



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
AUGUST 23, 2022

3:30 PM – CALL TO ORDER

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

In attendance were Vice Chairman Robert Erlandsen, Commissioner Robert Kostka, Kristen Berger of Resilient CE, Michael Ohl of CEI, Inc., Mark Baranski of Trammel & Crow, Resident Alexandra Artiano-Ryan, Superintendent Chris Veracka and Clerk Stacey Smith.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF AUGUST 9, 2022

Commissioner Kostka made the motion to approve the minutes of August 9, 2022. Vice Chairman Erlandsen abstained from the vote as he was not present at the meeting of August 9, 2022. The motion was seconded by Chairman Loring and voted (2-0-1).

APPOINTMENTS:

MARK BARANSKI, TRAMMEL & CROW RE: MONK'S HILL DEVELOPMENT

Mark Baranski stated it has been 2-3 years since he was last before the Board regarding the recent Alexan Properties at the mall, which is nearly complete. He stated he worked closely with the water department to solve some issues with that project. He stated Trammel & Crow has been working with a local land owner, as well as the mall, to explore another site.

He stated the proposed project will include 300 residential units. A total of 280 apartments, 2 four-story structures having 140 apartments each and 5 townhomes consisting of 4 units each on the back edge of the site. He added, access to the site will be via an easement from the mall. Vice Chairman Erlandsen referenced the map presented and asked for clarification on the location. Mr. Baranski said this is a 32 acre parcel of land owned by Terry Edwards. Mr. Baranski said 24 acres of the property will be sold to Trammel & Crow. Twelve acres on the eastern side of the property will be developed and the remaining land (10-11 acres) will be untouched. Mr. Baranski stated he has spoken with the Fire Department and their concerns involved fire truck accessibility. He stated he's here today to have a conversation about water availability.

Mr. Baranski said this project will be similar to the Alexan. Currently, 20-30% of the Alexan is leased and the third phase is nearing completion in the next two months with leasing completed within 6-9 months. He said, as far as water consumption, he is unable to determine that as the property is not fully leased. He has asked their engineer to derive estimated water usage on this new proposal as they did on the Alexan.

Chairman Loring stated there is very limited water in the area. The property is located at a higher elevation than the Alexan project. He added, water improvements were made to increase water circulation for the entire town of Kingston

and benefit the mall through Marion Drive. Chairman Loring stated that without real consumption figures from the Alexan, he's hesitant to pursue this proposed project, which could place substantial strain on our water system. He said there's only one water tank in that area and there are pressure issues with the elevation. We need to develop the area in the best interest of the residents and need to be realistic about what needs to be done. Chairman Loring stated he would be hesitant to ask residents to increase our debt to support this proposed project.

Vice Chairman Erlandsen asked about the ability to recharge the system. Mr. Ohl, of CEI, added the entire site is within Zone 2 and would only allow a maximum of 15% impervious coverage.

Chairman Loring stated we need to be careful when breaking up parcels of land and need to have a bigger picture of what long term proposed use looks like. The entire South Shore has had a proliferation of expansion of housing, apartments etc... He feels this all needs to be part of a larger overview.

Mr. Baranski stated the landowner is free to do what he'd like with the land within the regulations. He said he couldn't speak for him. The land came up as an opportunity recently. Mr. Baranski stated they weren't looking.

Superintendent Veracka asked about a proposal for earth removal. Mr. Baranski responded, Yes, that would be done. He expected it would be enough earth removed to bring it to a rough grade, sufficient for the project. Superintendent Veracka stated it was a substantial increase in grade and elevation and he was unsure if the plans were to bring it to road level. Mr. Baranski said he didn't know yet.

Discussion continued regarding the Conservation Commission, trails, grading etc...

Superintendent Veracka stated his concern is protecting our two wells downstream from the site. Commissioner Kostka asked about the 15% impervious restriction. Mr. Ohl asked if the property would have sewer. Mr. Baranski stated they have had preliminary conversations with the sewer commission and they have stated they will have capacity.

Discussion continued regarding sewer access through private lines at the mall with the Pyramid group. Mr. Baranski stated the Pyramid Group is amenable to the project regarding the access road.

Chairman Loring thanked Mr. Baranski for the information. However, he requested that Mr. Baranski stress to the property owner that the Board would be looking for proposed future plans of the remaining land.

Superintendent Veracka asked what the dotted lines on the map represented. Mr. Baranski stated that's the property line between Terry's property and the mall.

Mr. Ohl stated that the mall has a running calculation of their impervious allowance so keep in mind any changes to their current impervious need to be calculated. Mr. Baranski stated, yes it has come up. Commissioner Kostka stated that our limitations are your limitations. Mr. Baranski stated he understood and thanked the Board for their time. Chairman Loring stated he was glad to hear the leasing is going well with the Alexan.

ALEXANDRA ARTIANO RYAN, RESIDENT RE: WATER SERVICE INSTALLATION AT 11 KINGSTON ST

Alexandra Artiano-Ryan, resident at 11 Kingston St, requested the date for installation of her water service. Vice Chairman Erlandsen asked Superintendent Veracka if there was a delay in the process. Superintendent Veracka stated the department has been mitigating and prioritizing the severity of service leaks while contending with staff shortages which affect safety and the ability to do the job.

