



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
JANUARY 23, 2024

4:00 PM – CALL TO ORDER

Chairman Richard W Loring Jr called the meeting to order at 4:00pm.

In attendance were Vice Chairman Robert Erlandsen, Commissioner Robert Kostka, Superintendent Chris Veracka, Kevin Martel & Chris Quinn of USG. .

Attending via ZOOM were Kristen Berger of Resilient CE and resident Nathan Hedberg of Post Court.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

VOTE TO APPROVE THE MINUTES OF JANUARY 9, 2024

Vice Chairman Erlandsen made the motion to approve the minutes of January 9, 2024. Commissioner Kostka seconded with an amendment to have the minutes reflect his attendance. Vice Chairman Erlandsen stated it was reflected in the minutes he attended the meeting at 4:08pm. Commissioner Kostka seconded the motion to approve the minutes of January 9, 2024 as presented. The motion was voted on and approved unanimously (3-0-0).

APPOINTMENTS:

KEVIN MARTEL AND CHRIS QUINN, USG RE: SMITH'S LN WATER TANK MAINTENANCE PLAN PROPOSAL

Kevin Martel stated they recently performed an assessment of the Smiths Lane Tank, and they are here to make the presentation of that assessment. Mr. Martel provided an overview of the company detailing the number of clients and municipal entities they represent, including Kingston.

He explained the five types of services they offer and spoke of his highly qualified and certified professionals that work on their projects. Mr. Martel went through the PowerPoint presentation with photos from their assessment.

The tank was inspected by Brian Morrow. He explained how they obtained paint samples for their lab. The inspector looks at where the tank exists in the coating degradation scale.

At 4:05 pm a person entered the meeting, was out of camera sight and never identified themselves.

Mr. Martel described the life cycle of the paint coating. He added, this is where we determine where the tank fits in this cycle and what will need to be done.

He went on to say the security for the tank looked good and another factor they assessed was the tank location relative to residential areas, buildings and things like that.

Mr. Martel started with the exterior on the roof where there is some biogrowth, corrosion on the roof and coating failure. He says he doesn't see a terrible coating failure. Inspectors check for compliance with OSHA standards. A recommendation to install a handrail 5 feet to either side alongside the tank access ladder. Commissioner Kostka asked if that would be welded onto the existing structure. Mr. Martell replied, yes. The existing ladder doesn't meet OSHA standards for a 16-inch width. The suggestion is to replace the ladder. Chairman Loring asked if that was a change in regulation? Mr. Martel said, depending on the age of the tank, yes, it could be. Commissioner Kostka asked if the ladder was welded all the way down the tank? Mr. Martel stated, this ladder is bolted to the horizontal one.

Mr. Martel reviewed several recommendations for changes and replacement parts for the tank. The adhesion test was

good. Mr. Martel explained the different results from the test and what each result indicates. This tank is recommended for an overcoat, not blasting. There is some cracking in the concrete foundation they recommend seal coating over that. He pointed out the climb ladder and coax cable on the side of the tank looked as if kids or others had climbed the cable to get to the ladder and then climbing to the top of the tank. He recommends moving the cable and replacing the ladder with OSHA standard ladder, climbing cable and ladder gate. He pointed out the graffiti on the tank. Obviously, this where the tank is accessible so securing the tank is important. Chairman Loring asked about the height of fencing around the gate. Superintendent Veracka stated it's a 6 foot fence. Mr. Martel stated the fence was in good shape.

Mr. Martell said regarding the inside of the tank, there appears to be some corrosion on the roof beams. There are places where bolts are missing from the beams as well. These will need to be addressed. He added, there's a decent amount of biogrowth inside on the walls, but that's easy enough to wash out. He then went on to explain the laboratory results of the paint chips. The exterior of the roof, results show levels of lead and chromium. The lead levels are mid-level range (2150 pg/g). He added, however, where this tank is recommended for overcoat and not blasting, that's good thing. There are protocols that would be followed like covering the ground and surrounding area. Vice Chairman Erlandsen asked if that was a high level of lead. Mr. Martell stated that from what he understands "high" is anything over 5000 pg/g. Chairman Loring asked if Superintendent Veracka knew when the last time the Smith's Lane Tank was painted. Superintendent Veracka stated he doesn't remember. Commissioner Kostka stated he remembers when it was last painted, they were concerned they may not be able to save the tank due to some severe rust spots.

Mr. Martell stated overall when looking at the tank, they believe this tank is a candidate for overcoat which is a huge plus. It's much more affordable. The two tanks currently on the asset management plan are both the Pembroke St and Elm Street Tank. He reviewed the benefits of the tank asset maintenance program such as shifting the weight of tank maintenance off the town, reduces total cost of ownership/operation as it's preventative maintenance versus reactive, customized stable budget that spreads the cost over time without debt, provides a perpetual warranty on repairs and coatings and USG remains 100% accountable as a true EPA Asset Management Program.

