



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
NOVEMBER 15, 2023

4:00 PM – CALL TO ORDER

Chairman Richard W. Loring Jr called the meeting to order at 4pm.

In attendance were Commissioner Robert Kostka, Superintendent Chris Veracka, Kristen Berger of Resilient CE, William Comerford of Sullivan & Comerford and Clerk Stacey Smith.

Attending via ZOOM was William Hansen.

Vice Chairman Robert Erlandsen was unable to attend.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF OCTOBER 16, 2023

Commissioner Kostka made the motion to approve the minutes of October 16, 2023 as presented. The motion was seconded by Chairman Loring and voted on unanimously (2-0-0).

APPOINTMENTS:

SULLIVAN & COMERFORD ON BEHALF OF AM LLC, OWNER OF 48 HOWLAND'S LN RE: DEVELOPMENT OF PROPERTY

Attorney William Comerford of Sullivan & Comerford was attending the meeting on behalf of his client, Scott Cohen. Mr. Cohen owns the property at 48 Howland's Lane. Originally, this piece of property was proposed to be a much larger development. However, due to constraints, it was later planned to be five single family lots and was approved as Form A by the Planning Board in July 2022. Atty Comerford stated his client recently became aware that there was a water moratorium in place. He's here today to find out what, if anything, can be done so his client can continue with his plan.

Chairman Loring said the Board reluctantly put a moratorium in place. The problem we run into is, whatever edicts or rules and regulations are put forth has to be equally enforced. There can always be reasons presented to not stand firm on a policy. However, Chairman Loring stated, he sees no reason to make an exception. Commissioner Kostka stated that we simply don't have the water and making any exception sets a precedent. He said we are up against it and desperately need a new well.

Atty Comerford asked if a new well is planned. Commissioner Kostka said we are currently working on a piece of property and acquiring property.

Atty Comerford asked if a booster pump is needed and if so, would the Board entertain a private/public partnership with his client. Commissioner Kostka stated it's a water quantity issue. It's not a water pressure issue.

Atty Comerford asked what triggers the ability to obtain water, did the plan have to be approved and a water service purchased prior to the water moratorium? Chairman Loring responded, yes.

Atty Comerford asked if there was anything preventing his clients from digging wells? Chairman Loring stated they can dig a well but it may be difficult due to the ledge.

Atty Comerford asked how long it would be before the moratorium is removed. Chairman Loring responded, until such time that a new well has been constructed and residents in Kingston have an adequate water supply. Commissioner Kostka stated we identified this need years ago and tested a particular site for a new well, we just don't own the land.

It's in probate and we are trying to acquire the property.

Discussion continued regarding the possibility of a new well.

Atty Comerford said seeing there is no immediate relief from the moratorium for his client and nothing is going to change in the short term, he thanked the Board for their time and left the meeting.

KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES

CLOSEOUT OF THE SRF GRASSY HOLE/I-86 WATER TREATMENT PLANT - CONFIRMATION RECEIVED FROM MASSDEP

Ms. Berger told the Board the SRF Program accepted the closeout paperwork. The last SRF submittal should be paid out in a few weeks.

She stated, regarding the hypo containment area discussed at the last meeting, Winston Builders has owned up on their responsibility for the repair of the support system. They will be installing an I-beam and support cross pieces. She stated they proposed work for this Friday; however, that will need to be rescheduled. Ms. Berger said Superintendent Veracka is unable to have Grassy Hole down for repair. She said he needs to have the other wells running at the same time and currently South Street is down with VFD issues.

Chairman Loring stated while he understands the delay, we need to be flexible and expeditious with Winston Builders as well.

I-86 WELL CLEANING UPDATE

Ms. Berger stated the motor replacement, pump test and cleaning are complete at I-86. She referred to the reports provided by Maher in the meeting packets. She pointed out the specific capacity improved. Maher submitted videos of the pre and post cleaning. She said they were very interesting to see the pre-cleaning of the well screen and the difference after it was cleaned. She will ask Maher to forward the video over on a flash drive for the water department records. Chairman Loring asked when it was last cleaned. Ms. Berger said, based on the records, not since it was installed in 2010.

Ms. Berger stated the water quality testing revealed manganese at .051. The secondary standard is .05 and there is iron in the water. She added, if this water was released into the system, without going into the treatment plant, you would start to get calls regarding water quality.

The bacteria tests all came back negative.

Chairman Loring recommended that cleanings be done sooner than 13 years apart to prevent the hard crustations from building up. Ms. Berger said it's best to judge when it needs cleaning based on how the well is pumping. Commissioner Kostka agreed we should move it up the list for maintenance.

