



The West Boylston Water District

Meeting Date and Time: Monday November 17, 2025; 5:00pm

Members Present: Robert Bryngelson, Jr., James LaMountain, Michael Mard, Stephen Muscente

Also Present: Michael Coveney, Heather Isaacs, Michael Ohl

Mr. LaMountain called the meeting to order at 5:00 and notified the participants that the meeting would be audio recorded.

ITEM 1: TREASURER'S REPORT

Heather Isaacs presented the Water Use Charges, Profit and Loss, Balance Sheet and Aged Receivable reports through October 2025. Mr. LaMountain had Mrs. Isaacs clarify how severe past due balances end up getting paid before changing hands, and how landlords are responsible for tenant's usage if they default on payment. Mr. Muscente questioned whether the FY27 budget would include an increase for technology expenses, which is anticipated. No further questions.

ITEM 2: SUPERINTENDENT'S REPORT

- 1.) No further questions or comments.
- 2.) No further questions or comments.
- 3.) No further questions or comments.
- 4.) No further questions or comments.
- 5.) No further questions or comments.
- 6.) No further questions or comments.
- 7.) No further questions or comments.
- 8.) Mr. Bryngelson questioned if there were any filter issues; Mr. Coveney indicated filters are in good working order and scheduled work is regular maintenance.

ITEM 3: OLD BUSINESS-

Pleasant Valley filtration plant discussions. Mr. Ohl outlined some grant opportunities for the District to apply for. He will be working on filling out applications and submittal for (2) separate grants.

Mr. Ohl recommends using one grant (if granted) for an alternatives analysis, which will compare filtration plant/new water source/interconnection feasibility and cost associations. Mr. Ohl is doubtful that a new water source would be available as the District had done a previous search before constructing Pleasant Valley Well #2. Mr. Ohl provided preliminary timelines and cost analysis for construction of a filtration plant and interconnection with the City of Worcester. Outlined some of the benefits and pitfalls of each option. Mr. Coveney noted that the City of Worcester has already indicated that they would not sell water to West Boylston until the pending lawsuit regarding sewer distribution charges was settled. Mr. Ohl recommends applying for the second grant for a larger sum to construct a filtration and treatment plant and all associated costs, then using a state revolving fund loan for any remainder costs that the grant does not cover. Both Mr. Ohl and Mr. Coveney noted the lack of available land for a plant or well construction option. Mr. Ohl is hopeful that Department of Conservation & Recreation might be amenable to providing some land closer to Rt. 140 so current monthly chemical deliveries to Pleasant Valley Well #2 would be moved from the closer proximity of the reservoir, further protecting the aquifer.

Bowen/Franklin Sts. Water Main Replacement- tabled until next meeting.

ITEM 4: NEW BUSINESS-

PFA's Settlement- Class action suit against 3M, Dupont and other polluters responsible for PFA's contamination settled. Whereas West Boylston has very minimal detection, there being any allows ability to join, which was done previously. Mr. Coveney presented settlement amount for 3M, which could be paid at once (fees deducted) or over (8) years. Mr. Mard made a motion to take a one-time payment; Mr. Muscente seconded the motion. Brief discussion regarding amount differences. All voted in favor of taking a one-time payment.

Crown Castle Cell Tower payments- Outstanding payment for antennae on the Lawrence Street tank for Dish Network will be paid out by Crown Castle. Agreement presented that attorney reviewed; Mr. Mard made a motion to enter into a 20-year lease agreement with Crown and allow Mr. Coveney to act as overseer of contract; Mr. Bryngelson seconded the motion; all voted in favor. Motion carried.

ITEM 5: Approval of Meeting Minutes

Mr. Bryngelson motioned to approve the October 20, 2025 meeting minutes as presented, Mr. Muscente seconded the motion; all voted in favor, motion carried.

