



TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
MAY 14, 2024

4:00 PM – CALL TO ORDER

Chairman Richard W. Loring Jr called the meeting to order.

In attendance were Vice Chairman Robert Erlandsen, Commissioner Robert R. Kostka, Superintendent Chris Veracka, Kristen Berger of Resilient CE, resident Mark Guidoboni and Clerk Stacey Smith.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:

MINUTES OF APRIL 23, 2024 AND MAY 7, 2024 TO BE TABLED UNTIL NEXT MEETING

The minutes were tabled until the next meeting.

APPOINTMENTS:

KRISTEN BERGER, RESILIENT CE

MAIN STREET WATER MAIN PROJECT - AWARD BID

Ms. Berger updated the Board on the bids for the project. The bids have all been reviewed and the numbers have been verified.

The low bidder for the base bid and the low bidder for the base bid plus the added alternate are both competent bidders and have the experience to do the work. She added, the base bid was for Main Street and the base bid plus the added alternate included both Main Street and the work on Hillcrest.

The base bid falls within the budget of the appropriated funds. The base bid plus the added alternate exceeds that budget. Commissioner Kostka stated it sounds like Option 1 is how we should proceed. Ms. Berger agreed.

Her recommendation is to proceed with just the base bid. The contractor with the lowest base bid for the Main Street project is C & C Construction at \$1,181,540.20

Commissioner Kostka made the motion to award the base bid to C&C Construction. Vice Chairman Erlandsen seconded the motion, and it was voted on unanimously (3-0-0).

Ms. Berger asked the Board to sign the bid award, and she can move forward with the contractor. She added, she expects Mass DOT to issue the final permit by May 20th.

Discussion continued regarding message boards and public notice regarding the project. A public safety meeting will be scheduled to address police details, traffic detours and concerns etc...

Commissioner Kostka stated he feels more information is always better than less. Discussion continued regarding how best to communicate with the public and concerns regarding the summer tourist season and traffic management.

WMA GRANT PROJECT RE: WATER RATE/ WATER STORAGE STUDY

Ms. Berger stated she is working through the data with 2021 and 2022 increased municipal usage. One of the reasons 2022 was higher than normal was due to a data entry error. A bleeder line meter had rolled over, and it was not adjusted in the billing system, and it appeared an additional 90 million gallons showed as metered when it was only 500,000 gallons. Commissioner Kostka said, "Well, that's good" and Ms. Berger stated it wasn't metered, but it was pumped so there is an increase in the pumpage which needs to be accounted for. This could be related to undetected

leaks in the system. There was more unaccounted water pumped but not metered. Ms. Berger recommended aggressive leak detection by a company to locate these potential leaks. Vice Chairman Erlandsen asked if we would see a leak on the surface. Ms. Berger stated, not necessarily especially with the large amount of sandy soil in the area, and it doesn't always surface. It could also be a combination of small leaks. Discussion continued about where the water could be going, and the benefits of leak detection and the problems that could be encountered with Mass DEP permitting if the reason for unaccounted for water cannot be determined and resolved. Ms. Berger stated the good news is this project has brought this issue to light which is good before we start the new permit process for the well site. The bad news is the unaccounted for water is close to 20% when it should be close to 10%. That is a red flag for Mass DEP. She stressed the importance of leak detection and explained Mass DEP will look to Kingston Water for answers. They are less likely to issue an increase to withdrawal limits without the leaks being addressed. She hopes to do this permit process once, so it's important every issue is addressed.

A draft report for this grant will be done mid-June. She said she will present more information at the next meeting.

2024 CONSUMER CONFIDENCE REPORT

Ms. Berger stated Superintendent Veracka will provide her all the water quality data for 2023. At the next meeting she will provide a draft of the Annual Consumer Confidence Report.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

ELM STREET TANK UPDATE

Superintendent Veracka stated all equipment had been moved from the temporary pole over to the tank. The temporary pole has been removed. The site is all cleaned up and back in its original condition.

The mixer has been installed and is working as designed. Commissioner Kostka stated they did an excellent job, and they seemed to be a good company to work with, referring to USG. Superintendent Veracka agreed and stated Industrial Communications is excellent to work with as well.

PROPOSAL FOR PEMBROKE ST TANK GENERATOR

T-Mobile has presented a proposal to install a generator at the Pembroke Street Tank. USG has reviewed the proposal. Superintendent Veracka stated the initial proposal for the space is not conducive. However, there is a vacated corral that is available, and it was suggested the generator be placed there. Superintendent Veracka did ask the generator be propane fueled versus diesel as an environmental concern for the school's wells onsite.

The only issue now is assessing the charge for the vacated corral. It is a 10 x 15 ft fenced in space with a concrete pad.

Ms. Smith recommended the Board of Selectmen's Office be contacted for this information, as that office is responsible for managing the cell tower contracts. Superintendent Veracka stated he would look into this further with USG and Keith Hickey, Town Administrator. Commissioner Kostka asked if this would be an amendment to the existing contract. Superintendent Veracka responded, correct. It is an amendment to an existing contract.

KELLEHER LAND SALE UPDATE

A purchase and sales agreement has been signed by all parties and submitted to Town Counsel to start the process to purchasing the land. Commissioner Kostka asked if we can start the permitting process for the well now or should we wait until the land purchase is finalized.

Chairman Loring stated, we need to wait for the purchase to be completed. Ms. Berger stated she needs to speak to the hydrogeologist and review the previous test well results and start discussing the next steps to proceed.

Chairman Loring stated we also need to enter into some engineering contract for the work as well. Discussion continued regarding budgeting, design and construction processes. Commissioner Kostka said he was just thinking there were probably some basic boilerplate documents that needed to be prepared and this would save time. We are already a few years behind in where we hoped we would be.

STAFF UPDATE

Superintendent Veracka stated that Mike ("Mitch") Williams is working out nicely as the department foreman. He picks up a lot of information quickly and fits in very well.

NEW BUSINESS:

REQUEST FOR REVIEW OF APPLICATION RE: MIMORELIA, LLC 70 SUMMER ST, MAP 36, LOT 102

Superintendent Veracka presented the ZBA filing for the building on 70 Summer Street requesting the construction of a third floor. The building is currently a vacant two-story building behind the existing post office. Vice Chairman Erlandsen asked if this was a request for a new water service. Superintendent Veracka stated, no, it is an existing service. The building was designed to have retail space on the bottom and two residential units above. However, the building was sold, and the new owner would like to build a third floor of residential space. Vice Chairman Erlandsen asked if the current service is intended for residential or commercial use. Superintendent Veracka stated it's a commercial space and a 6-inch fire protection sprinkler line was installed by the previous owner. Chairman Loring stated it is important the building department review the plan to determine if the existing service will be adequate for the proposed use of residential space on the third floor. Chairman Loring stated this is an existing service for the building which was designed for first floor commercial and second floor residential. Now they are proposing a third floor of residential, so the question is, is the service that's there now able to accommodate the existing permitted use plus the proposed additional residential space? He said it's important the engineers involved review this information and determine if the use will exceed the existing service.

UNFINISHED BUSINESS:

NONE

WATER CORRESPONDENCE FROM LAST MEETING:

MEMO EMAILED TO ZONING BOARD OF APPEALS RE: FRED TONSBURG IPCC INC., APPLICATION FOR SPECIAL PERMIT

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NONE

NEXT REGULAR MEETING:

MAY 28, 2024 AT 4PM

ADJOURNMENT OF OPEN SESSION:

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

The meeting adjourned at 4:33pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS

JOIN ZOOM MEETING

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Respectfully submitted,

Stacey L. Smith

Stacey L. Smith
Clerk