



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
AUGUST 9, 2022

3:30 PM – CALL TO ORDER

Chairman Richard Loring called the meeting to order at 3:30pm

In attendance were Commissioner Kostka, Superintendent Chris Veracka, Kristen Berger of Resilient CE, Mike Ohl and Mike Carmasine of CEI, Inc, Lloyd Geisinger of Thorndike Development and Clerk Stacey Smith. Vice Chairman Erlandsen was not in attendance.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

APPROVE THE MINUTES OF JULY 26, 2022

Commissioner Kostka made the motion to approve the minutes of July 26, 2022. Chairman Loring seconded the motion and it was voted unanimously (2-0-0).

APPOINTMENTS:

Chairman Loring welcomed Chris Veracka to his first meeting as the new Superintendent. Superintendent Veracka thanked him.

LLOYD GEISINGER, THORNDIKE DEVELOPMENT RE: SACRED HEART PROPERTY DEVELOPMENT

Mr. Lloyd Geisinger of Thorndike Development presented handouts to the Board. He recalled sixteen years ago when he was last in Kingston to try and develop 1021 Kingston Place, which was designed as a 40R affordable housing development. Unfortunately, due to the 2009 economic meltdown, that project never came to fruition. Thorndike Development went on to continue projects in Plymouth and various South Shore towns. Currently, Thorndike is under contract to purchase the Sacred Heart property. Referencing the map, he pointed out the yellow outline is the 84 acres of primary land. The magenta lined area is the additional 47.05 acres, which will be deeded to the town as permanent conservation land. Mr. Geisinger stated the Town Planner had expressed interest with the Sisters in deeding the conservation land. He went on, the contract they have acknowledges what Thorndike Development can do to the 84 acres while the 47.05 acres will be deeded to the town. Mr. Geisinger stated his expectation would be that the high school would be demolished. It's full of asbestos and the building has an awkward set of dimensions to reuse. The middle school, preschool and kindercare buildings will remain. He added, 300 acres of land previously owned by Sacred Heart has been sold to Wildlands Trust. Mr. Geisinger said he met informally with the Select Board, Town Administrator, Town Planner and Tom Bouchard from the Planning Board. He is meeting with Elaine Fiore from the Sewer Commission tomorrow. He stated he was unsure where that meeting will go as there is no sewer in that area. He continued, he has had preliminary conversations with Plymouth about connecting to their sewer system and Plymouth is willing to entertain the idea.

Mr. Geisinger asked if it would be possible to connect to town water on Rt 80. Chairman Loring stated the water main ends at Trackle Pond. The water department has no intention of installing water mains along Route 80. Mr. Geisinger asked, what if the developer was willing to pay to run the water main down from the well? Chairman Loring asked what the land will be developed for. Mr. Geisinger responded, high-density condo and apartment complex. Chairman Loring

stated the water commissioners have been looking to acquire a land locked piece of land to install an additional well. Presently, we don't own the land for future development. A developer would have to provide the Board with projected usage and needs. We would not expect the residents of the Town of Kingston to pay for additional expansion to the water system for private development.

Mr. Geisinger said he understands completely and that's reasonable. He then asked about capacity and if there is any moratorium on water. Commissioner Kostka said our expectation is we need time to acquire the land for a new well site and develop it. Once completed, that would certainly be a benefit to your project. The long term goal was to loop water around Sacred Heart. He said his expectation would be the developer would connect the loop.

Mr. Geisinger stated he saw there were two options regarding wastewater. One, they could have their own onsite treatment facility and two, they could tie into Plymouth's sewer system. He asked, would it be possible to buy our water from Kingston and discharge into Plymouth?

Superintendent Veracka said he did not believe MassDEP would allow us to withdraw from one aquifer and discharge into another. Chairman Loring stated his concern is that without a new well, he's not sure Kingston has the quantity and capacity to provide water necessary for the development, not only for domestic usage, but more importantly for fire suppression.

Mr. Geisinger said the third option would be to buy water and sewer from Plymouth. Chairman Loring stated he hopes the Town would not allow that. Commissioner Kostka referenced the initial idea of buying water from Kingston and sewer from Plymouth. How would that happen? Mr. Geisinger stated they would propose an I & I system.

