



TOWN OF KINGSTON
Office of the Sewer Commission/Wastewater
Department 26 Evergreen Street
Kingston, MA 02364

781-585-4058
781-831-6783 FAX

Elaine A. Fiore Chair
Thomas W. Taylor, II.
William E. Watson, Vice Chair

Minutes
May 17, 2022

A meeting of the Board of Sewer Commissioners was held in Room 203. Members in attendance were Elaine Fiore, William Watson and Superintendent Robert Monaghan. Also, in-person was Chris Johnson.

1. *Revote: 05/03/2022 Reorganization, 04/19/2022 Meeting Minutes, CDM Smith Change Order, Marion Drive Pump Station, Betterment Amount and Connection Fee for Outbuildings*

Ms. Fiore stated she did not get sworn in prior to the May 03, 2022 Sewer Commissioner's. She stated the May 03, 2022 was a valid meeting because a majority of the Commissioners were in attendance, Mr. Watson and Mr. Taylor. To be on the safe side, the following Votes from the May 03, 2022 will be revoked.

Upon a MOTION made by Mr. Watson and SECONDED by Ms. Fiore, it was unanimously VOTED to reappoint Ms. Elaine Fiore as Chair of the Board of Sewer Commissioners.

Upon a MOTION made by Ms. Fiore and SECONDED by Mr. Watson, it was unanimously VOTED to reappoint Mr. William Watson as Vice Chair of the Board of Sewer Commissioners.

Upon a MOTION made by Ms. Fiore and SECONDED by Mr. Watson, it was unanimously VOTED to accept the 04/19/2022 Meeting Minutes.

Upon a MOTION made by Ms. Fiore and SECONDED by Mr. Watson, it was unanimously VOTED to authorize Superintendent Monaghan to move forward with a Change Order requesting SCADA be installed at the Marion Drive pump station.

Upon a MOTION made by Ms. Fiore and SECONDED by Mr. Watson, it was unanimously VOTED to that all Betterments going forward are to be assessed at a minimum of \$22,000.

Upon a MOTION made by Mr. Watson and SECONDED by Ms. Fiore, it was unanimously VOTED to going forward, to charge a Connection Application Fee per outbuilding.

Upon a MOTION made by Ms. Fiore and SECONDED by Mr. Watson, it was unanimously VOTED to approve the purchase and installation of new doors up to \$30,000.



TOWN OF KINGSTON
Office of the Sewer Commission/Wastewater
Department 26 Evergreen Street
Kingston, MA 02364

781-585-4058
781-831-6783 FAX

Elaine A. Fiore Chair
Thomas W. Taylor, II.
William E. Watson, Vice Chair

103 Main Street, Mr. Chris Johnson

Mr. Johnson questioned the betterment balance owed on the property. Mr. Johnson believes the betterment should be assessed based on the current number of bedrooms, three (3).

Ms. Fiore reviewed the file and stated the original property card stated the property was a three (3) family home with five (5) bedrooms. Over the years it has gone back and forth between three (3) bedrooms and five (5) bedrooms while remaining a three (3) family house. In 2004 the house was assessed three (3) Equivalent Residential Units (ERU's) because it was a three (3) family house and remains a three (3) family house.

Mr. Watson asked Mr. Johnson if he would be willing to change the property from a three (3) family and make it a single-family. Mr. Johnson responded no. Mr. Watson said a single family home with three (3) bedrooms is assessed one ERU and it makes sense a three (3) family home is assessed three (3) ERUs. Mr. Johnson's house is allocated sewer capacity for up to nine (9) bedrooms. Mr. Johnson indicated he is very upset. Ms. Fiore replied he was charged the same as all the other 3-family homes.

Ms. Fiore stated any requests for a betterment abatement must be filed within six (6) months of the abatement been assessed to the property. She provided Mr. Johnson a copy of the Massachusetts Division of Local Service Betterment and Special Assessments, dated February 2021 (IGR No. 2021-1) stating the ruling could be found on page 13 under Abatement, 1. Deadline. Ms. Fiore stated that we have no legal mechanism to adjust a betterment after the six month deadline.

Mr. Johnson asked if there was a mistake made and Ms. Fiore stated no; the house was a three (3) family. Mr. Johnson asked what the \$16,302 letter was that he received and Ms. Fiore responded that it is half of the \$34,000 charge which was for the engineering costs and that was what we could charge while the project was ongoing.

Meeting Minutes 04/29/2022 & 05/03/2022

Upon a MOTION made by Ms. Fiore and SECONDED by Mr. Watson, it was unanimously VOTED to accept the 04/29/2022 and 05/03/2022 Meeting Minutes.

Commitments, 22-41 & 22-42

Commissioners signed Commitments 22-41 & 22-42 totaling \$194.80.



TOWN OF KINGSTON
Office of the Sewer Commission/Wastewater
Department 26 Evergreen Street
Kingston, MA 02364

781-585-4058
781-831-6783 FAX

Elaine A. Fiore Chair
Thomas W. Taylor, II.
William E. Watson, Vice Chair

2. Plant Upgrade

Ms. Fiore asked Superintendent Monaghan for an update. Superintendent Monaghan stated both SBR's are complete and inside painting is ongoing at the Plant. He stated there was a problem found with the electric motor at the Marion Drive Pump Station which has been repaired.

Mr. Watson asked if any flow from the apartments has begun. Superintendent Monaghan said he was told it will probably begin early June.

3. Davis Property

Ms. Fiore stated that there are no updates on the Davis property.

4. South Shore Community Action Council, Inc.

Ms. Fiore asked Ms. Deagle what the South Shore Community Action Council, Inc. program is about. Ms. Deagle explained that right now, per SSCA, (South Shore Community Action), they are currently reaching out to towns in their area to see if they would be interested in participating in a program where SSCA would pay overdue utility bills on behalf of their clients. If there were any outstanding sewer bills, if a Kingston resident met the SSCA's requirements, SSCA may pay the bill on behalf of the Kingston resident.

Both Ms. Fiore and Mr. Watson agree that we would be interested in this program and asked Ms. Deagle to notify SSCA of the Sewer Commissioner's interest.

5. Update from Superintendent

Please see, "**2. Plant Upgrade**", above.

Mr. Watson asked when our next meeting will be taking place and I told him on Tuesday, June 7th.

Adjourn. Upon a MOTION made by Mr. Watson and SECONDED by Ms. Fiore, it was unanimously VOTED: To adjourn. At 4:49 P.M.

Sara Deagle
Administrative Assistant
Wastewater Department