ITEM 6: Future Agenda Items- None presented

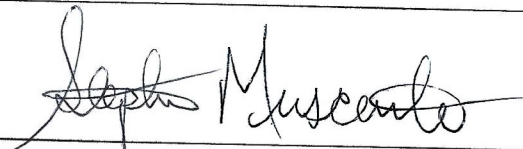
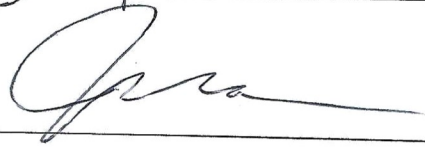
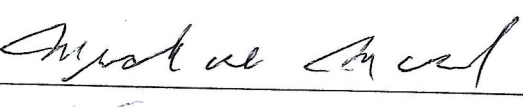
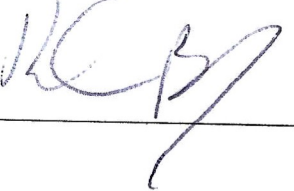
Mr. Muscente made a motion to adjourn; Mr. Bryngelson seconded the motion; all voted in favor. Motion carried. Mr. LaMountain adjourned the meeting at 6:18pm. Next meeting scheduled for December 15 at 5:00pm.

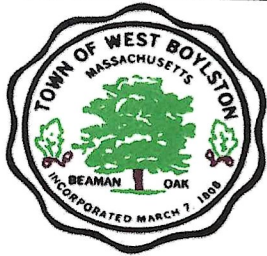
Meeting Minutes of the West Boylston Water District

November 17, 2025

Members Present: Robert Bryngelson, Jr., James LaMountain, Michael Mard, Stephen Muscente

Date of Approval: December 15, 2025



**MEETING POSTING
IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§ 18-25**

Board of Water Commissioners

November 13, 2025

Board/Committee Name

Date of Notice

183 Worcester St, West Boylston

WBWD OFFICE

Meeting Place

Conference Rm. No.

November 17, 2025

Monday 5:00 p.m.

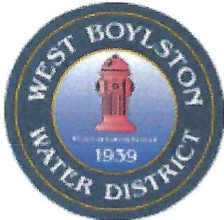
Robert Bryngelson

Date/Time of Meeting

Clerk of Board or Bd. Member Signature

Meeting canceled/Postponed to: _____

Date of cancelation/Postponement _____



Agenda

- 5:00 PM CONVENE MEETING**
- 5:05 PM TREASURER'S REPORT – Review of Profit & Loss, Balance Sheet and Water Income**
- 5:20 PM SUPERINTENDENT'S REPORT – Mike Coveney; Updates on repairs, maintenance and issues of wells, properties and equipment; updates on system repairs/maintenance/issues.**
- 5:30 PM OLD BUSINESS – Pleasant Valley Well Manganese – Mike Ohl - CEI**
- 5:45 P.M. NEW BUSINESS – PFAS Settlement Payments, Crown Castle/DISH Payments**
- 5:50 P.M. READING/APPROVAL OF MINUTES –meeting minutes reading and approval**
- 5:55 P.M. FUTURE AGENDA ITEMS**
- 6:00 P.M. CLOSE MEETING**

[illegible]

