TOWN OF KINGSTON
BOARD OF WATER COMMISSIONERS
OPEN SESSION
WATER DEPT OFFICE - 22 ELM ST, MICHAEL J.
MACPHERSON MEETING ROOM & VIA ZOOM
JUNE 11, 2024

4:15 PM – CALL TO ORDER
Chairman Richard W. Loring Jr called the meeting order at 4:15pm.
In attendance were Vice Chairman Robert Erlandsen, Commissioner Robert Kostka, Superintendent Chris Veracka, Kristen Berger of Resilient CE, Clerk Stacey Smith and resident Mark Guidoboni.

APPROVAL OF DEPARTMENT BILL SCHEDULES:

MEETING MINUTES:
The minutes of May 28 are deferred until the next meeting.

APPOINTMENTS:

<u>KRISTEN BERGER, RESILIENT CE</u>

<u>MAIN STREET WATER MAIN PROJECT</u>
Ms. Berger presented the updated information sheet and map of the project for public education. She stated the pre-construction meeting with the contractor took place this afternoon.

Resident Mark Guidoboni entered the meeting at 4:16pm.

The goal is to have test pit work done in the last week of June. Mass DOT has stated no work will be done over the 4th of July holiday. All work will be shut down by noon on July 2nd for the remainder of the week. Ms. Berger stated the plan is to work on either side of the Jones River and move out. Police, Fire, Highway and Mass DOT were all present. She stated it was a good kick-off meeting.

Chairman Loring asked if the Verizon phone and cable work were all being done at the same time. Superintendent Veracka stated the police chief was going to look into that.
Ms. Berger stated for the contract, the performance bond draft has been sent to Mass DOT for approval.

<u>WMA GRANT STUDY - WATER RATE PRESENTATION</u>
Ms. Berger reviewed the WMA Grant Project regarding the rate study portion. She distributed drafts to the Board and asked for comments and revisions by Monday, June 17th.

She explained rates are good for five years, which is the industry norm. She went over the factors involved in a rate study which included capital costs, revenue requirements, debt service, budgeting and the goal for reserve funds. Ms. Berger reviewed the department's budget and debt schedule. She stated the goal for KWD has historically been 500K as a reserve goal. She said operating budgets increase with inflation and as debt gets paid off, that opens up some funding availability for future projects.

Future capital projects identified are a new well totaling approximately $5.4 million between permitting, design and construction or 400k /yr over a 20-year bond. Ms. Berger said she's not sure this project could get funded through the SRF project as it's very competitive now with all the PFAS issues. Additionally, another project is a new storage tank totaling approximately $4 million or 300K/yr over a 20-year bond.

Ms. Berger stated a dry year versus a wet year can also increase or decrease revenue. These are all factors to consider when designing a rate structure.

During the development of the rate structure, she was able to determine that the majority of customers fall within the first two tiers of the current rate structure. She modeled different rates for the Board to show how the bottom line changed and how goals could be met for capital projects and reserve funding.
The goal is to create rates that are sustainable and dependable with minimal impact on ratepayers. Ms. Berger stated Stacey was able to supply her with consumption and billing information to create this rate model. She then explained the accuracy of the model with the data.
Different rate scenarios were explored.

Chairman Loring said he wasn't sure if the increase should be as high for the lower usage users as it is for the higher usage users. Discussion continued regarding the different rate structures and the best way to apply them. Vice Chairman Erlandsen asked when we would have to implement a new rate change. Commissioner Kostka stated we will have to wait for the end of the fiscal year and see where we end up this year. Chairman Loring asked if 500K in reserves is really necessary or could it be lowered.
The consensus among the Board was the higher usage users should have the higher premium increase compared to the lower (<10K gals) and median (>10K) water users. Discussion took place as to when to raise rates. Commissioner Kostka stated this presentation has extremely valuable information and this rate tool will be helpful for the future. Ms. Berger stated that for the purposes of this grant, that does not need to be determined at this time.

<u>DISCUSSION OF POSSIBLE FUNDING ARTICLE AT STM IN FALL FOR ENGINEERING OF WELL DEVELOPMENT, CONSTRUCTION ETC..</u>

Ms. Smith stated the town administrator requested the Board consider an article for the new well to present at the Fall Town Meeting. Chairman Loring asked Ms. Berger to provide some figures for well development and construction. Commissioner Kostka agreed and stated it's best to get as much information together as possible. Ms. Berger referenced Figure 5-6 on page 5-19 of the draft study. Vice Chairman Erlandsen looked at the reference and asked to clarify if a bathroom was installed; was it a million dollars more? Ms. Berger stated that is correct, the new plumbing code has mandated bathrooms be installed in these types of facilities. The catch is they are outfitted with a tight tank in water treatment facilities, which provides even more challenges. She said water utilities are pushing back against these codes along with the support of NEWWA (New England Water Works Association). Superintendent Veracka stated the Grassy Hole Reatment Facility has a bathroom and is outfitted with a tight tank but is encouraged to be used. She based numbers on a pump station built last year down on the Cape. Commissioner Kostka asked if these plumbing requirements can be affected by politicians and wondered if it was worth it to reach out to state representatives and see if they could push back for change. Ms. Berger said it can certainly be affected by politics.