Superintendent Veracka stated his other concerns regarding water tank storage and fire protection. Right now, we only have one tank in the high zone and when that tank has to be taken off line for maintenance, that's a lot to juggle as we don't have the adequate capacity in storage for fire protection. The high density apartment complex at the mall, with a wood frame structure, in an event of fire with minimal demand coming out of the high zone and high demand in the low zone, the supply would diminish quickly with a large scale fire. Mr. Geisinger said his project would be wood frame structure as well. Superintendent Veracka stated, that it's a large fire load for the fire department. We do not know what the absolute demand will be for the mall as they are still building. We have engineering projections but we don't know what it will actually be until fully occupied.

Mr. Geisinger asked about any concerns about an onsite treatment plant. Commissioner Kostka deferred that to Mike Ohl of CEI, Inc. Mr. Ohl stated the property is entirely in the Zone 2 and needs to comply with those special conditions and regulations.

Mr. Geisinger stated this would be as green a development as possible. They would recharge and recycle water into the same aquifer. He said he certainly appreciates the time and input. His expectation is there will be some presentation to the Town in September.

Chairman Loring asked what the magenta line on the map was stemming from the 84 acres. Mr. Geisinger stated it was a line that may represent a property line on the Assessor's Map. However, it was unclear according to the Assessors' records. Chairman Loring stated the water commissioners had an early conversation with the Sister's regarding a cross country water main and Wildlands Trust forbade any discussion or type of access across the property. Chairman Loring wanted to make Mr. Geisinger aware, as he may run into similar issues if any of that land is encroached upon. He added, a water main should be installed along Route 80 to loop within the public domain. Commissioner Kostka stated any information regarding a well onsite should be kept in mind with any proposal. Chairman Loring stated he would hope that our engineers would review all the plans you may provide and research all options.

MIKE OHL & MIKE CARMASINE, CEI, INC.

*GRASSY HOLE/I-86 TREATMENT PLANT UPDATES/PUNCH LIST

Mr. Ohl stated that at Grassy Hole/I-86, the commercial dehumidifier that was installed last week has been helping to dry things out and the permanent dehumidifier has been running since then. Superintendent Veracka stated it's about

98% dry at the plant. He stated since the exhaust fan was closed, things have cleared up well. Mr. Ohl stated he is holding off on detailed inspection of any damage/corrosion until next week. Specifically, he's concerned about the flanges of the pipe and corrosion around the bolts.

Regarding the Koh feed pump, it has been sent back to the manufacturer. A loaner pump was installed. It is a plug-in model and, with chemical safety, is considered a "no no". Subsequently, a similar pump needs to be put in place as a spare. It will be used only as necessary. The original pump will be replaced and not re-furbished.

Mr. Ohl stated he was notified today that the generator failed today. He thought this issue was resolved. The previous issue involved the settings. The electrician said the generator model is the same as one that would run on propane versus natural gas and the settings were changed. Superintendent Veracka verified it did fail today. Mr. Ohl agreed these are the big operational issues; however, the plant is removing manganese well as it should. The manganese levels at the start were low but now they are climbing back up. He said it's a good thing the Board was pro-active in getting this plant built before it became a bigger issue.

He stated items that still need to be addressed are the Building Inspection and the Certificate of Occupancy. All engineering and construction control affidavits have been submitted to the building department. Last Thursday, the fire alarm/ sprinklers were tested. They should all be set with issuing the Certificate of Occupancy.

Mike Carmasine said there remains numerous spare parts to be provided regarding the VFD, the solar panels, and some instrumentation items.

Kristen Berger, of Resilient CE, asked if the hot water issue in the testing room had been addressed. Mr. Carmasine stated he was told the hot water heater doesn't sense enough flow to indicate the hot water to turn on. The other item he stated is outstanding is the exterior doors seem to expand with heat and humidity and they'll be coming out Thursday to determine a solution. Mr. Ohl stated this should be on the contractor. Mr. Carmasine said there is also an issue with the PV Solar System, the analog is on order. The analog is what records and reads the data. Commissioner Kostka asked if the panels were creating energy. Mr. Ohl responded, yes there's just no way to read how much. Mr. Carmasine said many of the smaller items on the punchlist have been checked off. Chairman Loring stated as long as Winston Builders understands, the signing of their pay requisitions will be at the same speed as the items on the punch list are completed.

