



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
MARCH 14, 2023

7:00 PM – CALL TO ORDER

The meeting was called to order at 7:00pm by Chairman Richard W. Loring, Jr.

In attendance were Vice Chairman Robert Erlandsen, Commissioner Robert Kostka, Superintendent Christopher Veracka, Scott Brown of Brownbuilt Construction and Clerk Stacey Smith.

Attending via ZOOM were David Eastridge of Thorndike Development and Kristen Berger of Resilient CE.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF FEBRUARY 14, 2023 & FEBRUARY 28, 2023

Commissioner Kostka made the motion to approve the minutes of both February 14 & February 28, 2023 as published. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).

APPOINTMENTS:

LLOYD GEISINGER, THORNDIKE DEVELOPMENT RE: SACRED HEART DEVELOPMENT PROJECT

David Eastridge attended for Lloyd Geisinger. Mr. Eastridge asked the Board if he could wait until Ms. Berger made her presentation as he felt since one of the main reasons for attending this evening was to be able to ask questions regarding the water system in town. He wanted to be able to listen first and then be better able to contribute or ask questions afterwards. Chairman Loring stated the Board was unsure of what the Thorndike plan contained regarding the Sacred Heart Development and we have no municipal water in the area to service the project. Mr. Eastridge stated, they were working towards a meeting with department heads and asked to be put on the agenda to learn about water availability from a direct source. Discussion continued regarding the lack of presentation, capacity issues and the length of water main that would be required.

Chairman Loring reiterated that the town does not have the water capacity to supply this project. We need to obtain a well site and to develop a well site takes time. Mr. Eastridge stated that Thorndike is willing to help and cooperate with the Board regarding infrastructure and creative solutions such as water conservation programs. Chairman Loring stated the Water Superintendent had not been included in discussions between Thorndike and department heads and he did not have the ability to ask any questions. Mr. Eastridge apologized if the Board feels they were left out of information shared previously within the town and he is happy to forward the conceptual plans and presentation to the water department after this meeting.

Ms. Berger stated regarding capacity, the existing demands justify that we need a well and additional demands exacerbate that issue. Chairman Loring asked Mr. Eastridge, if that answered his question.

Mr. Eastridge stated he understood it's a lengthy process to develop this project and if everything went perfectly, we are talking about two years before a shovel is in the ground. He stated he was made aware that there may be a 'report' that existed and wondered if it was available. He said he noticed the agenda for this evening seemed to address many issues he had questions regarding and his intent is to listen and ask questions if able. Chairman Loring, said that is very good and if Mr. Eastridge had any questions once the presentation was over, the Board would be happy to entertain them.

KRISTEN BERGER RESILIENT CE RE: ENGINEERING UPDATES

*CAPACITY ANALYSIS

*1-86 WELL CLEANING PROJECT

*WATER SYSTEM MAP UPDATE

*WATER TREATMENT FACILITY

*LCR RULE REVISIONS AND SERVICE LINE INVENTORY

Capacity Analysis

Ms. Berger presented the edited graph explaining the existing water supply for presentation at Town Meeting. Ms. Berger referenced a statement that was added regarding "How can you help?" and that referenced the land portion of the well, whether it be an affirmative vote on the taking of land or if it was an agreed upon land transaction. Vice Chairman Erlandsen stated he thought confusion may arise from the title "Current Demands Exceed Supply" when it only exceeds when all wells are running. Ms. Berger said she can add another line that can explain better that it's not that we don't have water at all it's more regarding the Mass DEP requirements. Discussion regarding adding another line that references 'with all sources running'. Commissioner Kostka asked Ms. Berger if she could add some recommendations for conservation over the summer. Chairman Loring recommended illustrating the Mass DEP requirements, so as not to mislead the public by thinking we can run everything continuously. Ms. Berger stated this is very much a document in draft form that is still being edited. General agreement was that this document not be shared with the public until it is finalized.

I-86 Well Cleaning

Ms. Berger has received comments from the Town House and Town Counsel and they are putting together the bid deadline and the opening date. Ms. Berger asked Superintendent Veracka if he had heard anything from the Board of Selectman's Office. Superintendent Verackas stated he can follow up and get back to her. These details are the last pieces in this process before it goes out to be advertised.

Water System Map update

Ms. Berger stated she has received the GIS files and she will be working with Chris on the updates that need to be made to the map.

Water Treatment Facility

Ms. Berger stated the SRF program is up to date and all submittal requests have been received and confirmed by the Town Treasurer.

Regarding the SCADA work, Superintendent Veracka stated Mike Leary was out last week. The only item missing was the dial out harness as it was not included in the packaging. Once the part is received, he will be back to finish the job. He made great progress.

Ms. Berger stated the heater is still the outstanding item that will be completed later this Spring. Superintendent Veracka added, the emergency light in question from the last meeting has not been repaired. Ms. Berger said she was told it was repaired. He added, Winston had repaired an earlier one but the last one is still in need of repair.

