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

4:30 PM – CALL TO ORDER

Chairman Loring called the meeting to order at 4:30pm.
In attendance were Commissioner Kostka, Superintendent Veracka, Kristen Berger of Resilient CE, Mike Ohl of CEI, resident Mark Guidoboni and Stacey Smith, Clerk.

Attending via ZOOM were Town Administrator Keith Hickey and Selectman Don Alcombright.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF NOVEMBER 8, 2022
Minutes are tabled until the next meeting.

APPOINTMENTS:

MIKE OHL, COMPREHENSIVE ENVIRONMENTAL INC.
RE: FRED D. SVENSON, JR. WATER TREATMENT FACILITY UPDATES
Mr. Ohl updated the Board on the new treatment plant. The punch list remains the same regarding the spare parts, the redirection of the condensation drain and the berm on the stormwater basin needs to be restored. That will have to wait until the Spring of 23'.
There has been no request for retainage. Mr. Ohl recommends holding on to the remaining retainage until the project is complete.

Commissioner Kostka asked if there was sufficient retainage. Mr. Ohl responded, yes.

Mr. Ohl stated he has been working with Resilient CE updating all the additional services with the credit for the floor drain/condensation drain work. He presented the Board with the approval signature page.

KRISTEN BERGER, RESILIENT CE
SRF UPDATES FOR FRED D. SVENSON, JR. TREATMENT FACILITY
Ms. Berger stated she still requires a copy of the O & M Manual from CEI. Regarding the SRF, she has confirmed that Requisition #17 is still outstanding. She will be preparing another SRF submittal which will include the previous CEI invoice with the amendment and the last two invoices for Resilient CE.

Ms. Berger stated the project has a total cost of just over 7.9 million. The total with the contingency that hasn't been completely used at this point, is just over 8.27 million.
The project is still tracking the remaining contingency of 186K taking into account change orders and amendments.

4:38pm Vice Chairman Erlandsen arrived.

Commissioner Kostka stated now that the full Board is present, the Board was sent an email from a member of the

Board of Selectmen on Friday after the posting of this meeting. Commissioner Kostka stated he's drafted a response letter that he would like the Board to read and if approved, it will be forwarded to the parties included on the initial email. The Board took a few moments to review the letter themselves. Vice Chairman Erlandsen, asked if it was regular for the Board of Selectmen to review our minutes? Commissioner Kostka stated they're open to be read on the website. Vice Chairman Erlandsen said what he finds disturbing about this, is he assumes the Board of Selectmen would be up to date on everything going on and to wait until 8am on the morning of the dedication to raise concerns and then raise concerns in this matter is unprofessional. He agrees completely with the response and understands this may be a complicated matter; however, we have to deal with the facts that are presented to us and he doesn't see anything that would prevent us from moving forward. He added, it would've been nice to hear months prior, while we were planning this event, any concerns that were out there and he's troubled by the means this individual would approach this situation. At this point, Board of Selectman member, Don Alcombright interrupted the meeting with "I'm right here, Buddy". No acknowledgment to his remark was made by the Board of Water Commissioners.

Vice Chairman Erlandsen made the motion to send the response drafted by Commissioner Kostka to all included on the original email correspondence from Don Alcombright. Chairman Loring seconded the motion and it was approved unanimously (3-0-0).

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

<u>LETTERS WERE MAILED NOVEMBER 14, 2022 REGARDING LEAD AND COPPER TESTS. LEAD AND COPPER TEST KITS WILL GO OUT TO RESIDENT SITES ON MONDAY, NOVEMBER 28, 2022. SCHEDULED PICK UP DATE WILL BE TUESDAY, NOVEMBER 29, 2022.</u>

Superintendent Veracka stated lead and copper bottles will be distributed to resident sites on Monday, November 28th and will start collecting them on Tuesday, November 29th.

He stated he has spoken with resilient CE regarding scheduling pump tests to determine the priority of wells that need to be cleaned.

Superintendent Veracka said he was made aware by Highway Superintendent Paul Basler the state will be rebuilding the Smith's Ln bridge. Mr. Basler has asked if the water main will need to relocated. Chairman Loring stated it makes a great deal of sense considering the two wells that feed those mains that a dedicated sleeve, in a much larger capacity to accommodate growth, would go through the new bridge. Discussion continued regarding the current layout of the water mains. Chairman Loring instructed Superintendent Veracka to work with Ms. Berger to determine the best way to move forward and to confirm, with Mr. Basler, who he has been in communication with at Mass DOT; and, to make sure they are aware that the water department needs to be involved in these discussions. Superintendent Veracka agreed. Water and wastewater need to be involved with the pre-planning. Chairman Loring stated the water department is a separate entity, the same as wastewater, and shouldn't be secondary in planning.

Ms. Berger referenced conversation at the last meeting with the Town Planner, referring to state roads, that it needs to be made clear to the State, that water needs to be considered on those state roads.