WATER SUPERINTENDENT DEPARTMENTAL UPDATE:

<u>ROOF BIDS</u>

Superintendent Veracka stated he received roof proposals for the office. He added it was difficult getting quotes. He received three quotes one of which was withdrawn by the contractor. Both are slightly over the 40K budget. One was for 44K and the other was for 47K . The quotes are comparable with the scope of the work. Chairman Loring referenced a quote received in the Fall and asked what the difference was between that quote and the most recent quotes. Superintendent Veracka stated that the initial quote wasn't nearly as detailed. The scope of work was not as large as the two quotes most recently acquired and, of course, costs have increased since the Fall. Chairman Loring asked for the Superintendent's recommendation. He responded that the underlayment requires replacement. Commissioner Kostka asked for his recommendation as we need to protect this building. Superintendent Veracka stated he recommended the low bidder at 44K. The contractor was Scott Sirois, a roofing contractor, out of Duxbury. Vice Chairman Erlandsen made the motion to accept the quote for the roof replacement, in the amount of 44K, and award the roof replacement of the Elm Street Office Building to Scott Sirois. Commissioner Kostka seconded the motion, and it was voted on unanimously (3-0-0).

<u>LEAK DETECTION QUOTES</u>

Superintendent Veracka stated he received one quote for leak detection and is waiting on another. Chairman Loring asked if he would have an update and recommendation for the next meeting. Superintendent Veracka stated, yes he hoped so.

KELLEHER PROPERTY - TENTATIVE CLOSING SCHEDULED JUNE 18, 2024

Superintendent Veracka stated we've made great progress with the Kellleher Property. The closing date is scheduled for June 18th.

NEW BUSINESS:

READ AND VOTE THE MOTION TO PURCHASE THE LAND FOR THE PURPOSES OF DEVELOPING A NEW WELL SITE.

Vice Chairman Erlandsen made the motion and read the formal language of the Certificate of Vote for the purchase of the Kelleher Property. Commissioner Kostka seconded the motion, and it was voted on unanimously (3-0-0).

DISCUSSION TO RESCIND $189,690 OF THE BORROWING AUTHORIZATION FOR THE TRACKLE POND FILTER, AT FALL TOWN MEETING, PER THE RECOMMENDATION OF CAROL MCCOY, FINANCE DIRECTOR.

Ms. Smith stated Carol McCoy, Finance Director, brought to her attention some housekeeping issues related to the Grassy Hole/I-86 Treatment Facility and there was a need to transfer some money to close the account.
Secondly, Ms. McCoy recommended the Board bring forth an article to the special town meeting to rescind $189,690 of the borrowing authorization for the project as it was not spent.
Additionally, she will reach out to bond counsel to see if the remaining unused balance left in the account for the third filter at Trackle Pond can be applied to the loan balance.
Commissioner Kostka stated that made sense and asked Ms. Smith to get that on the special town meeting warrant ahead of the well article, if possible.

UNFINISHED BUSINESS:

2023 ANNUAL WATER QUALITY REPORT

Ms. Smith presented the Board with a final version of the 2023 Consumer Confidence Report. This version was updated with the Board's suggestions at the last meeting and sent to the printer for distribution to residents.

On a separate note, Chairman Loring stated the department received telephone correspondence from Atty Ferreira regarding more PFAS Class Action suits. He would like to come speak to the Board regarding test results that he feels qualify the Town of Kingston to enter the suit. Chairman Loring stated he directed Ms. Smith to let Atty Ferreira know if he would like to attend a meeting to speak to the Board. He may do so. Vice Chairman Erlandsen asked if we should send him our test results to show the no detects. Commissioner Kostka stated he hadn't heard anything to convince him that the Board should enter into any class action lawsuit. Chairman Loring stated that we are aware the only site that has had any result is the Winthrop St Well which is off-line. Superintendent Veracka stated, the department just recently tested and levels came back below the McL (Maximum Contaminant Level) which is the standard Mass DEP measures by.

WATER CORRESPONDENCE FROM LAST MEETING:

NONE

BUSINESS OF WATER QUALITY REVIEW COMMITTEE:

NONE

NEXT REGULAR MEETING:

JULY 2, 2024 TIME TO BE DETERMINED

The Board will meet July 2nd, July 16th and July 30th. All meetings in July will be at 3:30pm.

Chairman Loring stated Superintendent Veracka will be on vacation the week of July 15th and will not be in attendance

at the meeting on July 16th.
However, Chairman Loring spoke with Superintendent Veracka and told him he is expected to be reached, by phone, at any time during his vacation as there may be issues that need to be addressed while the Main Street Water Main Project is in progress. Chairman Lorng added, while Matt Darsch is acting as the project inspector on behalf of the water department, he is not the superintendent.

ADJOURNMENT OF OPEN SESSION:

Commissioner Robert Kostka made the motion to adjourn the meeting. Vice Chairman Erlandsen seconded the motion, and it was voted on unanimously (3-0-0).
The meeting adjourned at 5:20 pm.

ZOOM INFORMATION

TOPIC: BOARD OF WATER COMMISSIONERS
TIME: THIS IS A RECURRING MEETING MEET ANYTIME
JOIN ZOOM MEETING
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Respectfully submitted,

Stacey L. Smith

Stacey L. Smith
Clerk