Mr. Martell asked if the Board had any questions. Commissioner Kostka spoke of the satisfaction the department has had with the current tank maintenance program. Mr. Martell thanked him for that. He continued to review the professional services offered by USG. Commissioner Kostka asked how much time can we get out of this overcoat before the need to blast? Mr. Martell responded, 12-18 months. Mr. Martell presented the financial proposal and it's flexible over 10 year plan. Discussion continued regarding budgeting the expense of this program and the proper exterior overcoat. Vice Chairman Erlandsen asked, with proper maintenance, how long is this tank expected to last? Chairman Loring believes it's 15-20 years old. Mr. Quinn stated they have tanks in the program that are over 100 years old. Vice Chairman Erlandsen asked if the interior work was real critical to address within the next four to five years? Mr. Martell said they would know better with a wash out as there were just some photos taken from inside for a preliminary look. Discussion continued regarding the proposed schedule and the work timeline.

Mr. Martell and Mr. Quinn thanked the Board for their time and left the meeting at 4:34pm.

KRISTEN BERGER, RESILIENT CE RE: ENGINEERING UPDATES

MAIN STREET WATER MAIN PROJECT

Ms. Berger said the Main Street Water Main Project drawings have been uploaded to Mass DOT for their review, and she expects to have comments back by March 4th. This is according to the anticipated timeline. She is finishing up draft specifications and will get those to Chris in the coming 1 to 2 weeks. The front end documents will get forwarded to the town administrator's office, and they usually have town counsel review and provide comments. They can take up to a month to review and provide comments. She is hoping comments from both town counsel and Mass DOT will be back at the same time and we can start working on a bid date.

WMA GRANT PROJECT UPDATE

Regarding this project, Ms. Berger stated Stacey had sent in all the contract forms to Mass DEP. They are supposed to send back the final letter and the signed contract back to the Kingston Water Department saying it's good to proceed with the work. Ms. Berger stated she will start preparing a list of the information needed to go through all the pieces of the project and will work with Chris.

Ms. Berger stated that's all the updates she had on this project. Commissioner Kostka stated that's good because the Main St water main Project is a big enough project in and of itself. Chairman Loring stated he hopes the state is able to keep to their schedule and get the review of plans back to us in a timely manner. Ms. Berger stated there will be a few departments and different individuals reviewing the plans, and she's sure they will have some concerns we will need to address as it will be a highly visible project and traffic management will be a high priority.

Chairman Loring stated, on a separate note and perhaps a bit of good news, we received notice from Lloyd Geisinger from Thorndike Development that the project is pulling out of Sacred Heart in Kingston. Ms. Berger stated she had responded with comments to preliminary strategy provided by VHB on behalf of Thorndike and at least the water department will have those comments on file for the future.

Chairman Loring asked if there were any outstanding bills from Resilient CE regarding that project? Ms. Berger stated it would just be the time used to review the VHB letter. He asked Ms. Berger to send any invoices over to Ms. Smith when she returns so that we can pursue payment from the developer.

Ms. Berger stated there was one thing regarding land conservation grant program that is offered by the State to fund a portion of purchase of land for drinking water purposes. It's not something for this year but perhaps something to think about it now for next year. This does need to be in the Zone 2. There a few requirements needed prior to applying for the grant but it's something to consider if there is property that is Zone 1 adjacent that the town may want to preserve for open space that can't be developed. The grant comes out this time every year. She wanted to make the Board aware of the program. Ms. Berger explained a Zone 1 is within 400 feet radius around the well.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

FOREMAN UPDATE - TREATMENT OPERATOR, DAVID SAPIR IS CURRENTLY WORKING AS "ACTING" FOREMAN. SPOKEN TO HR DIRECTOR ABOUT POSTING THE FOREMAN POSITION ELSEWHERE TO ATTRACT MORE CANDIDATES.

Superintendent Veracka stated there were still no applicants for the foreman position. HR will post on a different website and hopefully attract some qualified candidates. David Sapir is currently the acting foreman, filling in the day-to-day responsibilities. He's doing a great job. He's done a good job running the service leaks that have occurred.

ELM STREET TANK PROJECT UPDATE

The Elm Street Tank project is nearing completion. Painting is finished with the exterior to the top. The top will be finished later in the spring once the cell equipment has all been moved from the temporary tower to the tank. The mixer was installed yesterday. Conduit wiring will be run for that and the control cabinet. It will be our responsibility to finish the wiring to the control cabinet and tie it into the electrical. It'll be good to have this project completed. The tank is online. Commissioner Kostka said this was a very large project and run well with little to no complaints and it looks good.

Superintendent Veracka stated they would be finishing the mixer tomorrow, and they have to finish up the manway door over at the Pembroke Street Tank. This was remaining from the refurbishment project done a few years ago that needed to be addressed. It got kicked around between different supervisors and management at USG but Superintendent Veracka stated he stayed on them, and they will be fixing that tomorrow by welding the new door.