Chairman Loring stated he sees there's a change order request in the packet for roof flashing. Mr. Ohl said Yes, that's regarding the flashing on the roof and the additional electric heater that was requested. Regarding the roof flashing, that was not the best design. On the gable ends of the building, there is visible wood blocking. There is a large gap along the roof line. They believe the 2 x 8 wood blocking warped causing this gap. He referenced the sketched design solution in the packet. Discussion continued regarding the design concept and how it will address the issue. Mr. Ohl stated, regarding the electric heater, that was not included in the original construction plan. He noted there is a 4 month lead time on the heater.

Mr. Ohl stated they are still waiting for the change order for redirection of the trench drain. Superintendent Veracka stated he had questions regarding the markings on the day tanks. The markings in sharpie on the chemical tanks don't match up with the original markings on the tank. The correlations are confusing. Additionally, he said he noticed during the transfer time with the chemical transfer tanks a large volume overflow is being bypassed. He said he's comparing Grassy Hole to Trackle Pond and questioning whether the pipe size is slowing down the transfer. Mr. Ohl stated the chemical is being backflowed, that's the delay.

Superintendent Veracka stated another issue he saw was the Grassy Hole backwash lagoon. He stated they were using both lagoons at first when the plant first went online. The lagoon they are currently using, he noticed the level has dropped about 5 inches, since this morning, from the bottom of the overflow pipe. He is wondering if this could be the result of a breach in the liner. Discussion continued about various checklist issues. Chairman Loring thanked Superintendent Veracka for being so diligent in following up.

KRISTEN BERGER, RESILIENT CE RE: OPM UPDATES ON GRASSY HOLE/I-86 TREATMENT PLANT

* PRESENTATION OF PROMOTIONAL MATERIALS FOR DEDICATION CEREMONY

Kristen Berger said she wanted to address the two change orders in front of the Board. Subtracting these two change orders, there remains approximately 160k in contingency. She said regarding any design errors and omissions, it is normal for designs not to be perfect. She said it's been her belief that change orders should stay below 2%; however, the industry standard is 3-5%. She would like to maintain 2% and if you subtract out the owner requested changes, the design issues equate to 1.6%, which is not completely out of the norm. However, the trench drain change order could change the situation, but currently the project is not running out of control.

Ms. Berger stated pulling from the most recent SRF drawdown, Comprehensive Environmental is at 99% completion and Winston Builders is at 95% with a punchlist to complete.

She presented the promotional materials for the treatment plant. She would like to have a 2 x 3 ft sized board of some kind. She said her printer suggested white plastic. Plastic is weather resistant, splash proof and won't get dinged up like a foam board would. Ms. Berger explained her ideas regarding bullet points on the board and the information printed on it.

Commissioner Kostka asked what the restrictions were on the solar panels. He said it seems, by looking at the picture, that we could've added more panels to the roof. Ms. Berger said it was related to the number of kilowatts. Mr. Ohl stated the original kilowatt was 20 and the technology changes so quickly that more panels could be added in the future. Commissioner Kostka stated we need to consider increasing the number of panels as soon as possible. Chairman Loring stated it's something to consider but it's not a necessity at the moment. Mr. Ohl suggested waiting and add panels to Trackle Pond at the same time.

Chairman Loring stated that regarding the informational boards, he suggests doing one for Trackle Pond as well. We need to be pro-active at Town Meetings to obtain future projects.

Commissioner Kostka asked for follow up on the Kelleher Estate. Superintendent Veracka said he would reach out to the executor to introduce himself as the new Superintendent and try and open up communication.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

*METER READING IN PROCESS FOR QUARTERLY BILLS IN SEPT

*ACTIVE LEAKS THROUGHOUT TOWN - MITIGATION/REPAIR IS PRIORITIZED BY SEVERITY OF LEAK

*COMPLETED SANITARY SURVEY REPORT FROM MASSDEP

*REVIEW OF RFP FOR ENGINEERING DISCUSSION WITH ASST TOWN ADMINISTRATOR GLORIA MITCHELL ON AUGUST 4, 2022

Superintendent Veracka stated as far as updates, the meter reads have been completed for the quarterly bills. It's been a bit of a juggling act. There are five active leaks that are being prioritized. We were unable to pave yesterday as the asphalt plant closed. The staff on the road have been working hard in the heat working on a leak every day. Chairman Loring stated he noticed certain areas watering outside the watering ban and asked if the electric message boards could be used in visible areas. Superintendent Veracka said he would look into it with the highway foreman. He went on to say they are doing the best we can to mitigate the leaks.

