

GREATER NEW BEDFORD REGIONAL REFUSE MANAGEMENT DISTRICT
DISTRICT COMMITTEE MEETING
Friday, July 7, 2023

The Greater New Bedford Regional Refuse Management District Committee held a publicly posted remote meeting on **Friday, July 7, 2023, at 8:00 a.m.**, at the Greater New Bedford Regional Refuse Management District Office, 600 Quanaoag Rd, Dartmouth, MA.

District Committee Members in attendance participating remotely via Microsoft Teams: John Beaugard, Daniel Patten, Christine LeBlanc, Kelley Cabral-Mosher, Michael Gagne.

Also in attendance participating remotely via Microsoft Teams: Scott Alfonse, Executive Director; Leonor Ferreira, Secretary; Anthony Novelli, Project Manager; Tom King, Accountant; and Matthew J. Thomas, District Counsel.

1. Call to order/ Salute the flag

Chairperson Beaugard called the meeting to order at 8:02 a.m.

2. Legal notices

Pursuant to the Open Meeting Law, any person may make an audio or video recording of this public meeting, or may transmit the meeting through any medium. Attendees are therefore advised that such recordings and transmissions are being made, whether perceived or unperceived, by those present, and are deemed acknowledged and permissible.

Chairperson Beaugard reminded members that texting and private chats on Microsoft Teams video conference platform is not an acceptable method of remote participation. He also wanted to make sure that all members could be heard when they are speaking and if any member cannot hear another member to please let him know. Finally, he informed members that if their remote connection is lost, that they should attempt to sign back in. The time they were disconnected and the time they signed back in will be noted.

All legal notices of the meeting were posted in Dartmouth and New Bedford more than 48 hours prior to the meeting.

3. Roll call of members / Salute the flag

**Chairperson John Beaugard, yes
Daniel Patten, yes
Christine LeBlanc, yes
Kelley Cabral-Mosher, yes
Michael Gagne, yes**

4. New Business

- a. Buffer property renovation bid results

Motion to receive an update on the buffer property renovation bid results made by Ms. LeBlanc, seconded by Mr. Gagne.

Mr. Novelli noted the bid results for buffer properties. He noted that the architects initial estimate was approximately \$222,000. The lowest bid was DDC Construction, Inc., at \$193,600 to replace the windows at 612 Quanapoag Rd, Dartmouth, and the heating system at 74 Quanapoag Rd, Freetown. He noted that JMB Architects worked with DDC Construction in the past and gave them a very favorable review.

Motion to approve the transfer of \$193,600 from the Building Capital Improvement Reserve into the BayCoast Money Market account to award the contract to DDC Construction, Inc. for window and HVAC replacement at 74 and 612 Quanapoag Rd. Motion made by Mr. Gagne, seconded by Ms. LeBlanc.

Ms. LeBlanc noted that there was previous discussion and the group showed concern with the total repair cost. She said that it was decided to wait for the bids and then discuss. She asked if District was still at that phase or has it had decided to move forward and accept the bid.

Mr. Beauregard and other members showed concern but recognized that the properties needed repairs. Ms. LeBlanc agreed, but noted that the discussion was tabled at last meeting to decide whether or not the District wanted to pursue keeping them as rental properties. Mr. Alfonse noted that 612 Quanapoag Rd was currently occupied by a tenant, and 74 Quanapoag Rd was vacant pending replacement of the heating system.

Attorney Thomas asked for the lease term on the properties. Mr. Alfonse noted that 612 Quanapoag Rd lease is a year to year with five more renewable periods left. 74 Quanapoag Rd is vacant.

Attorney Thomas asked if the condition of the window was severe. Mr. Alfonse replied that the condition of some was very poor. Attorney Thomas explained the implications to the Committee.

Ms. LeBlanc asked if the windows could be repaired now and the heating system later. Mr. Alfonse said that it was bid as one project and District would have to rebid in order to separate the items.

Mr. Gagne asked if the bid separated the heating cost. Mr. Alfonse said there was filed sub bid. Mr. Novelli stated the sub bid cost. Mr. Alfonse explained that the filed sub-bid cost did not include general contractor oversight.

Ms. LeBlanc asked what type of heating system the property had. Mr. Alfonse said it is electric and there is no gas service to the property.

Mr. Gagne suggested moving forward with window replacement and revisiting replacing the heating system later, which will require rebidding.

Mr. Patten suggested hiring an employee to install the windows. Mr. Alfonse noted that it had to be DCAMM certified.

Attorney Thomas lost connection and logged off at 8:16 a.m.