Superintendent Veracka stated the Elm St water tank painting is still being held up by the cell providers. The cost to temporarily move their equipment seems to be the issue. Commissioner Kostka said he's becoming uncomfortable with the appearance of the water tank and would like our maintenance provider to lean on the cell carriers to get this done. Superintendent Veracka said we had hoped to have started the work a few weeks ago during a non-peak time of year to minimize the impact on the system. Chairman Loring asked if it is the maintenance provider that takes the lead by reaching out to cell carriers. Superintendent Veracka responded, yes, Veolia is our maintenance provider. It's in the contract with Veolia that they are the primary contact and our representative in scheduling the maintenance to our water tanks. Chairman Loring wants it known to the cell carriers that Veolia represents the Kingston Water Department and the information Veolia is sharing with the cell carriers is coming from the direction of the Kingston Water Department.

The Boy Scout who received approval to paint hydrants is ready to do so this weekend. All supplies have been purchased for this project. Commissioner Kostka voiced concern over the weather temperature and the painting. Superintendent Veracka didn't feel it would be too cold for this project.

Commissioner Kostka referenced last year's fall town meeting regarding the eminent domain issue surrounding the Kelleher Property. Commissioner Kostka recommended more frequent communication with the executor. Vice Chairman Erlandsen was concerned it could be viewed as harassment if the communication is too frequent. Commissioner Kostka said he understood his concern but we are in need of a well and he is concerned about the time as it takes approximately 2-3 years to build a well. Chairman Loring stated he feels it's reasonable to try communicating every other week "off" of our meeting schedule. That way, it gives the executor time to respond and gives Superintendent Veracka an opportunity to update the Board of any response from the estate at the next meeting. Commissioner Kostka said his concern is he just wants to demonstrate "due diligence" in trying to communicate with the estate to negotiate an agreement in the end.
The Board came to the consensus that email communication once every other week would be acceptable.

COORDINATE PUMP TESTS ON WELLS TO DETERMINE WELL CLEANINGS

NEW BUSINESS:

EMAIL DATED 11/16/22 FROM TOWN TREASURER, CARL PIKE RE: 4 HOWLAND'S LANE ABATEMENT REQUEST
Ms. Smith presented the abatement request for 4 Howland's Lane. This property had been taken over by the Town in October 2021. However, water and wastewater were never notified of the real estate taking.

In January 2022, pipes burst in the property and the water department was called to shut off the water. The resulting gallons lost through the pipe break were billed in March 2022 to the property owner, as listed in our billing system, which was the Hillside Social Club.

Earlier this month we were notified the property was sold to a new owner. It was during this real estate transaction that it came to the attention of the water department that the property was owned by the Town and not the Hillside Social Club.

Town Treasurer, Carl Pike has requested the water and sewer department abate the March 22' bill totaling $2,920.50.

Vice Chairman Erlandsen asked, so the Town didn't pay the bill? Ms. Smith said it was an unusual situation. She spoke with Town Treasurer Carl Pike and explained to him that our records never showed town ownership of the property and we billed who we had on file. Commissioner Kostka stated, had we known the Town owned the property we would've shut the water off at the street to the vacant property preventing the pipe burst. Ms. Smith agreed and added Mr. Pike did take responsibility for the mix up and acknowledged he did not notify water or wastewater of the property taking. Commissioner Kostka questioned how much the property sold for and if it received enough to pay the water bill, why should the water department own that loss? Chairman Loring stated that since the town owns the building and it's an unusual situation, he believes it's reasonable for us to abate the water portion of the bill. Vice Chairman Erlandsen said hearing the arguments it makes sense, obviously we want to work together with departments in the town. He just wanted to clarify that none of these costs were related to labor, only water usage. Superintendent Veracka confirmed that is correct. The basement filled with water and the water was shut off at the time of the event.

A motion to abate the water portion of the bill was made by Commissioner Kostka, seconded by Vice Chairman Erlandsen and voted unanimously (3-0-0).

EMAIL DATED 11/17/22 FROM TYLER BOUCHARD, BOS RE: MBTA ZONING TASK FORCE
Superintendent Veracka stated we have received a request for a representative from water to the MBTA Zoning Task Force established by the Town. Discussion continued regarding who may be interested in taking on this role. Chairman Loring volunteered to be that representative if that's what the Board would like. Vice Chairman Erlandsen and Commissioner Kostka agreed and thanked Chairman Loring for taking on the responsibility.

FY24 BUDGET DISCUSSION ON PRIORITIES AND OBJECTIVES RE: CAPITAL PLANNING AND SPECIAL ARTICLES

Moved out of order from Unfinished Business.

Ms. Smith asked Superintendent Veracka if he would like to present the special articles or would he prefer she present. Superintendent Veracka said Ms. Smith could present.

Ms. Smith presented the Water Department's Capital Plan which needed to be updated to add the department's expected projects for years 2029 and 2030. Brief discussion took place regarding what projects or items would be added. This will be looked at further by Superintendent Veracka.

Ms. Smith presented the Board with a spreadsheet explaining the certified water surplus revenue (536K) and the expected project costs for FY24. The projects include the Main St Water Main Project (Phase 1- approx 800K), water tank maintenance (300K) and well cleaning/pump replacement (75K) funding.