MAIN STREET WATER MAIN PROJECT UPDATE

Ms. Berger told the Board they are continuing work on the survey for the Main Street Water Main Project. They cleaned up and answered the questions they had. She and her team have started laying out the proposed water main and will probably be ready to present after Thanksgiving. She needs to review with her CAD engineer before presenting. They are on track to have a good design pulled together by the end of the calendar year. Then it will go to MassDOT for review and comments. Ms. Berger says she hopes to get out to bid by February/March of 2024. Discussion continued regarding the schedule, shop drawings, bid process, etc..

Ms. Berger did pull together some very ballpark estimated costs for the design, construction and permitting of a new well. She reviewed the table and the cost estimates. Overall, the estimate totaled over 4 million dollars. She hopes this will help with future planning needs.

The last item, Ms. Berger had was that the on call engineering services contract expired today and the contract has a one-year renewal option. She did present a scale of new pricing that slightly increased over last year. Commissioner Kostka made the motion to approve the one-year renewal of the on-call engineering contract with Resilient CE. Chairman Loring seconded the motion and it was approved unanimously (2-0-0).

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

ELM STREET WATER DEPT OFFICE - ROOF REPLACEMENT. ONE QUOTE HAS BEEN RECEIVED AND ANOTHER IS IN PROCESS.

Superintendent Veracka stated he has since received a second quote for the roof repair at the Elm Street Water Department Office. He said he needed to firm up with the first contractor to make sure all are quoted based on the same specifications.

ELM STREET WATER TANK MAINTENANCE - PROGRESS UPDATE

Superintendent Veracka stated all the blasting is complete. The primer and base coat on the outside is complete. He said by the end of this week an intermediate coat will be applied and then, weather permitting, a final coat will be rolled on to get the coverage needed. He said the containment materials will be coming down next week. The cabinet for the mixer control panel is expected to arrive shortly. A welder will do the modifications to the overflow drain. Progress is steadily moving forward.

DECEMBER QUARTERLY BILLS ARE BEING PROCESSED. THIS WILL BE THE LAST BILL WITH THE CURRENT RATES.

The admins are working on the processing of the water bills. This will be the last bill with the current rates. The March 2023 bill will include the new rates.

FY25 CAPITAL PLAN SUBMITTED NOVEMBER 9, 2023 TO THE TOWN ADMINISTRATOR

No discussion on the capital plan took place other than it was submitted on time.

Superintendent Veracka referenced Ms. Berger mentioned earlier regarding the South Street well being down, there was a problem with the VFD. Electrical technicians were on site today and it seemed to correct itself. They were unable to find anything wrong.

NEW BUSINESS:

FY25 BUDGET DISCUSSION - BUDGET DUE TO THE TOWN ADMINISTRATOR NOVEMBER 28, 2023.

Superintendent Veracka presented the Board with a printout of the FY25 budget and suggested they review the changes. The significant increases were contractual regarding licenses, DEP assessments, laboratory services and chemicals for treatment. Chairman Loring stated it appears the increases are those we have no control over. Overall, it's a level funded budget. Commissioner Kostka made the motion to approve the budget as prepared by the Superintendent. Chairman Loring seconded the motion and it was voted on unanimously (2-0-0).

Ms. Smith reminded the Board that changes could occur and if and when they do, the budget may be brought before the Board again as this is only the beginning of the budget process.

Superintendent Veracka stated he received a quote for the replacement of the foreman's utility truck listed on the FY25 capital plan. Historically, \$55,000 has been budgeted for similar vehicles. He contacted Liberty Chevrolet, where we had purchased vehicles in the past. The quote received was 102K. He questioned the sales representative on the quote and was told that due to the autoworker's strike, supply and demand and the fact that many manufacturers are moving away from supplying municipal and commercial vehicles, the costs have increased. Chairman Loring asked about the present condition of the truck and if it was serviceable for the next year to keep in operation. Superintendent Veracka believes that's a viable option. He said he doesn't believe there is anything major; mostly consumable products that need to be replaced. Commissioner Kostka said he would be inclined to wait a year for the purchase. Chairman Loring agreed to wait a year and see what revenue is as we may be in a better position next year. Superintendent Veracka said he was looking at other options as well.

UNFINISHED BUSINESS:

KELLEHER PROPERTY UPDATE (IF ANY)

No updates provided.

WATER CORRESPONDENCE FROM LAST MEETING:

NONE

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NONE

NEXT REGULAR MEETING:

MONDAY NOVEMBER 27, 2023 AT 4PM

ADJOURNMENT OF OPEN SESSION:

Commissioner Kostka 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 4:43pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS

TIME: THIS IS A RECURRING MEETING

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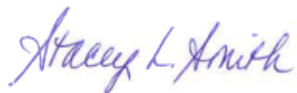
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Respectfully submitted,



Stacey L. Smith
Clerk