Mr. Alfonse reminded the Committee that JMBA advised the District of estimated cost (\$222,869) for the work and the Committee was aware of this estimate before it voted to authorize inviting bids for construction. Mr. Alfonse explained that if the project is rebid, the District will incur additional expenses for architectural services. Ms. LeBlanc agreed and said that only the windows

should be repaired and the heating system be put on hold. Mr. Alfonse said that there's no guarantee there will be commensurate savings because the heating system was eliminated. The price of the windows could increase.

Mr. Patten asked if the properties were in a residential neighborhood and if they abut other properties. Mr. Alfonse described the properties' location.

Mr. Patten recommended not repairing the heating system and selling the house. There was discussion of potential landfill odor issues and that the properties are used for buffer.

Attorney Thomas logged back in at 8:21 a.m.

The group discussed whether to move forward or not with repairs and consider whether the District would like to continue to own and operate residential rental properties.

The item was tabled to the next meeting.

b. Proposed amendments to FY24 CEC contract

Motion to receive an update on proposed amendments to the fiscal year 2024 CEC contract. Motion made by Ms. LeBlanc, seconded by Mr. Gagne.

Mr. Novelli reviewed the memo. He described CEC's scope of work with a cost estimate of \$5,000.

Motion to approve and authorize the Executive Director to sign an amendment to the FY24 CEC contract in the amount of \$5,000 to complete their portion of the ATO renewal application.

Motion made by Ms. LeBlanc, seconded by Mr. Gagne. Roll Call vote: Chairperson Beauregard, yes; Christine LeBlanc, yes; Daniel Patten, yes; Michael Gagne, yes; Kelley-Cabral Mosher, yes.

Motion to approve and authorize the Executive Director to sign an amendment to the fiscal year 24 to fiscal year 25 CEC contract approving a 5% increase in unit prices over the fiscal year 23 contract.

Mr. Novelli said the initial contract was signed in 2019 with two options to renew. He reviewed the initial contract language. CEC requested an increase due to an increase in lab costs and inflation. It would equate to roughly \$1,000 per year more for environmental monitoring services contract.

Ms. LeBlanc asked how many years. Mr. Novelli noted that it was for two years (FY 2024 and 2025).

Roll call vote: Chairperson Beauregard, yes; Christine LeBlanc, yes; Daniel Patten, yes; Michael Gagne, yes; Kelley-Cabral Mosher, yes.

c. Items which could not have been reasonably anticipated 48 hours in advance

Motion to discuss a new hauler that would like to have contract negotiations with to dispose of 15,000 tons per year at \$101.01 per ton. Motion made by Ms. LeBlanc, seconded by Mr. Patten

Mr. Alfonse summarized the status of the hauler contracts. E.L. Harvey is not renewing their contract, and the District has 20,000 tons of capacity remaining for which it did not contract. As discussed at the last meeting, the board had suggested that District move forward with finding other haulers that might be interested. He noted that Lawrence Disposal has submitted a proposal to bring in 15,000 tons per year at \$101.01 per ton. He provided a brief background on Lawrence Disposal.

Mr. Beauregard asked if a credit background could be done. Mr. Alfonse said yes and noted

District's payment terms.

Mr. Patten asked about contract terms (how many years, option to renew). Mr. Alfonse noted that contract was for 1 year without an option to renew, and it would be re-evaluated after that.

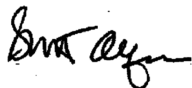
Mr. Alfonse noted that in the past it was preferred that the District negotiate future contracts with haulers already under contract. Since Harvey opted not to renew, Mr. Alfonse said that staff conducted a limited solicitation from haulers which had previously inquired about disposing of waste at Crapo Hill landfill. This will help to demonstrate that in the future, the District may want to solicit proposals from a range of haulers to get the most advantageous price, especially since the market is changing so rapidly.

5. Adjourn

Motion to adjourn made by Ms. LeBlanc, seconded by Mr. Gagne. Roll call vote: Chairperson Beauregard, yes; Christine LeBlanc, yes; Daniel Patten, yes; Michael Gagne, yes; Kelley-Cabral Mosher, yes.

Meeting adjourned at 8:34 a.m.

Approved by vote of District Committee on July 27, 2023.



Scott Alfonse, Executive Director.

MEMOS

4a. Buffer property renovation bid results dated 6/29/2023

Attachment GC Recommendation- DDC Construction dated 6/14/2023

Attachment - BDO Project B23-WZMQ Window and HVAC Replacement, 74 Quanapoag Road, East Freetown General Bid Log

4b. Proposed amendments to FY24 CEC contract dated 6/29/2023