West Boylston Water-Profit & Loss Budget vs. Actual

July through October 2025

Accrual Basis

	Jul - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4175 · Interest Charges	6,097.04	2,650.00	3,447.04	230.1%
4250 · Water Charges & Services	-3,538.04	0.00	-3,538.04	100.0%
4251 · Worcester Corporate Water Chrg	915,142.34	862,500.00	52,642.34	106.1%
4250 · Water Charges & Services - Other				
Total 4250 · Water Charges & Services	911,604.30	862,500.00	49,104.30	105.7%
4260 · User Fee	50,000.00	20,000.00	30,000.00	250.0%
4261 · Back Flow	6,900.00	500.00	6,400.00	1,380.0%
4262 · Fire Line	10,856.80	10,713.00	143.80	101.3%
4270 · Merchandise & Jobbing	0.00	0.00	0.00	0.0%
4275 · Meters	0.00	0.00	0.00	0.0%
4276 · 2nd meter	4,000.00	1,500.00	2,500.00	266.7%
4275 · Meters - Other				
Total 4275 · Meters	4,000.00	1,500.00	2,500.00	266.7%
4320 · Rental Income	52,114.24	54,125.00	-2,010.76	96.3%
4820 · Investment Income				
4821 · Net investment income	15,710.82	0.00	15,710.82	100.0%
4820 · Investment Income - Other	12,928.68	16,400.00	-3,471.32	78.8%
Total 4820 · Investment Income	28,639.50	16,400.00	12,239.50	174.6%
4840 · Miscellaneous Revenue				
4845 · PFAS Settlement Income	55,057.04			
4840 · Miscellaneous Revenue - Other	6,551.80	2,640.00	3,911.80	248.2%
Total 4840 · Miscellaneous Revenue	61,608.84	2,640.00	58,968.84	2,333.7%
Total Income	1,131,820.72	971,028.00	160,792.72	116.6%
Cost of Goods Sold				
50000 · Cost of Goods Sold	0.00	0.00	0.00	0.0%
Total COGS	0.00	0.00	0.00	0.0%
Gross Profit	1,131,820.72	971,028.00	160,792.72	116.6%
Expense				
5000 · Operation & Maintenance				
5130A · Salaries & Employee Benefits				
5130 · Admin & Salaries				
5143 · Overtime Wages	9,405.51	12,484.00	-3,078.49	75.3%
5130 · Admin & Salaries - Other	131,559.31	138,729.34	-7,170.03	94.8%
Total 5130 · Admin & Salaries	140,964.82	151,213.34	-10,248.52	93.2%
5131 · Superintendent's Salary	39,974.40	40,029.64	-55.24	99.9%
5132 · Commissioners Salaries	0.00	0.00	0.00	0.0%
5133 · Moderator Salary	0.00	0.00	0.00	0.0%
5134 · Payroll Processing Expense	555.34	650.00	-94.66	85.4%
5135 · Worcester Retirement System	118,614.00	118,614.00	0.00	100.0%
5136A · Health Insurance				
5136 · Employee's	26,376.25	51,306.66	-24,930.41	51.4%
5137 · Retiree's	4,235.64	6,071.66	-1,836.02	69.8%
Total 5136A · Health Insurance	30,611.89	57,378.32	-26,766.43	53.4%
5138 · Life Insurance	167.40	216.00	-48.60	77.5%
5139 · Uniforms	3,115.15	1,900.00	1,215.15	164.0%
5140 · Workers' Comp Insurance	9,722.65	9,723.00	-0.35	100.0%
5141 · Employee Training	3,130.72	2,000.00	1,130.72	156.5%
5142 · Payroll Taxes	2,655.51	2,833.34	-177.83	93.7%
5130A · Salaries & Employee Benefits - Other	0.00	0.00	0.00	0.0%
Total 5130A · Salaries & Employee Benefits	349,511.88	384,557.64	-35,045.76	90.9%
5210 · Heating	1,488.42	1,500.00	-11.58	99.2%
5215 · Telephone	3,910.45	3,700.66	209.79	105.7%