Commissioner Kostka asked Superintendent Veracka if this service would be installed in the next month or so. Superintendent Veracka stated we are nearly caught up on the service leaks. Chairman Loring recommended Ms. Artiano-Ryan stay in contact with both Stacey and Chris. He understands this has been an ongoing discussion and nothing has been delayed intentionally. It has to do with scheduling issues and staff. Superintendent Veracka stated he was unable to provide an exact date and it would be disingenuous of him to do so.

Ms. Artiano- Ryan stated she wanted to push back on that as she has been waiting since April. She feels that because she has a well on the property her installation is not a priority. Discussion continued regarding the process of

installation and the location of the water main in relation to the house.

Chairman Loring stated he understands her occupancy permit was signed August 10, 2022. She stated that it was a clerical error. Chairman Loring stated we can only go by what has been supplied to us.

Discussion continued regarding the sleeve insertion on the street for water services. She is unhappy with the delay in the installation of her water service. Vice Chairman Erlandsen stated this delay is due to active leaks in the system and staff shortages. Ms. Artiano -Ryan said she would be at the next meeting expecting an update. Chairman Loring said we will be here for you.

Ms. Artiano - Ryan left the meeting at 4:03pm.

MIKE OHL & MIKE CARMASINE, CEI INC. RE: GRASSY HOLE/I-86 TREATMENT PLANT

*PUNCHLIST UPDATE

*VOTE TO APPROVE CHANGE ORDER(S)

Mr. Ohl provided an update on the Grassy Hole/I-86 Treatment Plant. He stated the plant has been running well. The dehumidifier is fixed. The chemical feed pump was delivered and installed this week. The hot water is running as designed and can be checked off the punch list. There remains some electrical work that needs to be addressed. Specifically, concerning the generator alarms and whether it can pick up a full load. The emergency back up power system consists of the generator and the automatic transfer switch (ATS). The electrical sub contractor discovered the ATS was not working properly. Mr. Ohl stated a part is defective and needs to be replaced. He said this is a concern as this is the second ATS, since prior to the plant start up. He said he doesn't know if this is an issue with the manufacturer and if the replacement part will have a similar issue.

Vice Chairman Erlandsen asked if the plant was down right now. Mr. Ohl stated no, the plant is online it's just that the ATS would not start automatically if there was a loss of power. Commissioner Kostka asked if the water department would be notified in the event of a power loss. Superintendent Veracka stated, yes, it would go through the SCADA system. Commissioner Kostka stated this needs to be fixed.

Mr. Ohl stated right before he entered the meeting, Winston Builders notified him that Fall River Electrical was committed to being available in case of an emergency. Superintendent Veracka questioned their response time. Chairman Loring stated Winston Builders needs to take responsibility for this.

Mr. Ohl stated Winston Builders has tackled the punchlist items to date. The certificate of occupancy has been issued by the Building department and so this raises the question of the substantial completion certificate. The certificate is issued with a detailed list of values. This certificate would indicate the transfer of responsibility from the contractor to the town.

Chairman Loring stated the town should not take any responsibility for the plant until the plant is operating correctly. Mr. Ohl said this certainly places pressure on Winston Builders to resolve these issues. After holding the June pay requisition, there was a flurry of activity on site. He said Winston Builder definitely has its eye on the project.

Mr. Ohl stated he has a draft pay request from Winston Builders changing the retainage from 5% to 10,000 dollars. He also has change order #5 regarding the roof soffit and the replacement heater. He has been waiting for the trench drain change order and has finally received it. A change was prompted by the contractors to cut the slab in front of the lab sinks where the analyzers are located. This is estimated at 47K. He added, he has not had time to fully review the details of the change order.

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

Ms. Berger stated regarding the change order, CEI needs to review the details of the proposal. If that's the number accounted for change order #5, the second amended change order and this new quote, there remains \$110,000 in contingency. Chairman Loring asked if this trench drain issue resulted from a design flaw, are we assuming CEI is taking any responsibility for the design flaw? Mr. Ohl stated some consideration would certainly be given. Chairman Loring stated, just so it's on the table for discussion.

Ms. Berger updated the percentage of change orders for the project. Currently, the project is at 2.2%, which is attributed to change orders related to design.

She stated the most recent SRF reimbursement request had been submitted. Ms. Berger said the state had sent us the closeout paperwork but she told them we were not ready for that. Chairman Loring asked if MassDEP was comfortable with that. She said, Yes, they're fine with that. She added, we are still waiting for the OPM manuals and the parts records drawings from CEI, Inc. Mr. Ohl stated he will package all the materials together. Ms. Berger reminded him to add all the tie cards, changes, etc...