Lead and Copper Revisions

Ms. Berger wanted to make the Board aware of the EPA's Lead and Copper Rule revisions. Mass DEP has expanded upon this and will require all water main and service inventory to be done on both sides of the curbstop to every water service. This will take some effort. Mass DEP will be looking for a draft due in April 2024 with a final draft due in October 2024. Superintendent Veracka stated Rt 3A would be the most time-consuming. He has spoken to Streets, Trees & Parks Superintendent Paul Basler about using the vactor truck for this project. Mr. Basler has indicated his cooperation and Superintendent Veracka stated there are a lot of good notes in the service books which will be helpful in this project. Discussion ensued about the possibility for scanning and compiling those records into electronic format. Chairman Loring asked if Mr. Basler had any issues with the use of the vactor truck and Superintendent Veracka stated no, we just need to schedule it cooperatively.

Superintendent Veracka asked Ms. Berger, regarding the water treatment facility, when Winston re-did the KOH lines,

did they repair the fill lines to the bulk storage tanks? Ms. Berger responded, yes they did. Superintendent Veracka stated that all three lines are leaking at the fill boxes. He was unsure if we had any recourse with Winston. Ms. Berger made note and will follow up.

Additionally, Superintendent Veracka stated they opened up the overgrowth at the infiltration lagoon but it's still not draining. Ms. Berger stated the infiltration lagoon will have a lot of sediment, it's supposed to infiltrate into the ground and it does need stormwater to stir it up. She added, on occasion you may have to break up. Superintendent Veracka asked if it could be done in house to break up the lagoon sediment. Ms. Berger responded, yes, it has no liner, so there's no concern of damage and it's not hazardous material.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

SOUTH ST. ELECTRICAL DAMAGE FROM MARCH 4, 2023

Superintendent Veracka stated on March 5, 2023, the VFD at the South St Well was damaged beyond repair. This time the pump motor was not damaged. The VFD is covered under warranty and the only cost to the water department will be the labor to install the replacement VFD. Superintendent Veracka recommended a surge protector be installed at the location due to the size of the well. He stated these VFD's appear to be highly susceptible to voltage issues. Discussion continued regarding the area and the need for any tree trimming. Superintendent Veracka stated he was given a quote from Northstar Electrical around \$3,300 to install a surge protector.

Commissioner Kostka made the motion to authorize Northstar Electrical Inc to provide and install a surge protector for a total of \$3,275. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).

Superintendent Veracka stated he has not heard from Wrightington's Gas regarding the conversation regarding gas rates. Commissioner Kostka made the motion to approve to purchase oil and propane fuel through Osterman as listed on the state bid list. Vice Chairman Erlandsen seconded the motion and it was voted on unanimously (3-0-0).

KELLEHER ESTATE CORRESPONDENCE

Superintendent Veracka stated he had been in email correspondence with Greg McDowell, the son of the late Theresa Kelleher. He would like to meet in person and have a conversation once he returns from his family vacation. He will return the end of this week or the beginning of next week. Superintendent Veracka requested this first meeting, with Mr. McDowell, be the two of them to simply have a discussion and build a rapport. All were in agreement this was a good first step. Chairman Loring proposed the idea of having Ms. Berger in attendance at the meeting as she has the background information regarding the well site. Discussion continued regarding the two parcels involved and whether it would be prudent to consider purchasing the entirety of both parcels versus just the one originally discussed.

Commissioner Kostka asked about Ms. Berger's attendance at the Finance Committee meeting the following night. Ms. Berger said she would attend virtually in case there were any questions asked of any of the water projects.

Aside from this, Superintendent Veracka stated the recent rainfall has indicated some leaks in the roof in the water department office building. He would like to consider a conversation replacing the asphalt shingles. He will have a conversation with Facilities Manager, Bradford Norman about going forward with repairs or roof replacement. Discussion continued regarding what type of roof replacement, such as architectural shingles versus a metal roof.

EMAIL DATED MARCH 9, 2023 FROM MARK BARANSKI RE: KINGSTON 2.0 (MONKS HILL) REQUESTING AN APPOINTMENT AT A FUTURE MEETING TO DISCUSS WATER AVAILABILITY

Ms. Smith made the Board aware of a request from Mr. Baranski for an appointment at the next commissioners' meeting to discuss the proposed development at Monk's Hill and water availability. Chairman Loring requested Ms. Smith notify Mr. Baranski that he will be placed on the agenda for the next meeting on March 28, 2023. Superintendent Veracka brought up the flow test done in September 2022 for that project, which showed no flow in the area.

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

1 TREMONT ST & 163 SUMMER ST DEVELOPMENT PLAN REVIEW

Chairman Loring told Mr. Brown he had one question for him. Chairman Loring stated he understood Mr. Brown met with some of the neighbors to discuss a different plan consisting of an 8-unit building?

Mr. Brown stated, no, that was incorrect. He was speaking about this current project. Chairman Loring said he just wanted to verify.