WASTEWATER DEPT RESEARCHING ELIGIBILITY TO PRESSURE TEST NEW FORCED MAIN TO NEW LEACHING FIELD IN LIGHT OF MORATORIUM.

Superintendent Veracka stated he had been approached by the Wastewater Superintendent to see what the potential

was to get water, once the pipes are connected to the new leeching field, to use town water to fill and pressure test. He had a lengthy conversation with the wastewater superintendent discussing concerns about cross connection contamination. He was assured there are extensive measures in place to prevent any cross connection issues. Commissioner Kostka stated if you don't see an issue, and it's going to be metered and protected with a backflow device, he sees no reason to prevent them from doing so. Superintendent Veracka stated they would be looking to use 3,500-4,000 gals of water. Chairman Loring stated he had asked Superintendent Veracka to speak to wastewater about seeing if they could use their own treated effluent water instead of wasting our water. Commissioner Kostka stated, regardless, he recommended Superintendent Veracka work it out with the wastewater superintendent.

KWD EMPLOYEES CONTINUE TO RESPOND TO AND REPAIR LEAKS THROUGHOUT TOWN.

Superintendent Veracka stated it's been a very busy time. The crew has been busy responding to service leaks around town. Commissioner Kostka asked about the entrance to Brook Street; he had noticed there appeared to be a leak. Superintendent Veracka stated that was a service leak that came in around New Year's Eve. Superintendent Veracka referenced subsequent leaks that got called in a few days later on Crescent St and Main St in the very frigid weather. He said they've all been working together to make the repairs. It's been busy.

Chairman Loring asked about David Sapir and his role of acting foreman. Is he taking the role of acting foreman, and what are we doing with his duties in his previous role? Superintendent Veracka stated David has done a great job juggling things and when there is road work to be done, the crew splits up to get the rounds done and move to the street. They mitigate water emergencies, trouble and service calls, etc... Chairman Loring stated it can get complicated and asked if there is any thought that we need to look at moving David into the acting foreman position. Superintendent Veracka said David is being paid out of classification as foreman. Superintendent Veracka said David doesn't have his full licenses. He added, it's something he could have, but he doesn't currently. Commissioner Kostka asked if there is somebody else in the department, that could step up relatively soon with the training and licenses to move into the position? Superintendent Veracka said, potentially. Chairman Loring said there's more to it than just training and licenses. Time in the position, how you work with others in a relatively small department and leadership qualities are almost more important than licenses, in his opinion. Commissioner Kostka stated perhaps it comes down to pay and if it's comparable to other municipalities as someone will not come here for a payout.

NEW BUSINESS:

EMAIL DATED 1/11/24 FROM VALERIE MASSARD RE: ACCESSORY DWELLING UNITS (ADU) AND SUBJECTIVITY TO MORATORIUM

Commissioner Erlandsen asked about this email. Chairman Loring stated he spoke with Valerie Massard last night regarding the MBTA zoning. She's working with VHB and the new mall owners. The new mall owners are very interested in working together as partners with the zoning requirements. Discussion continued regarding the requirements the state is holding against communities with this new MBTA zoning and the potential ramifications if not passed, such as loss of grant funding and fines.

Commissioner Kostka asked if this ADU (Accessory Dwelling Units) question is related to this state-wide mandate. He believes it has something to do with the goal of increasing housing by allowing homeowners to create apartments within their property. Commissioner Erlandsen asked how it related to our moratorium on new service connections. Is it just splitting a meter? Superintendent Veracka stated it's a single family home with a single service and single meter connection. Commissioner Kostka stated he thought the usage would be the same as it accounts for the current existing people in a home. Chairman Loring stated he believes this concept is regarding building an additional ADU and if that's the case, it's a new service and a new meter. Commissioner Kostka said it would be subject to a moratorium. Chairman Loring responded, yes.

EMAIL FROM LLOYD GEISINGER, THORNDIKE DEVELOPMENT DATED JANUARY 3, 2023 RE: SACRED HEART PROPERTY, PRELIMINARY STRATEGY

No discussion took place.

UNFINISHED BUSINESS:

KELLER PROPERTY UPDATE (IF ANY)

No discussion took place.

WATER CORRESPONDENCE FROM LAST MEETING:

MEMO DATED 1/11/24 TO VALERIE MASSARD RE: 32 MAIN ST, PRESTIGE CAR WASH PROPOSAL

No discussion took place.

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NEXT REGULAR MEETING:

SCHEDULED FOR FEBRUARY 13, 2023 AT 4PM

ADJOURNMENT OF OPEN SESSION:

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

The meeting adjourned at 4:56pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS

TIME: THIS IS A RECURRING MEETING

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Respectfully submitted,



Stacey L. Smith

Clerk

*These minutes were transcribed from video as I was not present at the meeting