Ms. Berger spoke regarding the poster for the treatment plants. She has taken new pictures of Trackle Pond, similar to the ones at Grassy Hole. She laid out a similar presentation board for Trackle Pond. She is currently working on a straight forward explanation of the treatment process to add to the boards. Commissioner Kostka said, assume your teaching an 8-year-old the explanation as it will prevent eyes from glazing over. She agreed and referenced an old Richard Scarry book she remembered as a child that showed the cross section of a treatment facility and the water system diagram. This would be her inspiration for an explanation.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

*RFP FOR ENGINEERING IS OUT FOR ADVERTISEMENT ON 8/23/22

*MASSDEP PROVIDED CLARIFICATION ON THE QUESTIONS REGARDING THE WORD "DISINFECTION" IN THE SANITARY SURVEY.

*QUARTERLY READS ARE COMPLETE. THE SEPTEMBER BILLS ARE IN PROCESS OF BEING FINALIZED.

*CONTINUING TO MITIGATE AND REPAIR LEAKS THROUGHOUT TOWN.

*INTERVIEWS WERE CONDUCTED FOR THE VACANT POSITION OF FOREMAN.

Superintendent Veracka stated the RFP for Engineering had been put out for advertisement.

Response from Mass DEP regarding our question on the use of "disinfection" in the sanitary survey. They have to use the terminology for water treatment.

The quarterly reads are done for the September quarterly bills and the bills are being processed.

Service leaks remain an issue and we are working to get caught up. One of the pieces of machinery we use on service leaks was down for a hydraulic repair. We have had weather delays with recent rain and managing time off for employees.

Superintendent Veracka stated the Board of Selectmen will appoint a new foreman this evening.

Commissioner Kostka asked about the available water repairman position. Superintendent Veracka said he is hoping to advertise for a pump operator with licenses first and post the advertisement both inside and outside for the position. If there isn't a good response, then we will post for a water repairman position.

Chairman Loring asked if there was anything else. Ms. Smith stated there were a couple items that came at the last minute after the meeting was posted. The first thing is the dedication plaque for the new treatment facility. She provided the proof of the plaque and asked for the Board's approval to place the order.

Ms. Smith said we received a friendly letter from the Board of Health that is in the meeting packet. She believes they want to be on record regarding our septic tank.

The final item is an update on the water/sewer assistance program run by South Shore Community Action Council. There were only 8 accounts in the program portal. Every one of them was current on their water/sewer bills. Ms. Smith said even though these accounts may receive fuel assistance, they have paid their water/sewer bills. Perhaps this will change next year, if the program continues and people see they have the ability to benefit from the program.

NEW BUSINESS:

UNFINISHED BUSINESS:

WATER QUALITY CERTIFICATE FOR 1 TREMONT/ 163 SUMMER ST AND NEW UPDATED PLANS

Commissioner Loring stated he understands the plans for 1 Tremont St/163 Summer St have changed. They have changed the original design from two new buildings to one. This reduces the total number of units from 27 to 24. This creates less impervious area on the property. He asked Mike Ohl to review these changes.

Scott Brown of Brown Built construction stated these changes meet the code now, work well and provide better flow. Superintendent Veracka asked if he would be relocating the underground utilities. Mr. Brown responded, yes. Superintendent Veracka asked how the water connection would be located. Discussion continued. Superintendent Veracka referenced the 6 inch tap on the new building and offered suggestions of what to install and what would need to be discontinued. He also suggested more detailed plans showing the exact layout of the water service lines. Mr. Brown asked if this was separate from the Water Quality Certificate. Superintendent Veracka said no, we would need to see complete plans prior to certificate issuance. Mr. Ohl agreed and said what is approved will be what is included in the certificate. Chairman Loring suggested Grady Consulting do some work on this to show complete plans. These are not insurmountable issues. Discussion ensued regarding the timing of the ZBA meeting with the next Board of Water Commissioners' meeting.

Mr. Brown left the meeting at approximately 4:40pm.

WATER CORRESPONDENCE FROM LAST MEETING:

LETTER DATED AUGUST 8, 2022 TO MATTHEW PINELLA AND CONSERVATION COMMISSION RE: RDA ON BEHALF OF PK REALTY TRUST

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NEXT REGULAR MEETING:

September 13, 2022 at 4:30pm

ADJOURNMENT OF OPEN SESSION:

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

The meeting adjourned at 4:45pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS

TIME: AUG 23, 2022 03:30 PM EASTERN TIME (US AND CANADA)

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/85311094848?PWD=EUHZWFFOEXDLSKW4RGVfYkTIZGxwQT09](https://us02web.zoom.us/j/85311094848?pwd=EUHZWFFOEXDLSKW4RGVfYkTIZGxwQT09)

MEETING ID: 853 1109 4848

PASSCODE: 617131

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DIAL BY YOUR LOCATION

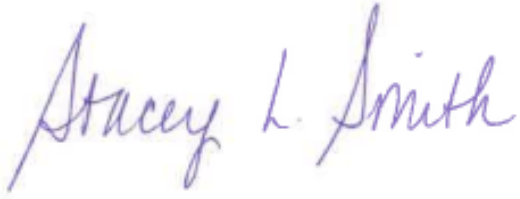
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Respectfully submitted,

A handwritten signature in blue ink that reads "Stacey L. Smith". The signature is written in a cursive style with a large, stylized 'S' and 'L'.

Stacey L. Smith
Clerk to the Board of Water Commissioners