West Boylston Water-Profit & Loss Budget vs. Actual

Accrual Basis

July through October 2025

	Jul - Oct 25	Budget	\$ Over Budget	% of Budget
5220 · Electricity				
5221 · Beaman Street	37.41	48.00	-10.59	77.9%
5222 · Lawrence Street	158.39	200.00	-41.61	79.2%
5223 · Lee Street	6,675.69	8,500.00	-1,824.31	78.5%
5224 · Prospect Street	25.47	48.00	-22.53	53.1%
5225 · Temple Street	7,650.94	6,700.00	950.94	114.2%
5226 · Thomas Street	7,063.90	7,500.00	-436.10	94.2%
5227 · West Boylston Street	5,888.33	6,000.00	-111.67	98.1%
5228 · Western Avenue	1,153.86	1,500.00	-346.14	76.9%
5229 · Worcester Street	619.50	850.00	-230.50	72.9%
5229A · Laurel Street	450.24	1,000.00	-549.76	45.0%
Total 5220 · Electricity	29,723.73	32,346.00	-2,622.27	91.9%
5230 · Legal & Accounting				
5231 · Audit Expenses	0.00	0.00	0.00	0.0%
5232 · Accounting Expense	874.00	2,000.00	-1,126.00	43.7%
5233 · Legal Expense	0.00	8,300.00	-8,300.00	0.0%
5234 · Consulting Expense				
5234D · Lee Street	0.00	0.00	0.00	0.0%
5234 · Consulting Expense - Other	17,430.00	33,333.32	-15,903.32	52.3%
Total 5234 · Consulting Expense	17,430.00	33,333.32	-15,903.32	52.3%
Total 5230 · Legal & Accounting	18,304.00	43,633.32	-25,329.32	41.9%
5240 · Auto & Truck Expense				
5241 · Gasoline & Oil	3,876.94	6,000.00	-2,123.06	64.6%
5242 · Repairs & Maintenance	884.82	3,333.34	-2,448.52	26.5%
5240 · Auto & Truck Expense - Other	0.00	0.00	0.00	0.0%
Total 5240 · Auto & Truck Expense	4,761.76	9,333.34	-4,571.58	51.0%
5300 · Property and Liability Insurance	24,606.35	26,153.00	-1,546.65	94.1%
5420 · Office Expense				
5421 · Office Supplies	1,060.53	1,200.00	-139.47	88.4%
5422 · Postage	2,005.00	2,500.00	-495.00	80.2%
5420 · Office Expense - Other	0.00	0.00	0.00	0.0%
Total 5420 · Office Expense	3,065.53	3,700.00	-634.47	82.9%
5423 · Computer/Tech	12,516.89	8,283.34	4,233.55	151.1%
5430 · Pump Station Supplies	644.19	2,000.00	-1,355.81	32.2%
5435 · Water Quality Control Expense	4,343.00	5,000.00	-657.00	86.9%
5440 · Water Treatment Chemicals	40,459.80	30,000.00	10,459.80	134.9%
5500 · Tools	1,204.91	1,350.00	-145.09	89.3%
5600 · Repairs & Maintenance				
5601 · Equipment Repairs	7,156.68	8,333.34	-1,176.66	85.9%
5602 · Facility Repairs	487.07	8,333.34	-7,846.27	5.8%
Total 5600 · Repairs & Maintenance	7,643.75	16,666.68	-9,022.93	45.9%
5625 · Property Maintenance	1,583.74	8,333.34	-6,749.60	19.0%
5790 · State & District Expense	7,831.31	5,830.00	2,001.31	134.3%
5791 · GIS Projects	3,420.00	3,500.00	-80.00	97.7%
5795 · DEP Primacy Fees	0.00	0.00	0.00	0.0%
5840 · Serv & Distr. Improve.				
5840E- Emergency Repair Costs	3,798.00	0.00	3,798.00	100.0%
5840 · Serv & Distr. Improve. - Other	56,725.47	53,500.00	3,225.47	106.0%
Total 5840 · Serv & Distr. Improve.	60,523.47	53,500.00	7,023.47	113.1%
5950 · District Improvements				
5951 · District Improvements (Capital)				
5951H · Oakdale WTP 2021-22	0.00	0.00	0.00	0.0%
Total 5951 · District Improvements (Capital)	0.00	0.00	0.00	0.0%
5950 · District Improvements - Other	13,850.17	16,700.00	-2,849.83	82.9%
Total 5950 · District Improvements	13,850.17	16,700.00	-2,849.83	82.9%
Total 5000 · Operation & Maintenance	589,393.35	656,087.32	-66,693.97	89.8%
Total Expense	589,393.35	656,087.32	-66,693.97	89.8%
Net Ordinary Income	542,427.37	314,940.68	227,486.69	172.2%

West Boylston Water-Profit & Loss Budget vs. Actual

Accrual Basis

July through October 2025

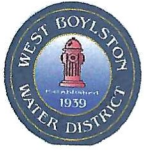
	Jul - Oct 25	Budget	\$ Over Budget	% of Budget
Other Income/Expense				
Other Income				
8400 · Insurance Reimbursement				
8410 · Lighting Strike Expenses	0.00	0.00	0.00	0.0%
Total 8400 · Insurance Reimbursement	0.00	0.00	0.00	0.0%
Total Other Income	0.00	0.00	0.00	0.0%
Other Expense				
8000 · Interest Expense				
8050 · DSRF Earnings	0.00	0.00	0.00	0.0%
8060 · Contract Assistance	0.00	0.00	0.00	0.0%
8000 · Interest Expense - Other	81,317.10	81,317.50	-0.40	100.0%
Total 8000 · Interest Expense	81,317.10	81,317.50	-0.40	100.0%
Total Other Expense	81,317.10	81,317.50	-0.40	100.0%
Net Other Income	-81,317.10	-81,317.50	0.40	100.0%
Net Income	461,110.27	233,623.18	227,487.09	197.4%