She reminded the Board prior to the Grassy Hole/I-86 Treatment Plant Project, the Board had approximately 600K in stabilization that they anticipated using on the Main St Water Main Project. However, when manganese became more prevalent an issue, the decision was made to use that money to move forward with the design and construction of a new treatment plant. There remains approx $230K remaining from those design funds. Ms. Smith recommends reallocating that money to the Main St Water Main Project. Superintendent Veracka agreed that was a good idea as that money was initially intended for that purpose.

There remains approximately 57K remaining from the Whistler Lane paving project. Ms Smith recommends reallocating that to the Main St Water Main Project as well. These two additional reallocations along with the 200K from water surplus revenue and the ARPA funding of $419,260 should bring the total for the Main St Water Main Project (Phase 1) to just over 800K. The ARPA funds have to be spent by the end of 2024.

Ms. Smith stated we would not be making any contribution to stabilization in FY 24. Vice Chairman Erlandsen asked if there was a requirement for stabilization. Commissioner Kostka stated, no that is something the Board decided on years ago to prevent having to borrow money in the future for major projects. Ms. Smith stated the only requirement for stabilization is it requires a 2/3 vote at Town Meeting to spend it.

Ms. Smith stated the water department will be presenting the following articles at annual town meeting:

1. Fund Main St Water Main Project (200K) from water surplus revenue
2. Reallocate remaining funds from Grassy Hole/I-86 (230K) to Main St Water Main Project
3. Reallocate remaining funds from Whistler Lane Paving Project (57K) to Main St Water Main Project
4. Fund Water Tank Maintenance (300K) from water surplus revenue
5. Fund Well Cleaning/Replacement (75K) from water surplus revenue

Discussion continued regarding the placement of articles at annual town meeting. Ms. Smith stated regarding the ARPA Funding, there are funds held by the Town and funds held by Plymouth County. In speaking with Town Finance Director, Carol McCoy she suggested compiling all the information needed to apply for the Plymouth County funds prior to using the funds held by the Town.

PROPOSED 40B - 113-117 WAPPING ROAD, PRIOLO WAPPING REALTY, LLC

Superintendent Veracka shared with the Board the information he had regarding a new proposed development off of Wapping Rd. This is proposed by Priolo Realty. Commissioner Kostka asked where on Wapping Road this will be located. Chairman Loring responded the old Anderson junk yard. The project is an age-restricted community made up of twenty tri-plex buildings.

UNFINISHED BUSINESS:

Taken out of order. See item under New Business.

WATER CORRESPONDENCE FROM LAST MEETING:

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

STS PROPERTIES RE: 1 TREMONT ST & 163 SUMMER ST - REVISED PLAN REVIEW

Superintendent Veracka stated new plans have been submitted. However, as far as he could see, the only change was showing some removal of trees to allow better access for fire trucks. There remains missing information regarding the layout of water services and layout of space between utilities in the plans.

Chairman Loring stated, in his opinion, he is not in any position to issue any water quality certificate to anyone where there may be outstanding issues before another Board.

Ms. Smith stated if the Water Commissioners feel the conditions for a water quality certificate have been met, they can issue a certificate with/without conditions. If they have other concerns or reservations about the project they can attach a letter of dissent explaining why they do not support the project to the ZBA. She stated the ZBA would rather see comments attached to a water quality certificate if there are concerns, rather than a water quality certificate with nothing attached as they will assume there are no additional issues.

Chairman Loring stated he feels we need to see a complete set of plans updated with our concerns. Commissioner Kostka stated that absent that information we should take no action. Chairman Loring agreed and stated he prefers not to issue a water quality certificate, even with conditions, until the issues raised have been resolved. Ms. Smith said she believes a list of everything that the Board is looking for needs to be shared with the developer and their engineer because she feels something is being lost in translation. Chairman Loring recommended working with Superintendent Veracka to compile that list for clearer understanding.

Mr. Ohl stated all the outstanding issues were laid out in multiple responses and emails to Grady Engineering and Brown Built Construction after the initial review.

NEXT REGULAR MEETING:

TUESDAY, DECEMBER 13, 2022 AT 4:30 PM

Discussion took place regarding the schedule for December. Commissioner Kostka suggested meeting once in December on December 13th as meeting on December 27th will be difficult with the holiday week. Vice Chairman Erlandsen asked if 4pm would work. His availability will have opened up by then. The Board was in agreement to hold the next meeting on December 13th at 4pm.

ADJOURNMENT OF OPEN SESSION:

Commissioner Kostka made the motion to adjourn. The motion was seconded by Vice Chairman Erlandsen and voted on unanimously (3-0-0). Meeting adjourned at 5:26pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS
TIME: NOV 22, 2022 04:30 PM EASTERN TIME (US AND CANADA)
JOIN ZOOM MEETING
HTTPS://US02WEB.ZOOM.US/J/89956666561?PWD=UMYVZGXVVVPIS0UYUWI5S3MRTKRVZZ09
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Respectfully submitted,

Stacey L. Smith

Stacey L. Smith
Clerk