantageous - \$228,620.00  
The building committee recommends to award the project to Triumph Leasing for \$195,287.00. in accordance with MGL c149, Sec 44E(4).

Howard Baker motioned to award the Water Department Modular Office Building project to Triumph Leasing Corp. for the amount of \$195,287.00 in accordance with MGL c 149, Sec 44E(4). Diane McElligott seconded the motion. No further discussion.  
All in favor:  
Howard Baker – aye  
Diane McElligott – aye  
So voted.

**Old Business:** Attorney Cove addressed a letter dated April 12, 2010 (to the Norton Conservation Commission) regarding land owned by Lois Groote. The letter stated concerns regarding the NOI Application filed by Norton Glen LLC. Attorney Cove stated the matter has no bearing or impact on Ms. Groote's property. As a matter of record the letter should be kept on file.

NORTON TOWN CLERK  
MAY 18 2010  
RECEIVED

Attorney Cove discussed a letter from Thomas J. Scanlon CPA, (the Town's current auditing firm) requesting information of exposure if any with regard to the Water/Sewer Department. Attorney Cove answered in a letter dated April 14, 2010. (attached).

Attorney Cove informed the Board that the Red Mill Village Agreement is very much at the forefront of business. The following is the course of action:

- 1.) The Agreement
- 2.) Agreement to Convey
- 3.) The Town Authorizes the Board to except or take
- 4.) The Instruments of Conveyance
- 5.) Subordination from their Lender

Fran Yanuskiewicz discussed Norton Glenn, LLC with regard to the Scope of Services to be rendered. He stated any and all work that has been done to this point and billed to the Town will be reimbursed (as a credit).

He discussed his opinion on the proposed sewer connection and stated he is going to request Norfolk-Ram to reformat the plans with no force main to force main proposals.

Discussion regarding Chapter 39 of the Acts of 2009 (annual sewer assessments) were brought up. Fran gave his opinion on what costs/budget items he thought was eligible to pass on, and Diane McElligott cited her interpretation of what she thought was eligible. It was agreed to meet on Tuesday April 27, 2010 at 2:30pm to discuss this issue in detail. Attorney Cove stated he would do some research and have his opinions ready for that meeting.

Mr. Knapp informed the Board that he received an email request from Dee Ware regarding SBA Communication Tower Lease Proposal (fka – Bay Communications II) 14 Newland Street, Norton. The proposal was to extend the current lease for a 99 year period, or create a perpetual communications easement. After some discussion Attorney Cove advised Mr. Knapp to contact Ms. Ware and inform her the proposals are not an option, and the Town will enforce the current contract as is.

Mr. Knapp discussed the response he received from Mr. Freeman regarding his latest service repair (letter dated 4/5/10). He asked Attorney Cove to follow up and respond.

Mr. Knapp presented the Board with a project bidding proposal for the De-Sal pipeline from Jeff Hanson of Hanson, Murphy and Associates. After reviewing the document the Board asked Mr. Knapp to invite Mr. Hanson to the next meeting to discuss the project further.

Page 3  
April 20, 2010 – Minutes  
Continued

NORTON TOWN CLERK  
MAY 18 2010  
RECEIVED

**Minutes:** The minutes of the May 19, 2009, May 29, 2009, September 1, 2009 and the November 24, 2009 Board Meetings were read, approved and signed. The minutes of the March 9, 2010 and March 23, 2010 Board Meetings were read, approved and signed.

Fran stated with the Board's permission he would contact Lee Azinheira and request an explanation of the current fixed cost amounts for short term borrowing and SRF funding. The Board agreed.

All appropriately processed bills were signed.

Next meeting May 4, 2010 at 6:30pm.

Meeting adjourned 11:00pm.



BOARD OF WATER/SEWER COMMISSIONERS  
ACCEPTED AND APPROVED MINUTES FOR THE

Board Meeting Held: April 20, 2010

NORTON TOWN CLERK  
MAY 18 2010  
RECEIVED

Respectfully submitted,

Rosendin Melito

Diane McElligott  
Diane McElligott, Chairperson

Alec E. Rich, III  
Alec E. Rich, III, Clerk

Bruce Hicks  
Bruce Hicks, Member