Balance Sheet

As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Unibank Vendor Account	1,682.44
1000 · Cash-Checking & Savings	1,841,014.53
1025 · Cash on Hand	125.00
Total Checking/Savings	1,842,821.97
Accounts Receivable	
1201 · User Charges	533,629.99
Total Accounts Receivable	533,629.99
Other Current Assets	
1159 · Investments	2,326,688.07
1499 · Undeposited Funds	12,114.98
Total Other Current Assets	2,338,803.05
Total Current Assets	4,715,255.01
Fixed Assets	
1998 · Capital Assets - Depreciable	14,017,565.46
1999 · Capital Assets - Nondepreciable	131,305.00
Total Fixed Assets	14,148,870.46
Other Assets	
2860 · Deferred Outflows of Resources	191,615.00
Total Other Assets	191,615.00
TOTAL ASSETS	19,055,740.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	67,907.15
Total Accounts Payable	67,907.15
Other Current Liabilities	
2100 · Payroll Withholdings	693.81
2430 · Accrued Vacation Pay	23,529.34
Total Other Current Liabilities	24,223.15
Total Current Liabilities	92,130.30
Long Term Liabilities	
1750 · Deferred Inflows of Resources	66,887.00
2600 · N/P - DEP (SRF Funding)	9,441,988.44
2800 · Other Post Employment Benefits	1,080,197.00
2850 · Net Pension Liability	1,079,795.00
Total Long Term Liabilities	11,668,867.44
Total Liabilities	11,760,997.74

	<u>Oct 31, 25</u>
Equity	
3301 · Reserved for Wells/Cap. Project	1,181,223.03
3775 · Investment in PP&E-District	3,874,289.86
3900 · Retained Earnings	1,778,119.57
Net Income	<u>461,110.27</u>
Total Equity	<u>7,294,742.73</u>
TOTAL LIABILITIES & EQUITY	<u><u>19,055,740.47</u></u>



West Boylston Water District

To: Board of Water Commissioners

From: Michael Coveney

Date: 11/17/2025

Re: Superintendents Report

1.) 2025 Project Update:

1. Gates Brook Place – 80 Units West Boylston St & Pierce St – Still under review with Town Boards
2. CSX Railroad – Beaman St & Hartwell St RR Bridges to be raised – Both bridges are currently closed and under construction to be raised.
3. Shrewsbury St/Hartwell St commercial buildings development –the largest and final of the three buildings has connected to the 16" main.

2.) Ripple Fiber Optic: Installation of the Fiber Optic cable continues underground. We are doing our best to keep up with marking out the water when we are notified by Digsafe, while keeping a close eye on the contractor.

3.) Service & Distribution: We have repaired all the leaks detected from the annual survey. We also replaced an older hydrant near 315 Lancaster St and finished paving all the work sites.

4.) Lee St Project: The replacement booster pump system is planned to be shipped on November 21. Haluch will install this soon after arrival.

5.) Pending ACO from MassDEP: Mike Ohl from CEI is here to discuss future steps with feasibility study, alternatives and grant programs for Mn treatment.

6.) Sanitary Survey Report: We have submitted our response with a follow-up disputing three of the deficiencies in the report. We are awaiting a response from MassDEP.

7.) Pleasant Valley Well #2: The 60HP submersible well motor failed on 11/5/25 after 4 years of operation. Sullivan Well installed a new motor in the well last week, and the well was back online as of 11/14/25.

8.) Oakdale WTF: Roberts Filter Group will be on site this week to conduct maintenance and inspect the interior of the filter vessels after 3 years of operation.

FEE PROPOSAL FOR CONSULTING ENGINEERING SERVICES
Manganese Issues at Pleasant Valley Wells
West Boylston Water District, Massachusetts

COMBINED PROJECT COST ESTIMATE (all 3 elements)	
Alternatives Analysis	\$68,000
WTP for Mn Removal at Pleasant Valley Wells	\$12,500,000
Interconnection with Worcester	\$920,000
Total	\$13,488,000

Alternatives Analysis	
Engineering	Alternatives Analysis
	Piloting
	Design
	Permitting
	Bid
	Construction Phase
	RPR
	Subtotal
Construction	
Contingency	10%
Total	\$68,000

Est Fee w/o Model Development \$42,700

WTP for Mn Removal at Pleasant Valley Wells	
Engineering	Conceptual Design
	Piloting
	Design
	Permitting
	Bid (incl Prequal)
	Construction Phase
	RPR
	Subtotal
Construction	
Contingency	10%
Total	\$12,500,000

Not including land acquisition or legal costs
Includes \$40K for Blueleaf for piloting GS at PV Wells

Interconnection with Worcester	
Engineering	Conceptual Design
	Piloting
	Design
	Permitting
	Bid
	Construction Phase
	RPR
	Subtotal
Construction	
Contingency	10%
Total	