Ms. Berger reviewed her response, dated March 3, 2023 regarding the proposed development at 1 Tremont St & 163 Summer St. She said the layout changed significantly.

The stormwater report needs to be updated regarding the water service design as the site design has changed. The other issues were related to the size of tapping sleeves and valve and the size of the service lines. They cannot both be the same size. There is also an existing service line from the main to the existing building. The plans show that line as being replaced and there's an existing curbstop in the street; however, they're not showing a replacement for that curbstop. They show a curbstop at the building. The way the regulations are written, the town owns from the main to the curbstop, so there needs to be a curbstop at the street. Finally, the documents submitted show no estimated water use. This is necessary to appropriately size water meters for the project.

Mr. Brown clarified that the Board is looking for these revisions before anything else. Is that where we stand? Chairman Loring stated once we have those revisions and Kristen and Chris are satisfied with those answers, then we can proceed with a water quality certificate. Superintendent Veracka states a fire flow test would be the best way to determine what size line you would need coming in from the street for fire protection. Discussion continued on when to do the test, who is needed to be present for the test and how to schedule. Chairman Loring stated we will leave it between Kristen and Chris to schedule a flow test. Mr. Brown thanked the Board and left the meeting.

At approximately 7:50pm, Mr. David Eastridge told the Board he would be signing off from the meeting at this time. He sent the master plan to Chris while he was listening to the meeting. He thanked the Board for their time and stated he feels he has a better understanding of the water needs in Kingston as they relate to Mass DEP requirements.

NEW BUSINESS:

REVIEW OF WARRANT ARTICLES FOR TOWN MEETING - WARRANT TO BE CLOSED BY BOS 3/14/23

Ms. Smith also explained to the Board that she was notified this week that funds thought to be remaining from the filter at Trackle Pond (383K), could not be re-allocated as it was part of the borrowing for the Grassy Hole Treatment Plant Facility. She confirmed this with the Town Treasurer and Bond Counsel. Ms. Smith continued it was her understanding the remaining funding in that article has to stay there until at least December 2024, at which point it can be applied to the loan to pay it down. This article will be removed completely from the town meeting articles.

The suggestion is to replace those funds with the 300K from water retained earnings that would have gone to fund the water tank maintenance, and instead allocate that money to Main St Water Main Project. This would make up the majority of the difference. Ms. Smith stated we currently have enough funding to cover our water tank maintenance expenses for FY24 and next year we could continue to allocate funds for that purpose.

Commissioner Kostka asked Superintendent Veracka about the status of the Elm St Tank painting project. Superintendent Veracka said the tank will probably be painted in the Fall. Commissioner Kostka said, good it's really looking like it needs it. Superintendent Veracka said the cell companies have finalized their re-location of their equipment and they will continue with the construction of the temporary pole. Discussion continued regarding communication equipment for the water department while the tank work is being done.

Ms. Smith reviewed the reallocation of unused articles that will be re-allocated to the Main St Water Main Project. She wanted to clarify something that was stated at one of the last meetings (2/14/23) regarding the stabilization fund. Historically, the Board has voted to allocate water revenue to stabilization, water tank maintenance and other projects such as the well cleaning. However, this year with the impending Main St Water Main Project, the Board decided to allocate monies, typically for stabilization, to that project. It was misstated at a previous meeting that 200K would be allocated to stabilization.

In addition to these articles, Ms. Smith said we still have access to the approved ARPA funding with the Town and additional funding available through Plymouth County that the Town can apply for via the Board of Selectman. Superintendent Veracka stated he was notified by the Town Administrator that he feels confident in asking for the balance needed for that project.

Vice Chairman Erlandsen moved to remove entirely the article consisting of \$383,702.50 from the Trackle Pond Filter and change the \$300K article for water tank maintenance to Main St Water Main Project. Commissioner Kostka seconded and it was voted unanimously (3-0-0).

UNFINISHED BUSINESS:

SEE UNDER BUSINESS OF WATER QUALITY REVIEW COMMITTEE

WATER CORRESPONDENCE FROM LAST MEETING:

LETTER DATED 3/2/23 TO MARK & CHERYL GUIDOBONI AT 15 OLD ORCHARD LANE - ABATEMENT

NEXT REGULAR MEETING:

MARCH 28, 2023 AT 4PM

ADJOURNMENT OF OPEN SESSION:

Commissioner Kostka made the motion to adjourn. Vice Chairman Erlandsen seconded and it was voted unanimously (3-0-0).

The meeting adjourned at 7:58pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS

TIME: MAR 14, 2023 07:00 PM EASTERN TIME (US AND CANADA)

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/81950011737?PWD=EKHHDMPAWNLIU0HARGO0R2J2WLVXDZ09](https://us02web.zoom.us/j/81950011737?pwd=EKHHDMPAWNLIU0HARGO0R2J2WLVXDZ09)

MEETING ID: 819 5001 1737

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Respectfully submitted,



Stacey L. Smith
Clerk