Superintendent Veracka said he received the Sanitary Survey Report from MassDEP. He read what he thinks may be a discrepancy. The report states South St processes chlorine. This is incorrect as it's not stored or used at that site, it's lime only. Discussion continued regarding manganese issues in South Street and in the Trackle Pond area.

Superintendent Veracka stated the sample lines at South St should be registered as a Class 5, according to MassDEP, and they want to know where all the analyzer discharge points are located. Ms. Berger said she was unsure why it wasn't already categorized as a Class 5.

Commissioner Kostka said an easy explanation of manganese removal and the process with the chlorine could alleviate resident's concerns as he's heard from some residents about the chlorine smell in the water. He suggested an

information board that can be presented at the Town Meeting may help residents understand the process involving the use of chlorine. Chairman Loring stated, in his opinion, too much information can sometimes cause other issues. Superintendent Veracka stated that we are very fortunate to have such great ground water. Chlorine is not used to disinfect, it's used to flock manganese and remove it from the water. He added, MassDEP stated chlorine has "disinfection" stated as a purpose. Ms. Berger clarified why that's in the document. Commissioner Kostka said they are just trying to prevent any miscommunication.

Superintendent Veracka said he met with Assistant town Administrator, Gloria Mitchell, regarding the RFP for Engineering. She will forward it over to legal counsel for review before posting in the newspaper and Central Registry.

Superintendent Veracka said he was contacted by Matt Pinella, Conservation Agent regarding the Forge Pond Dam project. Conservation is applying for a grant. They would like to replace a 14 inch AC water main and relocate that in the road. The grant application deadline is Friday, August 12, 2022. Superintendent Veracka asked Mr. Ohl to produce some cost estimates. Superintendent Veracka passed out the projected estimates. Mr. Ohl said these numbers are conservative in nature. Commissioner Kostka made the motion to submit the estimate provided by CEI, Inc to the Conservation Agent for the grant submittal. Chairman Loring seconded the motion and it was voted on unanimously (2-0-0).

NEW BUSINESS:

WATERSMART PROGRAM PROPOSAL FOR 2023 FROM NORTH & SOUTH RIVERS WATERSHED ASSOCIATION

Commissioner Kostka made the motion to approve the annual enrollment (\$3,000 fee) of the WaterSmart Program through the North and South River Watershed. Chairman Loring seconded the motion and it was voted on unanimously (2-0-0).

UNFINISHED BUSINESS:

WATER CORRESPONDENCE FROM LAST MEETING:

CONTRACT FROM SOUTH SHORE COMMUNITY ACTION COUNCIL RE: WATER ASSISTANCE PROGRAM WAS SIGNED AND RETURNED.

CURRENTLY WAITING ON RESPONSE WITH PORTAL INFORMATION.

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NEXT REGULAR MEETING:

AUGUST 23, 2022 3:30PM

ADJOURNMENT OF OPEN SESSION:

Commissioner Koska made the motion to adjourn the meeting. Chairman Loring seconded the motion and it was voted on unanimously (2-0-0).

The meeting adjourned at 5:15pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS

TIME: AUG 9, 2022 03:30 PM EASTERN TIME (US AND CANADA)

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/81389093018?pwd=WKTPZ0LORLPTBGZPR1RKZDZSEFE3DZ09](https://us02web.zoom.us/j/81389093018?pwd=WKTPZ0LORLPTBGZPR1RKZDZSEFE3DZ09)

MEETING ID: 813 8909 3018

PASSCODE: 957946

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DIAL BY YOUR LOCATION

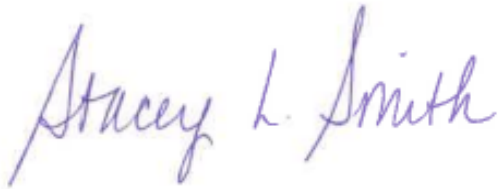
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Respectfully submitted,

A handwritten signature in blue ink that reads "Stacey L. Smith". The signature is written in a cursive, flowing style.

Stacey L. Smith
Clerk