Permitting includes \$100K for EIR



Crown Castle
2000 Corporate Drive
Canonsburg, PA 15317

November 17, 2025

VIA Email: mcoveney@westboylstonwater.org

WEST BOYLSTON WATER DISTRICT
183 WORCESTER ST
WEST BOYLSTON, MA 01583

Re: Business Unit # 806836 located at LAWRENCE STREET, WEST BOYLSTON, MA 01583 ("Tower Site")

Dear WEST BOYLSTON WATER DISTRICT:

This binding letter agreement ("Letter Agreement") sets forth the agreement between Crown Atlantic Company LLC, a Delaware limited liability company ("Lessee") and WEST BOYLSTON WATER DISTRICT, a Massachusetts water district ("Lessor") allowing DISH Wireless L.L.C. a Colorado limited liability company ("Customer") to sublease a portion of the Tower Site pursuant to that certain Site Lease Agreement dated January 24, 2022 between Customer and Lessee (the "Sublease").

The parties agree as follows:

1. Notwithstanding the requirements contained in Section 17 of that certain Site Lease Agreement dated April 1, 2017 (the "Lease") between Lessor and Lessee that: (i) Customer directly pay to Lessor forty percent (40%) of the total amount of rent otherwise due to Lessee under the Sublease and (ii) such rent automatically increase each year on the anniversary date of the Sublease by five percent (5%); Lessor and Lessee hereby agree that Lessee shall be obligated to pay Lessor Four Hundred and Zero/100 Dollars (\$400.00) per month for each month in which Lessee actually receives rent from Customer during the term of the Sublease the "Net Revenue Share"). Lessee shall have no obligation for payment to Lessor of the Net Revenue Share in the event Lessee does not receive the full amounts owed it under the Sublease. The Net Revenue Share shall automatically increase each year on the anniversary date of the Sublease by five percent (5%) provided it has not terminated or expired. This Letter Agreement is retroactive to the effective date of the Sublease. Lessee shall pay Lessor all Net Revenue Share amounts due and owed since the effective date of the Sublease within sixty (60) days of full execution of this Letter Agreement.
2. Within thirty (30) days of full execution of this Letter Agreement and upon Lessee's receipt of documentation from Lessor detailing the time spent and amount charged by Lessor's attorney related to

the review of this Letter Agreement, Lessee shall pay a one-time fee not to exceed the amount of Six Hundred and Zero/100 Dollars (\$600.00) as reimbursement to Lessor for its reasonable attorneys' fees.

3. Lessor represents and warrants as of the date of this Letter Agreement that Lessor is duly authorized and has the full power, right and authority to enter into this Letter Agreement and to perform all of its obligations under this Letter Agreement.
4. This Letter Agreement may be executed in any number of identical counterparts, each of which when executed and delivered shall be an original, but all such counterparts shall constitute but one and the same instrument. Photocopies and electronically scanned or faxed copies of original signature pages, and/or digital or electronic signature pages executed using "DocuSign" or any other method of electronic execution, shall be deemed originals in all respects and binding on the parties.
5. The terms of this Letter Agreement shall run with the land for the benefit of the parties, and their respective successors and assigns.

If this Letter Agreement accurately reflects the understanding between Lessor and Lessee, please so indicate by signing and returning to the undersigned an executed copy of this letter.

LESSOR: WEST BOYLSTON WATER DISTRICT, a
Massachusetts water district

LESSEE: CROWN ATLANTIC COMPANY LLC, a
Delaware limited liability company

By: _____

Name: _____

Date: _____

By: _____

Name: _____

Date: _____

WBWD PFAS Settlement 3M

Total settlement amount \$136,266.12

Total payment amount with accelerated payment program \$123,047.08

Total accelerated payment amount plus fees \$120,745.58

136266.12	123047.08	13219.04
123047.08	2301.5	120745.58

	Year	Payment
Received	2025	70509.05
Accelerated	2025	50236.53

Actual		Accelerated Payment Program Discounted			
2026	23200.27		22007.36		
2027	7295.45		6393.51		
2028	8511.36		6891.25		
2029	7599.43		5684.5		
2030	5167.61		3571.19		
2031	5167.61		3299.33		
2032	4559.66		2529.62		
2033	4255.68		2161.27		
Total	65757.07	Total	52538.03	Difference	13219.04
		Fee	2301.5	Fee	2301.5
		Total	50236.53	Loss	15520.54