TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
FEBRUARY 28, 2023

4:00 PM – CALL TO ORDER

Chairman Loring called the meeting to order at 4:00pm. In attendance were Vice Chairman Erlandsen, Commissioner Kostka, Superintendent Veracka, Clerk Stacey Smith, Scott Brown of Brownbuilt Construction, Rick Grady of Grady Consulting and resident Mark Guidoboni. Attending via ZOOM was Kristen Berger of Resilient CE.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF FEBRUARY 14, 2023

Chairman Loring stated due to technical difficulties, the minutes of February 14, 2023 will be tabled until March 14, 2023.

APPOINTMENTS:

KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES

Capacity Analysis Summary

Ms. Berger submitted to the Board a one-page summary regarding the capacity analysis for review. She would like to have any comments and suggested edits for the next meeting. Chairman Loring suggested while the information is technically and expertly detailed, perhaps it would be more beneficial to have it even more simplified. He fears it may be a little over the top. Vice Chairman Erlandsen agreed and said the main message should be that we are currently at capacity and whatever graphs can help communicate that would be helpful. Discussion continued regarding how a new well is needed to meet current demands. Ms. Berger said she will come up with something that is perhaps a little clearer.

I-86 Well Cleaning

Ms. Berger stated there has been some back and forth regarding the specifications in the front end documents. She is working to answer Town Counsel's questions and adjust language in those documents.

SCADA & WTP Update

Ms. Berger stated Change Order #7 has been submitted, approved and brought back into the SRF. She said that work can happen and will be covered by the SRF once completed.

Regarding the unit heater for the chemical feed building that was to be delivered last week, this has yet another backorder. The earliest expected date of delivery is July 2023. This just means the SRF will remain open longer. Ms. Berger agreed and said the only other option would be to install a unit heater that is not stainless steel and experience has shown they fail due to the materials.
Chairman Loring stated, there is nothing we can do about it and it would make no sense to install an item of lower quality. Discussion continued regarding current heating solutions.

Ms. Berger stated the final O&M is to be printed and provided by March 10, 2023. She added, regarding any recent invoices for CEI, we need to be sure they are still holding costs to close out the paperwork for July/August, once the unit heater is installed.

Regarding the CEI files, Mike Ohl sent over a list of project files to be transferred to the Kingston Water Department. Ms. Berger asked Superintendent Veracka to review the list. Superintendent Veracka said he felt the list was sufficient.

NEW BUSINESS:

BROWNBUILT CONSTRUCTION REGARDING 163 SUMMER STREET/1 TREMONT STREET

Rick Grady of Grady Consulting stated, after the last presentation before the Board, they decided to try and find some balance between the comments given by the Planning Board, the Board of Water Commissioners and various consultants. Mr. Grady stated the developers original plan was to build a 12-unit building. Since the last meeting, the developer is now presenting a plan to remove the current 3-bedroom building, and construct two 6-unit buildings. Mr. Grady stated, this simplifies the utilities quite a bit. He went over the site plans on the table consisting of the following: fire service lines, gate locations, existing water service lines to be cut and capped, location of sewer mains and electrical conduits. He added, overall site coverage is the same. He stated he is hopeful these changes are viewed positively.

Chairman Loring had a question regarding the phases of the development. He had heard these may not be built all at the same time. Mr. Grady stated it's more sequencing than a delay of construction or phasing. Chairman Loring stated he understood; however, a water quality certificate, if and when issued, must be issued with the correct number of units/buildings. Mr. Grady stated he is expecting that two buildings will be built.

Scott Brown of Brownbuilt Construction, stated it is his intent to do the entire project. The ZBA had presented phasing the project as a possible option but we are not going that route. It will be one project from start to finish.

Chairman Loring stated that Superintendent Veracka had pointed out a 2-inch domestic line is referenced on the front page but that differs from the plan itself that mentions 1.5 domestic service. Mr. Grady said that was his mistake. He missed correcting that in the revision. He will correct that. Chairman Loring stated the specifications need to be consistent throughout the entire plan. Vice Chairman Erlandsen stated he feels this plan solves a lot of issues versus the earlier plans. Chairman Loring asked if the existing electrical is over head now. Mr. Grady responded, yes. Chairman Loring asked, what's the difference in distance between the electrical conduits that will be underground and the water line? Mr. Grady stated, we held 10 feet between water and electrical and water and sewer.

Chairman Loring stated he feels comfortable sending these plans over to Kristen Berger at Resilient CE for review. Vice Chairman Erlandsen made the motion to send the plans to Resilient CE for review. Commissioner Kostka seconded the motion and it was voted on unanimously (3-0-0).

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

*UPDATE ON CAP PLAN MEETING 2/22/23

Superintendent Veracka said things are going well in the department. He said Envirotech is the new lab where samples are now being tested. This seems to be working fine.

Since the last meeting, Superintendent Veracka has reached out to Kevin Wrightington of Wrightington's Gas. He has not received any response since the initial conversation two weeks earlier. Chairman Loring asked Superintendent Veracka to reach out one more time before our next meeting. Commissioner Kostka said he feels the prejudice on the Board is that we would like to work with local business; however, it's a significant cost difference.

Superintendent Veracka met with Capital Planning last week. He said there were no issues and he was able to answer the committee's questions satisfactorily.

Regarding the Trackle Pond dehumidifier, Northstar Refrigeration has a few more contractual documents to submit to the Town.

Superintendent Veracka sent an email to Greg McDowell, son of Theresa Kelleher, regarding the estate's property. He has not heard back from Mr. McDowell yet. In the meantime, through discussions with others and research, Superintendent Veracka has learned of a process called a "friendly taking", where both parties come to amicable agreement, versus eminent domain, and it would eliminate the probate process. Commissioner Kostka recommended reaching out to town counsel and ask for an explanation of what a "friendly taking" consists of and if it could be applied in this situation. Discussion took place regarding how to move forward.

Ms. Smith presented the Board with the municipal allocated costs for the water department. The figure has increased approximately 15K over last year and it appears it's mostly due to retirement. She stated most of the other expense lines remained similar to last year, with only minor increases. Commissioner Kostka moved to accept the municipal allocated costs for the water department in the amount of $422,937. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).

UNFINISHED BUSINESS:

WATER CORRESPONDENCE FROM LAST MEETING:

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:
See New Business - Brownbuilt Construction

NEXT REGULAR MEETING:

MARCH 14, 2023 AT 4:00PM
Ms. Smith stated there was a request to have the next meeting on March 14 at 7:00 pm. All parties agreed that would work.

ADJOURNMENT OF OPEN SESSION:
Commissioner Kostka made the motion to adjourn. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).
The meeting adjourned at 4:33pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS
TIME: FEB 28, 2023 04:00 PM EASTERN TIME (US AND CANADA)
JOIN ZOOM MEETING
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Respectfully submitted,

Stacey L. Smith

Stacey L. Smith
Clerk